



**CUTLER CAY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 13, 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
April 13, 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. March 9, 2026 Regular Board Meeting Minutes.....Page 3
- G. New Business**
 - 1. Consider Approval of Raptor Vac Proposal for the “Tract C” Pipe Cleaning and CCTV.....Page 8
 - 2. Consider Approval of Davis Environmental Proposal for Retention Wall – Mangrove & Vegetation Maintenance Services at Tracts A, U, P and G.....Page 11
- H. Ratification & Approvals** (*Actions to be taken collectively via one [1] Motion*)
- 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
 - d. Headley Sidewalk Slab Replacement and Installation of Root Barrier
 - e. Discussion and Direction Regarding the Miami-Dade County DERM Five Year Stormwater Maintenance Certification
 - 2. MANAGEMENT REPORT/UPDATES
 - a. Traffic Enforcement Services
 - b. Davis Environmental Completed the Initial Retention Wall Trimming Work
 - c. Google Maps Directing Traffic to the Resident Entrance
 - d. Raptor Vac Storm Drainage Cleaning
 - e. Felix Clean Southern Water Feature and Wall Repair
 - f. Felix Clean Entry Feature Pressure Cleaning and Repairs
 - g. Engineering RFQ
- J. Workshop**
 - 1. Review and Discuss the DRAFT Fiscal Year 2025/2026 Proposed Budget.....Page 13
- K. Administrative Matters**
 - 1. Financial Update.....Page 21

2. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
3. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 2026

L. Board Member and/or Staff Comments/Requests

M. 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
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

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

A. CALL TO ORDER

Mrs. Perez called to order March 9, 2026, Regular Board Meeting of the Cutler Cay Community Development District (the “District”) at 6:01 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 (via phone) 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 present were several members of the public.

D. ADDITIONS AND/OR DELETIONS TO THE AGENDA

Mrs. Perez added an agenda item under New Business G.5 Discussion Regarding Request for Southern Entrance Signage.

E. COMMENTS FROM THE PUBLIC

There were no comments from the public at this time.

F. APPROVAL OF MINUTES

1. February 9, 2026, Regular Board Meeting

Mrs. Perez presented the minutes of the February 9, 2026, Regular Board Meeting.

A MOTION was made by Supervisor Milian, seconded by Supervisor Fonte and passed unanimously approving the minutes of the February 9, 2026, Regular Board Meeting, as presented.
--

Supervisor Alberto Collazo arrived at approximately 6:03 p.m.

G. NEW BUSINESS

1. Professional Engineer Review of RFQ Engineer Response Submittals, Ranking and Selection

Mrs. Perez advised the Board that the legal advertisement had been published in the *Miami Herald* on January 27, 2026, and responses were due by February 26, 2026, at 3:00 p.m. The District received only one submittal from the firm of Colliers Engineering & Design, which was presented in the meeting book. Since there was only one submittal, there was no need for the ranking process. Mrs. Perez noted that Colliers Engineering & Design met the criteria previously approved by the Board and that the Board serves as both the Board and the Selection Committee.

Mrs. Perez noted that this process could not be ranked on price/rates, but negotiations would set forth an hourly rate schedule. It will be up to the Board if the engineer is to attend meetings routinely or as required. Projects can be billed hourly with time and materials or in a lump sum format. District Counsel Smoker elaborated on the process. Additionally, it was clarified that the District, although required to have a District Engineer, can still engage consultation and services from Engineering specialist if they choose and have done in the past.

Representatives for Colliers were present and approached the Board with a brief introduction/presentation.

Chairman/Supervisor Fonte passed the gavel and made a **MOTION** that was recalled and the gavel was returned to the Chairman.

A lengthy discussion ensued. Mrs. Perez read the RFQ advertisement for the record. The Board/Committee did not rank the presented submittal. In an effort to acquire more submittals the Board discussed conducting a 2nd RFQ process and they invited Collier's representative to resubmit under the next RFQ process followed by the following:

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Penn Williams directing District management to begin a new Engineering RFQ process as soon as possible. The **MOTION** carried 4 to 1 with Supervisor Corradini dissenting.

2. Consider Felix Clean Southern Water Feature and Wall Repair Options

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Collazo and passed unanimously selecting Option 1 in the amount of \$19,100 for the replacement of all wall spouts to upgraded fiberglass material with the following Board requested items under the same price: include pressure cleaning, all structural walls high and low facing Old Cutler Road and SW 195 Terrace, as well as the application of tiles to match the existing fountain decorative waterline tiles.

Subsequently the District was made aware that the existing tiles had been discontinued, and therefore a close match was being requested. The tile application will be applied at both southern entrance wall mounted half-moon water features facing Old Cutler.

3. Consider Three Main Entrance Structures Pressure Cleaning and Repairs Proposals

A **MOTION** was made by Supervisor Collazo, seconded by Supervisor Milian and passed unanimously approving the proposal from Felix Clean Services for the pressure cleaning and repairs to the three main entrance structures at a cost of \$3,700; and authorizing District Counsel to prepare an agreement and for District management to execute the same on behalf of the District.

4. Landshore Enterprises Recommendation and Proposal Options Regarding the Southern Pond “Tract C” Identified Erosion and Inspection of Outfall Pipe

Presented in the meeting materials was the Landshore Enterprises recommendation and proposal options regarding the Southern Pond “Tract C” identified erosion and inspection of outfall pipe for the Board’s review.

A discussion ensued with regarding the identified erosion. Supervisor Penn Williams noted that erosion was an issue and addressed the HOA Board members that were present and requested that the HOA address the service practices of Brightview’s use of heavy machinery, concerns with regards to the modifications being made to the back of homeowner properties causing run off water to go towards the lake vs the road as intended, etc. contributing to the erosion, amongst other natural contributing factors. Supervisor Fonte agreed and emphasized that the HOA needed to address the areas that they have control over.

The Supervisors were unanimous in encouraging the HOA to enforce the rules and regulations and recommended collaboration between the District and the Association boards to prevent further erosion from occurring. This would assist the District in being proactive rather than reactive.

District management is to obtain a proposal for the cleaning and CCTV of the pipe and outfall at “Tract C” since it has substantial erosion around it.

Mrs. Perez asked the Board, since the next meeting will include a Budget Workshop, to advise if they would like to include an amount for Lake Erosion Repairs and she received a unanimous “no” from them.

5. Discussion Regarding Request for Southern Entrance Signage – ADDED ITEM

The Request for Southern Entrance Signage was forwarded to the District Board and Staff via email on Tuesday, March 3, 2026, by the Association Manager and the same was forwarded to the District Board and Staff for review in advance of today’s meeting.

Mr. Khalil “Kal” Munem identified himself as the party making the request and emphasized that what he was seeking was for the District to request that Google Maps and the mapping system route the traffic to the main entrance. Said systems are to all be routed to the resident entrance that does not have a guard or capability to make U-turns to back out once the vehicle has entered the southern entrance, causing back-ups and concerns.

A lengthy discussion ensued and District management was directed to reach out and communicate with Google Maps to see if this could be addressed; thereby, rerouting vehicles to the main entrance.

H. RATIFICATIONS AND APPROVALS (Action to be taken collectively)

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

The mitigation is for the impact to the mangroves. The County has a trust fund that they accept mitigation based on square footage. For this project, they show that the trust fund amount is \$34,984, which is a substantial amount of money. Davis Environmental offered to provide an analysis and go to a mitigation

bank, advising the District that he is confident the mitigation amount will drop to approximately \$5,000, the lowest amount they sell. He further noted that the mitigation bank credit determination was a bit of a process and required some analysis. Based on hourly rates, he estimated an additional \$1,200 to be invoiced as the Change Order No. 1 presented, thereby providing for savings in the amount of approximately (+/-) \$28,000.

b. FPL Everglades Mitigation Bank Agreement

Presented in the meeting materials for the Board's consideration was the approved FPL Everglades Mitigation Bank Agreement.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Penn Williams and passed unanimously approving the above Items H.1.a. and b., as presented.

I. OLD BUSINESS

1. Engineer Updates

a. Phase II Storm Drainage Project

This is currently under review by DERM.

b. Landshore Enterprises - Shoreline Restoration (Three Areas)

This project is ongoing.

c. Landshore Enterprises - Shoreflex Repair at 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.

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 original part of this job (sidewalk slabs replacement and root barrier installation) was completed by Headley in February. The approved additional work consisting of transitions by Clubhouse entrances/exists was completed, but the District Engineer did not approve the work that was conducted and communicated the pending corrections to Headley. Headley has advised that corrections were scheduled for this week, weather permitting.

c. Lake Bank Signage Size Reduction and Relocation

Falcon completed this project on February 18, 2026.

d. Raptor Vac Storm Drainage Cleaning

Raptor Vac has this job scheduled for the week of March 9, 2026, weather permitting.

J. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through February 28, 2026, and indicated that available funds were \$11,644,919.12.

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.

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Fonte, seconded by Supervisor Penn Williams and passed unanimously adjourning the meeting at 7:52 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice Chair



PROPOSAL

Tel 786-694-0709
E-mail: operations@raptorvac.com

STORMWATER DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Cutler Cay CDD % SDS, Inc.	PROJECT NAME: Cutler Cay CDD
BUSINESS ADDRESS: 2501A Burns Road, Palm Beach Gardens, FL	PROJECT LOCATION: 7755 SW 192nd St, Cutler Bay, FL 33157
CONTACT: Management	DATE: April 5, 2026

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: All labor, equipment and materials to complete work in accordance with pricing in Price Sheet and scope of work detailed below.

Vac-con combination sewer cleaner and support pick up truck with pipeline plugs and water pump to clean 230LF 18" HDPE pipeline from SD-124 to out fall. Plug, dewater and CCTV.

- 1 Basin \$110.00
- Pipeline Cleaning 230LF x \$2.50 = \$575.00
- Vac Truck Mobilization \$300.00
- Truck Load \$200.00
- CCTV 230LF x \$1.15 = \$264.50
- CCTV Mobilization \$250.00
- Support Pick Up Truck \$100.00
- Water Pump and Hoses \$250.00
- Plug \$150.00

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$2,199.50.

Two Thousand One Hundred Ninety Nine and 50/100 Cents

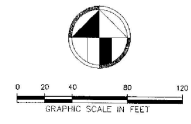
Acceptance on next page...

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

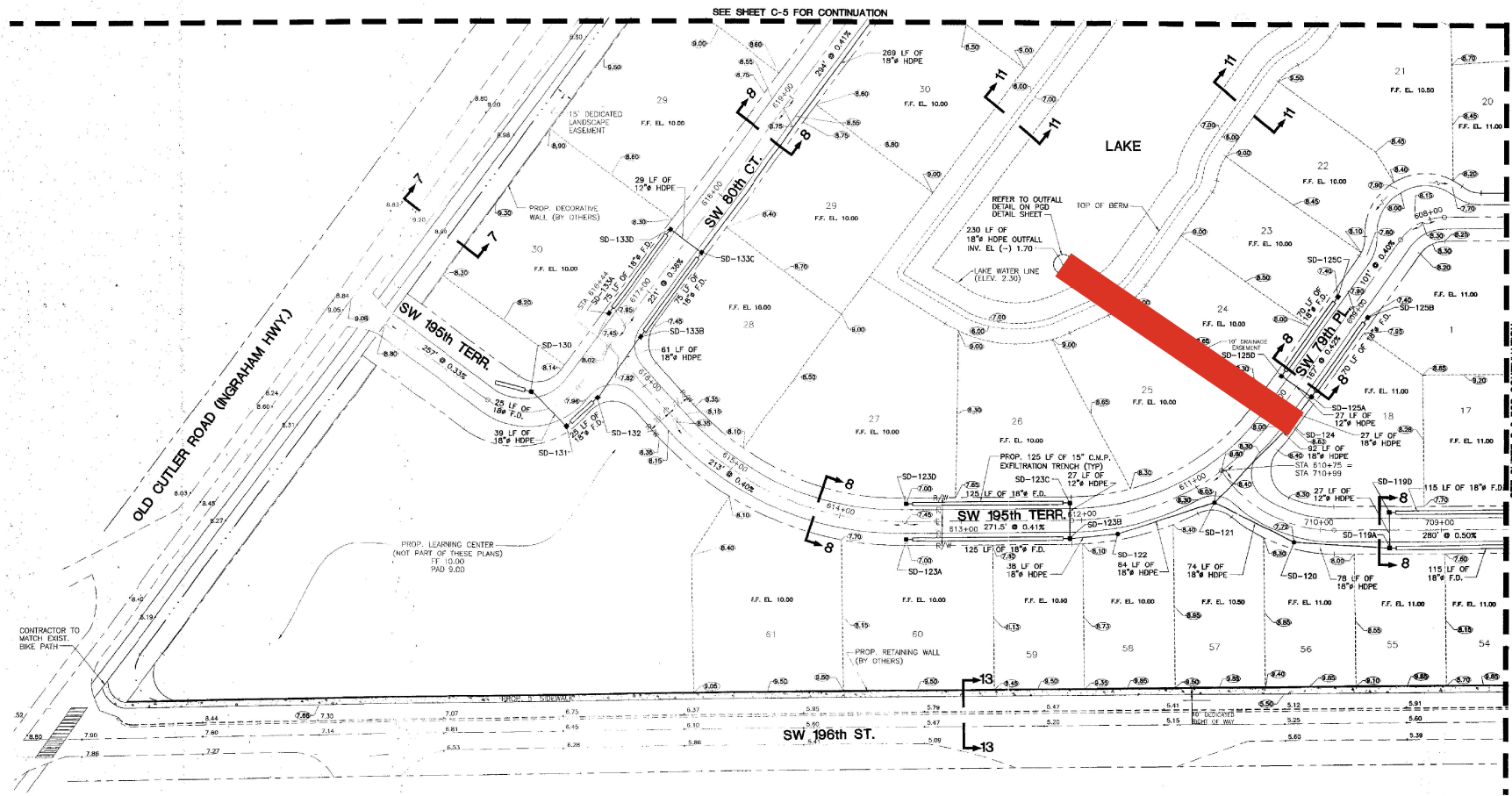
Authorized Representative's Signature

Date of Acceptance



SEE SHEET C-5 FOR CONTINUATION

SEE SHEET C-8 FOR CONTINUATION



CONTRACTOR TO MATCH EXIST BIKE PATH

PROP. LEARNING CENTER (NOT PART OF THESE PLANS) FF. EL. 10.00 PAD 5.00

PROP. RETAINING WALL (BY OTHERS)

REFER TO OUTFALL DETAIL ON PFD DETAIL SHEET

LAKE WATER LINE (ELEV. 2.30)

LAKE

REVISIONS DATE DESCRIPTION 12/03/03 03/04/04	12/03/03 03/04/04
	12/03/03 03/04/04
2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33145 TEL. (305) 441-0123 FAX (305) 441-0888 CIVIL & ENVIRONMENTAL ENGINEERS • JULY MANAGEMENT • FINANCIAL CONSULTANTS	
MSA MILLIAN, SWAIN & ASSOCIATES, INC.	
PAVING, GRADING AND DRAINAGE PLANS APPROVED BY: <i>[Signature]</i> DATE: 06/20/04 PROJECT: OLD CUTLER ESTATES	
SHOMA DEVELOPMENT CORP. DESIGN BY: A.H. DRAWN BY: C.H. CHECKED BY: L.R. 12/03/03 SCALE: AS NOTED PROJ. No. S08-05 SHEET C-6 OF 30	

March 26, 2026

Cutler Cay Community Development District
C/o Ronal Galvis

Re: Proposal for Mangrove Maintenance Trimming for Cutler Cay, Miami, Florida, Tract A, U, P and G

Dear Mr. Galvis:

Davis Environmental Solutions, LLC is pleased to present the Cutler Cay Community Development District (Client) with this proposal for mangrove maintenance trimming services along four retaining walls within the development where mangroves and other vegetation are causing damage to the wall and railing. The original Miami-Dade permit, CC03-010 Coastal Construction Permit, specifically required that any future trimming along these areas would require a Class I, Coastal Construction DERM Permit. The permit will be for the perpetual trimming of mangroves, buttonwoods, and other vegetation to provide clearance from the wall and railing. This proposal is a budget estimate. The final proposal will be based on the scope that is approved through the permitting process and will be updated following the initial trimming. This proposal is based on trimming one time per year. If trimming more frequently is preferred, the fees can be adjusted.

The following Tasks outline the scope of services to be provided by Davis Environmental Solutions.

SCOPE OF SERVICES

Pre-Trimming Mangrove Flagging and Filing of Notice of Intent to Trim

Davis Environmental Solutions will file a notice of intent to trim with the Miami-Dade County Department of Environmental Management (DERM) in accordance with the permit requirements. DES will flag the extent of the trimming to mark the horizontal extent of the permitted trimming area prior to the County's arrival.

Pre-Trimming Meeting with DERM

Davis Environmental Solutions will meet on-site with Miami-Dade County DERM to review the proposed trimming to ensure agreement and coordination on the extent of the trimming.

Perform the Mangrove Maintenance Trimming

A DES PMT will oversee work and will self-perform the mangrove maintenance trimming. We will clean up and haul out all debris to ensure the site is left in a clean and professional manner.

Invasive Exotic Vegetation Treatment

Miami-Dade County mangrove permits require the removal and proper treatment of Category 1 invasive species. Numerous Brazilian Pepper trees are mixed with the mangroves along the retaining walls. This invasive species will be removed at the level of the top of the wall and the remaining stumps properly treated with an approved herbicide by a licensed State of Florida Herbicide Applicator.

DERM Compliance Coordination

DES will coordinate with DERM compliance to inspect the trimming work and verify that the work meets the conditions of the trimming permit.

**TOTAL ESTIMATED LUMP SUM FEE INITIAL TRIMMING EVENT
All Four Tracts Together**

Date	Annual Cost
March 2027	\$8,140.00
March 2028	\$8,360.00
March 2029	\$8,610.00

Fees will be invoiced per the following payment schedule:

- 50% due prior to scheduling of trimming event
- 50% due upon completion of trimming event

ASSUMPTIONS/EXCLUSIONS

- Every effort will be made to ensure no damage to landscaping or walkways. The proposal does not include repair of grass, paver bricks or other minor damage that may occur in the performance of the work.
- Davis Environmental Solutions assumes that all inspection fees will be paid directly by the Client/Owner. Davis Environmental Solutions has not included any such fees in this cost proposal.
- This proposal is valid for ninety (90) days.
- Any significant modifications to the project scope requested of Davis Environmental Solutions may require additional compensation. Any additional work requested of Davis Environmental Solutions outside the scope of services will be billed at the hourly rates listed in the attached fee schedule.

I appreciate the opportunity to present our services to you. Please signify your acceptance of this proposal including Attachment "A" General Terms and Conditions, by signing below and returning a signed copy. If you have any questions regarding this proposal, don't hesitate to get in touch with me at 305-332-5913 or by email at Matt@davis-environmental.com.

Sincerely,



Matt Davis
 Vice-President
 Davis Environmental Solutions, LLC

This is to acknowledge acceptance of the terms specified in this letter.

Accepted by: Cutler Cay Community Development District, Client

By: _____

Date: _____

Cutler Cay
Community Development District

Draft Budget For Workshop

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I PROPOSED BUDGET
- II PROPOSED MAINTENANCE BUDGET
- III DETAILED PROPOSED BUDGET
- IV DETAILED PROPOSED MAINTENANCE BUDGET
- V DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- VII ASSESSMENT COMPARISON

DRAFT

PROPOSED BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	119,679
Maintenance Assessments	720,106
Debt Assessments - 2014 Refunding	773,141
Other Revenues	0
Interest Income	3,000
Total Revenues	\$ 1,615,926
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	8,000
Payroll Taxes (Employer)	640
Management	35,232
Secretarial	4,200
Legal	26,000
Assessment Roll	7,500
Audit Fees	3,600
Insurance	15,000
Legal Advertisements	5,000
Miscellaneous	4,750
Postage	1,000
Office Supplies	1,450
Dues & Subscriptions	175
Trustee Fee	4,200
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 119,097
TOTAL MAINTENANCE EXPENDITURES	\$ 677,500
TOTAL EXPENDITURES	\$ 796,597
REVENUES LESS EXPENDITURES	\$ 819,329
2021 Bond Refinancing Payments	(726,753)
Balance	\$ 92,576
County Appraiser & Tax Collector Fee	(30,858)
Discounts For Early Payments	(61,718)
Excess/ (Shortfall)	\$ -
Carryover from Prior Year	0
Net Excess/ (Shortfall)	\$ -
Reserve For Project/Lake Bank Erosion As Of 3/31/26*	\$ 140,425.00
Reserve For Roads Maintenance As Of 3/31/26	\$ 257,900.00
Reserve For Stormwater Drainage As Of 3/31/26	\$ 122,800.00
Reserve For Pipe Repairs Project As Of 3/31/26	\$ 208,000.00
Reserve For Entry Features As Of 3/31/26	\$ -
Reserve For Guardhouse Exterior Maint As Of 3/31/26	\$ -
Total Reserves As Of 3/31/26	\$ 729,125.00

* To Be Updated Upon Receipt Of Invoice From Landshore Enterprises.

PROPOSED MAINTENANCE BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
MAINTENANCE EXPENDITURES	
Lakes Maintenance	10,000
Field Operations	12,000
Traffic Enforcement	10,000
Sidewalk Maintenance/Repairs	20,000
Engineering/Inspections	50,000
Street Signage	5,000
Lake Fountain Maintenance	10,000
Water & Sewage	2,500
FPL - Electrical Utility	120,000
Lake Bank Erosion Restoration Project	0
Shoreline Restoration & Improvements Project	0
Stormwater Drainage Repairs Project (Phase II)	25,000
Perimeter Wall (Off Old Cutler Road) Maintenance/Reserve	10,000
Water Features Maintenance/Reserve	40,000
Retention Wall Maintenance/Reserve	10,000
Entry Features Maintenance/Reserve	12,000
Guardhouse Exterior Maintenance/Reserve	10,000
Contingency/Reserve	146,000
Roads Maintenance/Reserve	115,000
Stormwater Drainage Maintenance/Reserve	70,000
TOTAL MAINTENANCE EXPENDITURES	\$ 677,500

DETAILED PROPOSED BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	118,044	119,701	119,679	Expenditures Less Interest & Carryover (9%)/.94
Maintenance Assessments	719,706	720,106	720,106	Expenditures Less Carryover (91%)/.94
Debt Assessments - 2014 Refunding	771,640	773,141	773,141	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	65,508	2,400	3,000	Interest Estimated At \$250 Per Month
Total Revenues	\$ 1,674,898	\$ 1,615,348	\$ 1,615,926	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	7,400	7,000	8,000	Supervisor Fees
Payroll Taxes (Employer)	653	560	640	Projected At 8% Of Supervisor Fees
Management	33,348	34,308	35,232	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	23,508	25,000	26,000	FY 25/26 Through January 2026 Was \$5,445
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,600	3,600	3,600	Accepted Amount For 2025/2026 Audit
Insurance	13,931	15,000	15,000	Insurance Estimate - FY 24/25 Expenditure Was \$14,186
Legal Advertisements	1,918	5,000	5,000	FY 25/26 Through January 2026 Was \$2,566
Miscellaneous	4,012	4,250	4,750	\$500 Increase From 2025/2026 Budget
Postage	799	1,000	1,000	No Change From 2025/2026 Budget
Office Supplies	1,293	1,375	1,450	\$75 Increase From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	4,139	4,200	4,200	No Change From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 108,826	\$ 115,518	\$ 119,097	
TOTAL MAINTENANCE EXPENDITURES	\$ 350,610	\$ 680,500	\$ 677,500	
TOTAL EXPENDITURES	\$ 459,436	\$ 796,018	\$ 796,597	
REVENUES LESS EXPENDITURES	\$ 1,215,462	\$ 819,330	\$ 819,329	
2021 Bond Refinancing Payments	(737,890)	(726,753)	(726,753)	2027 Principal & Interest Payments
Balance	\$ 477,572	\$ 92,577	\$ 92,576	
County Appraiser & Tax Collector Fee	(15,524)	(30,859)	(30,858)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(54,627)	(61,718)	(61,718)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 407,421	\$ -	\$ -	
Carryover from Prior Year	0	0	0	Carryover From Prior Year
Net Excess/ (Shortfall)	\$ 407,421	\$ -	\$ -	

Reserve For Project/Lake Bank Erosion As Of 3/31/26*	\$ 140,425.00
Reserve For Roads Maintenance As Of 3/31/26	\$ 257,900.00
Reserve For Stormwater Drainage As Of 3/31/26	\$ 122,800.00
Reserve For Pipe Repairs Project As Of 3/31/26	\$ 208,000.00
Reserve For Entry Features As Of 3/31/26	\$ -
Reserve For Guardhouse Exterior Maint As Of 3/31/26	\$ -
Total Reserves As Of 3/31/26	\$ 729,125.00

* To Be Updated Upon Receipt Of Invoice From Landshore Enterprises.

DETAILED PROPOSED MAINTENANCE BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
Lakes Maintenance	7,728	10,000	10,000	No Change From 2025/2026 Budget
Field Operations	12,000	12,000	12,000	\$1,000 Per Month
Traffic Enforcement	9,347	10,000	10,000	Miami-Dade Police Department
Sidewalk Maintenance/Repairs	7,439	18,000	20,000	\$2,000 Increase From 2025/2026 Budget
Engineering/Inspections	48,207	50,000	50,000	No Change From 2025/2026 Budget
Street Signage	1,202	5,000	5,000	No Change From 2025/2026 Budget
Lake Fountain Maintenance	0	10,000	10,000	No Change From 2025/2026 Budget
Water & Sewage	266	2,500	2,500	No Change From 2025/2026 Budget
FPL - Electrical Utility	114,546	115,000	120,000	\$5,000 Increase From 2025/2026 Budget
Lake Bank Erosion Restoration Project	34,521	0	0	
Shoreline Restoration & Improvements Project	8,063	0	0	May Be Needed In Fiscal Year 2026/2027
Stormwater Drainage Repairs Project (Phase II)	0	175,000	25,000	Projected Costs
Perimeter Wall (Off Old Cutler Road) Maintenance/Reserve	0	15,000	10,000	Reserve Commencing In 2026/2027
Water Features Maintenance/Reserve	24,200	35,000	40,000	Reserve Commencing In 2026/2027
Retention Wall Maintenance/Reserve	3,750	0	10,000	Retention Wall Maintenance/Reserve
Entry Features Maintenance/Reserve	20,312	7,000	12,000	\$5,000 Increase From 2025/2026 Budget
Guardhouse Exterior Maintenance/Reserve	4,015	8,000	10,000	\$2,000 Increase From 2025/2026 Budget
Contingency/Reserve	6,750	60,000	146,000	\$86,000 Increase From 2025/2026 Budget
Roads Maintenance/Reserve	33,062	90,000	115,000	Eight Years Remaining For Sinking Fund Recommended By Engineer
Stormwater Drainage Maintenance/Reserve	15,202	58,000	70,000	Three Years Remaining For Sinking Fund Recommended By Engineer Plus Maintenance
TOTAL MAINTENANCE EXPENDITURES	\$ 350,610	\$ 680,500	\$ 677,500	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	12,908	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	737,890	726,753	726,753	Maximum Debt Service Collection
Total Revenues	\$ 750,798	\$ 727,953	\$ 728,253	
EXPENDITURES				
Principal Payments	595,000	605,000	615,000	Principal Payment Due In 2027
Interest Payments	137,388	118,182	105,128	Interest Payments Due In 2027
Bond Redemption	0	4,771	8,125	Estimated Excess Debt Collections
Total Expenditures	\$ 732,388	\$ 727,953	\$ 728,253	
Excess/ (Shortfall)	\$ 18,410	\$ -	\$ -	

Series 2021 Bond Refunding Information

Original Par Amount =	\$8,125,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.14%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2021		
Maturity Date =	May 2034		
Par Amount As Of 1/1/26 =	\$5,825,000		

Cutler Cay Community Development District Assessment Comparison

Lot Size		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2023/2024	2024/2025	2025/2026	2026/2027
		Assessment	Assessment	Assessment	Projected Assessment
		Before Discount*	Before Discount*	Before Discount*	Before Discount*
60	Administrative	\$ 202.10	\$ 221.35	\$ 237.04	\$ 243.29
	Maintenance - Operating	\$ 1,470.45	\$ 1,428.05	\$ 1,425.96	\$ 1,419.67
	Restoration Project Loan	\$ 295.82	\$ -	\$ -	\$ -
	<u>Debt - 2004 Bond/2014 Refunding/2021 Refunding</u>	<u>\$ 1,472.84</u>	<u>\$ 1,472.84</u>	<u>\$ 1,472.84</u>	<u>\$ 1,472.84</u>
	Sub-Total For Lot Size 60	\$ 3,441.21	\$ 3,122.24	\$ 3,135.84	\$ 3,135.80
75	Administrative	\$ 202.10	\$ 221.35	\$ 237.04	\$ 243.29
	Maintenance - Operating	\$ 1,470.45	\$ 1,428.05	\$ 1,425.96	\$ 1,419.67
	Restoration Project Loan	\$ 295.82	\$ -	\$ -	\$ -
	<u>Debt - 2004 Bond/2014 Refunding/2021 Refunding</u>	<u>\$ 1,532.45</u>	<u>\$ 1,532.45</u>	<u>\$ 1,532.45</u>	<u>\$ 1,532.45</u>
	Sub-Total For Lot Size 75	\$ 3,500.82	\$ 3,181.85	\$ 3,195.45	\$ 3,195.41
125	Administrative	\$ 202.10	\$ 221.35	\$ 237.04	\$ 243.29
	Maintenance - Operating	\$ 1,470.45	\$ 1,428.05	\$ 1,425.96	\$ 1,419.67
	Restoration Project Loan	\$ 295.82	\$ -	\$ -	\$ -
	<u>Debt - 2004 Bond/2014 Refunding/2021 Refunding</u>	<u>\$ 1,704.37</u>	<u>\$ 1,704.37</u>	<u>\$ 1,704.37</u>	<u>\$ 1,704.37</u>
	Sub-Total For Lot Size 125	\$ 3,672.74	\$ 3,353.77	\$ 3,367.37	\$ 3,367.33

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Sixty Foot Lots	180
Seventy Five Foot Lots	258
<u>One Hundred Twenty Five Foot Lots</u>	<u>67</u>
Total Units	505

Seventy Five Foot Lots Information

Total Units	258
<u>Prepayments</u>	<u>1</u>
Billed For Debt	257

Cutler Cay
Community Development District

**Financial Report For
March 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Mar-26	Year To Date Actual 10/1/25 - 3/31/26
REVENUES			
Administrative Assessments	119,701	2,273	106,109
Maintenance Assessments	720,106	13,675	630,249
Debt Assessments - 2021 Refunding	773,141	14,680	676,547
Other Revenue	0	0	0
Interest Income	2,400	0	1,207
Total Revenues	\$ 1,615,348	\$ 30,628	\$ 1,414,112
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	1,000	3,800
Payroll Taxes (Employer)	560	77	291
Management	34,308	2,859	17,154
Secretarial	4,200	350	2,100
Legal	25,000	0	8,258
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	0	2,566
Miscellaneous	4,250	191	1,015
Postage	1,000	103	320
Office Supplies	1,375	36	703
Dues & Subscriptions	175	0	175
Trustee Fee	4,200	4,246	4,246
Continuing Disclosure Fee	350	0	0
Website Management	2,000	165	1,000
Bank Service Charges	0	0	488
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 115,518	\$ 9,027	\$ 56,302
TOTAL MAINTENANCE EXPENDITURES (Details On Page 2)	\$ 680,500	\$ 45,707	\$ 153,589
Total Expenditures	\$ 796,018	\$ 54,734	\$ 209,891
Revenues Less Expenditures	\$ 819,330	\$ (24,106)	\$ 1,204,221
2021 Bond Refinancing Payments	(726,753)	(14,396)	(644,144)
Balance	\$ 92,577	\$ (38,502)	\$ 560,077
County Appraiser & Tax Collector Fee	(30,859)	(303)	(13,636)
Discounts For Early Payments	(61,718)	(288)	(53,968)
Excess/ (Shortfall)	\$ -	\$ (39,093)	\$ 492,473
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (39,093)	\$ 492,473

Bank Balance As Of 3/31/26	\$ 2,399,828.83
Accounts Payable As Of 3/31/26	\$ 66,157.57
Accounts Receivable As Of 3/31/26	\$ 1,200.00
Reserve For Project/Lake Bank Erosion As Of 3/31/26	\$ 140,425.00
Reserve For Roads Maintenance As Of 3/31/26	\$ 257,900.00
Reserve For Stormwater Drainage As Of 3/31/26	\$ 122,800.00
Reserve For Pipe Repairs Project As Of 3/31/26	\$ 208,000.00
Reserve For Entry Features As Of 3/31/26	\$ -
Reserve For Guardhouse Exterior Maintenance As Of 3/31/26	\$ -
Available Funds As Of 3/31/26	\$ 1,605,746.26

- To Be Updated Upon Receipt Of Invoice From Landshore Enterprises.

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

	Annual Budget	Actual	Year To Date Actual
MAINTENANCE EXPENDITURES	10/1/25 - 9/30/26	Mar-26	10/1/25 - 3/31/26
Lakes Maintenance	10,000	769	3,864
Field Operations	12,000	1,000	6,000
Traffic Enforcement	10,000	1,638	3,042
Water Features Maintenance (Southern Entrance/Exit)	35,000	1,200	6,300
Sidewalk Maintenance/Repairs	18,000	0	19,690
Engineering/Inspections	50,000	3,409	8,390
Street Signage	5,000	0	0
Lake Fountain Maintenance	10,000	0	0
Water & Sewage	2,500	0	105
FPL - Electrical Utility	115,000	9,901	58,522
Retention Wall Maintenance	0	27,790	32,790
Perimeter Wall (Off Old Cutler Road)	15,000	0	0
Lake Bank Erosion Restoration Project	0	0	2,800
Stormwater Drainage System Pipe Repairs Project-Phase 2	175,000	0	0
Entry Features Maintenance/Reserve	7,000	0	0
Guardhouse Exterior Maintenance/Reserve	8,000	0	6,751
Contingency/Reserve	60,000	0	0
Roads Maintenance/Reserve	90,000	0	5,335
Stormwater Drainage/Reserve	58,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 680,500	\$ 45,707	\$ 153,589

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

	<u>Oct 25- March 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · Administrative Assessments	106,109.01	119,701.00	-13,591.99	88.65%
363.101 · Maintenance Assessments	630,248.62	720,106.00	-89,857.38	87.52%
363.810 · Debt Assessments	676,546.86	773,141.00	-96,594.14	87.51%
363.820 · Debt Assessment - Pd To Trustee	-644,144.28	-726,753.00	82,608.72	88.63%
363.830 · Cty Appraiser & Tax Coll Fee	-13,635.62	-30,859.00	17,223.38	44.19%
363.831 · Discounts For Early Payments	-53,968.32	-61,718.00	7,749.68	87.44%
369.401 · Interest Income	1,207.38	2,400.00	-1,192.62	50.31%
Total Income	<u>702,363.65</u>	<u>796,018.00</u>	<u>-93,654.35</u>	<u>88.24%</u>
Expense				
512.829 · Perim. Wall (Off Old Cutler Rd)	0.00	15,000.00	-15,000.00	0.0%
512.827 · Traffic Enforcement	3,042.00	10,000.00	-6,958.00	30.42%
511.758 · FPL - Electrical	58,522.49	115,000.00	-56,477.51	50.89%
511.756 · Water & Sewage	104.66	2,500.00	-2,395.34	4.19%
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	290.70	560.00	-269.30	51.91%
511.131 · Supervisor Fee	3,800.00	7,000.00	-3,200.00	54.29%
511.301 · Lakes Maintenance	3,864.00	10,000.00	-6,136.00	38.64%
511.304 · Field Operations	6,000.00	12,000.00	-6,000.00	50.0%
511.825 · Retention Wall Repairs	32,789.50	0.00	32,789.50	100.0%
511.306 · Water Feat. Maint. S Enter/Exit	6,300.00	35,000.00	-28,700.00	18.0%
511.310 · Engineering/Inspections	8,390.24	50,000.00	-41,609.76	16.78%
512.823 · Lake Bank Erosion Rest Project	2,800.00	0.00	2,800.00	100.0%
512.824 · Stormwater Pipe Project-Phase 2	0.00	175,000.00	-175,000.00	0.0%
511.754 · Guardhouse Ext Maintenance/Reserve	6,751.16	8,000.00	-1,248.84	84.39%
511.753 · Entry Feature Maintenance/Reserve	0.00	7,000.00	-7,000.00	0.0%
511.305 · Contingency/Reserve	0.00	60,000.00	-60,000.00	0.0%
511.302 · Roads Maintenance/Reserve	5,335.00	90,000.00	-84,665.00	5.93%
511.303 · Stormwater Drainage/Reserve	0.00	58,000.00	-58,000.00	0.0%
511.311 · Management Fees	17,154.00	34,308.00	-17,154.00	50.0%
511.312 · Secretarial Fees	2,100.00	4,200.00	-2,100.00	50.0%
511.315 · Legal Fees	8,257.50	25,000.00	-16,742.50	33.03%
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	1,503.80	4,250.00	-2,746.20	35.38%
511.513 · Postage and Delivery	320.14	1,000.00	-679.86	32.01%
511.514 · Office Supplies	702.70	1,375.00	-672.30	51.11%
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	4,246.25	350.00	3,896.25	1,213.21%
511.750 · Website Management	999.96	2,000.00	-1,000.04	50.0%
Total Expense	<u>209,891.26</u>	<u>796,018.00</u>	<u>-586,126.74</u>	<u>26.37%</u>
Net Ordinary Income	<u>492,472.39</u>	<u>0.00</u>	<u>492,472.39</u>	<u>100.0%</u>
Net Income	<u>492,472.39</u>	<u>0.00</u>	<u>492,472.39</u>	<u>100.0%</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	\$ 9,082.03	\$ 54,650.98	\$ 58,665.60	\$ 58,665.60
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	8	Miami-Dade Tax Collector	02/28/26	NAV Taxes	\$ 28,864.45		\$ (342.88)	\$ (577.29)	\$ 27,944.28	\$ 2,141.74	\$ 12,887.98	\$ 13,834.73	\$ 2,073.47	\$ 12,477.12	\$ 13,393.69	\$ 13,393.69
9	Int. - 1	Miami-Dade Tax Collector	01/26/26	Interest		\$ 1,373.43			\$ 1,373.43	\$ 1,373.43			\$ 1,373.43			\$ -
10	9	Miami-Dade Tax Collector	03/11/26	NAV Taxes	\$ 30,627.36		\$ (303.38)	\$ (288.10)	\$ 30,035.88	\$ 2,272.55	\$ 13,675.12	\$ 14,679.69	\$ 2,228.67	\$ 13,411.02	\$ 14,396.19	\$ 14,396.19
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$ 1,411,531.06	\$ 1,373.43	\$ (13,635.62)	\$ (53,968.32)	\$ 1,345,300.55	\$ 106,109.01	\$ 630,248.62	\$ 676,546.86	\$ 101,092.79	\$ 600,063.48	\$ 644,144.28	\$ 644,144.28

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
87.51%

\$ 1,412,904.49	\$ 1,345,300.55
\$ (630,248.62)	\$ (600,063.48)
\$ (106,109.01)	\$ (101,092.79)
\$ (676,546.86)	\$ (644,144.28)
\$ -	\$ -