



**CUTLER CAY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 9, 2026
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.cutlercaycdd.org
786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
 Cutler Cay Community Clubhouse
 7755 SW 192nd Street
 Cutler Bay, FL 33157
REGULAR BOARD MEETING
March 9, 2026
6:00 p.m.

- A. Call to Order**
- B. Proof of Publication**.....Page 1
- C. Establish Quorum**
- D. Additions or Deletions to Agenda**
- E. Comments from the Public**
- F. Approval of Minutes**
 - 1. February 9, 2026 Regular Board Meeting Minutes.....Page 3
- G. New Business**
 - 1. Professional Engineer Review of RFQ Engineer Response Submittals, Ranking and Selection...Page 14
 - 2. Consider Approval of Felix Clean Southern Water Feature and Wall Repair Options.....Page 59
 - 3. Consider Approval of Three Main Entrance Structures Pressure Cleaning and Repairs Proposals.....Page 63
 - 4. Landshore Enterprises Recommendation and Proposal Options Regarding the Southern Pond “Tract C” Identified Erosion and Inspection of Outfall Pipe.....Page 68
- H. Ratification & Approvals** (*Actions to be taken collectively via one [1] Motion*)
 - 1. Retention Wall - Miami-Dade County, DERM, Class 1 Permit Issuance and Vegetation Removal at Tracts A, G, P and U Project:
 - a. Davis Environmental Solutions, Change Order No. 1, Authorizing Mitigation Bank Credit Purchase.....Page 72
 - b. FPL Everglades Mitigation Bank Agreement.....Page 74
- I. Old Business**
 - 1. ENGINEER REPORT/UPDATES
 - a. Phase II Storm Drainage Project
 - b. Landshore Enterprises - Shoreline Restoration (Three Areas)
 - c. Landshore Enterprises - Shoreflex Repair at 19049 SW 80th Ct
 - 2. MANAGEMENT REPORT/UPDATES
 - a. Traffic Enforcement Services
 - b. Headly Sidewalk Slab Replacement and Installation of Root Barrier
 - c. Lake Bank Signage Size Reduction & Relocation
 - d. Raptor Vac Storm Drainage Cleaning
- J. Administrative Matters**
 - 1. Financial Update.....Page 80

K. Board Member and/or Staff Comments/Requests

L. Adjourn



AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Cols | Depth |
|-----------|--------------|-----------------------|--|------|-------|
| 57872 | 63035 | Legal Ad - IPL0285157 | Fiscal Year 2025/2026 Meeting Schedule - PUB | 1.0 | 81.0L |

ATTENTION: Cutler Cay Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cutler Cay Community Development District will hold Regular Meetings in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157, at 6:00 p.m. for the following dates:

- November 10, 2025
- January 12, 2026
- February 9, 2026
- March 9, 2026
- April 13, 2026
- May 11, 2026
- June 8, 2026
- July 13, 2026
- August 10, 2026
- September 14, 2026

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT

www.cutlercaycdd.org

PUBLISH: MIAMI HERALD
 10/31/25
 IPL0285157
 Oct 31 2025

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
 10/31/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



Amanda Rodela

Mary Castro



Sworn to and subscribed before me on

Oct 31, 2025, 9:28 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**CUTLER CAY COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

**REGULAR MEETING SCHEDULE
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**CUTLER CAY COMMUNITY
DEVELOPMENT DISTRICT**

www.cutlercaycdd.org

**PUBLISH: MIAMI HERALD
10/31/25
IPL0285157
Oct 31 2025**

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 9, 2026**

A. CALL TO ORDER

Mrs. Perez called to order February 9, 2026, Regular Board Meeting of the Cutler Cay Community Development District (the “District”) at 6:02 p.m. in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 31, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting: Chairman Omar Fonte, Vice Chairperson Dr. Alexandra Penn Williams and Supervisors Leo Corradini and Aileen Milian were present.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and District Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also presented were members of the public, including Association Board Members.

D. ADDITIONS AND/OR DELETIONS TO THE AGENDA

Mrs. Perez announced that she was adding the following items to the agenda for which information was forwarded via e-mail to the Board Members and staff in advance of this meeting:

New Business

G.8 Resident Lester 7863 SW 193rd St Concerns with the Shoreline Slope

Old Business – Engineering Report/Updates

I.1.b. Shoreline Restoration (Three Areas)

I.1.c. Shoreflex Repair – 19049 SW 80th Ct

I.1.d. Newly identified Lake Bank Issues

Old Business – Management Report/Updates

I.2.b. Headley Sidewalk Slab Replacement and Installation of Root Barrier – Est. 1743 for Ratification and Approval

E. COMMENTS FROM THE PUBLIC

There were no comments from the public at this time.

F. APPROVAL OF MINUTES

1. January 12, 2026, Regular Board Meeting

Mrs. Perez presented the minutes of the January 12, 2026, Regular Board Meeting.

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Milian and passed unanimously approving the minutes of the January 12, 2026, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Information for Budget Discussion Purposes:

a. FY 2025/2026 Final Budget (the current District budget)

This information was presented in the meeting materials for Board reference and discussion purposes.

b. FY 2025/2026 Budget Summary (presented last year)

This information was presented in the meeting materials for Board reference and discussion purposes.

c. Current Reserve Information

This information was presented in the meeting materials for Board reference and discussion purposes.

d. 2025 Annual Engineer's Report

This information was presented in the meeting materials for Board reference and discussion purposes.

The Board reviewed the information presented and discussion ensued. The Board requested that the Reserve line items be moved to the bottom of the budget.

It was noted that in order to provide the newly engaged engineer with enough time to provide budget recommendations, the Board previously requested to change the FY 2026/2027 budget schedule as follows:

2026-04-13 - FY 2026/2027 Budget Workshop
2026-05-11 - FY 2026/2027 Proposed Budget Consideration
2026-07-13 - FY 2026/2027 Final Budget Public Hearing

District management was asked to advise Alvarez Engineers not to work on the Annual Report for 2026; this task will be assigned to the new engineering firm. Chairman Fonte recommended that District management communicate with Alvarez Engineers to request a summarized update of open items, projects, etc. for District records and to assist with bringing the new engineers up to speed once the turnover takes place. Additionally, the Board requested that once the newly engaged engineers have taken over the District responsibilities, the Board will authorize and pay for Alvarez Engineer's time to assist the new engineers in bringing them up to speed and to address any questions that may arise during said transition process.

The owner of the residence located at 19512 SW 79th Place provided his information and expressed his concerns regarding the ponding in front of his property after it rains. Mrs. Perez will verify if this area is part of the Phase 2, Storm Drainage Pipe Replacement & Repairs Project that is currently in the permitting process. If so, Mrs. Perez is to advise the homeowner and if not, the area will be looked into once the new engineers have taken over.

2. Consider Lake Bank Signage Size Reduction & Relocation Proposals

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Corradini and unanimously passed approving the Falcon Vac Solutions' proposal in the amount of \$1,860 for the lake bank signage size reduction and relocation, as presented.

3. Consider Felix Clean Southern Water Feature and Wall Repairs

The Board reviewed the proposal and requested that District management ask that Felix provide additional options such as for the areas that are repaired to include the painting of said wall area from side to side of the wall to ensure that the touch-up does not stand out as patch work. Additionally, due to the cost and weight of the repairs to the existing canons (decorative spouts), if Carbone fiber canons are an appropriate option to provide the cost to replace all the canons.

4. Consider Raptor Vac Storm Drainage Cleaning Proposal

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Penn Williams and passed unanimously approving the Raptor Vac storm drainage cleaning proposal dated January 29, 2026, in the amount of \$10,010 for the cleaning of 91 catch basin structures, as presented. (The Agreement rate is \$100 per basin.)

5. Consider DERM Class V Permit No. 20250058 – One Year Extension

Mrs. Perez advised that the District's Miami-Dade County DERM Class V Permit No. 20250058 was due for the one-year extension, which is in the amount of \$2,150 and therefore is seeking Board approval. The permit expiration date is in April of this year.

A **MOTION** was made by Supervisor Corradini, seconded by Supervisor Milian and passed unanimously approving to have Raptor Vac the Permit holder to proceed with the Miami-Dade County, DERM, Class V, Permit No. 20250058 one-year extension in the amount of \$2,150, as presented.

6. Discussion Regarding South Pond Tract "C" Erosion and Inspection of Outfall Pipe

During a recent site visit it was observed that the Southern Pond Tract "C" appeared to have erosion and District management requested that the engineer conduct an inspection of it as well as of the outfall pipe located where the erosion was identified. This resulted in a site visit and inspection by the District Engineer and the Landshore team that is already mobilized onsite.

District management was asked to have the area cautioned off. A discussion ensued between the District Board Members and members of the Association Board regarding the responsibilities of both parties and the overlap that is shared.

7. Consider Billing Cochran Rate Adjustment Request

Presented in the meeting materials was the Billing Cochran rate adjustment request letter with the following changes:

Attorneys/Partners rate from \$275.00 to \$300.00 per hour
Attorneys/Associates rate from \$225.00 to \$250.00 per hour

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Fonte and passed unanimously approving the Billing Cochran rate adjustment, as presented.

8. ADDED – 7863 SW 193rd Street – Resident Lester Concerns with Shoreline Slope

Mrs. Perez forwarded Tony Lester’s e-mail and her response, which included an image of the shoreline behind his home for which he expressed concerns about what appears to be issues with the slope. Mrs. Perez also asked that the District Engineer inspect the area of concern and report the same to the District for the Board’s information.

Mr. Lester approached the Board explaining his concerns regarding the lake bank and his property’s stability. The Board agreed to have this area investigated by the engineering team.

The Board later returned to this agenda item and directed District management to hold this item until the new District engineer is in place. They also requested that any other new engineering items that may arise also be put on hold until that time. Mrs. Perez noted that she would reach out to Mr. Lester to notify him of the same since he had already left the meeting.

H. RATIFICATIONS AND APPROVALS

There were no ratifications or approvals to come before the Board.

I. OLD BUSINESS

1. Engineer Updates

a. Phase II Storm Drainage Project

The following is Mr. Camacho’s written update provided today via e-mail:

Drainage Phase II Repairs

- We received JHA Surveyor's updated survey and have revised the Drainage Phase II Repair plans to reflect DERM's requested information.
- We will resubmit our response and updated plans to DERM by EOD.

b. ADDED - Shoreline Restoration (Three Areas)

The following is Mr. Camacho’s written update provided today via e-mail:

Shoreline Restoration (Three Areas)

- The contractor has started and is on schedule. They have graded and shaped the area closest to the clubhouse and are awaiting the delivery of materials.

c. Shoreflex Repair – 19049 SW 80th Court

The following is Mr. Camacho’s written update provided today via e-mail:

Shoreflex Repair – 19049 SW 80th Court

- Landshore will correct this area prior to demobilization, as it is closest to the staging area.
- Landshore will provide documentation of the repair and any updated cross sections, if applicable.

d. ADDED – New Lake Bank Issues

The following is Mr. Camacho’s written update provided today via e-mail:

Newly Identified Lake Bank Issues (Includes 7863 SW 193rd Street)

We will prepare our findings, reference the previous analysis, and provide recommendations. This item will be tabled until the next meeting.

2. Management Report/Updates

a. Traffic Enforcement Services

No updates were provided at this time.

b. Headley Sidewalk Slab Replacement and Installation of Root Barrier

The Sidewalk Slab Replacement and Installation of Root Barrier Project has been completed. As an *added Agenda-Item*, the Board and Staff were e-mailed a copy of the approved Estimate 1743 (*attached herein*) that was reviewed by the engineer who provided specifications for the necessary work. This work was authorized by the Chairman due to the nature of the necessary repair in the amount of \$3,700, and this work is scheduled to begin today.

A **MOTION** was made by Supervisor Corradini, seconded by Supervisor Fonte and passed unanimously ratifying and approving Headley Construction Estimate 1743, dated February 4, 2026, for the necessary work as specified by the District Engineer, inclusive of repairs to sidewalks, pavement, gutter, etc. in the amount of \$3,700.

c. Falcon Vac Solutions Street Sign Relocation and Installation

The Board was advised that this work had been completed last week, and the last pending speed sign (in front of Mr. Franco's residence) had been installed last Wednesday, February 5, 2026.

d. Retention Wall – Miami-Dade County, DERM, Class 1 Permit, Issuance and Vegetation Removal at Tracts “A”, “G”, “P” and “U” Project

Mrs. Perez stated, pursuant to today’s update from Matt Davis of Davis Environmental Solutions, “We have everything submitted to the County. They've approved the plans. We are just waiting on them to load the fees and issue the permit. I check in weekly. I’m hoping we get it soon.”

J. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through January 31, 2026, and indicated that available funds were \$1,571,339,56.

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Corradini and passed unanimously ratifying and approving the financials, as presented.

K. BOARD MEMBER/STAFF COMMENTS/REQUESTS

There were no further comments from Board Members.

Mrs. Perez noted that the Cutler Cay CDD Notice for District Engineer Request for Qualifications advertisement was published on January 27, 2026, and indicated that as of this time four (4) firms had requested the information packet. The due date for submitting qualifications is February 26, 2026, at 3:00 p.m. Therefore, the submitted documents will be presented to the Board for ranking and engagement direction at the March 9, 2026, meeting.

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Corradini, seconded by Supervisor Penn Williams and passed unanimously adjourning the meeting at 8:30 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice Chair

Headley Construction Group Inc

8240 SW 186th ST
Cutler Bay, FL 33157 USA
+13056131490
thomas@headleycg.com



Estimate

ADDRESS
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
7755 SW 192ND ST
CUTLER BAY, FL 33157

ESTIMATE 1743
DATE 02/04/2026

| DATE | SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|------|-------------------------------|--|-----|----------|----------|
| | Project | Project: Cutler Cay Community Sidewalks Transition (Clubhouse Area) | 1 | 0.00 | 0.00 |
| | Asphalt Pavement Installation | Scope of work - Remove & dispose of existing asphalt leading up to sidewalks at 4 different locations near clubhouse (+- 80 sq ft) - Installation of new asphalt pavement at 4 locations (+- 80 sq ft) | 1 | 2,000.00 | 2,000.00 |
| | F-Curb (Standard) | - Remove and reconstruct 5 feet of concrete curb & gutter with a 3-foot transition end to terminate before crosswalk line | 1 | 850.00 | 850.00 |
| | Striping | Minimum thermoplastic striping - Restoration of existing thermoplastic crosswalk line | 1 | 850.00 | 850.00 |

| | |
|----------|-------------------|
| SUBTOTAL | 3,700.00 |
| TAX | 0.00 |
| TOTAL | \$3,700.00 |

Gloria Perez

Accepted By Gloria Perez, District Manager
on behalf of the District Chairman Fonte

Thomas Headley

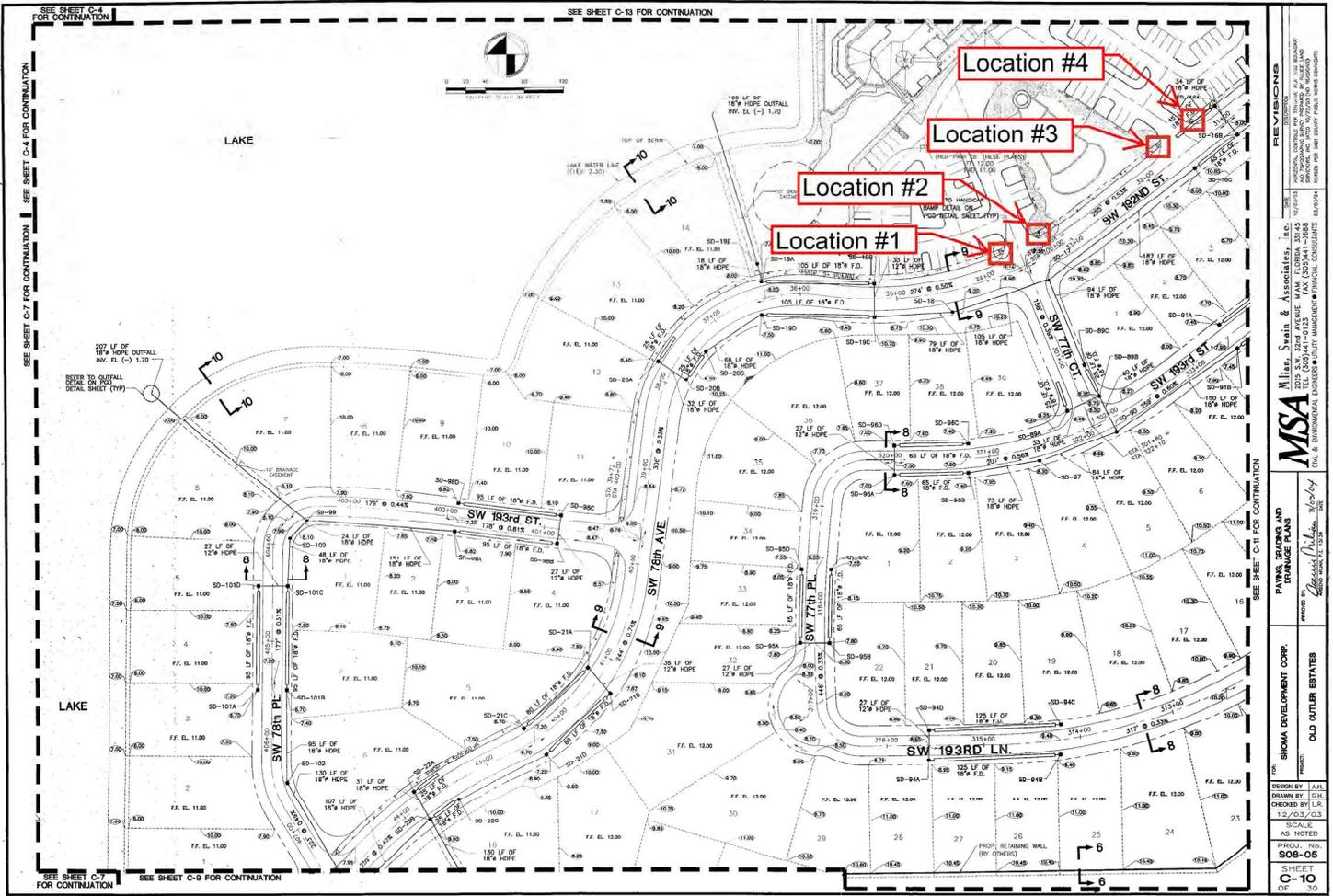
Accepted Date February 5, 2026

Approved pursuant to the terms of the existing 2025 Sidewalk Reparis Small Project Agreement dated 11/20/2025. *GP TH*

Please be sure that updated COI's are or have been provided. *GP TH*

This work is per the District Engineers provided specifications and payment will be released upon completion and Engineer inspection and approval.

GP TH



Location #4

Location #3

Location #2

Location #1

| REVISIONS | |
|-----------|-------------------|
| NO. | DESCRIPTION |
| 1 | ISSUED FOR PERMIT |

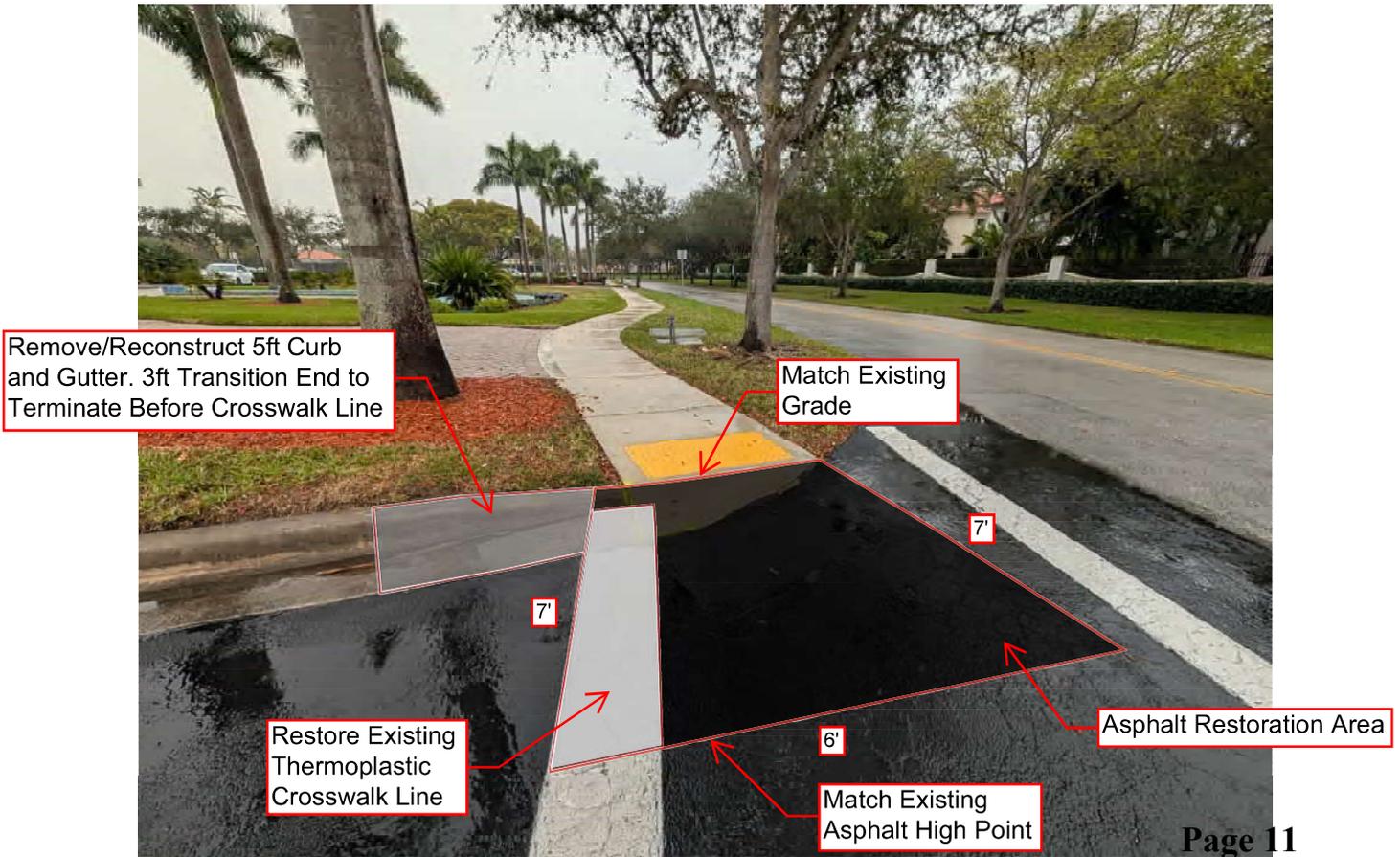
| | |
|-------------|----------|
| DESIGNER | MSA |
| DRAWN BY | J.L.R. |
| CHECKED BY | L.R. |
| DATE | 12/03/03 |
| SCALE | AS NOTED |
| PROJECT No. | 808-05 |
| SHEET | C-10 |
| OF | 30 |

| | |
|-------------|----------|
| DESIGNER | MSA |
| DRAWN BY | J.L.R. |
| CHECKED BY | L.R. |
| DATE | 12/03/03 |
| SCALE | AS NOTED |
| PROJECT No. | 808-05 |
| SHEET | C-10 |
| OF | 30 |

Location #1



Location #2



Location #3



Location #4



CC Headley Est 1743 Small Project Agmt Sidewalk Repairs 2025 (\$3,700) APPROVED Electronically

Final Audit Report

2026-02-04

| | |
|-----------------|--|
| Created: | 2026-02-04 |
| By: | Gloria Perez (gperez@sdsinc.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAfjglzr-4O3t1QV_IZFMkGDlhhcJwRVpi |

"CC Headley Est 1743 Small Project Agmt Sidewalk Repairs 2025 (\$3,700) APPROVED Electronically" History

-  Document created by Gloria Perez (gperez@sdsinc.org)
2026-02-04 - 10:13:19 PM GMT
-  Document emailed to Thomas Headley (thomas@headleycg.com) for signature
2026-02-04 - 10:14:22 PM GMT
-  Email viewed by Thomas Headley (thomas@headleycg.com)
2026-02-04 - 10:26:36 PM GMT
-  Document e-signed by Thomas Headley (thomas@headleycg.com)
Signature Date: 2026-02-04 - 10:36:34 PM GMT - Time Source: server
-  Agreement completed.
2026-02-04 - 10:36:34 PM GMT



Request for Qualifications

Cutler Cay Community Development District District Engineer Qualifications

February 26, 2026

Proposal Number: 26001393P



Engineering
& Design



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| 16 | Tab 4 Standard Form 254 & 255 | 40 | Tab 8 Additional Information |



Tab 1

Transmittal Letter

7400 Corporate Center Dr, Ste C
Miami, FL 33126

February 26, 2026

Offices of the Cutler Cay Community Development District
Gloria Perez, District Manager, c/o Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193

Ref: Response to Request for District Engineer Qualifications for the Cutler Cay CCD

Dear Ms. Perez:

Colliers Engineering & Design, Inc. (CED) appreciates the opportunity to submit our response to the Request for District Engineer Qualifications to the Cutler Cay Community Development District (District). We are very familiar and proficient with tasks that are outlined in the Request for Qualifications (RFQ) which includes, but not limited to, consulting engineering, civil engineering, surveying services, environmental services, and construction management, as well as other miscellaneous services. Our firm has been providing the exact services requested within RFQ for over 40 years in other municipalities and special purpose governmental entities. We have the expertise to successfully act as the Engineer for the District.

The firm's commitment to excellence, innovative thinking, and meticulous attention to detail are shared across all affiliated entities, creating a consistent standard of quality and client satisfaction. Our civil engineers, surveyors, environmental specialists, construction management engineers and inspectors, grant specialists, and planners provide viable and creative solutions to local municipal agencies to help meet diverse planning, infrastructure, and capital improvement goals while protecting functionality, natural resources, aesthetics, and quality of life. We strive to accelerate our clients success in every aspect.

CED differentiates itself through a fully integrated multidisciplinary firm capable of delivering civil engineering, surveying, environmental, geotechnical, traffic, transportation, and construction management services under one organization. This integrated model enhances responsiveness and ensures consistent quality. The firm's local presence within Miami-Dade County, combined with established relationships and familiarity with regional regulatory agencies, positions the team to provide efficient and proactive support to the District.

Eugene Collings-Bonfill, PE, PSM, will serve as District Engineer and will be the primary point of contact. Eugene has more than 28 years of experience in municipal engineering, infrastructure program delivery, and public sector leadership. Eugene's current experience with Community Development Districts has equipped him with the ability to provide the required services for this contract. As Senior Principal, I personally commit CED's priority effort to meet all District's requirements efficiently, effectively, and on schedule and within budget.

Thank you for your consideration and we look forward to working with you as a trusted partner. Should you have any questions, please feel free to contact Eugene Collings-Bonfill, PE, PSM, at 305.938.9074, or eugene.collingsbonfill@collierseng.com, or me, Paul Sterbenz, PE at paul.sterbenz@collierseng.com, 908.200.2812.

Sincerely,
Colliers Engineering & Design, Inc.



Paul M. Sterbenz, PE
Project Manager | Senior Principal



Engineering
& Design

The CED Benefit

- Providing engineering services for over 40 years, including serving as Municipal Engineers.
- We strive to accelerate our clients success through innovation and cost saving solutions.
- Multidiscipline firm that provides more than Engineering, allowing for expanded services and new technology on projects.
- This contract will be managed from our local office at 7400 Corporate Center Dr, Ste C, Miami, FL 33126. CED's local staff are certified to provide all of the professional services required for this contract.

Proposed District Engineer and First Point of Contact:
» Mr. Eugene Collings-Bonfill, PE, PSM
7400 Corporate Center Dr,
Ste C, Miami, FL 33126
P: 305.938.9074
E: eugene.collingsbonfill@collierseng.com



Tab 2

Firm Qualifications

Firm Qualifications

History of the Firm

Established in 1984, CED is a trusted provider of multi-discipline engineering, surveying, consulting, and design services delivering customized solutions to public and private clients. **CED is a corporation** with over 3,200 talented professionals nationwide to support the needs of our clients. In Florida, we have over 180+ managers and technical/support staff. **We have been successfully providing these services for over 40 years, including 13 years in Florida in which we have grown significantly as a result of our work quality and responsiveness.** Driven by our values of quality, accountability, and safety in the work environment, our dedicated professionals take pride in their commitment to providing clients the highest standards of customer service.

CED's officers/principals are listed below:

| Officers/Principals | |
|-------------------------------------|--|
| Name | Title |
| Kevin Haney, PE | President/CEO |
| Richard Maser, PE | Executive Chairman |
| Leonardo Ponzio, PLS | Executive VP/CAO/ Treasurer |
| Joseph Dopico, PE | Vice President/COO |
| Allison Colantuoni, PHR, SHRM-CP | Vice President/CPO (Chief People Officer) |
| Brian Curtis, Esq. | Vice President/General Counsel/Corporate Secretary |

Location

For your contract, we will provide resources from our Miami office, located at **7400 Corporate Center Dr, Ste C, Miami, FL 33126**, just a short drive from the District. Our office will be directly supporting this contract, leveraging our extensive local knowledge and experience with similar Districts and communities. Being in close proximity to the District allows for seamless communication and collaboration with stakeholders, ensuring swift responsiveness to any project needs. Our office is equipped with state-of-the-art technology and resources, ensuring efficient and accurate project completion.



Furthermore, we will also have access to professional staff from six additional Florida offices located in Maitland, Boca Raton, Fort Lauderdale, Fort Myers, Tampa, and Jacksonville, ensuring schedule commitments will be met for each assignment.

Qualifications

CED professionals provide a full range of services to assist municipalities, authorities, counties, community development districts, and state agencies. The advantage afforded by our comprehensive suite of in-house support disciplines streamlines communications, enabling us to deliver the best options and value for your community.

CED differentiates itself through a fully integrated multidisciplinary firm capable of delivering civil engineering, surveying, environmental, geotechnical, traffic, transportation, and construction management services under one organization. This integrated model enhances responsiveness, ensures consistent quality, and eliminates the administrative burden typically associated with coordinating multiple subconsultants. The firm's local presence within Miami-Dade County, combined with established relationships and familiarity with regional regulatory agencies, positions the team to provide efficient and proactive support to the District.

Our team is composed of licensed professional engineers and surveyors with extensive experience on a variety of projects.

- Licensed Civil/Transportation Engineers
- LEED® Accredited Staff
- Professional Land Surveyors
- Professional Traffic Operations Engineers (PTOE)
- Licensed Professional Land Planners
- Environmental Scientists & Engineers
- Licensed Professional Geologists
- Licensed Professional Architects

- Licensed Professional Landscape Architects
- Geographical Information System Professionals (GISP)
- Grant Writers and Managers
- Archaeologists
- Certified CEI & CBI Inspectors
- NICET Level III and IV Staff

Understanding

CED understands that the District is a mature, fully developed residential community where the focus has shifted from initial construction to long-term infrastructure stewardship and lifecycle management. Districts of this age commonly begin addressing second-generation infrastructure needs such as drainage system efficiency, pavement rehabilitation planning, structural and hardscape repairs, and verification of legacy as-built conditions. Our approach recognizes that maintaining system performance while minimizing disruption and avoiding reactive repairs is critical to preserving both infrastructure reliability and financial predictability for residents.

We recognize that the District Engineer must serve not only as a technical expert, but as a trusted advisor who helps the Board navigate evolving maintenance priorities and cost pressures. For communities like the District, this often includes evaluating stormwater conveyance and inlet performance, identifying early indicators of pavement and sidewalk lifecycle renewal, and providing practical recommendations for phased capital repairs. Our team emphasizes clear technical evaluations and concise memoranda that help the Board understand not just what improvements are needed, but when and why they should be implemented to avoid larger long-term costs or emergency expenditures.

CED also understands that residential districts frequently encounter quality-of-life concerns that intersect with engineering decision-making. Topics such as localized drainage performance, traffic calming or speeding concerns, parking and circulation patterns, and lake or common area maintenance can emerge as priorities even when they are operational in nature. Our approach is to evaluate these issues through a balanced lens that considers technical feasibility, community expectations, and fiscal impacts, ensuring the Board receives actionable guidance that is both practical and defensible.

In communities similar to Cutler Cay, engineering support often extends into areas where infrastructure performance directly influences resident experience. **We understand the District has recently had issues that may include traffic safety initiatives such as evaluating roadway geometry, signage effectiveness, and traffic calming measures in coordination with**



CED understands that the District was created in 2004 via the adoption of Ordinance 04-15 by Miami-Dade County pursuant to Chapter 190 of the Florida Statutes which allows for local units of special purpose government to plan, finance, construct, operate, and maintain public infrastructure in the Cutler Cay residential community, which includes 505 single-family residential dwellings within an overall 215.34 acre district. The District is governed by a five member Board of Supervisors and managed by a District Manager appointed by the Board of Supervisors.

Based upon Miami-Dade County Ordinance 04-15, the CDD operates and maintains roadways, stormwater management, utility, recreational, landscaping and entryway improvements within the District similar to a municipality in an incorporated area.

CED has extensive experience providing professional services to local units of governments seeking to operate, maintain, and improve public infrastructure such as roads, bridges, utilities, stormwater management, landscaping, and recreation. CED is currently providing similar services to many municipalities in the State of Florida and has provided similar services to local government units in other areas of the country. CED multi-disciplined staff in Florida will be a benefit to the District in any project it seeks to advance to maintain and improve its development infrastructure.

law enforcement efforts; stormwater assessments to address localized flooding or lake level management during extreme rainfall events; and shoreline and lakebank evaluations where erosion, vegetation transitions, or fluctuating water levels may impact long-term stability. Additionally, in South Florida environments where lakes and adjacent mangrove or wetland systems are present, coordination with environmental consultants and maintenance providers can support strategies that help mitigate standing water concerns and related mosquito conditions while maintaining regulatory compliance. Our role is to help the Board translate these types of concerns into clear engineering evaluations and practical, implementable solutions that balance safety, resilience, and fiscal responsibility.

From a delivery standpoint, the District benefits from a locally based engineering team with deep familiarity with Miami-Dade County infrastructure conditions and regulatory processes. Our fully integrated multidisciplinary platform allows the District to access civil engineering, surveying, environmental, and construction-phase support under one organization, enabling streamlined coordination and consistent quality without the complexity of managing multiple subconsultants. This structure is particularly valuable when addressing aging

infrastructure evaluations, as-built verification, or phased rehabilitation programs that benefit from coordinated technical disciplines.

Finally, we approach this engagement with a strong appreciation for the governance dynamics unique to CDD's. Effective District Engineers must translate technical findings into clear, fiscally responsible recommendations that support informed Board decisions and transparent communication with residents. This perspective is reinforced by the proposing Mr. Collings-Bonfill who currently serves as a CDD Board Chair of his community, providing firsthand insight into the priorities, constraints, and expectations that shape Board-level decision-making. Our commitment is to provide proactive engineering leadership that emphasizes infrastructure longevity, cost clarity, and collaborative partnership with the Board and District stakeholders to support the continued success and stability of the Cutler Cay community.

Capabilities/Areas of Expertise

Our engineers, geologists, surveyors, and technical staff take a responsive approach to help public clients achieve their capital improvement plan objectives with tailored solutions that optimize performance and value. Our experience with both public and private applications gives us valuable insight into the review process, and our in-house support streamlines communication, ensuring the best value for our clients.

Civil Engineering

CED offers comprehensive civil engineering services with a strong track record of success in both public and private sector projects. Our civil engineering expertise covers a wide range of project types, such as roadway and transportation improvements, grading, stormwater management systems & drainage improvements, streetscapes, signalization projects, facilities design and management, site planning, and site design & development, condition assessments, utility infrastructure (water and wastewater), process evaluation, improvements, and sustainable land development practices.

At the core of our approach is a commitment to delivering solutions that are not only technically sound but also aligned with local regulations, community goals, and long-term functionality. We begin each project with an in-depth due diligence and site analysis process. This allows our team to identify existing conditions, environmental constraints, permitting requirements, and potential engineering challenges. Our goal is to develop proactive strategies that mitigate risk and reduce the likelihood of costly revisions later in the project lifecycle.

Environmental Services

CED's team of environmental scientists, and licensed geologists and engineers deliver comprehensive environmental assessment and remediation services for projects of every scale. We work closely with all related engineering disciplines and agencies to achieve a responsible balance between preserving natural resources and meeting client needs. Our approach combines technical excellence with regulatory insight, ensuring sustainable solutions that comply with local, state, and federal requirements.

With thousands of successful environmental engineering projects completed for governmental, industrial, and commercial clients, CED brings unmatched experience in environmental compliance, permitting, and remediation. Our expertise spans storage tank assessment and closure, geotechnical/geologic assessments, hydrogeologic evaluations, hazardous material management, Brownfield grant preparation, and NEPA assessments. We also provide specialized services in natural resource assessments and permitting, including but not limited to wetlands delineations, threatened and endangered species surveys, species specific surveys, and submerged aquatic vegetation/benthic surveys.

Survey and Mapping Services

Boundary Surveys. For boundary projects, all parent parcel corners are located, as well as primary corners from plats, right-of-way maps, lines of occupation, and other reference material that may be used to develop a strong boundary determination. All of these locations are made using redundant measurements using the proper tool for the job. A Professional Surveyor and Mapper will weigh the evidence located and make a boundary determination.

Topographic Surveys. A typical project will usually consist of establishing secondary control to assist in the collection of the topographic features (curb, sidewalks, stripping, signs, utilities, drainage Survey for inlets at street intersections, bridge components, sign clearances, trees, etc.). Acquiring topographic features and elevations for the Digital Terrain Model (DTM) (3D Surface) would be collected using either tradition trigonometric locations with a Total Station and Data Collector, Static LiDAR (Leica P40/ P50), Mobile LiDAR (Riegl VMX-450 or 1HA), Unmanned Aerial System LiDAR (VAPOR 55), or any combination of two or more of these methods. Check sections would be collected to compare to the TIN / DTM. Leveraging these technologies gives our clients options to reduce contract costs and schedules; increase product quality and efficiency; more effectively manage projects and communication; and dramatically increase safety for our staff and the traveling public by keeping our survey crews out of the roadways.

Subsurface Utility Engineering (SUE) Services. CED provides subsurface utility engineering and management services that support a wide range of clients including project planners, engineers, designers, contractors and environmental consultants. We rely on our extensive experience and advanced industry technology to ensure our clients receive the most complete and up to date underground utility data possible. Following the SUE process is a proven cost-effective way to reduce unnecessary utility re-location efforts by accurately mapping existing utilities for the purpose of identifying potential conflicts and impacts to proposed infrastructure design and resolving these conflicts using the most cost-effective engineering solution. Having accurate underground utility information significantly reduces or eliminates potentially costly delays and change orders for re-design and safety risks for excavator crews. Our team of professionals provides SUE support services by adhering to the American Society of Civil Engineers (ASCE) Standard 38-02 "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data".

Traffic & Transportation Engineering

CED's roadway design experts have led projects ranging in all sizes and complexities from large highway interchange projects to resurfacing efforts on local roadways. Our team features a local team of roadway design experts who have extensive roadway design experience in Florida, alongside a nation-wide support team who can be leveraged to provide new perspectives and additional workload capacity to meet the needs of the District. While we understand that the District may have its own standards, codes, and business practices, the roadway team brings a long resume of successful projects that comply with FDOT Design Standards and all federal, state, and local requirements that may be applicable based on the project scope.

Our team of experts has completed hundreds of design projects in both urban and rural settings and understands what it takes to successfully deliver roadway projects. The team will prepare roadway design and construction plans that will typically include horizontal alignment, typical sections, grading, drainage, soil erosion and sediment control design, profiles, and cross sections.

Geotechnical Engineering

CED is FDOT qualified for all necessary geotechnical materials testing work groups (9.1, 9.2, 9.4.1, & 9.5) and commits that we have the necessary resources and expertise to successfully provide all services required for this contract. Our proposed team has outstanding credentials and a well-established track record providing CMT, geotechnical, CEI, and other support services required for this contract on a wide range of similar projects. CED provides testing and analysis of the properties and performance behavior of soils and

all forms of materials used in the construction and development industries, including field testing of soils, asphalt, road base, concrete, and masonry.

Our in-house laboratory facility is accredited by FDOT and CMEC where we use FDOT test methods to ensure our clients meet all applicable building codes and project requirements with quality materials testing provided in a timely, cost effective, and practical manner. Our on-site professionals are CTQP (FDOT) and ACI certified and have performed testing for various projects as part of the geotechnical exploration and construction inspection and testing services.

Construction Engineering Inspection

CED is FDOT qualified for all CEI Work Groups (10.1, 10.3, 10.4, 10.5.1, and 10.5.2) as well as all necessary geotechnical materials testing work groups (9.1, 9.2 and 9.4.1) and commits that we have the necessary resources and expertise to successfully provide all services required for these facility repairs and various construction projects. We can assume full and sole responsibility for construction management elements of the projects. Our proposed team has outstanding credentials and a well-established track record providing CEI, grant administration, and other support services required for this contract on a wide range of similar projects. Projects are managed in accordance with corporate procedures to ensure successful delivery on compliance with the approved schedule, budget and quality standards. CED project managers operate within a team environment and we value our clients as team members and partners.

A key factor in successful project management is communication. Keeping our clients and other team members informed throughout the project life cycle is viewed as critical to overall project success. Upon receiving a CEI task, and prior to the pre-construction meeting, our CEI team will contact the District's Public Works Director to set up a pre-service meeting to discuss various aspects of the project administration.

CED will establish a line of communication, minimum performance expectation criteria, and a course of corrective actions for any unsatisfactory work at this meeting. We will also finalize the potential CEI staffing approvals, field office set up, budget management, invoice procedures, and supplemental amendments. Our team will ensure we have a process in place to coordinate with the Design Consultant for post design services as to avoid redundant activities and to manage allocated budget for the post-design services.

Landscape Architecture

CED's Landscape Architecture team is led by licensed and registered landscape architects and LEED accredited professionals who bring a multidisciplinary approach to every project. Our practice integrates environmental sensitivity, technical rigor, and thoughtful design to create functional, resilient, and inclusive public & private environments. With extensive experience spanning concept development through construction administration, we deliver solutions that balance project requirements within both the natural and built context.

Our team collaborates closely with architects, civil engineers, planners, and specialty consultants to ensure that site amenities, plant palettes, and hardscape elements contribute to a cohesive and durable design. We prioritize universal accessibility and barrier free design principles so that all community members can participate fully in the spaces we create. CED's core landscape architecture services are:

- Active & Passive Park and Recreation Design
- Aquatic Facility Design
- Athletic Facility & Site Lighting Design
- Barrier Free Compliance Review & Accessible Design
- Construction Observation & Administration
- DEP Licensed Tree Expert Services
- Conceptual & Site Master Planning
- LEED® and Sustainable Design Integration
- Licensed Irrigation Design
- Litigation Support & Expert Consultation
- Playground Inspection & Design
- Renderings, Graphics, and 3D Visualization
- Rooftop and Elevated Landscape Design
- Streetscape & Urban Public Realm Design
- Trail Planning, Alignment, and Design
- Vegetation Inventories, Analysis, and Maintenance Planning
- Wetland Delineation, Mitigation, and Restoration

Water/Wastewater

The CED Water/Wastewater team has successfully completed many complex, multi-disciplined water and wastewater treatment design projects throughout Florida. Our team is dedicated to providing services that ensure safe, efficient, and sustainable management of water resources and utilities infrastructure. Our team's technical skills encompass the planning, design, and optimization of treatment facilities and conveyance systems to meet, or exceed, both regulatory standards and the evolving needs of municipalities and industries.

Our teams focus is modernizing treatment design to develop solutions tailored to a client's unique goals, such as increasing treatment capacity, improving effluent quality, achieving regulatory compliance, increasing resiliency, or reducing long-term operating and maintenance expenses. Our Engineers work closely with stakeholders to understand these goals and translate them into technically sound, cost-effective designs.

At the heart of treatment design is the selection and integration of technologies that provide reliable, highperformance treatment under varying conditions. This includes advanced biological processes, membrane systems, nutrient removal strategies, chemical reactivity, and disinfection techniques. Thoughtful process modeling and pilot testing often guide these choices, ensuring that the final design is both efficient and adaptable. Additionally, energy and resource recovery strategies are increasingly being incorporated into wastewater treatment projects, aligning with client.

Grant Management/Administration

CED brings extensive experience in grant writing and administration, particularly in supporting municipalities and local government agencies. Our Grants & Funding Services team focuses on strategic research, application preparation, and ensuring full compliance with administrative requirements. Having successfully assisted over 80 municipalities, counties, and utility authorities, we have secured funding for over 394 projects, totaling more than \$265M in grants and low-interest loans.



Ability to Meet Time and Budget Requirements

CED is committed to meeting all “phase specific” time and budget requirements for the agreed upon scope of services negotiated for each task in this contract.



Control of Schedule

Our success on similar on-call contracts is largely due to our commitment of resources and attention to critical path delivery schedules. We want you to be confident in assigning task authorizations to the CED team. It is our goal to track our capacity and available resources while also utilizing our team members responsibly to ensure timely delivery of services and all commitments are met on every task authorization. Mr. Collings-Bonfill will coordinate with the District’s Project Manager to develop a proposed work plan that includes specific tasks, milestones, deliverables, completion schedules.

The status of each task authorization will be closely monitored on a weekly basis to make sure all tasks remain on schedule. Supporting this contract for the District is not only a priority of our Miami office, but also our Florida leadership. Our management staff hold daily scheduling and weekly project management meetings, which include leadership from all Florida offices. This allows our team to leverage resources regionally and prioritize task authorizations with the appropriate staff levels to ensure the quality and responsiveness the District expects from our team is maintained without sacrificing other obligations. We envision our relationship with the District will develop quickly and strengthen with this contract and CED is prepared to grow with your needs as an organization and succeed with each task authorization.

For complex projects, Microsoft Projects is used to create a schedule based on critical path timelines. Daily staff assignments are made collaboratively by our project management team in Microsoft Teams group that is accessible to all staff, assuring that our staff talents are deployed to effectively service District schedules.



Control of Budget

This is a Work Order-based contract with each task negotiated on an individual basis. Mr. Collings-Bonfill’s experience with a wide variety of tasks makes him familiar with the level of effort required for performing specific work elements included in various types of projects. Having negotiated numerous work orders on previous contracts, he understands the typical expectations regarding anticipated work efforts and how to efficiently utilize personnel. Mr. Collings-Bonfill will be responsible for the cost control and overall

budget maintenance of the contract. **Budgets for each task will be tracked and maintained on a weekly basis using the project management portals included in BST Financial Software (Ver.11).** This allows for monitoring of project financial details to quickly determine which activities are negatively impacting the schedule or budgets and institute aggressive corrections including adding resources to prevent cost overruns. Invoicing will be prepared monthly and/or to coincide with milestone deliverables and will document the percent complete status for each task.



QA/QC Program

CED has a strict policy to establish, commit to, implement, and monitor a Quality Assurance/Quality Control (QA/QC) Program (QCP) for every project, allowing for the production of quality deliverables for our clients. This QA/QC program is continually monitored to maximize its success and to identify possible improvements. Each CED employee is a part of this QA/QC program. Their use of carefully managed processes, guidelines, and state-of-the-art tools is conducive to the creation of products and services which meet defined client requirements. The CED QA/QC program applies to all of our disciplines and office locations. Throughout the organization, each Department Manager is responsible for the following:

- Communicating the firm’s QA/QC policy to employees
- Developing quality plans and reviews
- Implementing a quality management system to consistently achieve superior services
- Monitoring and continually improving the level of client satisfaction;
- Providing mentoring and training to develop and continually improve employee performance

The CED QA/QC Program manual is distributed to all Project Managers, Department Managers, Division Directors, and Executives of the firm. The manual is designed to help Project Managers implement practices for effective project management and incorporates department-specific guidelines as they are developed. We have designated one of our senior engineering managers, Ricardo Jimenez, PE as our QA/QC Manager for this contract. He will ensure QA/QC Program utilization for all aspects of this contract with oversight of all deliverables prior to submitting them to the District.

Quality is accomplished through standardized field and office workflows and a series of systematic reviews throughout each assignment and documenting production process. To achieve the highest possible quality, deliverables for each assignment will be reviewed by a qualified independent reviewer from the appropriate technical discipline. Our QCP for all submittals is comprehensive in nature, having a minimum

of two reviewers for every assignment. As depicted in the diagram below, each reviewer follows a strict order of process which involves thorough back-checking of all documentation. The reviewer's comments will be coded in **RED**, plans will be updated per the comments and noted in **GREEN**, and the back checker will verify the changes are made with **BLUE** ink. The final step of the process is a QA review by senior project management to ensure the QCP process was followed.

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Safety

Safety is a core value for CED. CED has adopted the Behavior Based Safety (BBS) model as an enhancement to our existing safety program to live a Safety Culture at work and home. CED crew members and project management maintain Intermediate Maintenance of Traffic (IMOT) certifications as well as OSHA 10-hour, OSHA 30-hour, OSHA HazWOPER, confined space entry, coalition for construction safety (CCS), E-Rail Safe, and first aid/CPR training. We regularly inventory all personnel and vehicle safety equipment and use daily Health & Safety Checklists forms and on-site "tail gate" meetings to assess and mitigate for potential hazards. Staff involved with field visits will be equipped with and utilize required safety equipment including but not limited to safety vests and hard hats.



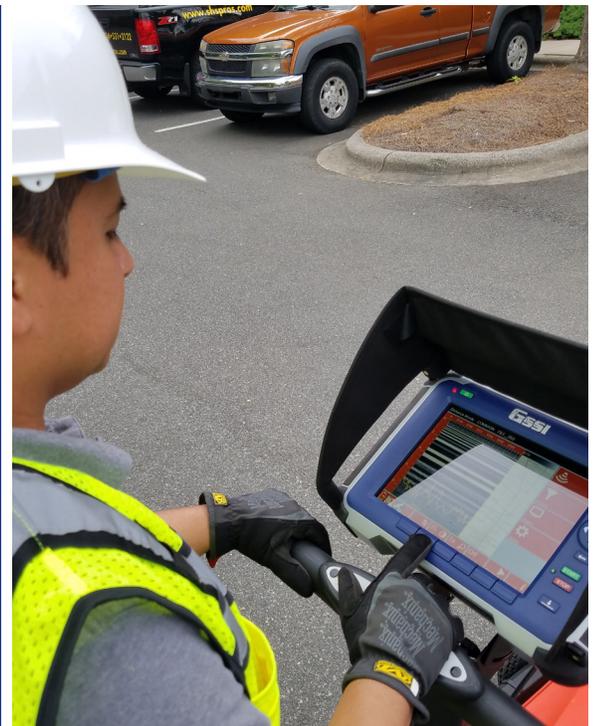
CED is not your typical Civil Engineering firm because of our in-house services we can provide.

This benefit saves our clients time and money because they have our full suite of services supporting them in multiple ways if needed. Such as emergency response, site/civil design, geotechnical or environmental engineering.

For example: Traditionally, SUE firms within Florida use their GPR results solely for QL-B utility designation, as is requested in this RFP.

GPR results can also provide valuable information that geophysicists (typically found in only geotechnical engineering firms) can also analyze for subsurface anomalies that could indicate geotechnical issues.

CED not only provides full level SUE capabilities, but also in-house geophysical experts who can analyze the collected data for indications of buried debris, indications of karst activity, and other problematic soil conditions. This dual use of the collected information significantly increases the value of the deliverable to the client. Particularly, we have found this combination to be very effective when analyzing utility issues, such as utility failures or distresses.



Past Performances

CED has provided professional engineering and consulting services on numerous projects for municipalities throughout the state, and will leverage this experience to help manage and execute this contract successfully for the District. CED prides itself on its long-standing relationships that enable candid and concise communication at every level of government. Our licensed Professional Engineers and Surveyors can provide any aspect of Municipal Engineering Services that the District may need. CED is currently contracted and/or providing a full spectrum of a multitude of services through similar professional services contracts for multiple municipalities including the projects and clients outlined in this section.

Similar Projects

Professional Engineering Services/City Engineer | New Port Richey, FL

CED is serving as the City Engineer for the City of New Port Richey, a critical role that encompasses a wide range of responsibilities aimed at ensuring the city's infrastructure is well-designed, functional, and sustainable. In this capacity, CED is responsible for the comprehensive design of capital projects, which includes overseeing large-scale public works such as new roadways, bridges, public buildings, and other essential infrastructure. These projects play a vital role in the city's growth and modernization and must be completed in compliance with local, state, and federal regulations, as well as within budget and on time.

In addition to capital projects, CED is providing expert advice and consultation on the maintenance and operation of the City's utilities, including water, sewer, and other vital systems. This will ensure that utilities function smoothly, meet the demands of the city's residents, and are maintained in a cost-effective and sustainable manner. CED as City Engineer is also playing a pivotal role in stormwater infrastructure management, addressing the design and upkeep of systems that control stormwater runoff, prevent flooding, and reduce water pollution - critical concerns in an area that may face heavy rainfall and potential flooding. Another key responsibility of CED is overseeing the City's transportation systems, including the design, maintenance, and improvement of roads, traffic signals, pedestrian pathways, and other infrastructure essential for safe and efficient mobility. This involves planning and implementing improvements to alleviate congestion, enhance accessibility, and ensure the transportation network supports the City's current and future needs.

Completion: 2024-Ongoing | **Design Cost:** Ongoing | **Services/Relevancy:** Plans Review, Attending Meetings, Permitting, EOR



General Land and Engineering Surveying and Underground Surveys for Miami-Dade Aviation Department | Miami, FL

Since 2019, CED has supported the County for any miscellaneous professional engineering & surveying services. Multiple assignments have supported the Miami Aviation Department and resulting in 7+ subsequent task orders of the same nature. The TWO scopes have included full topographic survey, Horizontal and vertical control, drainage survey, Nondestructive Sub-Surface Utility Verification and Ground Penetrating Radar (GPR).

Our surveying services typically begin with researching the public records for existing primary control network for the projects. Our services have consisted of establishing the project's horizontal/vertical controls, leveraging static LiDAR scanning of some gates areas for MIA Airport to ensure detailed digital terrain mapping (DTM) for the design of new grease traps, cost efficiencies, and overall safety. This data is combined with conventional topographic information of the locations of existing improvements, including the drainage and sanitary structures and utilities within the project limits.

Completion: 2025-Ongoing | **Design Cost:** \$71k | **Services/Relevancy:** Sub-Surface Utility Verification, Ground Penetrating Radar (GPR), General Land Surveying Services (Topographic, Horizontal and Vertical Control), and Existing Utility Coordinators and Field Verification



Residential Site Development, Cleveland St. | Clearwater, FL

CED provided site development for new residential building within the existing overall property which consists of approximately 3.38 acres of land and currently contains an existing five-story 175,000 SF office building, and at grade parking in the rear of the site. The existing building is served by a cooling tower also located at the rear of the site, Clearwater, FL. The existing building is to be repurposed and renovated to ultimately contain Utility Infrastructure, Office Space, Self-Storage, and a Community Center to serve the local area. The proposed project includes adding two additional apartment buildings in the rear of the site where the existing parking field exists. These buildings will contain approximately 250 multi-family residential units. This project is located within the Downtown Overlay District, more specifically the Downtown Gateway Character District and requires a Flexible Development Application along with a transfer of development rights from the City's bank to allow the density of residential proposed. CED is providing Urban Street Scape, Civil/Site, Stormwater Management, Landscape and Lighting, Public Hearing Support, Permit processing and Construction Administration services to support this project.



Completion: 2025 | **Design Cost:** \$124k | **Services/ Relevancy:** Urban Street Scape, Civil/Site, Stormwater Management, Landscape and Lighting, Public Hearing Support, Permit processing and Construction Administration

Rocky Creek Playground Improvements | Miami, FL

CED provided geotechnical exploration for the rehabilitation of the playground area at Rocky Creek Park. Exploration included SPT borings and permeability tests. From the data collected, laboratory tests were performed and soil parameters for design of the foundation elements was provided. Coordination between the County, the design studio, and parks staff was critical to maintaining a safe exploration program in an active park. CED observed all safety regulations and scheduling requests to provide a satisfactory experience for all parties.

The CED team has a long history of working on parks and recreation projects and find each project to be unique, allowing particularly for opportunities for value engineering. This project was no different, and several different options were looked at to provide the best foundations value to the County on this project.



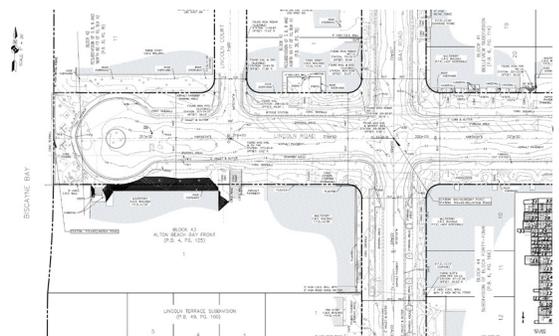
Completion: 2022 | **Design Cost:** \$75,000+ (TWO based) | **Services/ Relevancy:** Geotechnical Engineering, Construction, Engineering, and Inspection Services, Construction Materials Testing (CMT), In-house Laboratory, General Services

Districtwide Right-of-Way (ROW) Mapping Consultant, FDOT District 6 | Miami, FL

This is an on-call contract with work performed on a TWO basis for assignments located throughout Miami-Dade and Monroe Counties. Typical services performed include ROW surveys, sectional retracement, Right-of-Way alignment, Right-of-Way Mapping, Maintenance Mapping, Control Surveys, and peer reviews. Our team completed 57 TWOs under this contract.

Sample projects include:

- SR 907 (Alton Road) from Michigan Avenue to Collins Avenue Right-of-Way Map to include performing Boundary Surveys and preparing a ROW Map and legal descriptions for Right-of-Way and easement acquisitions.
- SR 826 (Palmetto Expressway) from SR 5 (US 1) to SR A1A (Collins Avenue) Control Survey Map to include establishing control, alignment retracement, and ROW survey.
- SR 5 (Overseas Highway) at Big Pine Key, Monroe County Parcel Sketch to include performing a Boundary Survey and preparing sketch and legal description for quitclaim deed of surplus parcel.
- SR 826 (Palmetto Expressway) from NW 2nd Avenue to SR (US 1) Control Survey Map to include establishing control, alignment retracement, sectional survey, and ROW survey.



Completion: 2025- Ongoing | **Design Cost:** \$1.5M+ (TWO based) | **Services/ Relevancy:** Survey Services (Control Survey, ROW Surveys and Mapping, Peer Reviews)

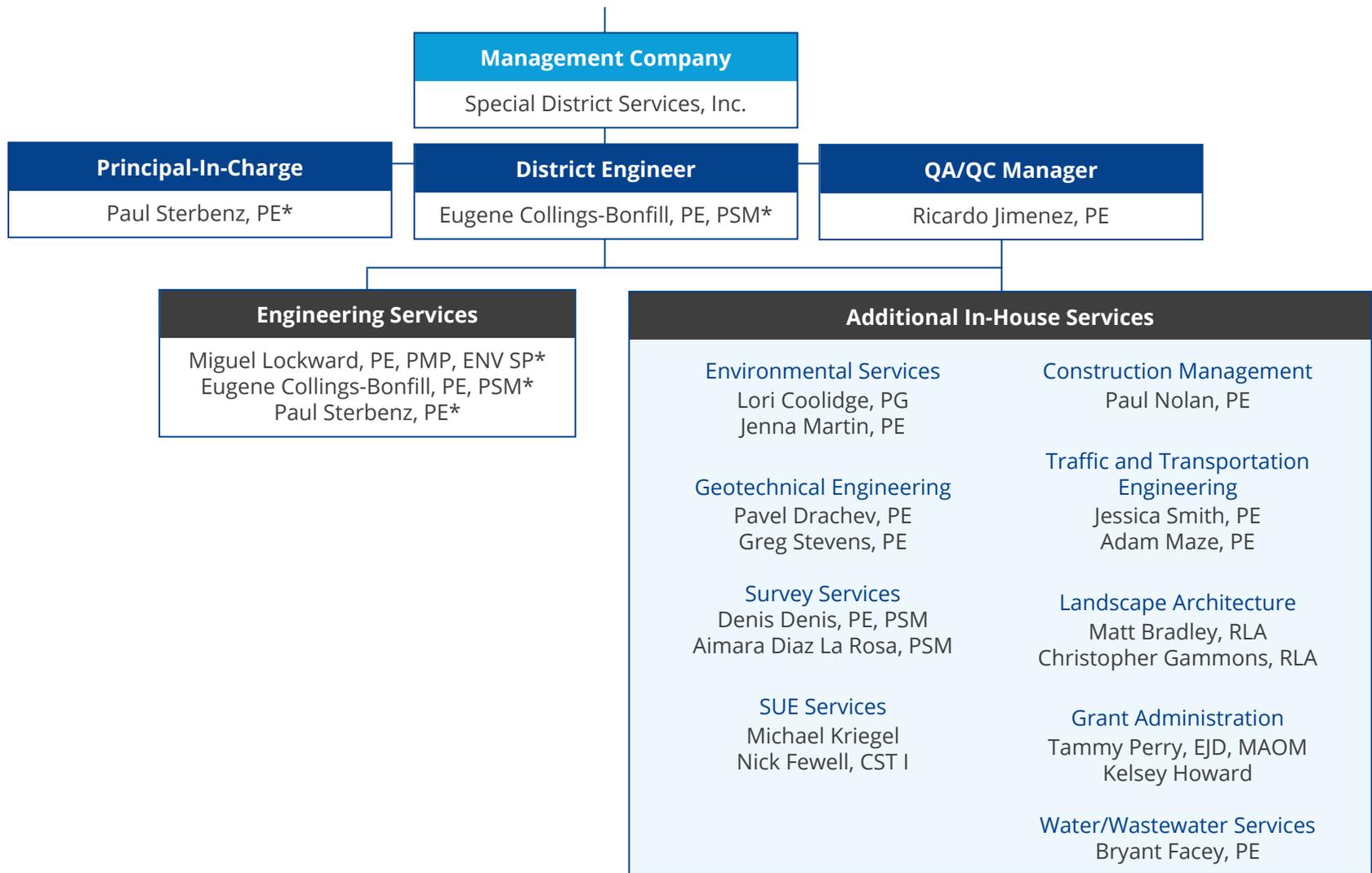


Tab 3

Personnel

Organizational Chart

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT



The CED proposed team has the expertise and experience necessary to effectively manage, coordinate, and provide trusted services to the District. We have the extensive in-house team to support Mr. Collings-Bonfill to ensure the District is supported in every aspect. Our team is available and ready to execute this contract.

** Key staff resumes included*

Personnel

Key Team Personnel

Having the ability to sharing our extensive in-house discipline expertise under one roof is an advantage to our clients because it is applied throughout our strategic company network.



Paul Sterbenz, PE will serve as the Principal-In-Charge. Mr. Sterbenz has been providing engineering services to municipalities for the past 35 years. He has been accountable for the design, permitting, construction, and management of municipal capital projects from concept design through construction including roads, traffic signals, utilities, parks and structures. Mr. Sterbenz has prepared and submitted grant applications on behalf of municipalities to County and State agencies to obtain funding for capital projects, studies, and stormwater compliance work. He has also been involved in the review of plans, applications, reports and other documents submitted by developers to local Land Development Review Boards in support of applications to develop private property, to evaluate compliance with local Land Development Codes and applicable industry standards and provide advice to the Boards during the public hearing process.



Eugene Collings Bonfill, PE, PSM will serve as the District Engineer and Primary Point of Contact for the District. Mr. Collings-Bonfill brings over 28 years of diverse and in-depth experience in the engineering and construction industry. His professional background includes a strong foundation in land surveying, engineering design, geotechnical coordination, program and project management, and construction oversight, particularly for public-sector infrastructure projects. He has successfully led multidisciplinary teams on complex, high-profile projects for municipalities and government agencies, demonstrating a keen ability to manage schedules, budgets, regulatory compliance, and stakeholder communication. His familiarity with South Florida's regulatory environment and site-specific challenges positions him to deliver practical, data-driven solutions tailored to the region's unique conditions.

In addition to his professional background, Mr. Collings-Bonfill **currently serves as Chair of a Community Development District Board**, offering a unique perspective on the responsibilities, expectations, and decision-making processes of District Supervisors. This experience allows him to approach the District Engineer role not only as a technical professional, but as a strategic

advisor who understands the importance of balancing infrastructure needs with fiscal responsibility and community expectations.

Mr. Collings-Bonfill's connection to the Cutler Cay community through family residents within Cutler Cay, along with his professional relationship with the District's management team, further strengthens CEDs' ability to provide attentive, locally informed service. The CED team is committed to delivering clear technical guidance, proactive planning, and collaborative support that advances the District's long-term infrastructure and operational objectives.



Miguel Lockward, PE, PMP, ENV SP, will serve as the Civil Engineering Lead. Mr. Lockward has over 15 years of diverse experience in engineering design and construction management, including practice in both the Dominican Republic and the United States. Areas of expertise include stormwater management systems, water distribution, sanitary sewer collection and pump station design, land development, transportation, work zone traffic control, construction inspections, and utility coordination.

Resumes for key staff can be found in Tab 4: Standard Form 254 and 255.

Capacity & Workload

Our leadership team in the Miami office manages weekly utilization meetings with all key staff for the purpose of evaluating daily workload projections for the week ahead. Following this meeting is a Southeast based operations meeting discussing the same item and uses this as a gauge for filling gaps where staff is needed. Having these weekly operations meetings provides project managers with the ability to forecast project completion dates and able to rely on this information to keep projects on schedule.

CED's management staff carefully allocates the firm's resources to address the constantly shifting market demand for projects. We promote a management philosophy that supports cross training our staff to prepare them to be available in short notice and to be qualified to support the variety of disciplines which have the potential to be included in District requested Task solutions for their projects. This enables CED to maintain optimum utilization of highly trained individuals who provide resources for "Fast-Track" project completion. This approach has enabled us to maintain a steady stream of projects, while enabling us to allocate adequate resources to immediately respond to new Tasks from the District.

Careful project management will allow current staff and company workloads to be adjusted within established schedules for each Task. CED is dedicated to addressing the needs of the District in a manner that is responsive, budget-conscious, focused, and technically sound.

Projected Projects: CED holds several TWO based contracts with federal, state, and local agencies that will continue through the duration of this contract. Our history of performance illustrates our ability to manage multiple active contracts and projects by focusing on communication, collaboration, and work-sharing. Our local management staff constantly forecasts our clients' needs and upcoming commitments to develop staffing requirements and responsible growth needs to meet all expectations and commitments.

CED is readily available and has the capacity to meet or exceed schedule demands. We are confident that supporting our existing projects/contracts will not diminish our ability to maintain capacity or our commitment to the District under this contract.

The graphic below outlines the key staff's availability for this contract:

| Key Staff Workload | |
|---|--------------|
| Name Role | Availability |
| Paul Sterbenz, PE Principal-in-Charge | 40% |
| Eugene Collings-Bonfill, PE, PSM District Engineer | 75% |
| Miguel Lockward, PE, PMP, ENV SP Civil Engineering Lead | 60% |

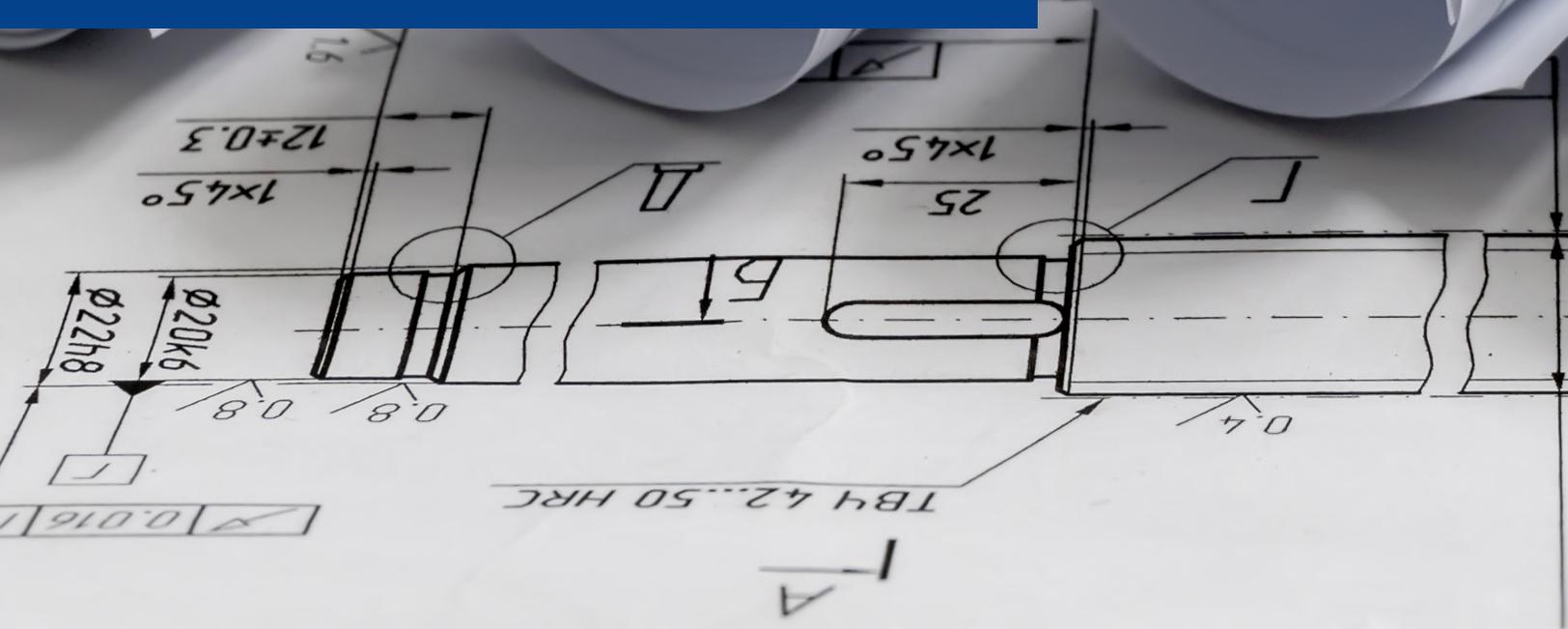


CED is deeply invested in the communities where we work and live. Florida is our home, and we're proud to give back to the friends, families, and neighbors we serve. We have participated in several environmental cleanups, such as The Great Port Cleanup. Tons of trash is collected every year and this make a huge positive impact for our local community.

Our team actively collaborates with the Florida Legislature through our involvement with professional societies and organizations to advocate for meaningful, community-driven change. Our team's commitment goes beyond the job site, as we lead and support local initiatives such as community cleanup days, charity golf tournaments for student scholarships, and sponsorship of student engineering societies. For us, engineering isn't just a profession - it's a way to uplift and shape the future of our community.

Tab 4

Standard Form 254 & 255



Standard Form 254

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--------------------------------|---|---|-------------------------------------|-------------------------|----------------------------|----------------------|----------------------------------|----|----|------------------|------------------|--------------------------------|------------------------------------|--|--|--------------------------|-----------------|--------------------------|-----------------------------|--|--|--------------------------|--------------------|-----------------------|-----------------------------|--|--|----------------------------------|--------------------------|-----------------------------|----------------------------|--|--|-----------------|----------------------------|----------------------------|-------|--|--|------------------|----------------------------|-----------------|-------|--|--|------------------|------------------------|--------------------------------|-------|--|--|
| STANDARD FORM (SF) 254 Architect-Engineer and Related Services Questionnaire | 1. Firm Name/Business Address: Colliers Engineering & Design, Inc. 7400 Corporate Center Dr, Ste C, Miami, FL 33126 | | | 2. Year Present Firm Established 1984 | 3. Date Prepared: 2/26/26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4. Specify type of ownership and check below, if applicable. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <input type="checkbox"/> A. Small Business | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <input type="checkbox"/> B. Small Disadvantaged Business <input type="checkbox"/> C. Woman-owned Business | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1a. Submittal is for <input type="checkbox"/> Parent Company <input checked="" type="checkbox"/> Branch or Subsidiary Office | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. Name of Parent Company, if any: The Colliers Group, Inc. 666 Fifth Avenue New York, NY 10103 | | | 5a. Former Parent Company Name(s), if any, and Year(s) Established: Richard M. Maser & Associates, P.A., (1984); Richard M. Maser & Associates, P.A. (1985); Maser, Sosinski & Associates, P.A.(1987) Maser Consulting P.A. (1998); Maser Consulting, Inc. 2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. Names of not more than Two Principals to Contact: Title/Telephone 1) Paul M. Sterbenz, PE, Senior Principal/ 908.507.7353 2) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. Present Offices: City / State / Telephone / No. Personnel Each Office See following page. | | | | 7a. Total Personnel <u>2737</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. Personnel by Discipline: (List each person only once, by primary function.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table style="width:100%; border:none;"> <tr> <td style="width:15%;"><u>4</u> Administrative</td> <td style="width:15%;">_____ Electrical Engineers</td> <td style="width:15%;">_____ Oceanographers</td> <td style="width:15%;"><u>6</u> Project Managers</td> <td colspan="2"></td> </tr> <tr> <td>_____ Architects</td> <td>_____ Estimators</td> <td>_____ Planners: Urban/Regional</td> <td><u>2</u> Discipline Leaders</td> <td colspan="2"></td> </tr> <tr> <td>_____ Chemical Engineers</td> <td>_____ Geologist</td> <td>_____ Sanitary Engineers</td> <td><u>7</u> Crew Chiefs</td> <td colspan="2"></td> </tr> <tr> <td><u>4</u> Civil Engineers</td> <td>_____ Hydrologists</td> <td>_____ Soils Engineers</td> <td><u>9</u> Technicians</td> <td colspan="2"></td> </tr> <tr> <td><u>4</u> Construction Inspectors</td> <td>_____ Interior Designers</td> <td>_____ Specification Writers</td> <td><u>18</u> Designers</td> <td colspan="2"></td> </tr> <tr> <td>_____ Draftsmen</td> <td>_____ Landscape Architects</td> <td>_____ Structural Engineers</td> <td>_____</td> <td colspan="2"></td> </tr> <tr> <td>_____ Ecologists</td> <td>_____ Mechanical Engineers</td> <td>_____ Surveyors</td> <td>_____</td> <td colspan="2"></td> </tr> <tr> <td>_____ Economists</td> <td>_____ Mining Engineers</td> <td>_____ Transportation Engineers</td> <td>_____</td> <td colspan="2"></td> </tr> </table> | | | | | | <u>4</u> Administrative | _____ Electrical Engineers | _____ Oceanographers | <u>6</u> Project Managers | | | _____ Architects | _____ Estimators | _____ Planners: Urban/Regional | <u>2</u> Discipline Leaders | | | _____ Chemical Engineers | _____ Geologist | _____ Sanitary Engineers | <u>7</u> Crew Chiefs | | | <u>4</u> Civil Engineers | _____ Hydrologists | _____ Soils Engineers | <u>9</u> Technicians | | | <u>4</u> Construction Inspectors | _____ Interior Designers | _____ Specification Writers | <u>18</u> Designers | | | _____ Draftsmen | _____ Landscape Architects | _____ Structural Engineers | _____ | | | _____ Ecologists | _____ Mechanical Engineers | _____ Surveyors | _____ | | | _____ Economists | _____ Mining Engineers | _____ Transportation Engineers | _____ | | |
| <u>4</u> Administrative | _____ Electrical Engineers | _____ Oceanographers | <u>6</u> Project Managers | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| _____ Architects | _____ Estimators | _____ Planners: Urban/Regional | <u>2</u> Discipline Leaders | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| _____ Chemical Engineers | _____ Geologist | _____ Sanitary Engineers | <u>7</u> Crew Chiefs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>4</u> Civil Engineers | _____ Hydrologists | _____ Soils Engineers | <u>9</u> Technicians | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>4</u> Construction Inspectors | _____ Interior Designers | _____ Specification Writers | <u>18</u> Designers | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| _____ Draftsmen | _____ Landscape Architects | _____ Structural Engineers | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| _____ Ecologists | _____ Mechanical Engineers | _____ Surveyors | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| _____ Economists | _____ Mining Engineers | _____ Transportation Engineers | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9. Summary of Professional Services Fees Received: (Insert index number) | | | Last 5 Years (most recent year first) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | 20 | 25 | 20 | 24 | 20 | 23 | 20 | 22 | 20 | 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Direct Federal contract work, including overseas | | | <u>7</u> | <u>6</u> | <u>6</u> | <u>6</u> | <u>6</u> | <u>5</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All other domestic work | | | <u>8</u> | <u>8</u> | <u>8</u> | <u>8</u> | <u>8</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All other foreign work* | | | _____ | _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * Firms interested in foreign work, but without such experience, check here: <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Ranges of Professional Services Fees INDEX 1. Less than \$100,000 2. \$100,000 to \$250,000 3. \$250,000 to 500,000 4. \$500,000 to \$1 million 5. \$1 million to \$2 million 6. \$2 million to \$5 million 7. \$5 million to \$10 million 8. \$10 million or greater | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Location | Address Line 1 | Address Line 2 | City | State/Territory | Postal Code | Phone Area Code | Phone Dial Number | Employee Count |
|--------------------------|--------------------------------|----------------------|---------------------|-----------------|-------------|-----------------|-------------------|----------------|
| Agawam, MA | 67 Hunt Street | Suite 205 | Agawam | MA | 1001 | 413 | 5920030 | 5 |
| Albany, NY | 18 Corporate Woods Boulevard | 4th Floor | Albany | NY | 12211 | 518 | 4593252 | 113 |
| Albuquerque, NM | 2703 Broadbent Parkway NE | Suite B | Albuquerque | NM | 87107 | 505 | 4336383 | 9 |
| Atlanta, GA | 1305 Mall of Georgia Boulevard | Suite 120 | Buford | GA | 30519 | 678 | 2884491 | 16 |
| Austin, TX | 5901 Vega Avenue | Suite 100 | Austin | TX | 78735 | 512 | 2878370 | 11 |
| Biddeford, ME | 234 Main Street | 1st and 2nd floor | Biddeford | ME | 4005 | 207 | 4817080 | 6 |
| Binghamton, NY | 71 State Street | 1st Floor, Suite 104 | Binghamton | NY | 13901 | 607 | 3333116 | 5 |
| Boca Raton, FL | 7284 West Palmetto Park Road | Suite 201-S | Boca Raton | FL | 33433 | 877 | 6273772 | 11 |
| Boston, MA | 100 Federal Street | 13th Floor | Boston | MA | 2110 | 617 | 3308000 | 21 |
| Brunswick, ME | 41 Church Road | | Brunswick | ME | 4011 | 207 | 4817080 | 14 |
| Bryan, TX | 3091 University Drive East | Suite 320 | Bryan | TX | 77802 | 979 | 4315245 | 4 |
| Buffalo, NY | 40 LaRiviere Drive | Suite 200 | Buffalo | NY | 14202 | 716 | 8523211 | 70 |
| Cary, NC | 128 Towerview Court | | Cary | NC | 27513 | 919 | 8000997 | 9 |
| Chandler-East Valley, AZ | 2250 E Germann Rd | Suite 8 | Chandler | AZ | 85286 | 602 | 4900535 | 97 |
| Charlotte, NC | 5275 Parkway Plaza Boulevard | Suite 100 | Charlotte | NC | 28217 | 980 | 2453161 | 30 |
| Clinton, NJ | Shelbourne at Hunterdon | 53 Frontage Road | Hampton | NJ | 8827 | 908 | 2380900 | 24 |
| Columbia, MD | 7001 Columbia Gateway Drive | Suite 220 | Columbia | MD | 21046 | 443 | 3936021 | 1 |
| Columbia, SC | 111 Executive Center Drive | Suite 245 | Columbia | SC | 29210 | 803 | 7495486 | 6 |
| Columbus, OH | 1500 Lake Shore Drive | | Columbus | OH | 43204 | 877 | 6273772 | 7 |
| Conshohocken, PA | 181 Washington Street | Suite 430 | Conshohocken | PA | 19428 | 484 | 5677664 | 35 |
| Corpus Christi, TX | 2020 N. Bus. Hwy 35 | | Aransas Pass | TX | 78336 | 361 | 7922803 | 7 |
| Dallas, TX | 4500 Ratliff Lane | Suite 113 | Addison | TX | 75001 | 214 | 6131204 | 9 |
| Denver, CO | 365 Inverness Parkway | Suite 100 | Englewood | CO | 80112 | 303 | 7316216 | 36 |
| Egg Harbor, NJ | 500 Scarborough Drive | Suite 108 | Egg Harbor Township | NJ | 8234 | 609 | 9104068 | 16 |
| Exton, PA | 410 Eagleview Boulevard | Suite 104 | Exton | PA | 19341 | 610 | 2549140 | 23 |
| Fort Lauderdale, FL | 5320 Northwest 35th Avenue | Suite 210 | Fort Lauderdale | FL | 33308 | 754 | 7322110 | 17 |
| Fort Myers, FL | 12821 Commerce Lakes Drive | Units 3 and 4 | Fort Myers | FL | 33914 | 407 | 2886147 | 3 |
| Fort Worth, TX | 2011 E Kirkwood Boulevard | Suite 120 | Southlake | TX | 76082 | 682 | 3505160 | 12 |
| Goodlettsville, TN | 405 2 Mile Pike | Suite E | Goodlettsville | TN | 37072 | 615 | 6862545 | 26 |
| Grand Rapids, MI | 560 5th Street Northwest | Suite 305 | Grand Rapids | MI | 49504 | 616 | 8274270 | 2 |
| Hamilton, NJ | 1000 Waterview Drive | Suite 201 | Hamilton | NJ | 8691 | 609 | 5878200 | 23 |
| Hamilton, OH | 100 S Third Street | | Hamilton | OH | 45011 | 567 | 3181531 | 28 |
| Hingham, MA | 35 Pond Park Road | Bay 16 | Hingham | MA | 2043 | 781 | 4527121 | 7 |
| Holmdel, NJ | 101 Crawfords Corner Road | Suite 3400 | Holmdel | NJ | 7733 | 732 | 3831950 | 26 |
| Houston, TX | 13501 Katy Freeway | Suite 1350 | Houston | TX | 77079 | 281 | 6747560 | 299 |
| Jacksonville, FL | 4190 Belfort Road | Suite 250 | Jacksonville | FL | 32216 | 904 | 7604503 | 28 |
| Knoxville, TN | 6515 Clinton Highway | Suite 100 | Knoxville | TN | 37912 | 615 | 6862575 | 15 |
| Lansing, MI | 7050 West Saginaw Highway | Suite 200 | Lansing | MI | 48917 | 517 | 2729835 | 67 |
| Lehigh Valley, PA | 1110 American Parkway | Building 10 | Allentown | PA | 18109 | 610 | 8684201 | 24 |
| Los Angeles, CA | 865 South Figueroa Street | Suite 3500 | Los Angeles | CA | 90017 | 213 | 6271214 | 2 |
| Madison, CT | 135 New Road | | Madison | CT | 6443 | 860 | 3950055 | 30 |
| Mays Landing, NJ | 5439 Harding Highway | | Mays Landing | NJ | 8330 | 800 | 2583787 | 26 |
| McLean, VA | 8444 Westpark Drive | Suite 120 | McLean | VA | 22102 | 703 | 5648484 | 9 |
| Melville, NY | 534 Broadhollow Road | Suite 305 | Melville | NY | 11747 | 610 | 8344080 | 11 |
| Miami, FL | 7400 Corporate Center Drive | Suite C | Miami | FL | 33126 | 305 | 5979701 | 52 |

| Location | Address Line 1 | Address Line 2 | City | State/Territory | Postal Code | Phone Area Code | Phone Dial Number | Employee Count |
|-------------------------|------------------------------|--------------------|----------------|-----------------|-------------|-----------------|-------------------|----------------|
| Mt. Arlington, NJ | 400 Valley Road | Suite 304 | Mt. Arlington | NJ | 7856 | 973 | 3983110 | 56 |
| Mt. Laurel, NJ | 2000 Midlantic Drive | Suite 100 | Mount Laurel | NJ | 8054 | 856 | 7970412 | 79 |
| Nashville, TN | 5141 Virginia Way | Suite 420 | Brentwood | TN | 37027 | 615 | 6862575 | 26 |
| New Braunfels, TX | 640 N Walnut Avenue | Suite 1101 | New Braunfels | TX | 78130 | 830 | 2206042 | 13 |
| New York, NY | 1114 6th Avenue | 12th Floor | New York | NY | 10036 | 212 | 7687070 | 15 |
| Newburgh, NY | 555 Hudson Valley Avenue | Suite 101 | New Windsor | NY | 12553 | 845 | 5644495 | 27 |
| Norfolk, VA | 2500 Almeda Avenue | Suite 115 | Norfolk | VA | 23513 | 757 | 2160500 | 10 |
| Orlando, FL | 1101 North Lake Destiny Road | Suite 415 | Maitland | FL | 32751 | 321 | 4419405 | 20 |
| Philadelphia, PA | 1500 JFK Boulevard | Suite 700 | Philadelphia | PA | 19102 | 215 | 8619021 | 61 |
| Phillipsburg, NJ | 480 Memorial Parkway | Suite A | Phillipsburg | NJ | 8865 | 908 | 4544190 | 15 |
| Phoenix, AZ | 4742 North 24th Street | Suite 270 | Phoenix | AZ | 85016 | 602 | 4900535 | 127 |
| Phoenix-West Valley, AZ | 1830 N 95th Avenue | Suite 110 | Phoenix | AZ | 85037 | 602 | 4900535 | 26 |
| Pittsburgh, PA | 1501 Reedsdale Street | Suite 302 | Pittsburgh | PA | 15233 | 412 | 6185390 | 14 |
| Providence, RI | 72 Pine Street | | Providence | RI | 2903 | 401 | 2341055 | 12 |
| Raleigh, NC | 2000 Regency Parkway | Suite 295 | Cary | NC | 27518 | 919 | 4396082 | 22 |
| Remote | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 359 |
| Rochester, NY | 280 East Broad Street | Suite 200 | Rochester | NY | 14604 | 585 | 2325135 | 173 |
| Roseville, MN | 1970 Oakcrest Avenue | Suite 103 | Roseville | MN | 55113 | 612 | 4647120 | 3 |
| San Antonio, TX | 3421 Paesanos Parkway | Suite 103 | San Antonio | TX | 78231 | 210 | 9798444 | 105 |
| Simsbury, CT | 8 Wilcox Street | | Simsbury | CT | 6070 | 860 | 2641624 | 1 |
| Southfield, MI | 20750 Civic Center Drive | Suite 305 | Southfield | MI | 48076 | 248 | 6631289 | 20 |
| Syracuse, NY | 120 Madison Street | Tower 2, Suite 500 | Syracuse | NY | 13202 | 315 | 4225200 | 16 |
| Tampa, FL | 5471 W. Waters Avenue | Suite 100 | Tampa | FL | 33634 | 813 | 2071061 | 26 |
| Toledo, OH | 3410 Briarfield Boulevard | Suite C | Maumee | OH | 43537 | 567 | 3181531 | 59 |
| Totowa, NJ | 45H Commerce Way | | Totowa | NJ | 7512 | 973 | 8121818 | 14 |
| Trevoze, PA | 3800 Horizon Blvd | Suite 105 | Trevoze | PA | 19053 | 215 | 6394200 | 13 |
| Washington DC | 1625 Eye Street, NW | Suite 950 | Washington | DC | 20006 | 202 | 8624350 | 18 |
| Westchester, NY | 400 Columbus Avenue | Suite 180E | Valhalla | NY | 10595 | 914 | 3477500 | 14 |
| Wilmington, NC | 301 Government Center Drive | Suite 201 | Wilmington | NC | 28403 | 910 | 4443517 | 23 |
| Woodcliff Lake, NJ | 300 Tice Boulevard | Suite 101 | Woodcliff Lake | NJ | 7677 | 845 | 3520411 | 45 |

Profile of Firm's Project Experience, Last 5 Years

| Profile | Number of | Total Gross Fees (in thousands) | Profile Code | Number of Projects | Total Gross Fees (in thousands) | Profile Code | Number of Projects | Total Gross Fees (in thousands) |
|---------|-----------|------------------------------------|-----------------|-----------------------|------------------------------------|-----------------|-----------------------|------------------------------------|
| 1) 011 | 151 | 4,615 | 11) 046 | 16,637 | 35,169 | 21) 096 | 1,307 | 13,244 |
| 2) 014 | 288 | 2,964 | 12) 048 | 208 | 2,735 | 22) 097 | 2,305 | 19,809 |
| 3) 017 | 2,182 | 22,499 | 13) 049 | 78 | 805 | 23) 101 | 292 | 3,064 |
| 4) 021 | 270 | 6,664 | 14) 050 | 5,096 | 33,385 | 24) 102 | 9,253 | 100,736 |
| 5) 024 | 10 | 81 | 15) 059 | 1,109 | 4,499 | 25) 106 | 108 | 2,666 |
| 6) 028 | 2,504 | 7,196 | 16) 072 | 581 | 4,511 | 26) 107 | 2,771 | 26,066 |
| 7) 029 | 660 | 9,350 | 17) 079 | 2,351 | 7,242 | 27) 109 | 9 | 22,091 |
| 8) 033 | 1,842 | 18,222 | 18) 084 | 16 | 1,200 | 28) 113 | 387 | 8,674 |
| 9) 035 | 80 | 1,289 | 19) 087 | 11 | 287 | 29) 115 | 396 | 2,735 |
| 10) 039 | 188 | 1,465 | 20) 088 | 817 | 10,303 | 30) | | |

11. Project examples, Last 5 Years

| Profile Code | "P," "C," "JV," or "IE" | Project Name and Location | Owner Name and Address | Cost of Work (in thousands) | Completion Date (Actual) |
|-------------------------------|----------------------------|---|--|--------------------------------|-----------------------------|
| 104, 107, 111, 114, 117 | P | ¹ Professional Engineering Services/City Engineer New Port Richey, FL | City of New Port Richey 5919 Main Street, New Port Richey, FL 34652 | Ongoing | Ongoing |
| 046, 102, 111 | P | ² General Land and Engineering Surveying and Underground Surveys for Miami-Dade Aviation Department Miami FL | Miami-Dade Aviation Department 4200 NW 36 th St, Miami, FL 33166 | \$71k | Ongoing |
| 050, 079 | P | ³ Residential Site Development, Cleveland St. Clearwater, FL | Clearwater FL Holdings LLC 211 Blvd of the Americas – Suite 113, Lakewood, NJ 08701 | \$124 | 2025 |
| 088, 097, 106 | P | ⁴ Rocky Creek Playground Improvements Miami, FL | Miami-Dade County (Client Rep.) Curtis + Rogers Design Studio 7520 S. Red Road, Suite M, South Miami, FL 33143 | \$75k | 2022 |
| 046, 011, 102 | P | ⁵ Districtwide Right-of-Way (ROW) Mapping Consultant, FDOT District 6 Miami, FL | FDOT District 6 1000 NW 111 Avenue, Miami, FL 33172 | \$1,000k | Ongoing |
| | | ⁶ | | | |
| | | ⁷ | | | |

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STANDARD FORM 254 PAGE 6 (REV. 11-92)

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12. The foregoing is a statement of facts


 Typed Name and Title: Paul M. Sterbenz, PE

Date: 2/26/26

Standard Form 255

| | | | |
|--|--|--|---|
| STANDARD FORM (SF) 255 Architect-Engineer and Related Services Questionnaire for | 1. Project Name/Location for which Firm is Filing: Cutler Cay Community Development District: District Engineer Qualifications | 2a. Commerce Business Daily Announcement Date, if any: N/A | 2b. Agency Identification Number, if any: N/A |
| 3. Firm (or Joint-Venture) Name & Address Colliers Engineering & Design, Inc. 7400 Corporate Center Dr, Ste C, Miami, FL 33126 | | 3a. Name, Title & Telephone Number of Principal to Contact Paul M. Sterbenz, PE 908.507.7353 | |
| | | 3b. Address of office to perform work, if different from Item 3 N/A | |
| 4. Personnel by Discipline: (List each person only once, by primary function.) Enter proposed consultant personnel <u>to be utilized</u> on this project on line (A) and in-house personnel on line (B). | | | |
| (A) _____ ⁴ (B) <u>577</u> Administrative (A) _____ (B) <u>21</u> Architects (A) _____ (B) _____ Chemical Engineers (A) _____ ⁴ (B) <u>471</u> Civil Engineers (A) _____ ⁴ (B) <u>109</u> Construction Inspectors (A) _____ (B) _____ Draftsmen (A) _____ (B) <u>1</u> Ecologists (A) _____ (B) _____ Economists | (A) _____ (B) _____ Electrical Engineers (A) _____ (B) _____ Estimators (A) _____ (B) <u>9</u> Geologists (A) _____ (B) _____ Hydrologists (A) _____ (B) <u>5</u> Interior Designers (A) _____ (B) <u>15</u> Landscape Architects (A) _____ (B) _____ Mechanical Engineers (A) _____ (B) _____ Mining Engineers | (A) _____ (B) _____ Oceanographers (A) _____ (B) <u>7</u> Planners: Urban/Regional (A) _____ (B) _____ Sanitary Engineers (A) _____ (B) _____ Soils Engineers (A) _____ (B) _____ Specification Writers (A) _____ (B) _____ Structural Engineers (A) _____ (B) <u>34</u> Surveyors (A) _____ (B) _____ Transportation Engineers | (A) _____ ⁶ (B) <u>456</u> _____ (A) <u>2</u> (B) <u>207</u> _____ (A) <u>7</u> (B) <u>125</u> _____ (A) <u>9</u> (B) <u>288</u> _____ (A) <u>18</u> (B) <u>85</u> _____ (A) _____ (B) <u>275</u> Other (A) _____ (B) _____ (A) _____ (B) <u>2737</u> Total Personnel |
| 5. If submittal is by JOINT-VENTURE list participating firms and outline specific areas of responsibility (including administrative, technical and financial) for each firm: (Attach SF 254 for each if not on file with Procuring Office.) N/A for CED. | | | |
| 5a. Has this Joint-Venture previously worked together? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | |

6. If respondent is not a joint-venture, list outside key Consultants/Associates anticipated for this project (Attach SF 254 for Consultants/Associates listed, if not already on file with the Contracting Office).

| Name & Address | Specialty | Worked with Prime before (Yes or No) |
|-----------------|-----------|--------------------------------------|
| 1) N/A for CED. | | |
| 2) | | |
| 3) | | |
| 4) | | |
| 5) | | |
| 6) | | |
| 7) | | |
| 8) | | |

| | |
|--|--|
| 7. Brief resume of key persons, specialists, and individual consultants anticipated for this project. | |
| a. Name & Title: Paul Sterbenz, PE Senior Principal, Governmental Services Operating Officer | a. Name & Title: Eugene Collings-Bonfill, PE, PSM Civil Engineering Department Manager |
| b. Project Assignment: Principal-In-Charge | b. Project Assignment: District Engineer |
| c. Name of Firm with which associated: Colliers Engineering & Design, Inc. | c. Name of Firm with which associated: Colliers Engineering & Design, Inc. |
| d. Years experience: With this Firm <u>38</u> With Other Firms <u>5</u> | d. Years experience: With this Firm <u>1</u> With Other Firms <u>28</u> |
| e. Education: Degree(s)/Year/Specialization BS Civil Engineering, 1983 | e. Education: Degree(s)/Year/Specialization MBA, 2022 MS, Civil Engineering, 2013 BS Civil Engineering, 2011 |
| f. Active Registration: Year First Registered/Discipline Professional Engineer (PE), 1987 | f. Active Registration: Year First Registered/Discipline Professional Engineer (PE): 2015 Professional Survey and Mapper (PSM): 2014 |
| g. Other Experience and Qualifications relevant to the proposed project: Mr. Sterbenz has been providing municipal and civil engineering services for more than 40 years on public and private sector projects including projects for municipalities and counties. He has been accountable for the management of municipal projects from concept design through construction as well as the review aspect of plans, reports, and other documents for developer sponsored projects submitted to Planning Boards and Zoning Boards of Adjustment. His longevity in several of the Municipalities that he represents is a testament to his dedication to customer service. His extensive knowledge of and contacts with various review agencies facilitates the timely issuance of permits. His municipal engineering experience includes the preparation of design plans, technical specifications, and cost estimates; the procurement of permits and approvals for projects; and construction observation and administration services associated with municipal infrastructure projects. Mr. Sterbenz is also skilled in the design of park and recreation facilities, including athletic fields and tot lots; design of sanitary sewer collection and water distribution systems; traffic engineering; and environmental permitting. | g. Other Experience and Qualifications relevant to the proposed project: Mr. Collings-Bonfill brings over 28 years of diverse and in-depth experience in the engineering and construction industry. His professional background includes a strong foundation in land surveying, engineering design, geotechnical coordination, program and project management, and construction oversight, particularly for public-sector infrastructure projects. He has successfully led multidisciplinary teams on complex, high-profile projects for municipalities and government agencies, demonstrating a keen ability to manage schedules, budgets, regulatory compliance, and stakeholder communication. His familiarity with South Florida's regulatory environment and site-specific challenges positions him to deliver practical, data-driven solutions tailored to the region's unique conditions. In addition to his professional background, Mr. Collings-Bonfill currently serves as Chair of a Community Development District Board, offering a unique perspective on the responsibilities, expectations, and decision-making processes of District Supervisors. This experience allows him to approach the District Engineer role not only as a technical professional, but as a strategic advisor who understands the importance of balancing infrastructure needs with fiscal responsibility and community expectations. Mr. Collings-Bonfill's connection to the Cutler Cay community through family residents within Cutler Cay, along with his professional relationship with the District's management team, further strengthens CEDs' ability to provide attentive, locally informed service. The CED team is committed to delivering clear technical guidance, proactive planning, and collaborative support that advances the District's long-term infrastructure and operational objectives. |

| | |
|---|--|
| 7. Brief resume of key persons, specialists, and individual consultants anticipated for this project. | |
| a. Name & Title: Miguel Lockward, PE, PMP, ENV SP Civil/Site Senior Project Manager | a. Name & Title: |
| b. Project Assignment: Civil Engineering Lead | b. Project Assignment: |
| c. Name of Firm with which associated: Colliers Engineering & Design, Inc. | c. Name of Firm with which associated: |
| d. Years experience: With this Firm <u>1</u> With Other Firms <u>15</u> | d. Years experience: With this Firm _____ With Other Firms _____ |
| e. Education: Degree(s)/Year/Specialization BS Civil Engineering, 2014 | e. Education: Degree(s)/Year/Specialization |
| f. Active Registration: Year First Registered/Discipline Professional Engineer (PE): 2019 | f. Active Registration: Year First Registered/Discipline |
| g. Other Experience and Qualifications relevant to the proposed project: Mr. Lockward has 15 years of diverse experience in engineering design and construction management, including practice in both the Dominican Republic and the United States. Areas of expertise include stormwater management systems, water distribution, sanitary sewer collection and pump station design, land development, transportation, work zone traffic control, construction inspections, and utility coordination. He has proven ability to lead projects involving budgeting, cost control, quality assurance, bidding, and permitting. A background that combines military discipline, hands-on technical knowledge, and academic training from a competitive institution reflects a strong commitment to excellence, adaptability, and success as a collaborative team member in fast-paced, high-stakes environments. | g. Other Experience and Qualifications relevant to the proposed project: |

| 8. Work by firms or joint-venture members which best illustrates current qualifications relevant to this project (list not more than 10 projects). | | | | | |
|--|--|---|--|----------------------------------|--|
| a. Project Name & Location | b. Nature of Firm's Responsibility | c. Project Owner's Name& Address and Project Manager's Name & Phone Number | d. Completion Date (actual or estimated) | e. Estimated Cost (in Thousands) | |
| | | | | Entire Project | Work for Which Firm Was/Is Responsible |
| (1) Professional Engineering Services/City Engineer New Port Richey, FL | EOR | City of New Port Richey, 5919 Main Street, New Port Richey, FL 34652 Dale Hall, 727.853.1047 | 2024-Ongoing | N/A | Ongoing |
| (2) Stormwater Management Services City of North Port, FL | Civil Engineering, Water Wastewater, Government Services | City of North Port, 4970 City Hall Boulevard, North Port, FL 34286 Anthony Friedman, 941.240.8098 | 2025-Ongoing | N/A | 10k |
| (3) General Land and Engineering Surveying and Underground Surveys for Miami-Dade Aviation Department Miami, FL | SUE, GPR, Survey Services, Utility Coordination | Miami-Dade Aviation Department 4200 NW 36th St, Miami, FL 33166-2700 Victor Mendez, 305.876.0779 | 2025-Ongoing | N/A | 71k |
| (4) | | | | | |
| (5) | | | | | |
| (6) | | | | | |
| (7) | | | | | |
| (8) | | | | | |
| (9) | | | | | |
| (10) | | | | | |

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| 9. All work by firms or joint-venture members currently being performed directly for Federal agencies. | | | | | |
|--|------------------------------------|---|---------------------|----------------------------------|------------------------------------|
| Cols. NOT divided like item 8 a. Project Name & Location | b. Nature of Firm's Responsibility | c. Agency (Responsible Office) Name and Address and Project Manager's Name & Phone Number | d. Percent Complete | e. Estimated Cost (in Thousands) | |
| | | | | Entire Project | Work for Which Firm Is Responsible |
| N/A for | | | | | |

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10. Use this space to provide any additional information or description of resources (including any computer design capabilities) supporting your firm's qualifications for the proposed project

N/A

11. The foregoing is a statement of facts.

Signature: _____ 

Typed Name and Title: _____

Paul M. Sterbenz, PE, Senior
Principal

Date:

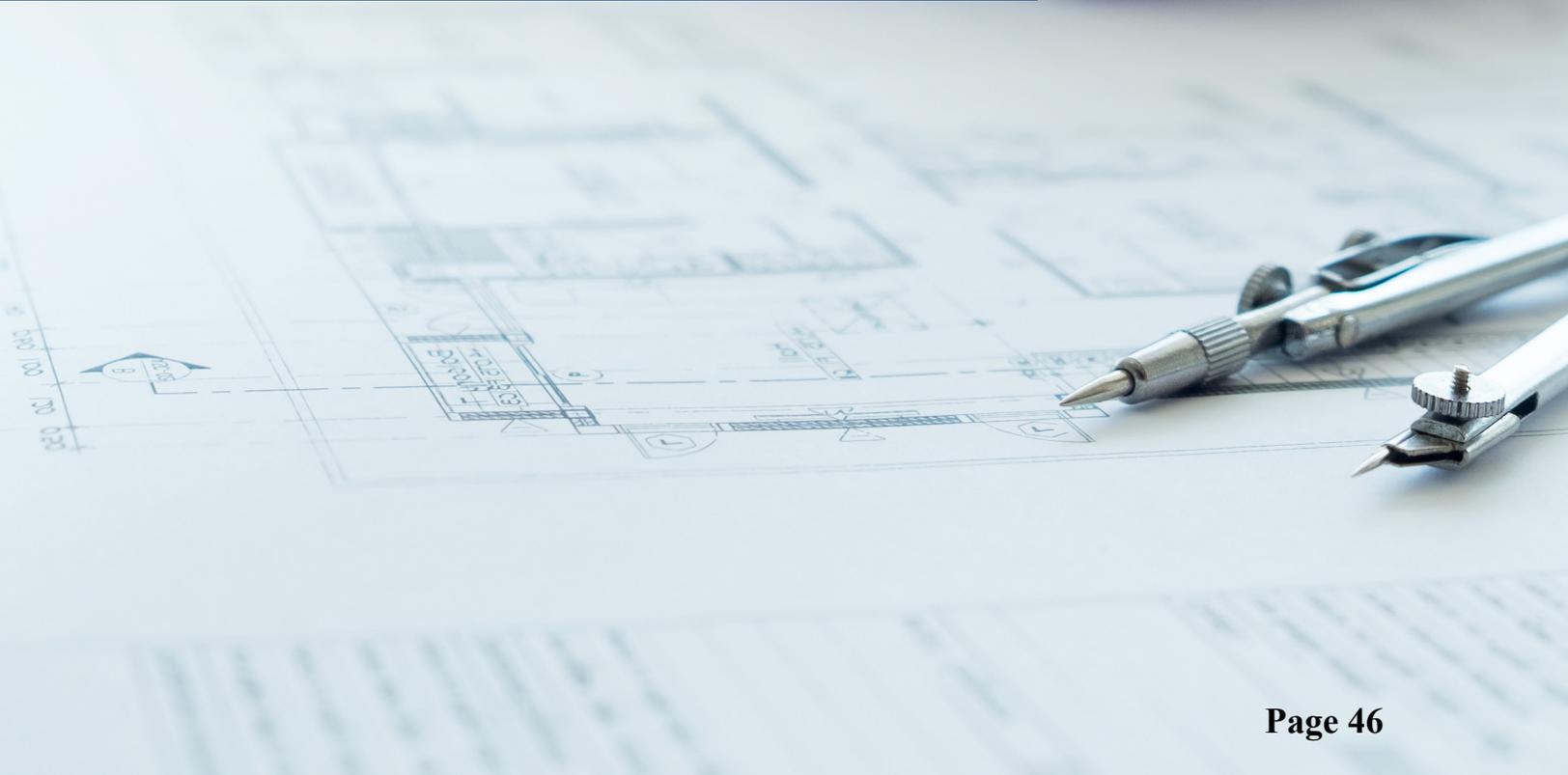
2/26/26

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Tab 5

Client References



Client References

References

CED has multiple contracts providing professional engineering and consulting services on numerous projects for municipalities throughout the state, and will leverage this experience to help manage and execute this contract successfully for the District. CED prides itself on its long-standing relationships that enable candid and concise communication at every level of government. Our licensed Professional Engineers, Surveyors, and technical staff can provide any aspect of design services that the District may need.

| Client References | |
|--|--|
| Client Contact | Project/Contract |
| City of New Port Richey Dale Hall P: 727.853.1047 E: HallD@CityofNewPortRichey.org | Professional Engineering Services/ City Engineer |
| City of North Port Anthony Friedman P: 941.240.8098 E: afriedman@northportfl.gov | Stormwater Management Services |
| Miami-Dade County Aviation Department Victor Mendez P: 305.876.0779 E: vmendez@flyMIA.com | General Land and Engineering Surveying and Underground Surveys for Miami-Dade County Aviation Department |





Project Details

Client

City of New Port Richey,
5919 Main Street
New Port Richey, FL 34652

Contact

Dale Hall
P: 727.853.1047
E: HallD@
CityofNewPortRichey.org

Date

2024-Ongoing

Cost

Ongoing

Services | Relevancy

Plans Review, Attending
Meetings, Permitting, EOR

Professional Engineering Services/City Engineer

New Port Richey, FL

CED is serving as the City Engineer for the City of New Port Richey, a critical role that encompasses a wide range of responsibilities aimed at ensuring the city's infrastructure is well-designed, functional, and sustainable. In this capacity, CED is responsible for the comprehensive design of capital projects, which includes overseeing large-scale public works such as new roadways, bridges, public buildings, and other essential infrastructure. These projects play a vital role in the city's growth and modernization and must be completed in compliance with local, state, and federal regulations, as well as within budget and on time.

In addition to capital projects, CED is providing expert advice and consultation on the maintenance and operation of the City's utilities, including water, sewer, and other vital systems. This will ensure that utilities function smoothly, meet the demands of the city's residents, and are maintained in a cost-effective and sustainable manner. CED as City Engineer is also playing a pivotal role in stormwater infrastructure management, addressing the design and upkeep of systems that control stormwater runoff, prevent flooding, and reduce water pollution - critical concerns in an area that may face heavy rainfall and potential flooding. Another key responsibility of CED is overseeing the City's transportation systems, including the design, maintenance, and improvement of roads, traffic signals, pedestrian pathways, and other infrastructure essential for safe and efficient mobility. This involves planning and implementing improvements to alleviate congestion, enhance accessibility, and ensure the transportation network supports the City's current and future needs.



Project Details

Client

City of North Port,
4970 City Hall Boulevard
North Port, FL 34286

Contact

Anthony Friedman
P: 941.240.8098
E: afriedman@northportfl.gov

Date

2025-Ongoing

Cost

10k (Ongoing)

Services | Relevancy

Civil Engineering, Water
Wastewater, Government
Services

Stormwater Management Services

City of North Port, FL

Under this contract CED has assisted the City by review site plans, subdivision plans, storm water reports and calculations, and other documents submitted by developers in support of development projects to assess compliance with applicable regulations including the City's Unified Land Development Code (ULDC) in accordance with a task order issued under a continuing services agreement with the City of North Port. Upon completion of the document review, prepare and issue a report to the City on the storm designs for development applications.



Project Details

Client

Miami-Dade Aviation
Department
4200 NW 36th St
Miami, FL 33166-2700

Contact

Victor Mendez
P: 305.876.0779
E: vmendez@flyMIA.com

Date

2025-Ongoing

Cost

71K

Services | Relevancy

Sub-Surface Utility
Verification, Ground
Penetrating Radar (GPR),
General Land Surveying
Services (Topographic,
Horizontal, and Vertical
Control), and Existing
Utility Coordinators and
Field Verification

General Land and Engineering Surveying and Underground Surveys for Miami-Dade Aviation Department

Miami, FL

Since 2019, CED has supported the county for any miscellaneous professional engineering & surveying services. Multiple assignments have supported the Miami Aviation Department and resulting in 7+ subsequent task orders of the same nature. The TWO scopes have included full topographic survey, Horizontal and vertical control, drainage survey, Nondestructive Sub-Surface Utility Verification and Ground Penetrating Radar (GPR).

Our surveying services typically begin with researching the public records for existing primary control network for the projects. Our services have consisted of establishing the project's horizontal/vertical controls, leveraging static LiDAR scanning of some gates areas for MIA Airport to ensure detailed digital terrain mapping for the design of new grease traps, cost efficiencies, and overall safety. This data is combined with conventional topographic information of the locations of existing improvements including the drainage and sanitary structures and utilities within the project limits.

A photograph of two business professionals shaking hands over a desk. The person on the left is wearing a dark blue suit jacket, and the person on the right is wearing a grey and white plaid suit jacket. On the desk, there are several documents on clipboards, a pen, and a laptop. The background is a blurred office setting with a window.

Tab 6

Insurance

A glowing lightbulb hanging from a cord against a dark blue background with bokeh lights. The lightbulb is the central focus, emitting a warm yellow glow. The background features vertical lines and out-of-focus light spots, creating a modern, tech-oriented aesthetic.

Tab 7

Business Ethics

Business Ethics

Business Ethics

Per Notice of Request for Qualifications, "Disclose (i) any circumstance whereby the professional conduct of your firm or any of its engineers is currently being investigated judicially or by an administrative agency or qualification board and (ii) any prior adverse decision or settlement relating to a violation of ethical standards by your firm or one of its engineers, if any."

This section is N/A for CED.



Tab 8

Additional Information

Additional Information

Minority Business Enterprise

CED is not a Minority Business Enterprise.



Colliers Engineering & Design is a leading, multi-discipline engineering and architecture, design and consulting firm servicing public and private sector clients nationwide.

For a full listing of our office locations, please visit colliersengineering.com

1 877 627 3772



Engineers • Architects • Planners • Surveyors • Inspectors • Interior Designers
Landscape Architects • Environmental Scientists • Project Managers

FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

Customer & Address: Cutler Cay Community Development District
 Old Cutler RD & SW 195st TER
 Cutler Bay, FL

We hereby submit specifications and estimates for:

- **Repair all identified cracks and leaks on both waterfall structures and paint the entire surface (colors code provided)** **\$12,000.00**
Includes a 1-year warranty on crack repairs. No warranty on paint.
- **Replace wall spouts (2 waterfalls) with upgraded fiberglass units** **\$6,000.00**
Includes a 3-year warranty on the new spouts. The upgraded material will not affect the appearance; they will look similar to the existing ones.
- **Acid wash to remove calcification and clean waterline tiles (2 waterfalls)** **\$1,100.00**

| | | |
|--------------------|-------|---------------------|
| Parts and labor | ----- | \$ 19,100.00 |
| 7% Tax | ----- | N/A |
| Grand total | ----- | \$ 19,100.00 |

ACCEPTANCE OF PROPOSAL

Name (and Title): _____

Signature: _____

Date: _____

FELIX CLEAN SERVICES, LLC.: _____

FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

Customer & Address: Cutler Cay Community Development District
 Old Cutler RD & SW 195st TER
 Cutler Bay, FL

We hereby submit specifications and estimates for:

- Repair all identified cracks and leaks on both waterfall structures and paint the entire surface (colors code provided) \$12,000.00
- Demount and repair water leaks in wall spouts (2 waterfalls) \$3,200.00
- Acid wash to remove calcification and water level tiles (2 waterfalls) \$1,100.00

- 1-Year Warranty in repairs - No warranty on paint.

| | | |
|--------------------|-------|---------------------|
| Parts and labor | ----- | \$ 16,300.00 |
| 7% Tax | ----- | N/A |
| Grand total | ----- | \$ 16,300.00 |

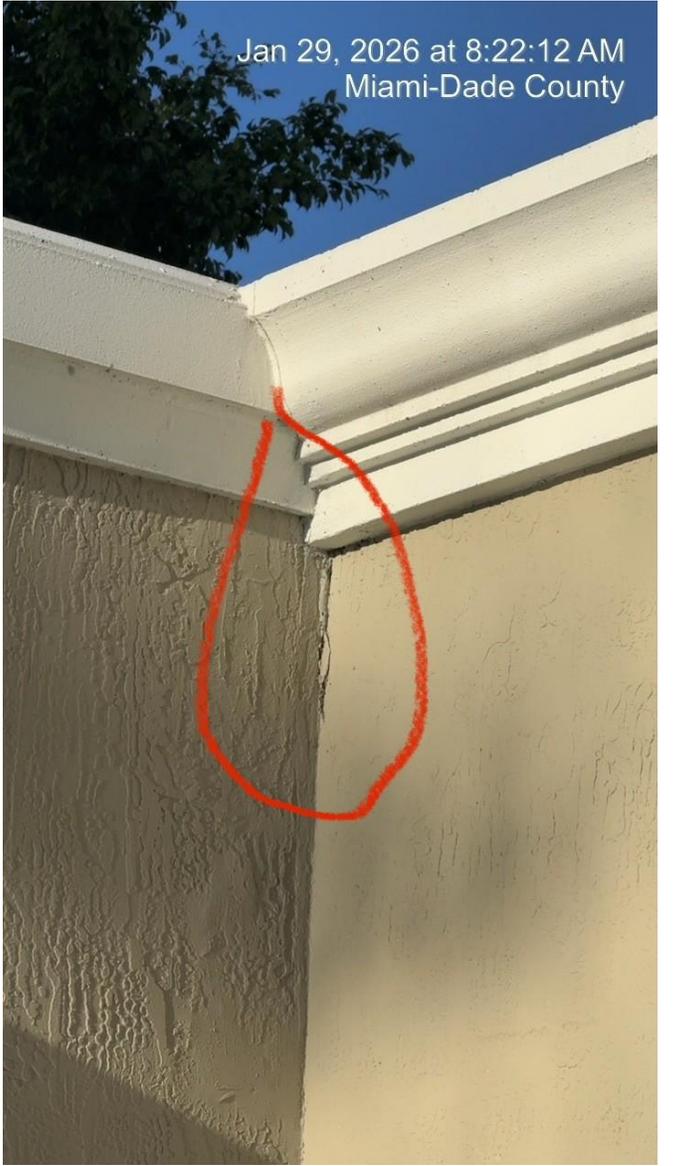
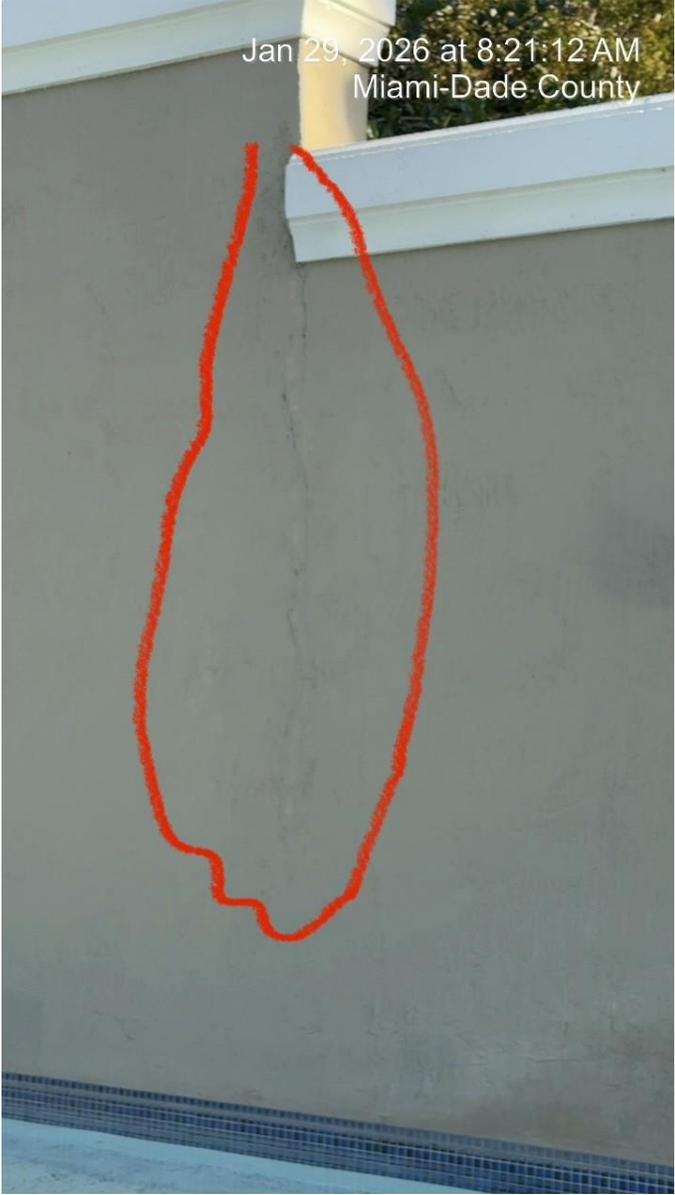
ACCEPTANCE OF PROPOSAL

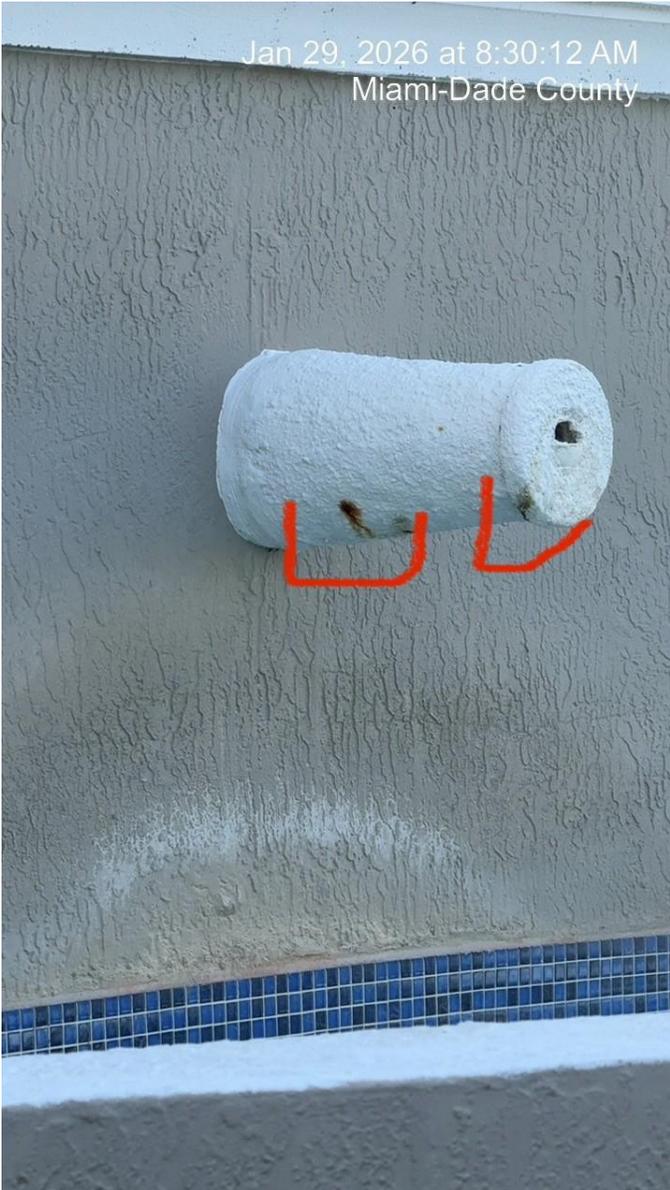
Name (and Title): _____

Signature: _____

Date: _____

FELIX CLEAN SERVICES, LLC.: _____





Cutler Cay CDD

Entrance Towers Pressure Cleaning and Precast/Keystone Repairs

| Elite Property Services | Felix Clean Services | Headley Construction Group |
|--|---|--|
| <i>This vendor previously handled the Old Cutler wall-painting project for the HOA.</i> | <i>This vendor recently performed comparable work on the guardhouse's keystone repairs.</i> | <i>The vendor has previously worked on multiple projects for the District.</i> |
| <p>Pressure-clean all three structures at the main community entrance.</p> <p>Repair and fill any damaged areas on the precast/keystone trims at all three structures.</p> <p>Cover all holes and perform touch-up painting on affected areas to match the existing color (note: no paint should be applied to precast/keystone surfaces).</p> | | |
| \$4,800.00 | \$3,700.00 | \$3,400.00 |



Elite Property Service & Painting Corp.

Proposal submitted to:

**Cutler Cay CDD
C/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410**

Pressure Wash and Repair holes in keystone of all 3 structures of the North Entrance of Cutler Cay located at Old Cutler Road and 195th lane, Cutler Bay FL.

Scope of Work:

1. Pressure wash all walls.
2. Repair holes in Keystone as needed.
3. Touch up masonry walls and needed to match existing colors.

PROPOSAL SUMS:

Total \$4,800.00

WHEN DULY SIGNED AND DATED, THIS PROPOSAL SHALL BE A BINDING CONTRACT BETWEEN THE PARTIES INVOLVED.

District
Title & Date: _____

Elite Property Service
Title & Date: _____

Elite Property Service & Painting Corp. mgamero@elitepropertysp.com (954) 588-0253

FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

Customer & Address: Cutler Cay Community Development District
Old Cutler RD & SW 195st TER
Cutler Bay, FL

We hereby submit specifications and estimates for:

- Pressure clean the 3 structures at main community entrance
Repair (fill) precast trims damages on all the 3 structures.
Cover holes and paint the areas to match existing color. \$ 3,700.00

*No paint will be applied on precast trims, just in the spots next to it if affected.

| | | |
|--------------------|-------|--------------------|
| Parts and labor | ----- | \$ 3,700.00 |
| 7% Tax | ----- | N/A |
| Grand total | ----- | \$ 3,700.00 |

ACCEPTANCE OF PROPOSAL

Name (and Title): _____

Signature: _____

Date: _____

FELIX CLEAN SERVICES, LLC.: _____

Headley Construction Group Inc

8240 SW 186th ST
Cutler Bay, FL 33157 USA
+13056131490
thomas@headleycg.com



Estimate

ADDRESS
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
7755 SW 192ND ST
CUTLER BAY
FL
33157

ESTIMATE 1757
DATE 03/01/2026

| DATE | SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|----------|---------------------------|--|-----|----------|-------------------|
| | Project | Project; Cutler Cay Entrance Towers and Median Structure Minor Repairs | 1 | 0.00 | 0.00 |
| | Stucco & Painting of Wall | Scope of Work 1. Pressure washing of towers to wash off debris and mold 2. Installation of scaffolding / protections in preparation for work 3. Concrete precast molding repair / filling to match existing design and color Stucco & Painting of Wall | 1 | 3,400.00 | 3,400.00 |
| ----- | | | | | |
| SUBTOTAL | | | | | 3,400.00 |
| TAX | | | | | 0.00 |
| ----- | | | | | |
| TOTAL | | | | | \$3,400.00 |

Accepted By

Accepted Date

From: Landshore Enterprises, LLC <info@landshore.com>

Sent: Thursday, February 26, 2026 4:51 PM

To: Gloria Perez <gperez@sdsinc.org>

Cc: Ronald Galvis <rGalvis@sdsinc.org>; Angel Camacho <angel.camacho@alvarezeng.com>; Adaulfo Jose Pereira <jose@landshore.com>; Richard Paolillo <richard@landshore.com>

Subject: Shoreline Restoration Estimate – Cutler Cay Community

Good afternoon, Gloria,
I hope you are doing well.

Please see attached our estimate for the small lake shoreline restoration within the Cutler Cay Community.

Please note that the attached estimate reflects approximately 980 linear feet of shoreline restoration, representing the full perimeter of the lake.

Although we highly recommend to restore the entire shoreline due to site access limitations and mobilization logistics around the lake, if the community prefers to prioritize a smaller section of approximately 515 linear feet identified as a priority area, the total cost for that portion would be \$92,223, which includes inspection and cleaning of one (1) 18-inch pipe.

The remaining shoreline, approximately 465 linear feet, could be completed at a later time for a total cost of \$82,018, also including inspection and cleaning of one (1) 18-inch pipe.

Please review the attached estimate and let us know how the community would like to proceed. We are available to discuss phasing options or answer any questions.



Thank you and have a nice day!

Best regards,
Arelis van den Berg



Landshore Enterprises, LLC
d/b/a Erosion Restoration, LLC
"Your Shoreline Protection Specialists"

6555 N. Powerline Road, Ste. #302
Fort Lauderdale, FL 33309
O. 954-327-3300
F. 954-533-1556

118 Shamrock Blvd.
Venice, FL 34293
O. 941-303-5238
F. 941-218-6113

www.landshore.com

Please consider the environment before printing this email

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Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
 Shoreline stabilization/Environmental Engineering/Construction Management
 d/b/a Erosion Restoration, LLC

Cutler Cay Community Development District
 c/o: Special District Services, Inc.
 Attn: Gloria Perez, District Manager
 2501A Burns Road
 Palm Beach Gardens, FL 33410

ESTIMATE: #4396

Date: 2/26/2026

Project: Shoreline Restoration for Approximately 980 Linear Feet

PRODUCT DESCRIPTION

Eco-Filter Tube™ (EFT) construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube is filled with sand by direct coupling to a hydraulic dredge. The tube is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the geotextile allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The Landshore® engineered (EFT) system consists of a spun bound polyester filter fabric that is sewn together to form a tube specifically calculated for particular level of service, pressure, strength, stability and safety - is placed along the edge of water on prepared terrace and filled with sand to form an erosion barrier that has the characteristics of a permeable, gravity type retaining wall.

JOB SCOPE

Landshore® will install Eco-Filter Tube™(EFT) as follows: One (1) Supporting Tube to reaffirm the underwater shelf One (1) Base Tube to provide stabilization and allow for land reclamation; One (1) Sacrificial Tube to fill voids and for final grading to match existing slope. Sod will be placed on repaired areas to match existing landscape. **Fill material will be imported.**
 Inspection and cleaning of two 18" pipes.

ITEMIZED ESTIMATE: TIME AND MATERIALS

| Section | Description | Units | Estimated Quantities | Total |
|-----------------------|------------------------------------|-------------|----------------------|---------------------|
| 980' | Mobilization / General preparation | Lump Sum | 1 | |
| | Clearing and Grubbing | Lump Sum | 1 | |
| | Grading and Shaping | Square Feet | 150 | |
| | EFT Supporting Tube | Linear Feet | 980 | |
| | EFT Base Tube | Linear Feet | 980 | |
| | EFT Sacrificial Tube | Linear Feet | 980 | |
| | Erosion Control Blanket/Mat | Square Feet | 4,900 | |
| | Sod | Square Feet | 4,900 | |
| | Pipe Inspection and Cleaning | Each | 2 | |
| | Demobilization | Lump Sum | 1 | |
| TOTAL JOB COST | | | | \$159,240.00 |



Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
 Shoreline stabilization/Environmental Engineering/Construction Management
 d/b/a Erosion Restoration, LLC

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

| | |
|---------------------------|-------------|
| 10% Booking Date | \$15,924.00 |
| 35% Mobilization Date | \$55,734.00 |
| 45% Work in progress | \$71,658.00 |
| 10% Completion of project | \$15,924.00 |

Terms: Net 15
 Interest will be charged at 1.5% per month on past due invoices

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities within or outside the shoreline easement if as-built drawings or accurate utility locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.
3. Landshore® is not responsible for removing or installing any electric work or cables.
4. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
5. Landshore® is not responsible for any damages to the work by any natural disaster.
6. Existing Conditions-All dimensions for existing conditions are to be verified in the field by Landshore®. Landshore® will notify the Owner of deviations from the scope of work prior to the installation. Any discrepancies in dimensions or special modifications required due to field conditions shall be reported in writing to the Owner for clarification, approval, or modification prior to the commencement of work involved.
7. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.
8. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
9. If there are stormwater drainage pipes at shoreline edge, Landshore® can extend the pipes for an additional cost, following the approval from the Client.
- 10. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 11. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

 Client's Representative Signature

 Date

 Landshore Enterprises Representative Signature

 Date



WORK AUTHORIZATION CONFIRMATION

Date: February 25, 2026

Project: Cutler Cay CCD Tracts P, U, G and A

From: Davis Environmental Solutions, LLC
1005 NE 125th St, Suite 101
North Miami, Florida 33161

To: Cutler Cay Community Development District
c/o Special District Services, Inc.
2501 Burns Rd, Suite A
Palm Beach Gardens, FL 33410

RE: Change order #1 for the existing District Agreement Dated 3/26/2025. Change order to add mitigation assessment for mitigation bank credit purchase, significantly lowering overall mitigation cost.

[] This is to confirm that verbal authorization was given to Davis Environmental Solutions to proceed according to the terms of our proposal (or part(s) only) to you dated

[x] This is to confirm authorization for Davis Environmental Solutions to provide the following services according to the general terms and conditions in proposal dated February 3, 2026.

Mitigation Assessment and Coordination of Mitigation Bank Purchase

DES will prepare W.A.T.E.R. scores to assess the environmental impact of the proposed trimming on the mangrove canopy. The minimum payment accepted by the mitigation bank is \$5000. This will purchase 0.03 credits, which will be sufficient mitigation for the project.

DES will request the mitigation contract and guide the CDD through the payment and execution of the project. The final deliverable will be a credit reservation letter from the Florida Power and Light Everglades Mitigation Bank. This will provide the County with the final item necessary for the issuance of the permit.

See DERM Comments for the cost of the Biscayne Bay Environmental Enhancement Trust Fund (BBEETF) which they show at \$34,984.00. The other items are complete or ready to submit with the mitigation payment.

Remarks: **CLASS I TECHNICAL REVIEW - CLI-20250243**

Print Filter remarks Show disapproved only

| Code | Description | Created | Modified | Released |
|------|--|---------------------------------------|---------------------------------------|-------------|
| 0001 | Please check the Permit Review and/or Biological Inspection review for disapproval remarks' to the disapproval remarks library for all Parent Reviews. | ALHALE, ROCKELL 02/15/2026 8:38 PM | ALHALE, ROCKELL 02/15/2026 8:39 PM | DISAPPROVED |

Showing 1 to 1 of 1 entries

Remarks: **CLASS I PERMIT REVIEW - CLI-20250243**

| Code | Description | Created | Modified | Released |
|--------|---|--|---------------------------------------|-------------|
| REMARK | Letter for the proof of purchase for the WATER scores or a contribution to the BBEET in an amount of \$34,984.00. | ALVARADO, NICOLE 02/03/2026 3:19 PM | ALHALE, ROCKELL 02/15/2026 8:39 PM | DISAPPROVED |
| 0029 | A set of plans signed and sealed by a Florida Licensed Landscape Architect. | ALVARADO, NICOLE 02/03/2026 3:19 PM | ALHALE, ROCKELL 02/15/2026 8:39 PM | DISAPPROVED |
| REMARK | Application fee in an amount of \$530.00 with an associated surcharge fee of \$39.75. | ALVARADO, NICOLE 02/03/2026 3:19 PM | ALHALE, ROCKELL 02/15/2026 8:39 PM | DISAPPROVED |
| REMARK | Permit fee in an amount of \$530.00 with an associated surcharge fee of \$39.75. | ALVARADO, NICOLE 02/03/2026 3:19 PM | ALHALE, ROCKELL 02/15/2026 8:39 PM | DISAPPROVED |
| REMARK | Complete the contact for the applicant. | ALHALE, ROCKELL 02/15/2026 8:36 PM | ALHALE, ROCKELL 02/15/2026 8:39 PM | DISAPPROVED |

Fees for these additional services are:

- Estimated at _____ Hourly, not to exceed \$0.00 (as per attached Rate Schedule)
- Lump Sum at \$1200.00
- Expenses will be invoiced separately. See fee schedule below.

Please sign this agreement and return a signed copy to us. Should you have any questions or require additional information regarding this authorization, please contact me at (305) 332-5913 or matt@davis-environmental.com.

For: **Davis Environmental Solutions, LLC.**

For: **Cutler Cay Community Development District**

Signed: 
 Matt Davis, Vice President

Signed: 
 Omar Fonte
 Chairman, Cutler Cay CDD

Date: 2-25-2026

Date: 2/25/26

EVERGLADES MITIGATION BANK
MITIGATION CREDIT PURCHASE AND SALE AGREEMENT

THIS MITIGATION CREDIT PURCHASE AND SALE AGREEMENT (“**Agreement**”) is made on this ____ day of _____, 2026, by and between Florida Power & Light Company, a Florida corporation (“**FPL**”) and Cutler Cay Community Development District c/o Special District Services, Inc. (“**Purchaser**”).

WITNESSETH

WHEREAS, FPL has obtained authorization to construct and maintain the Everglades Mitigation Bank, located in Miami-Dade County, Florida (“**Mitigation Bank**”); and

WHEREAS, FPL has obtained Mitigation Bank Permit Nos. 132622449, 132637449 and 0193232-001 from the Florida Department of Environmental Protection (“**FDEP**”) pursuant to Chapter 62-342, Florida Administrative Code (collectively, the “**FDEP Permits**”); Permit Nos. 199500155 (IP-GS) and SAJ-1995-155 (IP-TKW) from the U.S. Army Corps of Engineers (“**ACOE**”) pursuant to the Clean Water Act Section 404, 33 U.S.C. § 1344 (collectively, the “**ACOE Permit**”); and Permit No. CC96-303/FW95-035 from the Miami-Dade County Department of Environmental Resources Management (“**DERM Permit**”) to construct, operate, manage, and maintain the Mitigation Bank, and to transfer credits from the Mitigation Bank (“**Mitigation Credits**”) to satisfy the mitigation requirements of third parties; and

WHEREAS, for the benefit of the Purchaser, Purchaser is in the process of obtaining the following permits (collectively, the “**Purchaser’s Permit**”) from the following agencies to impact wetlands under that agency’s regulatory jurisdiction which requires the Purchaser to provide mitigation: (a) Permit Number CLI-2025-0243 from Miami-Dade County Regulatory and Economic Resources (“**RER**”) (referred to hereinafter as the “**Agency**”); and

WHEREAS, the Purchaser is in the process of obtaining Agency approval or the Agency has approved the use of Mitigation Credits from the Mitigation Bank to fulfill the mitigation requirements of Purchaser’s Permit.

NOW, THEREFORE, in consideration of the premises herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Purchase Price.**

FPL hereby agrees to allocate to Purchaser up to a maximum of 0.03 State Saltwater Mitigation Credits in the Mitigation Bank to partially or totally fulfill the mitigation requirements of the Purchaser’s Permit at a rate of \$150,000 per mitigation credit with a minimum purchase price of \$5,000. In consideration of the total sum of Five Thousand Dollars (\$5,000.00) (“**Purchase Price**”), payable in U.S. dollars in cash or immediately available funds, subject to the terms herein. The Purchase Price shall be payable to FPL as follows:

(a) Payment of Five Thousand Dollars (\$5,000.00) due upon the execution of the Agreement.

The Purchase Price is nonrefundable, except as provided in this Paragraph and in Paragraph 3 and 12 hereof. If the Agency determines that Purchaser needs less than 0.03 Mitigation Credits, Purchaser shall notify FPL of the number of Mitigation Credits that Purchaser requires, and the parties shall reduce the Purchase Price based on a price of One Hundred Fifty Thousand Dollars (\$150,000.00) per Mitigation Credit and also agrees that in any event, the Purchase Price shall be no less than \$5,000 regardless of Mitigation Credits purchased. In such event, Purchaser shall be entitled to receive a corresponding refund of the Purchase Price paid and FPL shall retain those Mitigation Credits for which Purchaser received the refund. If the Agency differs in its determination of the number of Mitigation Credits to be purchased by Purchaser, then the Purchase Price shall be governed by the individual Agency determination reflecting the highest Mitigation Credit required.

2. **FPL's Obligations under this Agreement.**

(a) FPL shall cooperate with the Purchaser and with the Agency and other applicable regulatory agencies to facilitate and expedite the transfer of the Mitigation Credits to the Purchaser to fulfill the mitigation requirements of Purchaser's Permit.

(b) Upon FPL's receipt of Purchase Price and Purchaser providing to FPL the Purchaser's Permit, FPL shall reserve the Mitigation Credits and assume the responsibility for fulfilling the mitigation requirements of Purchaser's Permit. This responsibility will be met by FPL's compliance with the terms and conditions of its FDEP Permits and ACOE Permit. Except as provided in Paragraph 3 below, FPL bears no responsibility or obligation relating to Purchaser's efforts to secure all necessary construction permits. Except as provided in Paragraph 3 below, in the event the Purchaser fails to pay the total Purchase Price timely as required in Paragraph 1(a), then FPL reserves the right, at its sole discretion, to immediately cancel the contract and retain any amounts previously paid by Purchaser to FPL under this Agreement.

3. **Credit Purchase Conditioned on Agency Approval of Use of Mitigation Credits as Mitigation.**

Purchase of the Mitigation Credits under this Agreement is conditioned on the Purchaser obtaining the approval of each Agency for the use of the Mitigation Credits to fulfill the mitigation requirements of Purchaser's Permit. Purchaser shall provide FPL with a copy of the Purchaser's Permit within ten (10) days of Purchaser's Permit being issued by each respective Agency to enable FPL to submit the credit withdrawal request as required in Paragraph 4. If Purchaser's inability to provide FPL with a copy of Purchaser's Permit is due to Agency denial of Purchaser's Permit, then Purchaser shall be entitled to receive a refund of the Purchase Price paid and FPL shall retain all Mitigation Credits reserved on Purchaser's behalf. A "denial" shall be deemed to occur in the event the Agency's governing body with the authority to approve or deny the Purchaser's Permit has taken final agency action after Purchaser has made a good faith effort to obtain the Purchaser's Permit.

4. **Withdrawal of Credits.**

Upon FPL's receipt of the full Purchase Price within the time required in Paragraph 1(a), and Purchaser providing to FPL the Purchaser's Permit, FPL shall submit a Mitigation Credit withdrawal request to the FDEP and/or ACOE as appropriate pursuant to the Mitigation Credit withdrawal process established in the Mitigation Bank Permits within ten (10) business days of receipt of Purchaser's Permits.

After obtaining approval of the Mitigation Credit withdrawal as provided in the FDEP Permits and/or ACOE Mitigation Banking Instrument, FPL shall provide to the Purchaser copies of the Agency approvals to evidence the transfer of the Mitigation Credits from FPL to the Purchaser.

5. **Acceptance of Purchase Agreement**

Purchaser shall execute and return this Agreement to FPL within thirty (30) days of receipt. If FPL fails to receive Purchaser's executed counterpart to this Agreement within such thirty (30) day period, then FPL, in its sole discretion, may withdraw its offer to enter into a Purchase Agreement with Purchaser.

6. **Fees**

Any returned checks shall be subject to a \$50.00 service charge.

7. **Successors and Assigns.**

This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto. This Agreement may be assigned by Purchaser to another party, with the prior written consent of FPL, which consent shall not be unreasonably withheld or delayed.

8. **Applicable Law.**

This Agreement shall be construed and enforced in accordance with the laws of the State of Florida.

9. **Notices.**

All notices required or remitted by the Agreement shall be in writing and shall be sent by Certified or Registered Mail, by national overnight courier service, or hand-delivered to the address below. Notices shall be deemed delivered and given when mailed, if mailed; or upon receipt, if delivered by hand or by courier.

Notices to FPL shall be sent to: Florida Power & Light Company
Environmental Services JES/JB
700 Universe Blvd.

Juno Beach, FL 33408
Attn: Brian Yates

Notices to Purchaser shall be sent to: Cutler Cay Community Development
District c/o Special District Services, Inc.
2501 Burns Rd, Suite A
Palm Beach Gardens, FL 33410
Attn: Gloria Perez, District Manager

10. **No Third Party Beneficiaries.**

This Agreement does not confer any benefits to persons or entities whom are not either (a) parties to this Agreement, or (b) successors and permitted assigns of the parties to this Agreement.

11. **Remedies.**

Purchaser's failure to make the payments due under this Agreement within the time periods required herein shall constitute the Purchaser's default of this Agreement. In the event of Purchaser's default hereunder and Purchaser's failure to cure such default within five (5) business days, FPL shall be entitled to terminate the Agreement and retain the Purchaser's deposits, any Purchase Price due and/or paid and all Mitigation Credits reserved or withdrawn on Purchaser's behalf as its sole remedy. If FPL defaults hereunder, Purchaser's sole remedy shall be to terminate this Agreement and obtain a refund of the Purchaser's deposits and any Purchase Price paid. The parties agree and acknowledge that FDEP and the ACOE have exclusive jurisdiction to enforce FPL's compliance with the terms and conditions of their respective permits authorizing the Mitigation Bank, and Purchaser agrees it shall not be entitled to sue FPL, and hereby covenants not to sue FPL, to enforce compliance with the terms and conditions of the FDEP Permits and ACOE Permit.

12. **Disputes.**

In connection with any legal proceeding between FPL and Purchaser brought to enforce the terms and conditions of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all costs, expenses and reasonable attorneys' and paralegals' fees incurred by said prevailing party in such proceedings, including all costs, expenses, and reasonable attorneys' and paralegals' fees incurred on appeal, in administrative proceedings or in any arbitration.

13. **Brokers.**

Purchaser and FPL represent to each other that neither they nor anyone on their behalf has dealt with or consulted with any broker, agent, or other person in connection with this matter, and that no commission or finder's fee will be payable as a result of the execution of this Agreement or the consummation of the transaction contemplated hereby. In the event a broker, agent, or other person claims to have dealt with one of the parties contrary to the foregoing

representation, the party with whom the broker, agent, or other person claims to have dealt or consulted agrees to indemnify and hold the other party harmless against any such claims or demands, including reasonable attorneys' fees and costs incurred by such other party.

14. **Construction.**

This Agreement shall not be construed more strictly against one party than the other by virtue of the fact that it was prepared by counsel for one of the parties.

15. **Interpretation.**

In the interpretation of this Agreement, a single number includes the plural, the words "person" and "party" include corporations, partnerships, firms or associations whenever the context so requires. Captions of paragraphs and sections are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify or amplify or limit the scope or content of the interpretation, construction or meaning of the provisions of this Agreement.

16. **Confidentiality.**

The terms of this Agreement are confidential and may not be disclosed to third parties except as provided by law or with the written permission of FPL and Purchaser.

17. **Waiver of Jury Trial.**

Purchaser and FPL agree with each other that each knowingly, voluntarily and intentionally waives the right it may have to a trial by jury in respect of any litigation based hereon, or arising out of, under or in connection with this Agreement, or any document contemplated to be executed in conjunction herewith, or any course of conduct, course of dealing, statement (whether oral or written) or action of the other party.

18. **Entire Agreement.**

The terms and conditions of this Agreement constitute the sole and entire agreement between the parties with respect to the subject matter hereof. This Agreement may be amended, modified or altered only by the written agreement of the parties. This Agreement supersedes any and all previous oral or written agreements and understandings relating to the subject matter hereof and contains the entire agreement of the parties relating to the subject matter thereof. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute a single agreement.

19. **Recitals.**

The above-mentioned recitals are true and correct and incorporated herein by reference.

[Signatures appear on following page.]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written.

FPL:

Florida Power & Light Company,
a Florida corporation

By: _____
John Hampp, Director, Environmental Services

Date: _____

Purchaser:

Cutler Cay Community Development District
c/o Special District Services, Inc.

By:  _____
Omar Fonte, Chair

Date: 2/26/26

Cutler Cay
Community Development District

**Financial Report For
February 2026**

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2026**

| | Annual Budget 10/1/25 - 9/30/26 | Actual Feb-26 | Year To Date Actual 10/1/25 - 2/28/26 |
|---|---------------------------------------|--------------------|--|
| REVENUES | | | |
| Administrative Assessments | 119,701 | 0 | 100,321 |
| Maintenance Assessments | 720,106 | 0 | 603,686 |
| Debt Assessments - 2021 Refunding | 773,141 | 0 | 648,032 |
| Other Revenue | 0 | 0 | 0 |
| Interest Income | 2,400 | 0 | 1,207 |
| Total Revenues | \$ 1,615,348 | \$ - | \$ 1,353,246 |
| ADMINISTRATIVE EXPENDITURES | | | |
| Supervisor Fees | 7,000 | 800 | 2,800 |
| Payroll Taxes (Employer) | 560 | 61 | 214 |
| Management | 34,308 | 2,859 | 14,295 |
| Secretarial | 4,200 | 350 | 1,750 |
| Legal | 25,000 | 0 | 5,445 |
| Assessment Roll | 7,500 | 0 | 0 |
| Audit Fees | 3,600 | 0 | 0 |
| Arbitrage Rebate Fee | 0 | 0 | 0 |
| Insurance | 15,000 | 0 | 14,186 |
| Legal Advertisements | 5,000 | 1,996 | 2,566 |
| Miscellaneous | 4,250 | 222 | 1,314 |
| Postage | 1,000 | 36 | 217 |
| Office Supplies | 1,375 | 224 | 667 |
| Dues & Subscriptions | 175 | 0 | 175 |
| Trustee Fee | 4,200 | 0 | 0 |
| Continuing Disclosure Fee | 350 | 0 | 0 |
| Website Management | 2,000 | 166 | 833 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 115,518 | \$ 6,714 | \$ 44,462 |
| TOTAL MAINTENANCE EXPENDITURES (Details On Page 2) | \$ 680,500 | \$ 17,335 | \$ 94,693 |
| Total Expenditures | \$ 796,018 | \$ 24,049 | \$ 139,155 |
| Revenues Less Expenditures | \$ 819,330 | \$ (24,049) | \$ 1,214,091 |
| 2021 Bond Refinancing Payments | (726,753) | 0 | (616,354) |
| Balance | \$ 92,577 | \$ (24,049) | \$ 597,737 |
| County Appraiser & Tax Collector Fee | (30,859) | 0 | (12,989) |
| Discounts For Early Payments | (61,718) | 0 | (53,103) |
| Excess/ (Shortfall) | \$ - | \$ (24,049) | \$ 531,645 |
| Carryover From Prior Year | 0 | 0 | 0 |
| Net Excess/ (Shortfall) | \$ - | \$ (24,049) | \$ 531,645 |

| | |
|---|-----------------|
| Bank Balance As Of 2/28/26 | \$ 2,406,951.56 |
| Accounts Payable As Of 2/28/26 | \$ 34,107.44 |
| Accounts Receivable As Of 2/28/26 | \$ 1,200.00 |
| Reserve For Project/Lake Bank Erosion As Of 2/28/26 | \$ 140,425.00 |
| Reserve For Roads Maintenance As Of 2/28/26 | \$ 257,900.00 |
| Reserve For Stormwater Drainage As Of 2/28/26 | \$ 122,800.00 |
| Reserve For Pipe Repairs Project As Of 2/28/26 | \$ 208,000.00 |
| Available Funds As Of 2/28/26 | \$ 1,644,919.12 |

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT - MAINTENANCE
FEBRUARY 2026**

| | Annual Budget | Actual | Year To Date Actual |
|---|--------------------------|------------------|------------------------------------|
| MAINTENANCE EXPENDITURES | 10/1/25 - 9/30/26 | Feb-26 | 10/1/25 - 2/28/26 |
| Contingency/Reserve | 60,000 | 0 | 0 |
| Lakes Maintenance | 10,000 | 619 | 3,095 |
| Roads Maintenance/Reserve | 90,000 | 1,860 | 5,960 |
| Stormwater Drainage/Reserve | 58,000 | 0 | 0 |
| Stormwater Drainage System Pipe Repairs Project-Phase 2 | 175,000 | 0 | 0 |
| Field Operations | 12,000 | 1,000 | 5,000 |
| Traffic Enforcement | 10,000 | 0 | 1,404 |
| Water Features Maintenance (Southern Entrance/Exit) | 35,000 | 1,200 | 5,100 |
| Sidewalk Maintenance/Repairs | 18,000 | 10,190 | 19,690 |
| Engineering/Inspections | 50,000 | 1,291 | 4,981 |
| Street Signage | 5,000 | 0 | 0 |
| Lake Fountain Maintenance | 10,000 | 0 | 0 |
| Entry Features Maintenance | 7,000 | 0 | 0 |
| Guardhouse Exterior Maintenance | 8,000 | 0 | 6,751 |
| Water & Sewage | 2,500 | 0 | 105 |
| FPL - Electrical Utility | 115,000 | 1,175 | 39,807 |
| Retention Wall Maintenance | 0 | 0 | 0 |
| Perimeter Wall (Off Old Cutler Road) | 15,000 | 0 | 0 |
| Lake Bank Erosion Restoration Project | 0 | 0 | 2,800 |
| Lake Bank Erosion Restoration Project (Loan Payment) | 0 | 0 | 0 |
| DERM Required Stormwater Quality Improvement Project | 0 | 0 | 0 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 680,500 | \$ 17,335 | \$ 94,693 |

Cutler Cay Community Development District
Budget vs. Actual
October 2025 through February 2026

| | <u>Oct 25- Feb 26</u> | <u>25/26 Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|---|--------------------------|---------------------|--------------------------|----------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 363.100 · Administrative Assessments | 100,321.29 | 119,701.00 | -19,379.71 | 83.81% |
| 363.101 · Maintenance Assessments | 603,685.52 | 720,106.00 | -116,420.48 | 83.83% |
| 363.810 · Debt Assessments | 648,032.44 | 773,141.00 | -125,108.56 | 83.82% |
| 363.820 · Debt Assessment - Pd To Trustee | -616,354.40 | -726,753.00 | 110,398.60 | 84.81% |
| 363.830 · Cty Appraiser & Tax Coll Fee | -12,989.36 | -30,859.00 | 17,869.64 | 42.09% |
| 363.831 · Discounts For Early Payments | -53,102.93 | -61,718.00 | 8,615.07 | 86.04% |
| 369.401 · Interest Income | 1,207.38 | 2,400.00 | -1,192.62 | 50.31% |
| Total Income | <u>670,799.94</u> | <u>796,018.00</u> | <u>-125,218.06</u> | <u>84.27%</u> |
| Expense | | | | |
| 512.829 · Perim. Wall (Off Old Cutler Rd) | 0.00 | 15,000.00 | -15,000.00 | 0.0% |
| 512.827 · Traffic Enforcement | 1,404.00 | 10,000.00 | -8,596.00 | 14.04% |
| 512.824 · Stormwater Pipe Project-Phase 2 | 0.00 | 175,000.00 | -175,000.00 | 0.0% |
| 512.823 · Lake Bank Erosion Rest Project | 2,800.00 | 0.00 | 2,800.00 | 100.0% |
| 511.758 · FPL - Electrical | 39,806.77 | 115,000.00 | -75,193.23 | 34.62% |
| 511.756 · Water & Sewage | 104.66 | 2,500.00 | -2,395.34 | 4.19% |
| 511.754 · Guardhouse Exterior Maintenance | 6,751.16 | 8,000.00 | -1,248.84 | 84.39% |
| 511.753 · Entry Feature Maintenance | 0.00 | 7,000.00 | -7,000.00 | 0.0% |
| 511.752 · Fountain Maintenance | 0.00 | 10,000.00 | -10,000.00 | 0.0% |
| 511.751 · Street Signage | 0.00 | 5,000.00 | -5,000.00 | 0.0% |
| 511.307 · Sidewalk Maint/ Repairs | 19,690.00 | 18,000.00 | 1,690.00 | 109.39% |
| 511.122 · Payroll tax expenses | 214.20 | 560.00 | -345.80 | 38.25% |
| 511.131 · Supervisor Fee | 2,800.00 | 7,000.00 | -4,200.00 | 40.0% |
| 511.301 · Lakes Maintenance | 3,095.00 | 10,000.00 | -6,905.00 | 30.95% |
| 511.302 · Roads Maintenance/Reserve | 5,960.00 | 90,000.00 | -84,040.00 | 6.62% |
| 511.303 · Stormwater Drainage/Reserve | 0.00 | 58,000.00 | -58,000.00 | 0.0% |
| 511.304 · Field Operations | 5,000.00 | 12,000.00 | -7,000.00 | 41.67% |
| 511.305 · Contingency/Reserve | 0.00 | 60,000.00 | -60,000.00 | 0.0% |
| 511.306 · Water Feat. Maint. S Enter/Exit | 5,100.00 | 35,000.00 | -29,900.00 | 14.57% |
| 511.310 · Engineering/Inspections | 4,981.25 | 50,000.00 | -45,018.75 | 9.96% |
| 511.311 · Management Fees | 14,295.00 | 34,308.00 | -20,013.00 | 41.67% |
| 511.312 · Secretarial Fees | 1,750.00 | 4,200.00 | -2,450.00 | 41.67% |
| 511.315 · Legal Fees | 5,445.00 | 25,000.00 | -19,555.00 | 21.78% |
| 511.318 · Assessment/Tax Roll | 0.00 | 7,500.00 | -7,500.00 | 0.0% |
| 511.320 · Audit Fees | 0.00 | 3,600.00 | -3,600.00 | 0.0% |
| 511.450 · Insurance | 14,186.00 | 15,000.00 | -814.00 | 94.57% |
| 511.480 · Legal Advertisements | 2,566.16 | 5,000.00 | -2,433.84 | 51.32% |
| 511.512 · Miscellaneous | 1,313.24 | 4,250.00 | -2,936.76 | 30.9% |
| 511.513 · Postage and Delivery | 217.20 | 1,000.00 | -782.80 | 21.72% |
| 511.514 · Office Supplies | 666.75 | 1,375.00 | -708.25 | 48.49% |
| 511.540 · Dues, License & Subscriptions | 175.00 | 175.00 | 0.00 | 100.0% |
| 511.733 · Trustee Fees | 0.00 | 4,200.00 | -4,200.00 | 0.0% |
| 511.734 · Continuing Disclosure Fee | 0.00 | 350.00 | -350.00 | 0.0% |
| 511.750 · Website Management | 833.30 | 2,000.00 | -1,166.70 | 41.67% |
| Total Expense | <u>139,154.69</u> | <u>796,018.00</u> | <u>-656,863.31</u> | <u>17.48%</u> |
| Net Ordinary Income | <u>531,645.25</u> | <u>0.00</u> | <u>531,645.25</u> | <u>100.0%</u> |
| Net Income | <u><u>531,645.25</u></u> | <u><u>0.00</u></u> | <u><u>531,645.25</u></u> | <u><u>100.0%</u></u> |

**CUTLER CAY CDD
TAX COLLECTIONS
2025-2026**

| # | ID# | PAYMENT FROM | DATE | FOR | Tax Collect Receipts | Interest Received | Commissions Paid | Discount | Net From Tax Collector | Admin Assessment Income (Before Discounts & Fees) | Maint Assessment Income (Before Discounts & Fees) | Debt - Bond Assessment Income (Before Discounts & Fees) | Admin Assessment Income (After Discounts & Fees) | Maint Assessment Income (After Discounts & Fees) | Debt - Bond Assessment Income (After Discounts & Fees) | Debt - Bond Assessment Paid to Trustee |
|----|-----|--------------------------|----------|-----------|----------------------|-------------------|------------------|----------------|------------------------|---|---|---|--|--|--|--|
| | | | | | | | | | \$ 1,612,959 | \$ 119,705 | \$ 720,110 | \$ 773,144 | \$ 119,705 | \$ 720,110 | \$ 773,144 | |
| | | | | | | | | | \$ 1,522,771 | \$ 115,518 | \$ 680,500 | \$ 726,753 | \$ 115,518 | \$ 680,500 | \$ 726,753 | \$ 726,753 |
| 1 | 1 | Miami-Dade Tax Collector | 12/05/25 | NAV Taxes | \$ 929,396.23 | | \$ (8,922.28) | \$ (37,168.92) | \$ 883,305.03 | \$ 68,961.20 | \$ 414,975.42 | \$ 445,459.61 | \$ 65,541.23 | \$ 394,395.70 | \$ 423,368.10 | \$ 423,368.10 |
| 2 | 2 | Miami-Dade Tax Collector | 11/12/25 | NAV Taxes | \$ 9,467.13 | | \$ (90.89) | \$ (378.69) | \$ 8,997.55 | \$ 702.46 | \$ 4,227.07 | \$ 4,537.60 | \$ 667.62 | \$ 4,017.40 | \$ 4,312.53 | \$ 4,312.53 |
| 3 | 3 | Miami-Dade Tax Collector | 11/28/25 | NAV Taxes | \$ 128,757.66 | | \$ (1,236.35) | \$ (5,122.70) | \$ 122,398.61 | \$ 9,553.81 | \$ 57,490.30 | \$ 61,713.55 | \$ 9,081.97 | \$ 54,650.98 | \$ 58,665.66 | \$ 58,665.66 |
| 4 | 4 | Miami-Dade Tax Collector | 12/24/25 | NAV Taxes | \$ 81,760.05 | | \$ (788.37) | \$ (2,919.58) | \$ 78,052.10 | \$ 6,066.60 | \$ 36,505.86 | \$ 39,187.59 | \$ 5,791.47 | \$ 34,850.26 | \$ 37,410.37 | \$ 37,410.37 |
| 5 | 5 | Miami-Dade Tax Collector | 11/17/25 | NAV Taxes | \$ 89,743.01 | | \$ (861.54) | \$ (3,589.75) | \$ 85,291.72 | \$ 6,658.94 | \$ 40,070.25 | \$ 43,013.82 | \$ 6,328.66 | \$ 38,082.75 | \$ 40,880.31 | \$ 40,880.31 |
| 6 | 6 | Miami-Dade Tax Collector | 11/25/25 | NAV Taxes | \$ 30,878.20 | | \$ (293.92) | \$ (1,485.29) | \$ 29,098.99 | \$ 2,291.16 | \$ 13,787.12 | \$ 14,799.92 | \$ 2,159.15 | \$ 12,992.70 | \$ 13,947.14 | \$ 13,947.14 |
| 7 | 7 | Miami-Dade Tax Collector | 01/09/26 | NAV Taxes | \$ 82,036.97 | | \$ (796.01) | \$ (2,438.00) | \$ 78,802.96 | \$ 6,087.12 | \$ 36,629.50 | \$ 39,320.35 | \$ 5,847.06 | \$ 35,185.55 | \$ 37,770.35 | \$ 37,770.35 |
| 8 | | | | | | | | | \$ - | | | | | | | \$ - |
| 9 | | | | | | | | | \$ - | | | | | | | \$ - |
| 10 | | | | | | | | | \$ - | | | | | | | \$ - |
| 11 | | | | | | | | | \$ - | | | | | | | \$ - |
| 12 | | | | | | | | | \$ - | | | | | | | \$ - |
| 13 | | | | | | | | | \$ - | | | | | | | \$ - |
| 14 | | | | | | | | | \$ - | | | | | | | \$ - |
| 15 | | | | | | | | | \$ - | | | | | | | \$ - |
| 16 | | | | | | | | | \$ - | | | | | | | \$ - |
| 17 | | | | | | | | | \$ - | | | | | | | \$ - |
| 18 | | | | | | | | | \$ - | | | | | | | \$ - |
| | | | | | \$ 1,352,039.25 | \$ - | \$ (12,989.36) | \$ (53,102.93) | \$ 1,285,946.96 | \$ 100,321.29 | \$ 603,685.52 | \$ 648,032.44 | \$ 95,417.16 | \$ 574,175.34 | \$ 616,354.46 | \$ 616,354.46 |

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

| | |
|--------------|-----------------------|
| Admin: | \$119,705.20 |
| Maint: | \$720,109.80 |
| Debt-Bond: | \$773,143.64 |
| Total | \$1,612,958.64 |

Collections
83.82%

| | |
|-----------------|-----------------|
| \$ 1,352,039.25 | \$ 1,285,946.96 |
| \$ (603,685.52) | \$ (574,175.34) |
| \$ (100,321.29) | \$ (95,417.16) |
| \$ (648,032.44) | \$ (616,354.46) |
| \$ - | \$ - |