



**CUTLER CAY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
AUGUST 10, 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
August 10, 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. July 13, 2026 Regular Board Meeting & PH Minutes.....Page 3
- G. New Business**
 - 1. Accept and Receive the District Engineer 2026 Annual Engineers Report.....Page 8
- H. Ratification & Approvals**
 - 1. Felix Clean Stop Sign Proposal.....Page 23
- 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
- J. Administrative Matters**
 - 1. Financial Update.....Page 24
 - 2. Reminder of Annual Four [4] Hours of Ethics Training
- K. Board Member and/or Staff Comments/Requests**
 - 1. ATTORNEY
- 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 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:
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Amanda Rodela



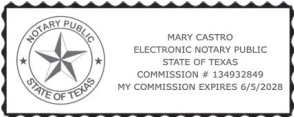
Amanda Rodela

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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**CUTLER CAY COMMUNITY
DEVELOPMENT DISTRICT**

www.cutlercaycdd.org

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

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 13, 2026**

A. CALL TO ORDER

Mrs. Perez called to order July 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 192nd Street, Cutler Bay, Florida 33157.

B. PROOF OF PUBLICATION

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

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting: Chairman Omar Fonte, Vice Chairperson Dr. Alexandra Penn Williams and Supervisors Leo Corradini (via phone) and Albert Collazo 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 were members of the public and Association Board Members Allison Beyerlein, Barbara Gomez and Kathy Crump.

D. ADDITIONS AND/OR DELETIONS TO THE AGENDA

Mrs. Perez indicated that if the Board would like to discuss the consideration of using the Association’s Owl, as recommended by Barbara Gomez via an email communication, a member of the Association Board and Public, that the Board could do so under agenda item G.1, while discussing the consideration of the Fiscal Year 2026/2027 Meeting Schedule.

E. COMMENTS FROM THE PUBLIC

There were no comments from the public at this time.

F. APPROVAL OF MINUTES

1. May 11, 2026, Regular Board Meeting

Mrs. Perez presented the minutes of the May 11, 2026, Regular Board Meeting.

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Collazo and passed unanimously approving the minutes of the May 11, 2026, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mrs. Perez presented Resolution No. 2026-02, entitled:

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.

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain at the same location of the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157, at 6:00 p.m. on the following dates:

November 9, 2026 *Amended Budget*
January 11, 2027
February 8, 2027 *Budget Workshop*
March 8, 2027 *Proposed Budget*
April 12, 2027
May 10, 2027 *Final Budget*
June 14, 2027
July 12, 2027
August 9, 2027
September 13, 2027

The Board considered using the Owl for meetings and it was determined that due to the acoustics in the meeting room, it would make this option difficult to comply with ADA requirements. This item was TABLED.

A request was made by the Board to have the meeting tables set up as done during this meeting at the far end of the meeting space and to have the readily available wall panels set up for future District meetings. Members of the Association agreed to look into the purchasing of a rug to assist with reducing the echo.

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Collazo and unanimously passed adopting Resolution No. 2026-02, approving the Regular Meeting Schedule for Fiscal Year 2026/2027 by holding meetings in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157, at the time and on the dates as specified, unless otherwise authorized and further authorizing the advertisement of same, as required by law.

H. RATIFICATIONS AND APPROVALS (Action to be taken collectively.)
1. Felix Clean Southern Entry Features Resurfacing of Waterfall Ponds

The original quote for the Southern Entry Features Resurfacing of Waterfall Ponds was \$10,000 and pursuant to the Chairman's recommended negotiations, Mr. Delgado agreed to give the District a cost reduction and the price of \$7,200 for the necessary resurfacing of the waterfall ponds, taking advantage that the ponds were empty.

Felix Clean provided a 1-year warranty. He explained that due to several factors such as location, traffic, weather, and other natural occurrences, it would be difficult to offer a longer warranty. This work was completed the first week of July and the waterfalls are currently fully operational.

A **MOTION** was made by Supervisor Collazo, seconded by Supervisor Corradini and passed unanimously ratifying and approving agenda item H.1, as presented.

I. OLD BUSINESS

1. Engineer Updates

Mrs. Perez advised that Mr. Alvarez would conduct the transfer of the documents during this week and therefore the Engineering agenda items have been deferred to the next scheduled meeting, granting the new District Engineer time to review the materials and to be prepared to update the Board and provide recommendations. At this time, the Collier's team is working on the District's Annual Report to be presented at an upcoming meeting for Board consideration.

Mrs. Perez added that the initial site meeting with the Collier's team member Mr. Dronix Suarez, Assistant Project Manager and Site Civil Engineer, was conducted and he was briefed on the District infrastructure and processes.

2. Management Report/Updates

a. Traffic Enforcement Services

May 2026 - Traffic Enforcement Services: 14 Traffic Stops were conducted and 12 Citations were issued.
June 2026 – No Traffic Enforcement Services were rendered.

b. Felix Clean Southern Water Feature and Wall Repairs and Paint

This work has been completed.

c. Felix Clean Main Entrance Pressure Cleaning and Precast Stone Repairs

This work was completed during the last week of May.

J. PUBLIC HEARING

Mrs. Perez then recessed the Regular Board Meeting and opened the Public Hearing.

1. Proof of Publication

Proof of Publication was provided which noted that the Notice of Public Hearing had been published in the *Miami Herald* on June 23, 2026, and June 30, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2026/2027 final budget and non-ad valorem special assessments.

There being no comments from the public, the public comment portion of the hearing was closed.

3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Final Budget

Mrs. Perez presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03
A RESOLUTION OF THE CUTLER CAY COMMUNITY DEVELOPMENT
DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Collazo and unanimously passed adopting Resolution No. 2026-03, approving the Fiscal Year 2026/2027 Final Budget, as presented and setting the fiscal year 2026/2027 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

There being no further Final Budget and assessments business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

K. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement noting that available funds as of June 30, 2026 were \$1,613,155.78.

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

2. Qualified Elector (Registered Voter) Certification

Mrs. Perez advised that she had received from the Miami-Dade County Supervisor of Elections the certified elector count identifying 1,144 registered voters who reside in the District as of April 29, 2026, and presented the same.

3. Miami -Dade County Supervisor of Elections' 2026 Qualified Candidate Website

Pursuant to the Miami-Dade County Supervisor of Elections' 2026 Election Qualified Candidate website, the following are the results:

Office: Cutler Cay CDD Seat 1

Leo D. Corradini (NOP) – status (Active-*Unopposed*)

Owen Taylor (NOP) – status (Active-*Did not qualify*)

Office: Cutler Cay CDD Seat 2

Omar Fonte (NOP) – status (Active-*Unopposed*)

Office: Cutler Cay CDD Seat 5

Joseph C. Miller Jr. (NOP) – status (Active-*Unopposed*)

Mrs. Perez added that Seat 5 was currently held by Aileen Milian who did not run/qualify for the Seat.

L. BOARD MEMBER/STAFF COMMENTS/REQUESTS

1. Attorney

a. Legislative Update

Ms. Smoker provided an overview of the Legislative Update.

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 6:45 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice Chair

Yearly Engineering Report 2026

July 28, 2026

Cutler Cay Community Development District

Cutler Bay, Miami-Dade County, FL 33157

Prepared for:

Ms. Gloria Perez
Manager
Special District Services, Inc.
The Oaks Center, 2501A Burns
Road
Palm Beach Gardens, FL 33410

District

Prepared by:



**Eugene Collings-Bonfill, PE, PSM,
PMP, CFM, DBIA**
Florida Professional Engineer
License No. 77583

Colliers Engineering & Design
7400 Corporate Center Drive Suite C
Miami, Florida 33126
US
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Colliersengineering.com

Project No. 26001393A

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Dear Ms. Perez:

The intent of this report is:

- To inform as to the status of ownership of the infrastructure that was financed or constructed by the District;
- To describe the state, working order and condition of the infrastructure still owned by the District;
- To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and;
- To report on the insurance being carried by the District.

The district is located in Sections 2 and 3, Township 56 South, Range 40 East, in Miami-Dade County, Florida. It is bounded by Old Cutler Road on the west, SW 185 Terrace and undeveloped land on the north, Biscayne Bay on the east, and SW 196 Street on the south. The development is located within Zip Code 33157. See Appendix 1.

1. Infrastructure Ownership and Maintenance Responsibilities

a) General

The CDD owns the land and improvements within the tracts shown in Appendix 2. These tracts and improvements were granted in 2008 to the District by Shoma Development Corporation (the "Developer") and by The Cutler Cay Homeowners Association, Inc. (the "HOA") via Quit-Claim deeds recorded at ORB 26735, PG 1457 and ORB 26735, PG 1455, respectively.

The portions of Old Cutler Road and SW 196 Street that lie within the development were dedicated to Miami-Dade County by the recording of the plat titled "Cutler Cay" in Plat Book 162, Page 23.

The water and sanitary sewer systems were completed and conveyed to Miami-Dade County for ownership and maintenance.

b) Maintenance Responsibilities of CDD-Owned Facilities

MAINTENANCE RESPONSIBILITIES OF CDD-OWNED FACILITIES				
(REFER TO APPENDIX 2 FOR LOCATION)				
TRACT ID	ACREAGE	CDD OWNERSHIP	IMPROVEMENTS MAINTENANCE RESPONSIBILITY	
			CDD	HOA
A	32.02	Land, Roads, Drainage, Sidewalks, Guardrails, Signs, Pavement Markings, Retaining Perimeter Wall and Fence at SW 78 Ave (from 195 Terr to 194 Terr), Lighting, Landscaping, Irrigation, Security Guardhouse Structure with Gates and Equipment, North Entry Features, South Entry Fountain.	Roads, Drainage, Sidewalks, Guardrails, Signs, Pavement Markings, Retaining Perimeter Wall and Fence at SW 78 Ave (from 195 Terr to 194 Terr), Lighting, Security Guardhouse Structure, North Entry Features, South Entry Fountain.	Landscaping, irrigation, security gates at the guardhouse, security equipment, interior guardhouse components, and regular janitorial services within the guardhouse.
B	33.05	Land, Lake, Fountain, Drainage Outfalls, Guardrails, Landscaping, Irrigation.	Lake (water), Drainage Outfalls, Guardrails, Fountain.	Landscaping, Irrigation (lake banks).
C	1.821	Land, Lake, Drainage Outfalls, Guardrails, Landscaping, Irrigation.	Lake (water), Drainage Outfalls, Guardrails.	Landscaping, Irrigation (lake banks).
G	1.753	Land, Drainage, Retaining Perimeter Wall and Fence on the East Side of the Tract, Landscaping, Irrigation.	Drainage, Retaining Perimeter Wall and Fence on the East Side of the Tract.	Landscaping, Irrigation.
H	0.588	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
I	1.109	Land, Drainage, Decorative Wall, Landscaping, Irrigation.	Drainage, Decorative Wall.	Landscaping, Irrigation.
J	0.048	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
K	0.048	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.

N	1.849	Land, Pond, Guardrails, Decorative Wall on Old Cutler Road, Landscaping, Irrigation.	Pond (water), Guardrails, Decorative Wall on Old Cutler Road.	Landscaping, Irrigation (pond banks).
O	2.188	Land, Pond, Guardrails, Decorative Wall on Old Cutler Road, Landscaping, Irrigation.	Pond (water), Guardrails, Decorative Wall on Old Cutler Road.	Landscaping, Irrigation (pond banks).
P	0.438	Land, Guardrails, Retaining Wall at SE Corner of Tract, Landscaping, Irrigation.	Guardrails, Retaining Wall at SE Corner of Tract.	Landscaping, Irrigation.
Q	0.021	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
R	0.023	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
S	0.398	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
T	0.052	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
U	0.203	Land, Guardrails, Retaining Perimeter Wall and Fence on SW 74 Ave, Landscaping, Irrigation.	Guardrails, Retaining Perimeter Wall and Fence on SW 74 Ave.	Landscaping, Irrigation.
V	1.298	Land, Decorative Wall on Old Cutler Road, Landscaping, Irrigation.	Decorative Wall on Old Cutler Road.	Landscaping, Irrigation.
W	0.122	Land, Decorative Wall on Old Cutler Road, Landscaping, Irrigation.	Decorative Wall on Old Cutler Road.	Landscaping, Irrigation.
x	0.083	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
A-A	0.153	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
B-B	0.144	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
C-C	0.058	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.

2. State, Working Order and Condition of the Infrastructure Currently Owned by the District

a) Roads and Road Components, Walls, Fences, Structures, Lighting, Landscaping and Irrigation

The roads and related CDD-Owned facilities listed above in Section 1.b. are in good working order and condition.

b) Stormwater Management System, Lakes, Ponds, Drainage and Open Areas

The drainage and stormwater management facilities listed above in Section 1.b. are in generally good working order and condition.

c) Water and Sewer Systems

The water and sewer systems were completed and conveyed in good working order and condition to Miami-Dade County for ownership and maintenance.

Issues with the systems may be reported to the County at either of the following numbers: **305-274-9272** (Emergencies) or **305-665-7477** (Customer Service).

3. Estimated Maintenance Costs for District-Owned Infrastructure

a) General

We think that for Fiscal Year 2026-2027, the district proposed amounts for field maintenance expenditures are adequate to properly maintain, repair and operate the public infrastructure for which the district is currently responsible for 2026-2027.

2026-2027 PROPOSED BUDGET FOR MAINTENANCE	
Lakes Maintenance	\$ 10,000.00
Field Operations	\$ 12,000.00
Traffic Enforcement	\$ 10,000.00
Sidewalk Maintenance/Repairs	\$ 20,000.00
Engineering/Inspections	\$ 50,000.00
Street Signage	\$ 5,000.00
Lake Fountain Maintenance	\$ 10,000.00
Water & Sewage	\$ 2,500.00
FPL - Electrical Utility	\$ 120,000.00
Lake Bank Erosion Restoration Project	\$ 0.00

Shoreline Restoration & Improvements Project	\$ 0.00
Stormwater Drainage Repairs Project (Phase II)	\$ 25,000.00
Perimeter Wall (Off Old Cutler Road) Maintenance/Reserve	\$ 10,000.00
Water Features Maintenance/Reserve	\$ 40,000.00
Retention Wall Maintenance/Reserve	\$ 10,000.00
Entry Features Maintenance/Reserve	\$ 12,000.00
Guardhouse Exterior Maintenance/Reserve	\$ 10,000.00
Contingency/Reserve	\$146,000.00
Roads Maintenance/Reserve	\$ 115,000.00
Storm Drain Grate Apron Maintenance/Reserve	\$ 0.00
Stormwater Drainage Maintenance/Reserve	\$70,000.00
TOTAL MAINTENANCE EXPENDITURES	\$ 677,500.00

b) District Roads

The FY 2026-2027 budget takes into consideration the recommendation of creating a sinking fund to finance the future capital expense of milling and resurfacing the pavement and pavement markings of the District roads at the end of their service life, which is estimated to be in 8 years for the pavement and 8 for the pavement markings. The table below provides an estimate of the future replacement costs and the estimated minimum annual contributions over the remaining service life to fund the future expenses, taking into consideration that as of this year, the District has accumulated about \$257,900.00 in reserves for such purpose, as reported by the District Manager to the District Engineer.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
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 at 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)	$(FC) = (PC) \left(1 + \frac{r}{100}\right)^n$	(i)	$(FC)(t) / ((1 + i)^{n+1})$
PAVEMENT									
2004	2034	2026	8	10,800	\$10.00	\$ 108,000.00	\$108,216.19	0.25%	\$264.53
SIGNS AND MARKINGS									
2022	2034	2026	8	10,800	\$2.50	\$ 27,000.00	\$ 27,054.05	0.25%	\$ 66.13

c) **Stormwater Management System**

The budget includes funding for the Stormwater Drainage Repairs Project (Phase II). This is contingent on the upon renewal of the DERM Class V permit by Raptor Vac. This renewal is done yearly.

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 ⁽¹⁾	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate ⁽²⁾	Total Budget Amount Per Year
		Year 1 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)			
325	18,680	65					\$1,000.00	\$400.00	\$1400.00
			65				\$1,025.00	\$410.00	\$1435.00
				65			\$1,050.63	\$420.25	\$1470.88
					65		\$1,076.90	\$430.76	\$1,507.65
						65	\$1,103.82	\$441.53	\$1,545.34

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

⁽²⁾ 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.

d) **Water and Sewer Systems**

The water and sewer systems are maintained, operated and funded by Miami-Dade Water and Sewer Department (WASD), which may be contacted at **305-274-9272** (for emergencies) or at **305-665-7477** (for customer service).

4. Insurance

Colliers Engineering and Design has reviewed the District's general liability, property, hired non-owned auto, employment practices liability, public officials liability coverage and deadly weapon protection insurance policy provided by Florida Insurance Alliance under Agreement No. 100125030, for the period between October 1, 2025, and October 1, 2026. The District has budgeted enough funds to cover the \$14,186.00 insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Colliers Engineering and Design personnel, the District Engineer's Report, public documents available and communications with the District's field staff.

If you have any questions, please do not hesitate to contact us at (305)-938-8074 or at eugene.collingsbonfill@collierseng.com

EXHIBIT 1 – Cutler Cay CDD Location Map



EXHIBIT 2 – Cutler Cay CDD Land Ownership and Easements



Engineering
& Design

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Infrastructure • Project/Program Management • Survey/Geospatial • Telecom & Utility*

FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

Customer & Address: Cutler Cay Community Development District
2501 A Burns Rd.
Palm Beach Gardens FL

We hereby submit specifications and estimates for:

Reinstall Stop Sign providing a New Post
(Per FDOT and Miami-Dade County requirements)
Not to Exceed \$ 350.00

Parts and labor	-----Not to Exceed	\$ 350.00
7% Tax	-----	N/A
Grand total	-----Not to Exceed	\$ 350.00

ACCEPTANCE OF PROPOSAL

Name (and Title): _____

Signature: _____

Date: _____

FELIX CLEAN SERVICES, LLC.: _____

- This action was approved and is to be ratified at a future meeting.
- Approved pursuant to the terms of the existing agreement.

Ronald Galvis
Field Operations Manager
Cutler Cay CDD - July 15th, 2026

Cutler Cay
Community Development District

**Financial Report For
July 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Jul-26	Year To Date Actual 10/1/25 - 7/31/26
REVENUES			
Administrative Assessments	119,701	0	122,587
Maintenance Assessments	720,106	0	721,529
Debt Assessments - 2021 Refunding	773,141	0	774,532
Other Revenue	0	0	0
Interest Income	2,400	0	39,446
Total Revenues	\$ 1,615,348	\$ -	\$ 1,658,094
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	800	6,600
Payroll Taxes (Employer)	560	61	505
Management	34,308	2,859	28,590
Secretarial	4,200	350	3,500
Legal	25,000	0	18,102
Assessment Roll	7,500	0	0
Audit Fees	3,600	3,600	3,600
Arbitrage Rebate Fee	0	0	0
Insurance	15,000	0	14,186
Legal Advertisements	5,000	1,670	6,770
Miscellaneous	4,250	116	2,702
Postage	1,000	1	503
Office Supplies	1,375	24	1,103
Dues & Subscriptions	175	0	175
Trustee Fee	4,200	0	4,246
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,667
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 115,518	\$ 9,648	\$ 92,249
TOTAL MAINTENANCE EXPENDITURES (Details On Page 2)	\$ 680,500	\$ 13,144	\$ 250,953
Total Expenditures	\$ 796,018	\$ 22,792	\$ 343,202
Revenues Less Expenditures	\$ 819,330	\$ (22,792)	\$ 1,314,892
2021 Bond Refinancing Payments	(726,753)	0	(741,099)
Balance	\$ 92,577	\$ (22,792)	\$ 573,793
County Appraiser & Tax Collector Fee	(30,859)	0	(15,625)
Discounts For Early Payments	(61,718)	0	(54,070)
Excess/ (Shortfall)	\$ -	\$ (22,792)	\$ 504,098
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (22,792)	\$ 504,098

Bank Balance As Of 7/31/26	\$ 2,376,274.42
Accounts Payable As Of 7/31/26	\$ 22,255.10
Accounts Receivable As Of 7/31/26	\$ 1,200.00
Reserve For Project/Lake Bank Erosion As Of 7/31/26	\$ 140,425.00
Reserve For Roads Maintenance As Of 7/31/26	\$ 257,900.00
Reserve For Stormwater Drainage As Of 7/31/26	\$ 122,800.00
Reserve For Pipe Repairs Project As Of 7/31/26	\$ 208,000.00
Reserve For Entry Features As Of 7/31/26	\$ -
Reserve For Guardhouse Exterior Maintenance As Of 7/31/26	\$ -
Available Funds As Of 7/31/26	\$ 1,626,094.32

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

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

	Annual		Year
	Budget	Actual	To Date
MAINTENANCE EXPENDITURES	10/1/25 - 9/30/26	Jul-26	Actual
			10/1/25 - 7/31/26
Lakes Maintenance	10,000	619	6,490
Field Operations	12,000	1,000	10,000
Traffic Enforcement	10,000	0	4,646
Water Features Maintenance (Southern Entrance/Exit)	35,000	0	36,200
Sidewalk Maintenance/Repairs	18,000	0	19,690
Engineering/Inspections	50,000	0	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	9,375	96,725
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	10,451
Contingency/Reserve	60,000	0	0
Roads Maintenance/Reserve	90,000	0	5,535
Stormwater Drainage/Reserve	58,000	2,150	12,160
Miscellaneous Maintenance	0	0	350
TOTAL MAINTENANCE EXPENDITURES	\$ 680,500	\$ 13,144	\$ 250,953

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

	Oct 25- July 26	25/26 Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
363.100 · Administrative Assessments	122,587.16	119,701.00	2,886.16	102.41%
363.101 · Maintenance Assessments	721,528.77	720,106.00	1,422.77	100.2%
363.810 · Debt Assessments	774,532.43	773,141.00	1,391.43	100.18%
363.820 · Debt Assessment - Pd To Trustee	-741,098.73	-726,753.00	-14,345.73	101.97%
363.830 · Cty Appraiser & Tax Coll Fee	-15,625.26	-30,859.00	15,233.74	50.63%
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	847,300.24	796,018.00	51,282.24	106.44%
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	96,724.83	115,000.00	-18,275.17	84.11%
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	504.90	560.00	-55.10	90.16%
511.131 · Supervisor Fee	6,600.00	7,000.00	-400.00	94.29%
511.301 · Lakes Maintenance	6,490.00	10,000.00	-3,510.00	64.9%
511.304 · Field Operations	10,000.00	12,000.00	-2,000.00	83.33%
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	12,160.00	58,000.00	-45,840.00	20.97%
511.311 · Management Fees	28,590.00	34,308.00	-5,718.00	83.33%
511.312 · Secretarial Fees	3,500.00	4,200.00	-700.00	83.33%
511.315 · Legal Fees	18,102.50	25,000.00	-6,897.50	72.41%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	3,600.00	3,600.00	0.00	100.0%
511.450 · Insurance	14,186.00	15,000.00	-814.00	94.57%
511.480 · Legal Advertisements	6,769.54	5,000.00	1,769.54	135.39%
511.512 · Miscellaneous	2,702.84	4,250.00	-1,547.16	63.6%
511.513 · Postage and Delivery	503.03	1,000.00	-496.97	50.3%
511.514 · Office Supplies	1,103.30	1,375.00	-271.70	80.24%
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	1,666.60	2,000.00	-333.40	83.33%
Total Expense	343,202.58	796,018.00	-452,815.42	43.12%
Net Ordinary Income	504,097.66	0.00	504,097.66	100.0%
Net Income	504,097.66	0.00	504,097.66	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	13	Miami-Dade Tax Collector	06/17/26	NAV Taxes/Interest	\$ 16,091.39	\$ 410.94	\$ (165.01)		\$ 16,337.32	\$ 1,224.48	\$ 7,368.29	\$ 7,909.56	\$ 1,212.24	\$ 7,294.61	\$ 7,830.47	\$ 7,830.47
17	14	Miami-Dade Tax Collector	06/26/26	NAV Taxes/Interest (TC)	\$ 55,453.84	\$ 2,495.42	\$ (579.50)		\$ 57,369.76	\$ 4,299.83	\$ 25,874.35	\$ 27,775.08	\$ 4,256.83	\$ 25,615.60	\$ 27,497.33	\$ 27,497.33
18									\$ -							\$ -
19									\$ -							\$ -
20									\$ -							\$ -
					\$ 1,612,773.12	\$ 5,875.24	\$ (15,625.26)	\$ (54,070.04)	\$ 1,548,953.06	\$ 122,587.16	\$ 721,528.77	\$ 774,532.43	\$ 117,471.28	\$ 690,383.05	\$ 741,098.73	\$ 741,098.73

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
99.99%

\$ 1,618,648.36	\$ 1,548,953.06
\$ (721,528.77)	\$ (690,383.05)
\$ (122,587.16)	\$ (117,471.28)
\$ (774,532.43)	\$ (741,098.73)
\$ -	\$ -