



**CUTLER CAY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
JULY 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 & PUBLIC HEARING
July 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. May 11, 2026 Regular Board Meeting Minutes.....Page 3
- G. New Business**
 - 1. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 10
- H. Ratification & Approvals**
 - 1. Felix Clean Southern Entry Features Resurfacing of Waterfall Ponds.....Page 12
- I. Old Business**
 - 1. ENGINEER REPORT/UPDATES – *Deferred to the Next Meeting*
 - 2. MANAGEMENT REPORT/UPDATES
 - a. Traffic Enforcement Services
 - b. Felix Clean Southern Water Feature Wall Repairs and Paint
 - c. Felix Clean Main Entrance Pressure Cleaning and Precast Stone Repairs
- J. Public Hearing**
 - 1. Proof of Publication.....Page 15
 - 2. Receive Public Comments Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 17
- K. Administrative Matters**
 - 1. Financial Update.....Page 26
 - 2. Announce the Qualified Elector (Registered Voter) Certification.....Page 31
 - 3. Miami-Dade County Supervisor of Elections 2026 Qualified Candidate Website Results
- L. Board Member and/or Staff Comments/Requests**
 - 1. ATTORNEY
 - a. Legislative Update.....Page 32
- 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 Cut-
ler Cay Community Clubhouse located
at 7755 SW 192nd Street, Cutler Bay,
Florida 33157, at 6:00 p.m. for the fol-
lowing 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 ac-
cordance with the provisions of Flor-
ida 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 Super-
visors 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 speci-
fied 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 accom-
modations or an interpreter to partic-
ipate 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 under-
signed, who on oath says that he/she is Custodian of Records of The
The Miami Herald, a newspaper published in Miami Dade County, Flor-
ida, that the attached was published on the publicly accessible website
of The Miami Herald or by print in the issues and dates listed below.

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

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

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



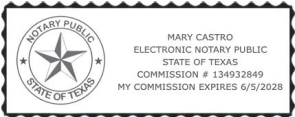
Amanda Rodela

Mary Castro



Sworn to and subscribed before
me on

Oct 31, 2025, 9:28 AM EDT



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

**CUTLER CAY COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE
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**CUTLER CAY COMMUNITY
DEVELOPMENT DISTRICT**

www.cutlercaycdd.org

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

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 11, 2026**

A. CALL TO ORDER

Mrs. Perez called to order May 11, 2026, Regular Board Meeting of the Cutler Cay Community Development District (the “District”) at 6:15 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 (via phone) and Supervisors Leo Corradini, Albert Collazo 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, P.A.

Also present was District resident, Barbara Gomez and Eugene Collings-Bonfill of Colliers Engineering & Design.

D. ADDITIONS AND/OR DELETIONS TO THE AGENDA

Mrs. Perez announced the following additions to the agenda:

Old Business – Management Report/Updates

I.2.d. Uncovered Storm Drainage Structure Grate Residential Project at 19454 SW 78th Avenue.

I.2.e. Uncovered Storm Drainage Structure Grate Residential Project at 19365 SW 78th Place.

I.2.f. HOA Status Update on Resident Sims 18808 SW 80 Court Overgrown Trees and Vegetation.

E. COMMENTS FROM THE PUBLIC

There were no comments from the public at this time.

F. APPROVAL OF MINUTES

1. April 13, 2026, Regular Board Meeting

Mrs. Perez presented the minutes of the April 13, 2026, Regular Board Meeting.

A **MOTION** was made by Supervisor Collazo, seconded by Supervisor Corradini and passed unanimously approving the minutes of the April 13, 2026, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mrs. Perez presented Resolution No. 2026-01, entitled:

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.

Mrs. Perez noted that changes could be made as needed and directed by the Board and further indicated that at the Final Budget Public Hearing the Board could only reduce, but not increase, the adopted budget.

The Debt Service Assessment is at the maximum rate of Series 2021. The Administrative Budget is higher than last year; Legal & Legal Advertising has increased. The maintenance budget has increased substantially due to various projects and new requirements. Budget amounts allocated at the recommendation of the District Engineer have been included. We have lowered certain budget line items to offset the increases to the stormwater management system, roads and retention wall, etc. No carryover balance has been applied to the presented budget.

Mrs. Perez referred to the previously presented FY 2026/2027 Proposed Budget *Draft* Summary and outline available in the meeting minutes from the previous meeting and in the current meeting book materials, as a reference point.

Financial Overview

- The Debt Service Assessment is at the maximum rate of Series 2021 Bond.
- 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 Maintenance 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.

Because the presented budget overall assessment for 2026/2027 is lower than the 2025/2026 assessment, letters to residents will not be required.

A **MOTION** was made by Supervisor Dr. Penn Williams, seconded by Supervisor Corradini and passed unanimously adopting Resolution No. 2026-01, as presented, approving a Proposed Budget for Fiscal

Year 2026/2027 and Setting the Public Hearing for finalization for July 13, 2026, at 6:00 p.m. at the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157; and further authorizing the required advertisements.

2. Professional Engineer Review of RFQ Engineering Responses, Ranking and Selection

Mrs. Perez recessed the Regular Meeting and called to order the Selection Committee (*therefore the Board is now acting as the Selection Committee*).

Mrs. Perez advised that the legal advertisement had been published in the *Miami Herald* on March 19, 2026, and responses were due by April 29, 2026, at 2:00 p.m. The District received only one submittal from the firm of Colliers Engineering & Design, which was posted on the District website and provided via handout at the meeting. She added that it would be in order for the Board to review the materials provided, conduct the ranking and make recommendations for selection.

The District only received one (1) submittal, therefore should they proceed with this process they would be ranked as number 1. Mrs. Perez noted that Colliers Engineering & Design met the criteria previously approved by the Board. She further 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. Ms. Smoker elaborated on the process.

It was noted that the standard procedure would be for the Board to accept and attempt negotiations. A discussion ensued after which:

A **MOTION** was made by Supervisor Dr. Penn Williams, seconded by Supervisor Milian and unanimously passed waiving the three minimum qualifications requirement and Ranking Colliers Engineering & Design as No.1 and recommending negotiations for the engagement of services.

Mrs. Perez then closed the Selection Committee Meeting and reconvened the Regular Meeting.

As procedurally required, the District Board now needs to consider, via a motion, the recommendation of the Selection Committee.

A **MOTION** was made by Supervisor Dr. Penn Williams, seconded by Supervisor Corradini and unanimously passed waiving the three minimum qualifications requirement and ranking Colliers Engineering & Design as No.1.

Mr. Collings-Bonfill of Colliers Engineering & Design was present, as requested by the Board, and provided his rate sheet for review and Board consideration. Mrs. Perez presented the Board with a handout of the current engineering rates.

Discussions ensued followed by a **MOTION** being made by Supervisor Dr. Penn Williams, approving the rates provided by the Colliers Engineering & Design firm, Ranked as No. 1, and to engage the firm to serve as the District Engineer; further directing District Counsel to prepare an agreement and for the District Manager to execute on behalf of the District. This **MOTION** died for lack of a second.

Chairman Fonte went on to negotiate the rates that were presented and asked that they be lowered. Supervisor Milian calculated the percentages that were being increased by consideration of the change of District Engineer. The Board Members collectively went on to negotiate the rates with Mr. Collings-Bonfill. Mr. Collings-Bonfill agreed to lower three of the rates as follows:

Principal from proposed \$300 per hour to \$285 per hour
Senior Project Manager from proposed \$250 per hour to \$240 per hour
Project Manager from proposed \$215 per hour to \$210 per hour

Mr. Collings-Bonfill agreed that the rates would not be increased during the first two (2) years and that when they do, they will not exceed the CPI (Consumer Price Index) rates.

Additionally, Mr. Collings-Bonfill agreed that travel time would not be charged at an hourly rate but instead at the standard mileage rate with the start location being from the local office and there will also be a District thirty (30) day termination clause.

A **MOTION** was made by Supervisor Collazo, seconded by Supervisor Fonte and unanimously passed approving the District Board negotiated rates, as indicated, to the rates provided by Colliers Engineering & Design firm, Ranked as No. 1, and engaging the firm to serve as the District Engineer; further directing District Counsel to prepare an agreement to include the agreed negotiated rates and holding the same rates for the first two years with future rate increases not to exceed the approved CPI; travel time to be charged at the standard mileage rate with the start location being from the local office and will also include a District thirty (30) day termination clause; and for the District Manager to execute same on behalf of the District.

Mrs. Perez was asked to contact Alvarez Engineers to check if Mr. Alvarez agrees to a termination date sooner than the required 30-day termination date; if possible, reduce it to 15 days and include the turnover of documents. In addition, the Board authorized a meeting between the two engineering teams to go over all open projects and to have Alvarez Engineers address any questions the Colliers Engineering & Design team may have.

A **MOTION** was made by Supervisor Dr. Penn Williams, seconded by Supervisor Corradini and unanimously passed directing District Counsel to prepare a notice of termination for Alvarez Engineering designating and providing for a termination date effective as of the agreed date if possible prior the thirty-day requirement and for the transfer of all information and documentation.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Collazo, and unanimously passed directing District Management to acquire a proposal from Colliers Engineering & Design for services of the transaction of documents. Simultaneously authorizing the Chairman to approve on behalf of the District Board and for District management to execute on behalf of the Board.

Chairman Fonte recommended that a memo be sent to all contractors notifying them of the change of contractors.

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

1. Felix Clean Stop Sign Adjustment

The traffic sign was adjusted by Felix Clean on April 22, 2026. Before and after images were provided.

2. KJC Fumigation Beehive Removal

KJC Fumigation completed the beehive removal on April 23, 2026.

A **MOTION** was made by Supervisor Corradini, seconded by Supervisor Milian and passed unanimously approving line-items H.1 and H.2, as presented.

I. OLD BUSINESS

1. Engineer Updates

The following updates were provided by Mr. Camacho from the District Engineer's office on May 11, 2026, at 1:18 p.m. via email and the same was shared with the Board:

a. Phase II Storm Drainage Project

Submittal #3 was coordinated with DERM and submitted on Wednesday, May 6, 2026.

b. Landshore Enterprises - Shoreline Restoration (Three Areas)

This item was completed and is pending final inspection, scheduled to be conducted on Friday, May 15, 2026.

c. Landshore Enterprises - Shoreflex Repair at 19049 SW 80th Court

This item was completed and is pending final inspection, scheduled to be conducted on Friday, May 15, 2026.

d. Headley Sidewalk Slab Replacement and Installation of Root Barrier

Followed up with Thomas today (no response). Pending notification from Headley for completion of punch list items.

e. Raptor "Tract C" Pipe Cleaning & CCTV

Pending completion the week of May 25, 2026.

2. Management Report/Updates

a. Traffic Enforcement Services

No traffic enforcement services were rendered during the month of April 2026. Services are scheduled are scheduled to be performed this month.

b. Felix Clean Southern Water Feature and Wall Repair

This job is anticipated to be completed by Friday, May 15, 2026, weather permitting. This project has been delayed due to the custom-made spouts having been lacking completion by the manufacturer. The spouts are scheduled to be ready for pickup tomorrow, Tuesday, May 12, 2026.

c. Felix Clean Entry Feature Pressure Cleaning and Repairs

This job is anticipated to be completed before Friday, May 15, 2026, weather permitting. Felix Clean worked on this project last week and experienced an equipment malfunction. They are scheduled to return to complete the work.

d. Uncovered Storm Drainage Structure Grate Residential Project at 19454 SW 78th Avenue – ADDED ITEM

Construction was identified at 19454 SW 78th Avenue without covering the storm drainage structure. The homeowner complied and installed the Engineer's instructed fabric. Field Ops verified this on Thursday, May 7, 2026.

e. Uncovered Storm Drainage Structure Grate Residential Project at 19365 SW 78th Place – ADDED ITEM

Construction was identified at 19365 SW 78th Place without covering the storm drainage structure. A Correspondence was sent to the residence on Thursday, May 7th. The Town of Cutler Bay and HOA were also informed about it.

Mrs. Perez recommends that the Association add language to the Association approval documentation requiring the proper covering of the storm drainage structure, as recommended by the District Engineer, to prevent the structures from being filled with sediment.

The District received a sample Association Project Approval Letter, inclusive of said requested language. Mrs. Perez requested that additional language be added requiring proper stormwater management system grading be maintained and not altering the proper flow of surface water to the corresponding drains. Said language will be provided by the District Engineer.

f. HOA Status Update on Resident Sims 18808 80th Court Overgrown Trees and Vegetation – ADDED ITEM

Today the Association provided an update that the matter is set for mediation.

J. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement, noting that available funds as of April 30, 2026, were \$1,583,286.61.

A **MOTION** was made by Supervisor Corradini, seconded by Supervisor Fonte 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.

K. BOARD MEMBER/STAFF COMMENTS/REQUESTS

Due to scheduling conflicts, the Board approved the cancellation of the June 8, 2026, Regular Board Meeting.

L. ADJOURNMENT

There being no further business to come before the Board, a MOTION was made by Supervisor Fonte, seconded by Supervisor Milian and passed unanimously adjourning the meeting at 7:43 p.m.
--

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice Chair

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Cutler Cay Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 13th day of July, 2026.

ATTEST:

**CUTLER CAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE**

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CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT

www.cutlercaycdd.org

PUBLISH: MIAMI HERALD 00/00/26

FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

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

We hereby submit specifications and estimates for:

Resurface the whole waterfalls
Using a cement/epoxy compound. ----- \$ 7,200.00

1-Year Warranty

Parts and labor ----- \$ 7,200.00

7% Tax ----- N/A

Grand total ----- **\$ 7,200.00**

ACCEPTANCE OF PROPOSAL

Name (and Title): Omar Fonte, Chairman for Cutler Cay CDD

Signature: 
Omar Fonte (Jun 11, 2026 22:29:43 EDT)

Date: June 11, 2026

FELIX CLEAN SERVICES, LLC.: 
Felix Delgado Gonzalez (Jun 11, 2026 14:30:52 EDT)

This action was approved by Chairman Fonte and is to
ratified at a future meeting.

Approved pursuant to the terms of the existing agreement. 
Felix Delgado Gonzalez (Jun 11, 2026 14:30:52 EDT)

Please be sure that COIs are up to date.

CC Felix Clean CHAIR APPROVED Entry Features Resurfacing of Waterfall Ponds 2026 (\$7200) Electronic APPROVAL

Final Audit Report

2026-06-12

Created:	2026-06-11
By:	Gloria Perez (gperez@sdsinc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHFycNSLviiDntvZqTwYQZ1-j5Xi9vic3

"CC Felix Clean CHAIR APPROVED Entry Features Resurfacing of Waterfall Ponds 2026 (\$7200) Electronic APPROVAL" History

-  Document created by Gloria Perez (gperez@sdsinc.org)
2026-06-11 - 3:10:10 PM GMT
-  Document emailed to delgadofelixa950@gmail.com for signature
2026-06-11 - 3:11:20 PM GMT
-  Email viewed by delgadofelixa950@gmail.com
2026-06-11 - 3:11:26 PM GMT
-  Signer delgadofelixa950@gmail.com entered name at signing as Felix Delgado Gonzalez
2026-06-11 - 6:30:50 PM GMT
-  Document e-signed by Felix Delgado Gonzalez (delgadofelixa950@gmail.com)
Signature Date: 2026-06-11 - 6:30:52 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Document emailed to omarfonte@outlook.com for signature
2026-06-11 - 6:30:53 PM GMT
-  Email viewed by omarfonte@outlook.com
2026-06-11 - 11:10:26 PM GMT
-  Signer omarfonte@outlook.com entered name at signing as Omar Fonte
2026-06-12 - 2:29:41 AM GMT

 Document e-signed by Omar Fonte (omarfonte@outlook.com)

Signature Date: 2026-06-12 - 2:29:43 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

 Agreement completed.

2026-06-12 - 2:29:43 AM GMT

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57872	IPL0351073	Legal Ad - IPL0351073	AP142040	2.0	78.0L

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

Notice Notice of Public Hearing and Regular Board Meeting of the Cutler Cay Community Development District

The Board of Supervisors (the "Board") of the Cutler Cay Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on July 13, 2026, at 6:00 p.m., or as soon thereafter as the meeting can be heard, in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Cay, Florida 33157.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.cutlercay-cdd.org) or at the offices of the District Manager, Kendall Office Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

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

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Cutler Cay Community Development District

www.cutlercaycdd.org

IPL0351073

Jun 23, 2026

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.

2.0 insertion(s) published on:
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Julie Ambry



Julie Ambry

Mary Castro



Sworn to and subscribed before
me on

Jun 30, 2026, 9:53 AM EDT



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

**Notice
Notice of Public Hearing
and Regular Board Meeting of the
Cutler Cay Community Development District**

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Cutler Cay Community Development District

www.cutlercaycdd.org

IPL0351073

Jun 23,30 2026

RESOLUTION NO. 2026-03

A RESOLUTION OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Cutler Cay Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 13th day of July, 2026.

ATTEST:

**CUTLER CAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Cutler Cay Community Development District

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

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FINAL 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 6/30/26*	\$ 140,425.00
Reserve For Roads Maintenance As Of 6/30/26	\$ 257,900.00
Reserve For Stormwater Drainage As Of 6/30/26	\$ 122,800.00
Reserve For Pipe Repairs Project As Of 6/30/26	\$ 208,000.00
Reserve For Entry Features As Of 6/30/26	\$ -
Reserve For Guardhouse Exterior Maint As Of 6/30/26	\$ -
Total Reserves As Of 6/30/26	\$ 729,125.00

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

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

	FISCAL YEAR
	2026/2027
MAINTENANCE EXPENDITURES	BUDGET
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
TOTAL MAINTENANCE EXPENDITURES	\$ 677,500

DETAILED FINAL 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 6/30/26*	\$ 140,425.00
Reserve For Roads Maintenance As Of 6/30/26	\$ 257,900.00
Reserve For Stormwater Drainage As Of 6/30/26	\$ 122,800.00
Reserve For Pipe Repairs Project As Of 6/30/26	\$ 208,000.00
Reserve For Entry Features As Of 6/30/26	\$ -
Reserve For Guardhouse Exterior Maint As Of 6/30/26	\$ -
Total Reserves As Of 6/30/26	\$ 729,125.00

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

DETAILED FINAL MAINTENANCE BUDGET

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	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
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
TOTAL MAINTENANCE EXPENDITURES	\$ 350,610	\$ 680,500	\$ 677,500	

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	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 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment 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
June 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Jun-26	Year To Date Actual 10/1/25 - 6/30/26
REVENUES			
Administrative Assessments	119,701	0	117,063
Maintenance Assessments	720,106	0	688,286
Debt Assessments - 2021 Refunding	773,141	0	738,848
Other Revenue	0	0	0
Interest Income	2,400	0	39,446
Total Revenues	\$ 1,615,348	\$ -	\$ 1,583,643
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	0	5,800
Payroll Taxes (Employer)	560	0	444
Management	34,308	2,859	25,731
Secretarial	4,200	350	3,150
Legal	25,000	0	15,520
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	179	2,586
Postage	1,000	17	502
Office Supplies	1,375	25	1,079
Dues & Subscriptions	175	0	175
Trustee Fee	4,200	0	4,246
Continuing Disclosure Fee	350	0	1,500
Website Management	2,000	168	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 115,518	\$ 3,598	\$ 80,019
TOTAL MAINTENANCE EXPENDITURES (Details On Page 2)	\$ 680,500	\$ 12,327	\$ 229,020
Total Expenditures	\$ 796,018	\$ 15,925	\$ 309,039
Revenues Less Expenditures	\$ 819,330	\$ (15,925)	\$ 1,274,604
2021 Bond Refinancing Payments	(726,753)	0	(705,771)
Balance	\$ 92,577	\$ (15,925)	\$ 568,833
County Appraiser & Tax Collector Fee	(30,859)	0	(14,881)
Discounts For Early Payments	(61,718)	0	(54,070)
Excess/ (Shortfall)	\$ -	\$ (15,925)	\$ 499,882
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (15,925)	\$ 499,882

Bank Balance As Of 6/30/26	\$ 2,399,787.66
Accounts Payable As Of 6/30/26	\$ 58,706.88
Accounts Receivable As Of 6/30/26	\$ 1,200.00
Reserve For Project/Lake Bank Erosion As Of 6/30/26	\$ 140,425.00
Reserve For Roads Maintenance As Of 6/30/26	\$ 257,900.00
Reserve For Stormwater Drainage As Of 6/30/26	\$ 122,800.00
Reserve For Pipe Repairs Project As Of 6/30/26	\$ 208,000.00
Reserve For Entry Features As Of 6/30/26	\$ -
Reserve For Guardhouse Exterior Maintenance As Of 6/30/26	\$ -
Available Funds As Of 6/30/26	\$ 1,613,155.78

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

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

	Annual Budget	Actual	Year To Date Actual
MAINTENANCE EXPENDITURES	10/1/25 - 9/30/26	Jun-26	10/1/25 - 6/30/26
Lakes Maintenance	10,000	769	5,871
Field Operations	12,000	1,000	9,000
Traffic Enforcement	10,000	0	4,646
Water Features Maintenance (Southern Entrance/Exit)	35,000	8,400	36,200
Sidewalk Maintenance/Repairs	18,000	0	19,690
Engineering/Inspections	50,000	1,258	12,957
Street Signage	5,000	0	0
Lake Fountain Maintenance	10,000	0	0
Water & Sewage	2,500	0	159
FPL - Electrical Utility	115,000	555	78,561
Retention Wall Maintenance	0	345	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	10,451
Contingency/Reserve	60,000	0	0
Roads Maintenance/Reserve	90,000	0	5,535
Stormwater Drainage/Reserve	58,000	0	10,010
Miscellaneous Maintenance	0	0	350
TOTAL MAINTENANCE EXPENDITURES	\$ 680,500	\$ 12,327	\$ 229,020

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

	Oct 25- June 26	25/26 Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
363.100 · Administrative Assessments	117,062.85	119,701.00	-2,638.15	97.8%
363.101 · Maintenance Assessments	688,286.13	720,106.00	-31,819.87	95.58%
363.810 · Debt Assessments	738,847.79	773,141.00	-34,293.21	95.56%
363.820 · Debt Assessment - Pd To Trustee	-705,770.93	-726,753.00	20,982.07	97.11%
363.830 · Cty Appraiser & Tax Coll Fee	-14,880.75	-30,859.00	15,978.25	48.22%
363.831 · Discounts For Early Payments	-54,070.04	-61,718.00	7,647.96	87.61%
369.401 · Interest Income	39,445.91	2,400.00	37,045.91	1,643.58%
Total Income	808,920.96	796,018.00	12,902.96	101.62%
Expense				
512.829 · Perim. Wall (Off Old Cutler Rd)	0.00	15,000.00	-15,000.00	0.0%
512.827 · Traffic Enforcement	4,645.50	10,000.00	-5,354.50	46.46%
511.758 · FPL - Electrical	78,560.54	115,000.00	-36,439.46	68.31%
511.756 · Water & Sewage	159.30	2,500.00	-2,340.70	6.37%
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	443.70	560.00	-116.30	79.23%
511.131 · Supervisor Fee	5,800.00	7,000.00	-1,200.00	82.86%
511.301 · Lakes Maintenance	5,871.00	10,000.00	-4,129.00	58.71%
511.304 · Field Operations	9,000.00	12,000.00	-3,000.00	75.0%
511.825 · Retention Wall Repairs	32,789.50	0.00	32,789.50	100.0%
511.306 · Water Feat. Maint. S Enter/Exit	36,200.00	35,000.00	1,200.00	103.43%
511.309 · Miscellaneous Maintenance	350.00	0.00	350.00	100.0%
511.310 · Engineering/Inspections	12,957.33	50,000.00	-37,042.67	25.92%
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	10,451.16	8,000.00	2,451.16	130.64%
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	5,535.00	90,000.00	-84,465.00	6.15%
511.303 · Stormwater Drainage/Reserve	10,010.00	58,000.00	-47,990.00	17.26%
511.311 · Management Fees	25,731.00	34,308.00	-8,577.00	75.0%
511.312 · Secretarial Fees	3,150.00	4,200.00	-1,050.00	75.0%
511.315 · Legal Fees	15,520.00	25,000.00	-9,480.00	62.08%
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	2,586.80	4,250.00	-1,663.20	60.87%
511.513 · Postage and Delivery	502.29	1,000.00	-497.71	50.23%
511.514 · Office Supplies	1,078.70	1,375.00	-296.30	78.45%
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	1,499.94	2,000.00	-500.06	75.0%
Total Expense	309,039.05	796,018.00	-486,978.95	38.82%
Net Ordinary Income	499,881.91	0.00	499,881.91	100.0%
Net Income	499,881.91	0.00	499,881.91	100.0%

**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		\$ (282.88)	\$ (577.29)	\$ 28,004.28	\$ 2,141.74	\$ 12,887.98	\$ 13,834.73	\$ 2,133.47	\$ 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	10	Miami-Dade Tax Collector	04/17/26	NAV Taxes	\$ 92,692.86		\$ (925.91)	\$ (101.72)	\$ 91,665.23	\$ 6,877.81	\$ 41,387.36	\$ 44,427.69	\$ 6,801.56	\$ 40,928.52	\$ 43,935.15	\$ 43,935.15
12	Int. - 2	Miami-Dade Tax Collector	04/24/26	Interest		\$ 334.22			\$ 334.22	\$ 334.22			\$ 334.22			\$ -
13	11	Miami-Dade Tax Collector	05/15/26	NAV Taxes/Interest	\$ 33,822.12	\$ 631.19	\$ (344.54)		\$ 34,108.77	\$ 3,140.79	\$ 15,101.58	\$ 16,210.94	\$ 3,115.23	\$ 14,947.74	\$ 16,045.80	\$ 16,045.80
14	Int - 3	Miami-Dade Tax Collector	10/17/25	Interest		\$ 343.67			\$ 343.67	\$ 343.67			\$ 343.67			\$ -
15	12	Miami-Dade Tax Collector	10/07/25	NAV Taxes/Interest	\$ 3,181.85	\$ 286.37	\$ (34.68)		\$ 3,433.54	\$ 257.35	\$ 1,548.57	\$ 1,662.30	\$ 254.74	\$ 1,533.10	\$ 1,645.70	\$ 1,645.70
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$ 1,541,227.89	\$ 2,968.88	\$ (14,880.75)	\$ (54,070.04)	\$ 1,475,245.98	\$ 117,062.85	\$ 688,286.13	\$ 738,847.79	\$ 112,002.21	\$ 657,472.84	\$ 705,770.93	\$ 705,770.93

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
95.55%

\$ 1,544,196.77	\$ 1,475,245.98
\$ (688,286.13)	\$ (657,472.84)
\$ (117,062.85)	\$ (112,002.21)
\$ (738,847.79)	\$ (705,770.93)
\$ -	\$ -

Alina Garcia
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CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Cutler Cay Community Development District**, as described in the attached **MAP**, has **1144** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.