



**CUTLER CAY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MAY 11, 2026  
6:00 P.M.**

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

[www.cutlercaycdd.org](http://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 192<sup>nd</sup> Street  
Cutler Bay, FL 33157  
**REGULAR BOARD MEETING**  
**May 11, 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. April 13, 2026 Regular Board Meeting Minutes.....Page 3
- G. New Business**
  - 1. Consider Resolution No. 2026-01 – Approving a Proposed Budget for FY 2026/2027.....Page 13
  - 2. Professional Engineer Review of RFQ Engineer Response Submittals, Ranking and Selection  
(*This information is Posted on the District Website at <https://cutlercaycdd.org/documents/>*)
- H. Ratification & Approvals** (*Actions to be taken collectively via one [1] Motion*)
  - 1. Felix Clean Stop Sign Adjustment.....Page 22
  - 2. KJC Fumigation Beehive Removal.....Page 24
- 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. Raptor “Tract C” Pipe Cleaning & CCTV
  - 2. MANAGEMENT REPORT/UPDATES
    - a. Traffic Enforcement Services
    - b. Felix Clean Southern Water Feature and Wall Repair
    - c. Felix Clean Entry Feature Pressure Cleaning and Repairs
- J. Administrative Matters**
  - 1. Financial Update.....Page 25
  - 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
- 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](http://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](#)

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*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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DEVELOPMENT DISTRICT**

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

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
APRIL 13, 2026**

**A. CALL TO ORDER**

Mrs. Perez called to order April 13, 2026, Regular Board Meeting of the Cutler Cay Community Development District (the “District”) at 6:00 p.m. in the Cutler Cay Community Clubhouse located at 7755 SW 192<sup>nd</sup> 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 and Supervisors Leo Corradini, Albert Collazo and Aileen Milian (via phone) were present.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; District Counsel Liza Smoker of Billing Cochran, P.A.; and District Engineer Angel Camacho of Alvarez Engineers, Inc.

Also present were several members of the public.

**D. ADDITIONS AND/OR DELETIONS TO THE AGENDA**

There were no additions and/or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC**

There were no comments from the public at this time.

**F. APPROVAL OF MINUTES**

**1. March 9, 2026, Regular Board Meeting**

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

A <b>MOTION</b> was made by Supervisor Collazo, seconded by Supervisor Milian and passed unanimously approving the minutes of the March 9, 2026, Regular Board Meeting, amended to reflect Ms. Smoker’s firm’s name of Billing Cochran, P.A.
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**G. NEW BUSINESS**

**1. Consider Raptor Vac Proposal for “Tract C” Pipe Cleaning CCTV**

A **MOTION** was made by Supervisor Corradini, seconded by Supervisor Collazo and passed unanimously approving the Raptor Vac proposal dated April 5, 2026, in the amount of \$2,199.50 for the “Tract C” pipe cleaning CCTV, as presented.

*Supervisor Dr. Alexandra Penn Williams arrived at approximately 6:03 p.m.*

**2. Consider Davis Environmental Proposal for Retention Wall – Mangrove & Vegetation Maintenance Services at Tracts A, U, P and G**

As stated in the presented proposal.

“**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.”

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

Mrs. Perez asked if Counsel could add language for the Contractor to agree to maintaining the permit as active and to notify the District in a timely manner for the renewal process of the extension of same.

A **MOTION** was made by Supervisor Collazo, seconded by Supervisor Corradini and passed unanimously approving an Amendment to the Davis Environmental proposal for Retention Wall – Mangrove & Vegetation Maintenance Services at Tracts A, U, P and G to maintain the issued permit as active; further authorizing District Counsel to prepare the Amendment for electronic approval and for District management to execute same on behalf of the District.

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

There were no matters that required ratification and/or approval at the time.

**I. OLD BUSINESS**

**1. Engineer Updates**

**a. Phase II Storm Drainage Project**

The Board was advised that this was still under review by DERM with the last submittal being March 11, 2026. DERM was contacted today for an update.

**b. Landshore Enterprises - Shoreline Restoration (Three Areas)**

The Board was advised that this was currently under construction and the project was 70% completed.

**c. Landshore Enterprises - Shoreflex Repair at 19049 SW 80<sup>th</sup> Court**

This repair is pending completion of the Three Areas Project and the Board was provided with updates.

**d. Headley Sidewalk Slab Replacement and Installation of Root Barrier**

This matter is pending repair of corrections during last field review conducted on March 10, 2026, with Headley. The inspection conducted today did not meet the expectations of the District Engineer.

**e. Discussion for Direction Regarding Miami-Dade County DERM Five-Year Stormwater Maintenance Certification**

The Board was advised that once the maintenance vendor completes the cleaning of the stormwater system, all inspection reports and supporting documentation are reviewed. A licensed Professional Engineer will then evaluate the system and prepares, signs and seals the certification for submission to DERM. Mr. Camacho recommended that the newly engaged engineers perform this work to ensure continuity, accuracy, and compliance and provided a recommended estimate that a budget amount of \$5,000 be proposed for these engineering services.

Supervisor Fonte suggested that the existing engineering oversee the Phase II Project and/or provide consulting services for the District. Mr. Camacho stated that his firm would prefer not being involved after the transition to the new District Engineer had taken place.

Ms. Smoker was directed to add language to the agreements with Raptor and Davis Environmental that hold permits that are qualified by the contactors providing a specific timeframe for the change of the contractor, should the contract be terminated.

**2. Management Report/Updates**

**a. Traffic Enforcement Services**

In March, Police "Traffic Enforcement" Services were provided at randomly selected dates and times. Records show twenty-three (23) traffic stops and ten (10) tickets being issued, plus an unspecified number of verbal warnings.

**b. Davis Environmental Initial Retention Wall Trimming Work – Everglades Mitigation Bank Phase 1**

Pursuant to Permit No. 136876-159, Miami-Dade County, and the agreement between the District and FPL, certification was provided to the District for record purposes and reviewed by District Counsel.

Supervisor Fonte asked that District management request from Davis Environmental an estimate for future mitigation costs and budgeting for the anticipated maintenance.

### **c. Google Maps Directing Traffic to Resident Entrance**

Mrs. Perez noted, pursuant to the Board's direction, she was able to submit a request for correction to the proper Visitor Entrance for Cutler Cay Community Development District via the Google Maps application. She noted the appropriate visitor entrance was through the SW 78<sup>th</sup> Avenue Entrance (the north entrance) of Old Cutler Road located on the north side of the community and added that hazardous conditions were being created by the misinformation of directing traffic to the resident entrance located off Old Cutler Road at SW 80<sup>th</sup> Court (the south entrance) also known as the Resident Entrance.

After some research, it was determined that there was no representative that the District could reach and the proper course of action is to go through the Google Maps application.

Anyone, not just the District representative, can report this issue through Google Maps via the application. An email communication was sent to the Board Members and residents of the District to report the issue as well.

Here is a link on how to report via Google Maps:

[is there a google maps representative in miami for community wrong entrance - Google Search](#)

After completing this task, Mrs. Perez contacted Mrs. Gavilan, the Association Property Manager, and asked that she do the same on behalf of the Association. She agreed and added that she would also share the same information with the Association Board.

### **d. Raptor Vac Storm Drainage Cleaning**

Raptor Vac completed the storm drainage cleaning during the second week of March. Field Ops inspected the completed work on Wednesday, April 1, 2026, and found that the work was completed pursuant to the agreement specifications.

### **e. Felix Clean Southern Water Feature and Wall Repair**

The Felix Clean agreement was executed on April 3, 2026. Felix has confirmed that he has already ordered customized spouts and if available, as scheduled, he is expected to be able to begin repairs and installation of the same on April 16, 2026, weather permitting.

### **f. Felix Clean Entry Feature Pressure Cleaning and Repairs**

The Felix Clean agreement was executed on April 3, 2026, and the anticipated start date is set for April 16, 2026, weather permitting.

### **g. Engineering RFQ**

Mrs. Perez provided an update that one packet had been requested to date and the deadline for receipt was April 29, 2026, at 2:00 p.m., pursuant to the RFQ.

Mrs. Perez added that according to the Field Operations report during a scheduled inspection on Wednesday, April 1, 2026, the residence located 19454 SW 78<sup>th</sup> Avenue had construction materials on the driveway next to the storm drainage structure. The HOA and the Town of Cutler Bay were also notified. A letter was issued on behalf of the District on Thursday, April 2, 2026. Field Ops will keep following up on this matter.

**J. WORKSHOP**

**1. Review and Discussion Draft FY 2026/2027 Proposed Budget**

*Mrs. Perez noted that in advance of today’s Workshop she had circulated to the Board a Summary of the Proposed Budget (attached hereto for record purposes).*

Ms. Smoker recommended that the Board hold a “Budget Discussion” versus a “Workshop” so that directions and motions can be made during the process.

Mrs. Perez noted, pursuant to a conversation held with the engineering team, Juan Alvarez and Angel Camacho, today it was noted that the engineer had originally recommended an amount of \$400,000 for the Engineer’s Report during the Bond process in order to address repairs and baffle replacements that are anticipated during the five (5) certification process, as this process will include cleaning and performing inspections of the pipes with CCTV cameras.

The Board reviewed the information and discussions ensued followed by:

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Fonte and passed unanimously approving the draft budget and directing District management to make one change, to wit: adding a line item to read “Storm Drain Grate Apron Maintenance/Reserve” and allocating zero funds and for the same to be presented as the FY 2026/2027 Proposed Budget during the upcoming Regular Board Meeting for consideration.

It was noted that the purpose of this line-item was for the Apron Maintenance and Replacement during the upcoming Road Re-Milling Project with zero cost this year as the cost is to be determined by the newly appointed District Engineer for the next Budget approval process.

**K. ADMINISTRATIVE MATTERS**

**1. Financial Update**

Mrs. Perez presented the financial statement through February 28, 2026, and indicated that available funds were \$1,644,919.12.

A **MOTION** was made by Supervisor Collazo, seconded by Supervisor Milian and passed unanimously ratifying and approving the financials, as presented.

**2. Announce 2026 General Election and Candidate Qualifying Period**

Mrs. Perez announced, pursuant to the Miami-Dade County Supervisor of Elections’ website, the 2026 General Election and Candidate Qualifying Period runs from noon, Monday, June 8, 2026, through noon, Friday, June 12, 2026.

AS	Seat 1 Leo Corradini	Expires 2026
V-CHR	Seat 2 Omar Fonte	Expires 2026
AS	Seat 5 Aileen Milian	Expires 2026

**3. 2025 Form 1 - Statement of Financial Interests**

Mrs. Perez advised that the completed 2025 Form 1 must be submitted prior to July 1, 2026, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov. As previously noted, Board Members are no longer permitted to file through their local Supervisor of Elections’ office.

**L. BOARD MEMBER/STAFF COMMENTS/REQUESTS**

There were no further comments from the Board Members.

**M. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Supervisor Fonte, seconded by Supervisor Collazo and passed unanimously adjourning the meeting at 7:13 p.m.

**ATTESTED BY:**

\_\_\_\_\_  
**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Chairman/Vice Chair**

Cutler Cay Community Development District  
 FY 2026/2027 *Draft* Budget  
**WORKSHOP BUDGET SUMMARY**

The presented FY 2026/2027 Proposed Budget *Draft* is **for Board Discussion Purposes only** during the Budget Workshop to be held on Monday, April 13, 2026, and is **not for Approval Consideration at this time**. The Budget reflects good-faith estimates based on engineering recommendations, projected project costs, and known operating expenses. All line items remain subject to modifications at the Board’s direction.

**Financial Overview**

- The Debt Service Assessment is at the Series 2021 maximum rate.
- The Administrative Budget is slightly higher than last year.
- The maintenance budget is lower than last year. Certain Budget amounts are allocated per the recommendation of the District engineer have been included.
- No carryover balance has been applied to the presented *Draft* Budget.
- Estimated available funds as of September 30, 2026 are anticipated to be approximately \$1,000,000 subject to unforeseen expenses.

**Reserve Position (as of March 31, 2026)**

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 as this is an active project.

These reserves support long-term capital planning and reduce the need for future assessment shock.

**Major Budget Highlights & Descriptions**

**Contingency/Reserve** 146,000 – Increased by 86k. Allocating funds for any unforeseen expenses, repairs and/or replacements and other miscellaneous infrastructure needs. Provides for a contingency fund to replace and/or repair District owned/maintained infrastructure or improvement and/or emergency projects. Inclusive for line items that the reserves are not yet large enough at this time. For example, if Road pavement is needed prior to the projected and anticipated start date.

**Lakes Maintenance** 10,000 – This covers Regular Maintenance of the Stormwater Retentions Ponds “the Lakes” that is conducted on monthly basis.

**Roads Maintenance/Reserve** 115,000 – Increased by 25k. Pursuant to the District Engineers recommendation. Supporting Routine Maintenance and long-term needs with the Sinking fund for Resurfacing and Markings *anticipated* to be completed within the next eight (8) years (maybe needed sooner). Noting the rising construction and material costs.

**Cutler Cay Community Development District**  
**FY 2026/2027 Draft Budget**  
**WORKSHOP BUDGET SUMMARY**

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS										
Analysis and Annuity Recommendation										
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)	
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)-\$241K in Reserve	$FC = (PC)(1+r/100)^n$	(i)	$FC / ((1+i)^n - 1)$	
PAVEMENTS										
2006	2036	2025	11	76,450	\$10.00	\$523,500	\$686,877	0.25%	\$61,667	
PAVEMENT MARKINGS AND SIGNING										
2020	2030	2025	5	76,450	\$2.50	\$191,125	\$216,240	0.25%	\$43,032	

**Stormwater Drainage Maintenance/Reserve** 70,000 – Increased by 12k. Inclusive of regular yearly maintenance reflected in the chart below. Funds are also for the routine maintenance, repairs and/or replacement of pipes, baffles, etc. This amount may need to be increased in the future due to regulatory requirements including DERM 5-Year Certification. As well as rising construction and material costs.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Avg. Cost/EA Structure. Assume 2.5% Annual Inflation Rate <sup>(1)</sup>	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate <sup>(2)</sup>	Total Budget Amount Per Year
		Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)			
325	18680	65					\$230.00	\$6.75	\$40,200
			65				\$236.00	\$6.92	\$41,200
				65			\$242.00	\$7.09	\$42,300
					65		\$248.00	\$7.27	\$43,300
						65	\$254.00	\$7.45	\$44,400

<sup>(1)</sup> Includes the cost of vacuuming the sump of the drainage structure and the cost of removing and reinstalling the baffle if there are baffle, and if the baffle is in good condition.

<sup>(2)</sup> Includes the cost of pressure spraying and videoing the pipes and of dewatering with plugs at the end of the pipes when the pipes are submerged.

Cutler Cay Community Development District  
 FY 2026/2027 *Draft* Budget  
**WORKSHOP BUDGET SUMMARY**

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR BAFFLE REPLACEMENTS							
Estimated Number of Baffles to be Replaced <small>(1)</small>	No. Structures with Pipes Serviced per Year					Estimated Cost Per Baffle For 2.5% Inflation Rate	Total Budget Amount Per Year
	Year 1 (FY 25- 26)	Year 2 (FY 26- 27)	Year 3 (FY 27- 28)	Year 3 (FY 28- 29)	Year 2 (FY 29- 30)		
69	14					\$600	\$8,400
		14				\$615	\$8,700
			14			\$630	\$8,900
				14		\$646	\$9,100
					13	\$662	\$8,700

(1) The estimate assumes that 25% of the 176 baffles in the District will need replacement in the next five years.

**Stormwater Drainage Repairs Project (Phase II)** 25,000 – Amount reduced significantly by 150k. The amount allocated is per the District Engineers recommendation: due to DERM requests resulting in an increased scope of work and the District Board approved additional items. *Should this project go over the estimated cost, the funds can be used from the existing Contingency/Reserve funds.*

**Field Operations** 12,000 – Amount remains unchanged. Field Operations services rendered to the District. Field management services that SDS provides in the District; Includes but not limited to the coordination and communication with contractors for required maintenance and improvements, solicitation of bids/cost quotes, management of contracts, site visits and inspections.

**Water Features Maintenance (Southern Entrance/Exit)** 40,000 – Increased by 5k. Regular Maintenance and Repairs to the Southern Entrance/Exit Water Features this includes the water treatments and cleaning of the infrastructure, as well as the maintenance and repairs of the mechanical and structural components.

**Sidewalk Maintenance/Repairs** 20,000 – Increased by 2k. Pressure Cleaning, Repairs and Replacement of the sidewalks throughout the District common areas. We have observed that the maturing tree root systems are contributing to more damages that will be requiring more repairs and ultimately replacement of the slabs.

**Engineering/Inspections** 50,000 – Amount remains unchanged. This includes the District Engineers Services, Inspections, Attendance for Site and Board Meetings, Annual Reports, etc.

**Street Signage** 5,000 – Amount remains unchanged. Maintenance and/or replacement of Street Traffic Signage.

**Lake Fountain Maintenance** 10,000 – Amount remains unchanged. The allocated cost includes Regular maintenance that is conducted on quarterly basis and any necessary repairs.

**Entry Features Maintenance** 12,000 – Increased by 5k. This includes the maintenance of the entry monuments and structures located at the main entrance off of Old Cutler Road consisting of three (3) decorative structures [one on each sidewalk and one on the median] and two (2) monuments.

Cutler Cay Community Development District  
FY 2026/2027 *Draft* Budget  
**WORKSHOP BUDGET SUMMARY**

**Guardhouse Exterior Maintenance/Reserve** 10,000 – Increased by 2k. Amount allocated to maintain the guardhouse exterior and to reserve for future repairs/replacement such as structural improvements, roof replacement, A/C unit, etc.

**Water & Sewage** 2,500 – Amount remains unchanged. Guardhouse usage.

**FPL - Electrical Utility** 120,000 – Increased by 5k. Based off of last year’s usage. This included but is not limited to Street Lights, Water Features, Lake Fountain, Irrigation Pumps, Guardhouse, etc.

**Retention Wall** 10,000 –To maintain the required vegetation clearance for Tracts A, G, P & U that are owned by the District pursuant to the active permit under a maintenance program. Each parcel/unit owner is responsible for approximately two (2) to four (4) feet from the wall out into the wetland area and to maintain the Wall and decorative fence.

**Perimeter Wall Maintenance/Reserve** (off of Old Cutler Road) 10,000 – Reduced by 10K. Provides funds for the Regular maintenance and repairs of the wall the runs parallel to Old Culter Road.

**Shoreline Restoration & Improvements Project** – Zero funds have been allocated to this line item per the Boards Direction.

Pursuant to last year’s notes and based on the District Engineer’s suggestions “*I think the Board may decide not to do additional work in FY 25-26 and observe the lake banks and record complaints (if any) and make a decision on FY 26-27 if additional restoration is necessary.*”

Recommendation is for the District Engineer to establish formal monitoring criteria for the (complaints, erosion benchmarks, inspections and revisit the funding as the conditions change.

*Prepared by Gloria Perez, District Manger  
For the Cutler Cay CDD, Board of Supervisors  
April 13, 2026*

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Cutler Cay Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for July 13, 2026 at 6:00 p.m. in The Cutler Cay Community Clubhouse, 7755 SW 192<sup>nd</sup> Street, Cutler Bay, Florida 33157, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 11<sup>th</sup> day of May, 2026.

**ATTEST:**

**CUTLER CAY  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Cutler Cay  
Community Development District

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

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

	FISCAL YEAR 2026/2027 BUDGET
<b>REVENUES</b>	
Administrative Assessments	119,679
Maintenance Assessments	720,106
Debt Assessments - 2014 Refunding	773,141
Other Revenues	0
Interest Income	3,000
<b>Total Revenues</b>	<b>\$ 1,615,926</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 119,097</b>
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 677,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 796,597</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 819,329</b>
2021 Bond Refinancing Payments	(726,753)
<b>Balance</b>	<b>\$ 92,576</b>
County Appraiser & Tax Collector Fee	(30,858)
Discounts For Early Payments	(61,718)
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>
Carryover from Prior Year	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>
<b>Reserve For Project/Lake Bank Erosion As Of 4/30/26*</b>	<b>\$ 140,425.00</b>
<b>Reserve For Roads Maintenance As Of 4/30/26</b>	<b>\$ 257,900.00</b>
<b>Reserve For Stormwater Drainage As Of 4/30/26</b>	<b>\$ 122,800.00</b>
<b>Reserve For Pipe Repairs Project As Of 4/30/26</b>	<b>\$ 208,000.00</b>
<b>Reserve For Entry Features As Of 4/30/26</b>	<b>\$ -</b>
<b>Reserve For Guardhouse Exterior Maint As Of 4/30/26</b>	<b>\$ -</b>
<b>Total Reserves As Of 4/30/26</b>	<b>\$ 729,125.00</b>

\* 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
<b>MAINTENANCE EXPENDITURES</b>	
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
Storm Drain Grate Apron Maintenance/Reserve	0
Stormwater Drainage Maintenance/Reserve	70,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 677,500</b>

**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
<b>REVENUES</b>				
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
<b>Total Revenues</b>	<b>\$ 1,674,898</b>	<b>\$ 1,615,348</b>	<b>\$ 1,615,926</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 108,826</b>	<b>\$ 115,518</b>	<b>\$ 119,097</b>	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 350,610</b>	<b>\$ 680,500</b>	<b>\$ 677,500</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 459,436</b>	<b>\$ 796,018</b>	<b>\$ 796,597</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,215,462</b>	<b>\$ 819,330</b>	<b>\$ 819,329</b>	
2021 Bond Refinancing Payments	(737,890)	(726,753)	(726,753)	2027 Principal & Interest Payments
<b>Balance</b>	<b>\$ 477,572</b>	<b>\$ 92,577</b>	<b>\$ 92,576</b>	
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
<b>Excess/ (Shortfall)</b>	<b>\$ 407,421</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover from Prior Year	0	0	0	Carryover From Prior Year
<b>Net Excess/ (Shortfall)</b>	<b>\$ 407,421</b>	<b>\$ -</b>	<b>\$ -</b>	

Reserve For Project/Lake Bank Erosion As Of 4/30/26*	\$ 140,425.00
Reserve For Roads Maintenance As Of 4/30/26	\$ 257,900.00
Reserve For Stormwater Drainage As Of 4/30/26	\$ 122,800.00
Reserve For Pipe Repairs Project As Of 4/30/26	\$ 208,000.00
Reserve For Entry Features As Of 4/30/26	\$ -
Reserve For Guardhouse Exterior Maint As Of 4/30/26	\$ -
<b>Total Reserves As Of 4/30/26</b>	<b>\$ 729,125.00</b>

\* 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 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 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
Storm Drain Grate Apron Maintenance/Reserve	0	0	0	Apron Maintenance And For Replacement During The Road Re-milling Project
Stormwater Drainage Maintenance/Reserve	15,202	58,000	70,000	Three Years Remaining For Sinking Fund Recommended By Engineer Plus Maintenance
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 350,610</b>	<b>\$ 680,500</b>	<b>\$ 677,500</b>	

**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	
<b>REVENUES</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>COMMENTS</b>
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
<b>Total Revenues</b>	<b>\$ 750,798</b>	<b>\$ 727,953</b>	<b>\$ 728,253</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 732,388</b>	<b>\$ 727,953</b>	<b>\$ 728,253</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 18,410</b>	<b>\$ -</b>	<b>\$ -</b>	

**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	<b>\$ 3,441.21</b>	<b>\$ 3,122.24</b>	<b>\$ 3,135.84</b>	<b>\$ 3,135.80</b>
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	<b>\$ 3,500.82</b>	<b>\$ 3,181.85</b>	<b>\$ 3,195.45</b>	<b>\$ 3,195.41</b>
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	<b>\$ 3,672.74</b>	<b>\$ 3,353.77</b>	<b>\$ 3,367.37</b>	<b>\$ 3,367.33</b>

\* 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

# FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

## Proposal/Contract

**Customer & Address:** Cutler Cay Community Development District  
Old Cutler RD & SW 195<sup>th</sup> TER  
Cutler Bay, FL

We hereby submit specifications and estimates for:

<b>Adjust Traffic Sign that is Leaning.</b>	-----	<b>\$ 200.00</b>
Parts and labor	-----	\$ 200.00
7% Tax	-----	N/A
<b>Grand total</b>	-----	<b>\$ 200.00</b>

### ACCEPTANCE OF PROPOSAL

Name (and Title): \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

FELIX CLEAN SERVICES, LLC.: \_\_\_\_\_

- Verbally APPROVED by Chair, Mr. Fonte, on 4-20-2026
- COIs and all requested documentation are on file for this vendor.

*Ronald Galvis*  
Field Operations Manager  
Cutler Cay CDD

Before:



After:





- Verbally Approved by Chair, Mr. Fonte on 4-22-2026

- Requested COIs must be provided.

Ronald Galvis

Field Ops. Manager

# PEST CONTROL WORK ORDER

KJC Fumigation agrees to provide pest control service by application of control measures performed on the premises described below. The work order covers only the pest specified below. Should customer request service for pest other than those specified below, it will be at additional charge.

It is further agreed that the premises shall be made available for inspection and treatment by KJC Fumigation as often as necessary to control the specified pest(s) during the duration of this agreement.

This work order does not guarantee against present or future pest damages to building contents, or provide repairs or compensation therefore.

Start Date: 1/1/2026 Start Time: \_\_\_\_\_ Location # \_\_\_\_\_

NAME Cutler Bay CDD TELEPHONE 786 503 1633 EMAIL \_\_\_\_\_

ADDRESS TO BE SERVICED 7755 SW 192<sup>nd</sup> St

BILLING ADDRESS Cutler Bay FL 33157

SPECIAL INSTRUCTION: \_\_\_\_\_

Bees Treatment

Proposal

\$ 350.00  
one month  
warranty

- KJC Solution - Ants, Roaches, Silverfish, Spiders (No Contract)
- Fleas and Ticks.
- KJC Regular Pest Control - Ants, Roaches, Silverfish, Spiders  
Fleas and Ticks (One year agreement).
- Rodent Control & Exclusion Service.
- Special Services - 30 days guarantee only.
- Commercial Monthly Service.
- KJC Combination Service (Lawn & Pest Control).

YOUR SCHEDULED MONTH AS INDICATED:

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DE

Intensive Service _____	_____ Full Year _____
SVC Rates _____ SVC= _____	Amount Paid \$ _____
Sales Tax (if applicable) _____	Check Number _____
Total Per Year _____	Credit Card <input type="checkbox"/> _____ Cash <input type="checkbox"/> _____

REPRESENTATIVE SIGNATURE [Signature] DATE 04/22/26

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**Disclaimer:** If services provided has follow up must be done within \_\_\_ days of service. A follow up cannot be replaced for a regular service. Charges outstanding over 30 days from the date of service are subject to a 1 1/2% finance charge per month or annual percentage rate. Customer agrees to pay accrued expenses in the event of collection. Please note there will be a fee of \$35 for all returned checks.

FOR OFFICE USE ONLY

Phone: 786-630-5644 • info@kjcfumigation.com  
 16155 S.W. 117th Avenue, Suite B-5, Miami, FL 33177  
**FLORIDA POISON CONTROL 1-800-222-1222**

Cutler Cay  
Community Development District

**Financial Report For  
April 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Apr-26	Year To Date Actual 10/1/25 - 4/30/26
<b>REVENUES</b>			
Administrative Assessments	119,701	0	106,109
Maintenance Assessments	720,106	0	630,249
Debt Assessments - 2021 Refunding	773,141	0	676,547
Other Revenue	0	0	0
Interest Income	2,400	0	2,263
<b>Total Revenues</b>	<b>\$ 1,615,348</b>	<b>\$ -</b>	<b>\$ 1,415,168</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	7,000	1,000	4,800
Payroll Taxes (Employer)	560	77	367
Management	34,308	2,859	20,013
Secretarial	4,200	350	2,450
Legal	25,000	0	10,532
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	5,100
Miscellaneous	4,250	124	2,047
Postage	1,000	37	357
Office Supplies	1,375	199	902
Dues & Subscriptions	175	0	175
Trustee Fee	4,200	0	4,246
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,167
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 115,518</b>	<b>\$ 4,813</b>	<b>\$ 66,342</b>
<b>TOTAL MAINTENANCE EXPENDITURES (Details On Page 2)</b>	<b>\$ 680,500</b>	<b>\$ 13,475</b>	<b>\$ 167,065</b>
<b>Total Expenditures</b>	<b>\$ 796,018</b>	<b>\$ 18,288</b>	<b>\$ 233,407</b>
<b>Revenues Less Expenditures</b>	<b>\$ 819,330</b>	<b>\$ (18,288)</b>	<b>\$ 1,181,761</b>
2021 Bond Refinancing Payments	(726,753)	0	(644,144)
<b>Balance</b>	<b>\$ 92,577</b>	<b>\$ (18,288)</b>	<b>\$ 537,617</b>
County Appraiser & Tax Collector Fee	(30,859)	0	(13,636)
Discounts For Early Payments	(61,718)	0	(53,968)
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (18,288)</b>	<b>\$ 470,013</b>
Carryover From Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (18,288)</b>	<b>\$ 470,013</b>

Bank Balance As Of 4/30/26	\$ 2,333,282.81
Accounts Payable As Of 4/30/26	\$ 22,071.20
Accounts Receivable As Of 4/30/26	\$ 1,200.00
Reserve For Project/Lake Bank Erosion As Of 4/30/26	\$ 140,425.00
Reserve For Roads Maintenance As Of 4/30/26	\$ 257,900.00
Reserve For Stormwater Drainage As Of 4/30/26	\$ 122,800.00
Reserve For Pipe Repairs Project As Of 4/30/26	\$ 208,000.00
Reserve For Entry Features As Of 4/30/26	\$ -
Reserve For Guardhouse Exterior Maintenance As Of 4/30/26	\$ -
Available Funds As Of 4/30/26	\$ 1,583,286.61

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

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

	<b>Annual Budget</b>	<b>Actual</b>	<b>Year To Date Actual</b>
<b>MAINTENANCE EXPENDITURES</b>	<b>10/1/25 - 9/30/26</b>	<b>Apr-26</b>	<b>10/1/25 - 4/30/26</b>
Lakes Maintenance	10,000	619	4,483
Field Operations	12,000	1,000	7,000
Traffic Enforcement	10,000	0	3,042
Water Features Maintenance (Southern Entrance/Exit)	35,000	1,200	7,500
Sidewalk Maintenance/Repairs	18,000	0	19,690
Engineering/Inspections	50,000	888	9,278
Street Signage	5,000	0	0
Lake Fountain Maintenance	10,000	0	0
Water & Sewage	2,500	0	105
FPL - Electrical Utility	115,000	9,768	68,291
Retention Wall Maintenance	0	0	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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 680,500</b>	<b>\$ 13,475</b>	<b>\$ 167,065</b>

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

	<u>Oct 25- April 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
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	2,263.48	2,400.00	-136.52	94.31%
<b>Total Income</b>	<u>703,419.75</u>	<u>796,018.00</u>	<u>-92,598.25</u>	<u>88.37%</u>
<b>Expense</b>				
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	68,290.66	115,000.00	-46,709.34	59.38%
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	367.20	560.00	-192.80	65.57%
511.131 · Supervisor Fee	4,800.00	7,000.00	-2,200.00	68.57%
511.301 · Lakes Maintenance	4,483.00	10,000.00	-5,517.00	44.83%
511.304 · Field Operations	7,000.00	12,000.00	-5,000.00	58.33%
511.825 · Retention Wall Repairs	32,789.50	0.00	32,789.50	100.0%
511.306 · Water Feat. Maint. S Enter/Exit	7,500.00	35,000.00	-27,500.00	21.43%
511.310 · Engineering/Inspections	9,277.79	50,000.00	-40,722.21	18.56%
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	20,013.00	34,308.00	-14,295.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.315 · Legal Fees	10,532.50	25,000.00	-14,467.50	42.13%
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	5,100.04	5,000.00	100.04	102.0%
511.512 · Miscellaneous	2,047.02	4,250.00	-2,202.98	48.17%
511.513 · Postage and Delivery	357.56	1,000.00	-642.44	35.76%
511.514 · Office Supplies	902.05	1,375.00	-472.95	65.6%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,246.25	4,200.00	46.25	101.1%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,166.62	2,000.00	-833.38	58.33%
<b>Total Expense</b>	<u>233,407.01</u>	<u>796,018.00</u>	<u>-562,610.99</u>	<u>29.32%</u>
<b>Net Ordinary Income</b>	<u>470,012.74</u>	<u>0.00</u>	<u>470,012.74</u>	<u>100.0%</u>
<b>Net Income</b>	<u><u>470,012.74</u></u>	<u><u>0.00</u></u>	<u><u>470,012.74</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	\$ 9,082.03	\$ 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
<b>Total</b>	<b>\$1,612,958.64</b>

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)
\$ -	\$ -