Crystal Cay
Community Development District

http://www.crystalcaycdd.com

Iliana Menendez, Chair

Samantha Pencar Vice Chair

Patricia Ferreira Assistant Secretary

Rick Danger, Assistant Secretary

Jean Torres, Assistant Secretary

August 14, 2026

GMS
Governmental
Management Services

Crystal Cay

Community Development District
(Enclave South)

Revised Meeting Agenda

Seat 3: Iliana Menendez – (C.)	
Seat 1: Samantha Pencar – (V.C.)	
Seat 4: Patricia Ferreira – (A.S.)	
Seat 5: Rick Danger – (A.S.)	
Seat 2: Jean Torres – (A.S.)	

Friday
August 14, 2026
3:00p.m.

Crystal Cay Clubhouse
10350 SW 228 Terrace, Miami, Florida
Join the meeting now
Meeting ID: 240 002 558 045 and Passcode: RP6LC6V4
1 872-240-4685 and Phone Conference ID: 639 828 803#

1. Roll Call
2. Approval of Minutes of the June 12, 2026 Meeting **– Page 3**
3. Ratification of Playground Project Agreement with Playground USA **– Page 8**
4. Consideration of a Stormwater Maintenance Proposal with Raptor Vac Systems, Inc. **– Page 34**
5. Assumption and Acceptance of Agreement Rights **– Page 40**
6. Staff Reports
   A. Attorney – Memorandum – 2026 Legislative Update **– Page 46**
   B. Engineer – District Engineer's Report for Fiscal Year 2026-2027 **– Page 52**
   C. Manager
      1) Form 1 Financial Disclosure Due July 1, 2026 **– Page 59**
      2) Reminder to Complete Annual Ethics Training by December 31, 2026
7. Financial Reports
   A. Acceptance of Check Register **– Page 60**
   B. Acceptance of Unaudited Financials **– Page 63**
8. Supervisors Requests and Audience Comments
9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.crystalcaycdd.com

MINUTES OF MEETING
CRYSTAL CAY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Crystal Cay Community Development District was held on Friday, June 12, 2026 at 3:00 p.m. at the Crystal Cay Clubhouse, 10350 SW 228 Terrace, Miami, Florida.

Present and constituting a quorum were:

Samantha Pencar	Vice Chairman
Patricia Ferreira	Assistant Secretary
Rick Danger	Assistant Secretary
Jean Torres	Assistant Secretary (by phone)

Also present were:

Ben Quesada	District Manager
Gabriella Fernandez	District Counsel
Elsie Fernandez	Resident

FIRST ORDER OF BUSINESS Roll Call

Mr. Quesada called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS Approval of Minutes of the April 10, 2026 Meeting

Mr. Quesada presented the minutes from the April 10, 2026 meeting and asked for any other comments or corrections. Upon not hearing any, he asked for a motion to approve the minutes.

> On MOTION by Mr. Danger seconded by Ms. Pencar with all in favor, the Minutes of the April 10, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Quesada presented item No. 3, the public hearing to adopt the fiscal year 2027 budget and stated this item was included in the agenda on page 9. He then asked for a motion to open the public hearing

> On MOTION by Ms. Pencar seconded by Ms. Ferreira with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Mr. Quesada then asked if anyone from the general public had any questions or wished to make any comments. There were no comments at this this time. He then gave a brief summary of some of the line items within the budget and stated at the previous proposed budget meeting the Board had discussed lowering assessments by $200.05 annually per household, and removing from the O&M budget assessments going towards the construction of a new playground. Mr. Quesada also made a few additional comments relating to the budget and again asked if there were any public comments. There were no comments at this time and Mr. Quesada then indicated he would close the public comment portion of the public hearing.

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Quesada moved to item C, consideration of resolution #2026-03, the annual appropriation resolution and indicated this resolution was included in the agenda on page 17. He then gave a brief explanation of the resolution and asked for any questions or comments from the Board. Hearing no questions Mr. Quesada asked for a motion to adopt the resolution with the decrease amount of $200.05 annually per household.

> On MOTION by Mr. Danger seconded by Ms. Pencar with all in favor, Resolution #2026-03 the Annual Appropriation Resolution with a $200.05 annual decrease was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Mr. Quesada presented resolution #2026-04 the levy of the Non-Ad Valorem Assessments and gave a brief explanation of this item. He then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

> On MOTION by Ms. Pencar seconded by Ms. Ferreira with all in favor, Resolution #2026-04 Levy of Non-Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Quesada then asked for a motion to close the public hearing.

> On MOTION by Mr. Danger seconded by Ms. Pencar with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS — Consideration of Assumption and Acceptance of Agreement Rights

Mr. Quesada presented the consideration of assumption and acceptance of agreement rights and indicated that was included in the agenda on page 28. He then gave a brief explanation relating to this item and asked for any comments or questions.

(*At this point a discussion was held among the Board members and Mr. Quesada relating to this item)*

Mr. Quesada then asked for a motion to approve the assumption and acceptance of agreement rights.

> On MOTION by Mr. Danger seconded by Ms. Pencar with all in favor, accepting the Assumption and Acceptance of Agreement Rights was approved.

FIFTH ORDER OF BUSINESS — Ratification of Playground Project Agreement with Playground USA

Mr. Quesada indicated for item No. 5 he had no document at this time for ratification and he had already given the Board a brief update, so they would table this item and keep it on the agenda for the next meeting. He also stated, due to time limitations with quorum, if the Board had any questions they could speak to him individually regarding this item.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Fernandez stated she had nothing to report.

B. Engineer

Mr. Quesada stated the engineer had nothing to report.

C. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Quesada presented the proposed fiscal year 2027 meeting schedule and stated this was included in the agenda on page 34. He then gave a brief summary of the meeting dates and asked the Board if there were any conflicts or discussion. Upon hearing none, he asked for a motion to approve the meeting schedule.

> On MOTION by Ms. Pencar seconded by Ms. Ferreira with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

2) Form 1 Financial Disclosure Due July 1, 2026
3) Reminder to Complete Annual Ethics Training by December 31, 2026
4) Number of Registered Voters in the District – 470

Mr. Quesada reminded the Board to file their annual Form 1s, due by July 1, 2026 and everyone should check the box that states they took their 4 hours of ethics training for 2025, but they still needed to do the 4 hour ethics training annually every year by December 31st.

Mr. Quesada then announced the number of registered voters in the District received from Alina Garcia Supervisor of Elections of Miami-Dade County as 470.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada presented the financial reports and asked for any questions or comments on the check register or the unaudited financials. Upon hearing none, he asked for a motion to accept the financials.

On MOTION by Ms. Ferreira seconded by Ms. Pencar with all in favor, the check register and the unaudited financials were accepted.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Quesada moved on to Supervisors requests and audience comments and asked if there were any Supervisor's requests at this time. There were no requests at this time. He then asked for any audience comments or questions, there were no audience comments at this time.

NINTH ORDER OF BUSINESS Adjournment

There not being any other District business to discuss, the meeting was adjourned.

On MOTION by Ms. Pencar seconded by Ms. Ferreira with all in favor, the meeting was adjourned.

____________________________ ____________________________

Secretary /Assistant Secretary Chairman / Vice Chairman

SMALL PROJECT AGREEMENT
(Playground Equipment Installation)

THIS SMALL PROJECT AGREEMENT is made and entered into this 12th day of June, 2026 (the "Agreement"), by and between:

CRYSTAL CAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Miami-Dade County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

PLAYGROUND USA CORP., a Florida corporation, whose business and mailing address is 3790 NW 25 Avenue, Miami, Florida 33142 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to purchase and have installed new playground equipment, rubber flooring, two bay swings, commercial fence and gates and shade structure, including all engineering drawings and requirements of Miami-Dade County for issuance of a permit on District property (the "Project") as more particularly detailed in the Invoice #0000404, prepared by Contractor, dated April 17, 2026, attached hereto and incorporated herein as Exhibit A (the "Invoice") which provides for Model 5505 for the playground equipment, commercial fence and gates, shade structure, double bay swing and bench, which specifications are depicted in Composite Exhibit B ("Specifications") attached hereto and incorporated herein (the "Invoice," together with "Specifications", hereinafter referred to as the "Proposal"); and

WHEREAS, the Board of Supervisors of the District at its regular meeting on April 10, 2026, authorized the proper District officials to enter into this Agreement with Contractor authorizing Contractor to perform the Project, as described in the Proposal, in accordance with this Agreement; and

WHEREAS, the Contractor represents that it is qualified and possess the necessary equipment, skill, labor, licenses, and experience to perform and complete the Project.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement, including those which may be set forth in the Proposal attached hereto and incorporated herein and in accordance with manufacturer's specifications.

B. Contractor shall be solely responsible for the means, manner and methods by which their respective duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Project in a substantial and workmanlike manner in accordance herewith and with the conditions and prices as stated herein and in the manufacturer's specifications.

E. Contractor shall perform all the work and labor pursuant to this Agreement and the manufacturer's specifications.

F. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the Project.

G. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof, and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's negligence, acts or omissions or the negligence, acts or omissions of its subcontractors or suppliers.

H. With respect to securing the building and other permits associated with the Project, Contractor shall submit, and follow-up on-through issuance, all necessary permit applications associated with the Project. District agrees to work with Contractor and to provide timely to Contractor, upon request, all information and required signatures required with permit applications. Prior to final payment under Section 3 of this Agreement, Contractor shall close out any permits for the Project issued by the Miami-Dade County or any other local governmental entity.

I. If applicable, Contractor shall be fully responsible for developing, maintaining, and implementing any plans required by Miami-Dade County, Florida (the "County") as part of the permitting process or in connection with the Contractor's work, with the exception of any Maintenance of Traffic (MOT) Plans, if any are required. Further, if MOT plans or permits are required, District shall be responsible for the expense associated with such plans or permits, at cost, and will be responsible for submitting and securing the approval of the MOT with the appropriate government entities or agencies. With respect to securing any applicable building and other permits associated with the Project, Contractor shall submit, and follow up on through issuance, all necessary permit applications associated with the Project. District agrees to work with Contractor and to provide timely to Contractor, upon request, with all information and required signatures required to such permit applications.

SECTION 3. COMPENSATION. District agrees to compensate the Contractor as follows:

A. District agrees to compensate the Contractor for completing the Project in the total amount of **NINETY-THREE THOUSAND FOUR HUNDRED FIFTY AND 41/100 ($93,450.41) DOLLARS** (the "Total Contract Amount"), in accordance with the following schedule:

1. Upon full execution of this Agreement, District will pay a deposit of $46,725.00, representing approximately 50% of the Total Contract Amount for the Project.
2. Upon commencement of installation after issuance of the permit for the Project, District will pay $11,681.30, representing approximately 12.5% of the Total Contract Amount.
3. Upon completion of installation the Project, the District will pay $11,681.30, representing approximately 12.5% of the Total Contract Amount.
4. After the Project has passed final inspection by the District and applicable permitting agencies, and after Contractor completes all punch list items identified by District, if any, District will pay the remaining portion of the Total Contract Amount of $23,362.81.

Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with the above schedule. District shall make payments within thirty (30) days of receiving an invoice from Contractor.

B. Payment for any additional costs or additional work associated with the Project, including those items of additional work set forth in the Proposal, shall be made upon completion of such additional work and upon District's receipt and review of sufficient supporting documentation for such items, provided such additional work has first been authorized in writing by the District or the District Manager of the District.

C. With each invoice the Contractor shall submit conditional waivers and releases of lien from itself and its sub-contractors identifying the portion of the invoice that correspond to each. The District will issue joint checks payable to the Contractor and any subcontractor(s) for the portion(s) of the invoice(s) that correspond to the subcontractor(s), if necessary and appropriate in the determination of the District.

D. The Contractor acknowledges that District, as a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, is exempt from sales tax liability.

E. The District shall pay the actual costs of the permit issued by Miami-Dade County, or any other applicable permitting agencies.

SECTION 4. EXAMINATION OF SITE. Contractor agrees that it shall be held responsible for having examined the site(s), the location of all proposed work associated with the Project and is satisfied as to the character, condition, location of the site, its gas facilities, its electric facilities, and other conditions surrounding and affecting or which could affect the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

SECTION 5. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out their respective activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of the Contractor, which policies of the Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the District or the Contractor and the District will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 6. TERM AND TIME OF PERFORMANCE. This Agreement shall commence upon signature ("Effective Date") and shall continue until the scope of work described in this Agreement is completed. The Project shall be completed in an expeditious manner to limit the inconvenience to the residents of the District and the general public utilizing the District's facilities. The Project shall be completed by the Contractor within ninety (90) days upon the issuance of the permit, subject to duly requested extensions of time for weather delays, material availability, inspection scheduling, and other circumstances beyond the control of the Contractor. The Contractor shall submit the permit application to the proper governmental entities within thirty (30) days of Effective Date.

SECTION 7. PUNCH LIST ITEMS. Punch list items recorded as a result of inspections for substantial completion of the Project are to be corrected by the Contractor, if necessary, within ten (10) calendar days of the date of the punch list and prior to any request for final inspection and acceptance, unless parts must be ordered from the manufacturer, in which case Contractor, as applicable, shall proceed with due diligence to correct such punch list items.

SECTION 8. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, their respective agents, servants or employees arising from this contract or its performance. Contractor and the District hereby agree and covenant that the Contractor has incorporated in the Proposal, which constitutes the Contract Amount payable by the District to the Contractor, specific additional consideration in the amount of ten dollars ($10.00) each, sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than $1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and the Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statute.

B. The execution of this Agreement by the Contractor shall obligate the Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 13 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. The obligations of the Contractor to indemnify the District are not subject to any offset, limitation or defense as a result of any insurance proceeds available to the District or the Contractor.

D. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations of liability afforded by a governmental entity pursuant to Section 768.28, Florida Statutes or the doctrine of sovereign immunity.

SECTION 9. ENFORCEMENT. A default by any party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 10. RECOVERY OF COSTS AND FEES. In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 11. CANCELLATION/TERMINATION. The District has the right to cancel this Agreement for convenience at its discretion. If District cancels this Agreement for convenience, the District shall compensate the Contractor for reasonable costs incurred by the Contractor for engineering, permitting, fabrication, labor, materials, storage and overhead expenses directly incurred by Contractor from Effective Date through date of cancelation for convenience. The District may terminate this Agreement for cause in accordance with the terms of this Agreement and shall not be responsible for any costs incurred by the Contractor.

SECTION 12. WARRANTY. In addition to any other manufacturers' warranties associated with the Project improvements, equipment and associated facilities in connection with the Project, in which the Contractor is not the manufacturer, the Contractor warrants their respective work against defects in labor or workmanship for a period of one (1) year from final acceptance by District. Contractor further provides a lifetime warranty the aluminum posts and stainless steel bolts against structural failure due to defective material or workmanship, a five (5) year warranty for step ladder, platforms, vertical step components with plastisol coating against structure failure due to manufacturing defect and a three (3) year warranty on all polyethylene slides and components against structural failure due to defective materials or workmanship and a one (1) year warranty on all moving parts, swing seats, and any other material not covered by the above warranties. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within thirty (30) days of receipt of the written notice from District, which correction period does not include reasonable production time for part, where necessary.

SECTION 13. INSURANCE.

A. Contractor shall procure and maintain at their own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

(i) Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars ($100,000.00) per accident. Both ARC and the Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

(ii) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

(iii) Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

$1,000,000 Combined Single Limit, per occurrence.

B. Prior to any work being performed pursuant to this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the Crystal Cay Community Development District (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of the Contractor.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, the Contractor, as applicable, shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the contract and extension there under is in effect. District and Contractor shall not continue to complete the Project required by this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect the Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by the Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized an licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 14. CHANGES IN WORK.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement.

Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 15. REMEDY FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the County's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to the Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO THE CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE PROJECT.

C. Failure on the part of the Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by the Contractor and the Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District regardless of the circumstances.

E. District may collect liquidated damages of **$200.00** per day for each day of delay caused by Contractor, and this sum is and shall not be construed as penalty. However, it is specifically agreed and understood that no liquidated damages will e imposed for delay caused by circumstances beyond the control of the contractor such as acts of God, war, revolution, riots, strikes, floods, fire or substantial delay caused solely by the District.

SECTION 16. NOTICES. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be by U.S. certified mail, return receipt requested, or by any of the following overnight couriers: UPS, Airborne, FEDEX, and addressed as follows:

DISTRICT: **Cutler Cay Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing, Cochran, P.A.
515 East Las Olas Boulevard, Suite 600

Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **Playground USA Corp**
3790 NW 25 Avenue
Miami, Florida 33142
Attention: President

Except as otherwise provided in this Agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day, shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 18. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 20. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 21. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 22. CONFLICTS. In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Exhibit A, or Exhibit B, then this main Agreement instrument shall control, followed by Exhibit B, then Exhibit A, in order or precedence. District's acceptance of the Proposal is expressly contingent upon the parties executing this Agreement instrument in full. Notwithstanding the above, any conflicting terms, conditions or provisions in these Agreement documents with respect to any referenced warranties shall be resolved in favor of the longer warranty to the benefit of the District.

SECTION 23. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

SECTION 24. E-VERIFY. Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement with respect to such party. Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify Contractor and order Contractor to immediately terminate its subcontract with the subcontractor. Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 25. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, each comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following

completion of the Agreement if Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If Contractor transfers all public records to the District upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of Contractor, Contractor, shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should it fail to provide the public records to the District within a reasonable time, it may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. **IF EITHER ARC OR THE CONTRACTOR HAVE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

GOVERNMENTAL MANAGEMENT SERVICES-SOUTH FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: RECORDS@GMSSF.COM

SECTION 26. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

SECTION 26. SCRUTINIZED COMPANY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

A. Contractor is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Contractor was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.

B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into this Agreement:

1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:

    i. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or

    ii. Have a material business relationship involving the supply of military equipment, or

    iii. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or

    iv. Have been complicit in the genocidal campaign in Darfur.

2. Contractor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:

    i. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or

    ii. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.

3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 27. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

SECTION 29. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year set forth below.

CRYSTAL CAY COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Ben Quesada
07C0606FB7194F3...
Secretary/Assistant Secretary

DocuSigned by:
Iliana Menendez
1E546311CB8F479...
Chairman/Vice-Chairman
Board of Supervisors

8 day of July, 2026

WITNESSES:

Signed by:
CDF151C69EBA4BD...
Eliseo Justiniani
[PRINT NAME OF WITNESS]

CONTRACTOR:

PLAYGROUND USA CORP., a Florida corporation

DocuSigned by:
Katherine Justiniani
3517E7F1958A491...

By: Katherine Justiniani

Title: Presiden

____

________________________________ 7 day of July, 2026

[PRINT NAME OF WITNESS]

EXHIBIT A

INVOICE

Client
Crystal Cay Community Development District
Alvarez Engineers
aaleman@AlvarezEng.com
(305) 640-1345
5385 N Nob. Hill Road
Sunrise, FL 33351

Invoice details
PDF created Apr 17, 2026

Total due

$93,450.41

Invoice #0000404
Issued on Apr 17, 2026

Payment

Due April 17, 2026
$93,450.41

We look forward to working with you.

Crystal Cay Playground

Items	Quantity	Unit price	Total
model 5505 *Delivery and installation included in price.* *Age: 3 to 12 y/o* *Capacity: 30 children* *Area: 34' x 24' x 14'H* *Fall: 72"*	1	$22,599.99	$22,599.99
Pour and Place -EPDM rubber is 100% latex free. Poured-in-Place Surfaces provide durable critical fall protection for children's playgrounds, ⊡trike tracks,⊡ pool decks and water play areas; they are also ideal for walking tracks and fitness trails.	1656	$17.99	$29,791.44
2 Bay Swing	1	$2,899.99	$2,899.99
Commercial Fence	1	$8,559.00	$8,559.00

Playground usa corp
3790 NW 25th Ave
Miami, FL 33142-5346 United States
mgrplaygroundusa@gmail.com
(305) 471-0035

Total due

$93,450.41

Invoice #0000404
Issued on Apr 17, 2026

1. Site Verification & Layout
• Verify fence layout, post locations, and gate placement for approximately 190 linear feet of fencing.
2. Post Installation
• Excavate post holes and set aluminum fence posts in concrete.
• Posts to be installed plumb and level to ensure proper alignment.
3. Fence Panel Installation
• Supply and install approximately 190 linear feet of 4-foot-high commercial-grade aluminum fence panels.
• Panels to be securely attached to posts per manufacturer specifications.
4. Gate Installation
• Supply and install one (1) aluminum gate, 4 feet wide.
• Gate to be properly aligned and fully operational, including hinges and latch hardware.
5. Finish & Color
• Fence and gate color to be black or white, as selected by owner.
• All materials to feature a factory-applied exterior-grade finish.
6. Final Inspection & Cleanup
• Perform final inspection to ensure fence and gate are secure and functioning properly.
• Remove all installation debris and leave area clean and ready for use.

Shade Structure	1	$22,599.99	$22,599.99

Playground usa corp
3790 NW 25th Ave
Miami, FL 33142-5346 United States
mgrplaygroundusa@gmail.com
(305) 471-0035

Total due

$93,450.41

Invoice #0000404
Issued on Apr 17, 2026

Size: 40’ X 30’
Delivery and Installation Included.

The Hip Roof Shade Structure is a 4 post rectangular shade available in various sizes. Shade fabric blocks up to 96% of harmful UV rays protecting children and play equipment. Ideal for covering playgrounds and park areas..
Commercial shade products are designed for 90 MPH wind speed (three second gusts) and 5 PSF snow load.
Shade structures provide an open feel that cools the air by as much as 25 degrees and blocks up to 97% of harmful UV rays
MaxTension™, our proprietary pulley system, is designed to keep the fabric top tight and firm
Our shades only use heavy PTFE Teflon® thread which is professionally designed with double sewing needles to create a lockstitch that prevents tears and rips
All steel frames go through an extensive process of sand blasting, zinc primer and powder coating or can be galvanized for coastal applications

Benches	2	$0.00	$0.00
- Permits	1	$7,000.00	$7,000.00

- All transaction with Permits.
- Estimated permit time 6 to 9 weeks (Depending on the city).
- Park installation will begin from 2 to 3 weeks once we have the Notice Of Commencement.

City Fees are not Included

Includes: Complete project permits.
Engineer and General Contractor work.
-Updated survey must be provided to us.

Sign Here Approval	1	$0.00	$0.00

Playground usa corp
3790 NW 25th Ave
Miami, FL 33142-5346 United States
mgrplaygroundusa@gmail.com
(305) 471-0035

Total due

$93,450.41

Invoice #0000404
Issued on Apr 17, 2026

A deposit is required to start the project. We manufacture and customize our products to the needs of our customers therefore all deposits are Non-Refundable. In order to start production, we require 25% to start and the final 25% the day the product is finished.

- We install approximately 12-16 weeks after the initial deposit is received. (Unless purchased item needs to be manufactured)
- Weather may affect the start or end date.
- No claims can be made After the final project is installed.
- If specific colors are picked by customers, playground may take longer than time stated in contract.
- ATTENTION: Playground picture models are used to reference playground structure exact color/ or plastic design may change to what is in stock. As some panels / models or design or piece may be in back order.

Sign ____
Name :__________________ title :____________________
Date signed ______________

Subtotal	$93,450.41
Total due	**$93,450.41**

Playground usa corp
3790 NW 25th Ave
Miami, FL 33142-5346 United States
mgrplaygroundusa@gmail.com
(305) 471-0035

COMPOSITE EXHIBIT B

SPECIFICATIONS

PLAYGROUNDS USA WARRANTY

Limited **1 Year Warranty:** (from date of invoice) on any product that fails due to a defect in materials and workmanship, when properly installed. If we determine upon inspection that a defect exists, we shall replace or repair the defective part upon the sole discretion of Playground USA.

Limited **Lifetime Warranty :** on aluminum post and stainless steel bolt against structural failure due to defective material or workmanship.

Limited **5 Year Warranty:** Step Ladder, platforms and vertical step components with plastisol coating against structural failure due to manufacturing defects

Limited **3 Year Warranty:** on all polyethylene slides and components against structural failure due to defective materials or workmanship.

Limited 1 Year Warranty on all moving parts, swing seats, and any other material not covered by the mentioned warranty programs.

The warranties stated above are only valid if the play structures and/or equipment are constructed to conform to Playground USAǿs installation instructions and maintained according to the maintenance procedures furnished by Playground USA. Warranties DO NOT apply to equipment that has been dismantled and/or moved from its original installation site. Playground USA will deliver the repaired or replacement part or parts that are considered to be under warranty to the site free of charge, warranty will be denied if playground is not paid in full and will not be responsible for providing labor or the cost of labor for the removal of the defective part of parts and the installation of any replacement part or parts. Replacement parts will be guaranteed for the balance of the original warranty period.

The above mentioned warranties do not include any cosmetic issues such as scratches, dents, discoloring, weathering or normal wear and tear or damage due to wrapping. These warranties are not offered on any equipment subjected to abuse, negligence, improper installation, vandalism, acts of God, or unauthorized alteration or attachments to equipment is not Playground USA equipment.

Warranties; Replacement orders for warranted products will be for the component part only (not entire product) contact your playgrounds USA distributor for a return authorization. Aluminum Domes, Aluminum rings, Grill, Cast aluminum Backboards Guaranteed for life if any of these are damaged under normal use. You pay only the return and outbound freight and replacement part labor.

Site Preparation

1.-Using the provided plan view drawing of your playground, locate all structures within your site making sure that the placement of the structures meets all required clearances. Refer to your site plan and clearances and guidelines.
2.-All asphalt, concrete and other such hard debris must be removed from the entire site prior to installation.
3.-Site must be graded as close to level as possible to create the safest possible environment for the playground. Special installation considerations must be implemented for sites that are not level.
4.-The customer is responsible for checking local soil and drainage conditions within the site area. Proper drainage around the structures and their supports is important. Inquire with local contractors in your area for the proper recommendations.
5.-Site must be isolated from swimming pools, ponds, lakes, or any other bodies of water.
6.-Site should be surveyed and marked for underground utilities prior to excavation.
7.-Never leave the job site unattended without making sure that all open holes are covered with a material such as plywood. Rope off
8.-all unfinished equipment to keep the children away until the build is complete.

Purchase Agreement

Customer is responsible to prepare and level the ground where the playground is to be setup, roots or any surface should be covered by san, mulch or soil for safety reasons. All deliveries scheduled are based on weather conditions therefore all deliveries will be re-scheduled on stormy and rainy days. Deliveries and setup are done by independent companies. A 50% deposit is taken upon placement of order and balance is due when unit is delivered to premises. Warranty for the play set is subject to normal use by children under 12 years old and will only apply to original owner of play set. Customer is responsible for periodic inspection of playsuit and their accessories. Playgrounds damaged by improper or abnormal usage, theft or acts of God are not covered under warranty. Seller retains title to purchased playground until the purchaser pays amount due in full, seller retains the right to enter premises where playground is installed in order to remove equipment in case of nonpayment and/or buyer breach of this contract. In the event the service of an attorney is required to collect payment purchaser agrees to pay interest at highest legal rate, plus reasonable attorneyǿs fee for those services rendered to the seller in the collection of the stated sum. The purchaser has read the above, and agrees to the above obligation as part of the conditions of purchase. Pg USA cannot be held liable for any misfortune after the playsuit has been installed. This proposal becomes contract when signed by both parties. This proposal does not cover in any circumstance cost responsibilities of building permits or legalities.

Signature ____________________________ **Date** ____________________

HIP ROOF SHADE STRUCTURE

4 POST RECTANGULAR SHADE

The Hip Roof Shade Structure is a 4 post rectangular shade available in various sizes. Shade fabric blocks up to 96% of harmful UV rays protecting children and play equipment. Ideal for covering playgrounds and park areas.

Commercial shade products are designed for 90 MPH wind speed (three second gusts) and 5 PSF snow load.

KEY BENEFITS

SUPERIOR UV PROTECTION

Shade fabric blocks up to 96% of harmful UV rays protecting children and outdoor play equipment.

ENGINEERED TO LAST

Designed for 90 MPH wind speed (three second gusts) and 5 PSF snow load for long-term performance.

COOLER ENVIRONMENT

Provides an open feel that cools the air by as much as 25 degrees and blocks up to 97% of harmful UV rays.

MAXTENSION™ PULLEY SYSTEM

Our proprietary pulley system is designed to keep the fabric top tight and firm.

PREMIUM FABRIC CONSTRUCTION

Heavy PTFE Teflon® thread with double sewing needles creates a lockstitch that prevents tears and rips.

INDUSTRY LEADING FINISH

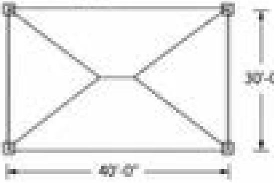
All steel frames go through an extensive process of sand blasting, zinc primer and powder coating or can be galvanized for coastal applications.

SPECIFICATIONS

Structure Type	4 Post Rectangular (Hip Roof)
Size	40' x 30' (Nominal)
Overall Height	Varies by height selection
Fabric	Commercial Grade Shade Fabric
UV Protection	Up to 96%
Wind Rating	90 MPH (Three Second Gusts)
Snow Load	5 PSF
Frame Material	Steel
Frame Finish	Sand Blasted, Zinc Primer and Powder Coated or Galvanized
Tension System	MaxTension™ Pulley System
Thread	Heavy PTFE Teflon® Thread
Installation	Surface Mount or In-Ground
Delivery & Installation	Included

DIMENSIONS

PLAN VIEW (TOP)

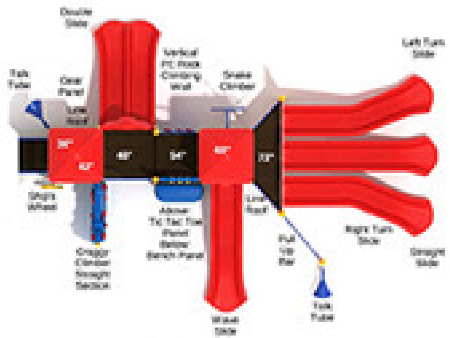


FEATURES

- Open design for optimal airflow
- Corrosion resistant steel frame
- Durable, fade resistant fabric
- Ideal for playgrounds, parks, schools, and recreational areas
- Engineered for safety and long-term durability

DELIVERY AND INSTALLATION INCLUDED.

PLAYGROUND USA

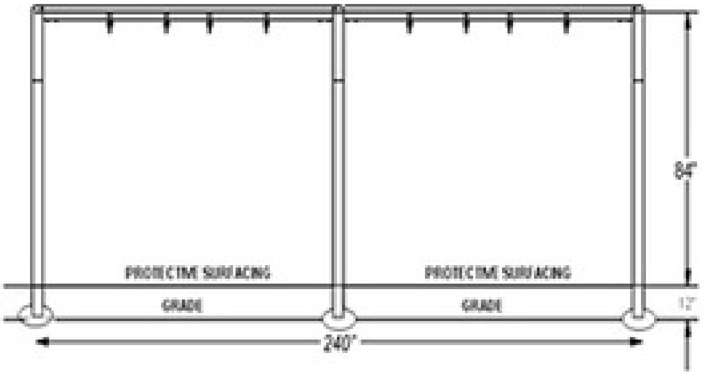


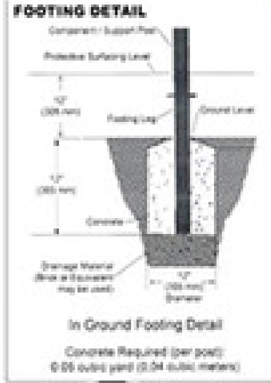
Panels	
RAL3020	
RAL1003	
RAL2004	
RAL5015	
RAL6016	
RAL6017	
RAL1015	
RAL6018	
RAL8029	
RAL3003	
RAL3015	
RAL5021	
RAL7039	
RAL4008	
RAL8000	
RAL6033	
RAL6029	
RAL7038	
Pole	
RAL7044	
RAL6005	
RAL8029	
RAL5002	
RAL9005	
RAL9007	
RAL3020	
RAL1003	
RAL2004	
RAL4008	
RAL6029	
RAL7013	
RAL1036	

Model 5505 Age: 3 to 12 Y/o Cap: 30 children Size: 34'x24'x14'h Fall 72"h

PLAYGROUND USA

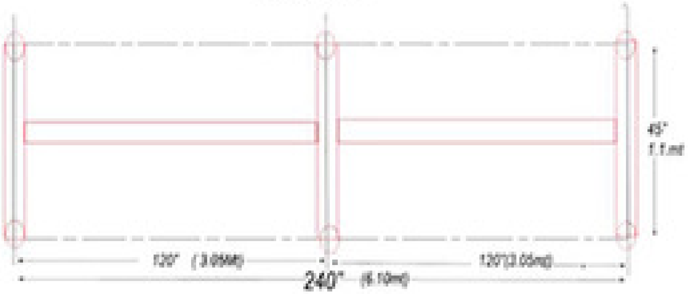
Arch Swing Bay

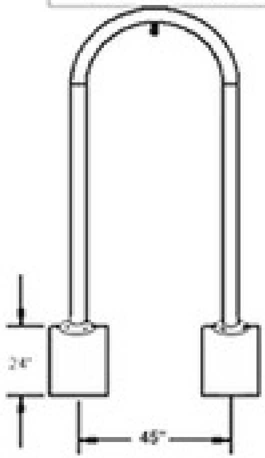




Swings parts

2 Bay Swing Bar





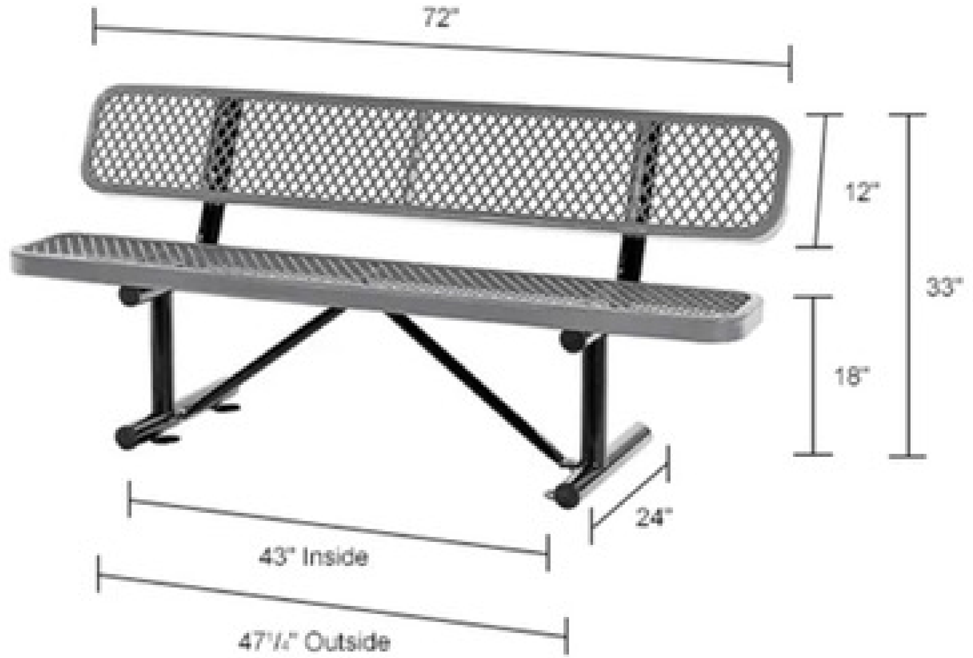
SIDE VIEW

Panels
RAL3020
RAL1003
RAL2004
RAL5015
RAL6016
RAL6017
RAL1015
RAL6018
RAL8029
RAL3003
RAL3015
RAL5021
RAL7039
RAL4008
RAL8000
RAL6033
RAL6029
RAL7038

Pole
RAL7044
RAL6005
RAL8029
RAL5002
RAL9005
RAL9007
RAL3020
RAL1003
RAL2004
RAL4008
RAL6029
RAL7013
RAL1036

Double Bay swimg Specs

PLAYGROUND USA



Panels	
RAL3020	
RAL1003	
RAL2004	
RAL5015	
RAL6016	
RAL6017	
RAL1015	
RAL6018	
RAL8029	
RAL3003	
RAL3015	
RAL5021	
RAL7039	
RAL4008	
RAL8000	
RAL6033	
RAL6029	
RAL7038	
Pole	
RAL7044	
RAL6005	
RAL8029	
RAL5002	
RAL9005	
RAL9007	
RAL3020	
RAL1003	
RAL2004	
RAL4008	
RAL6029	
RAL7013	
RAL1036	

Rubber Coated Bench

Pour-N-Place

Pour-N-Place is the most popular safety surfacing due versatility, durability & custom designs imprinted.

Poured-in-Place is a 2-layer system. The primary layer is a cushion layer, consisting of 100% post-consumer recycled Styrene Butadiene Rubber (SBR) buffings and a durable urethane binder. The top surface is a wear layer. This consists of recycled post-industrial Ethylene Propylene Diene Monomer (EPDM) rubber or TPV rubber. A standard surface ratio typically consists of 50% black rubber granules to 50% color rubber granules, combined with a urethane binder.

The type of playground equipment determines the required base mat thickness, and the base mat thickness may be different at various locations on the playground site. Depending on ASTM F1292 requirements for critical fall height (4', 5', 6', 7', 8', 9', 10', 12' or 13' (1219, 1524, 1829, 2134, 2438, 2743, 3048, 3657 or 3962 mm), select base mat thickness from options provided in subparagraph below (1 1/4 ", 2", 2 1/2", 2 1/2", 3", 3 1/2", 4", 4 1/2", 5" or 6" (32, 51, 63, 63, 76, 89, 102, 114, 127 or 152 mm, respectively). Specify project requirements below and coordinate with working drawings.

b. Thickness: [1 1/4" (31.75 mm) for 4' critical fall height] [2" (51 mm) for 5' critical fall height] [2 1/2" (64 mm) for 6' and 7' critical fall heights] [3" (76 mm) for 8' critical fall height] [3 1/2" (89 mm) for 9' critical fall height] [4" (102 mm) for 10' critical fall height] [5" (127 mm) for 12' critical fall height] [6" (152 mm) for 13' critical fall height].

c. Formulation Components: Blend of strand and granular material.

3. PlayBound Poured-In-Place Top Surface:

a. Material: Blend of recycled EPDM (ethylene propylene diene monomer) rubber and aromatic or aliphatic urethane binder.

b. Thickness: Nominal 1/2" (12.7 mm), minimum 3/8" (9.5 mm), maximum 5/8" (15.9 mm).

***Aplication** : Playgrounds, Side walk, Recreation center, Rest area,Day Care floor, Water Park, Splash Pad, Flooring.*

Wet poured rubber flooring is perfect for commercial playgrounds and residential playgrounds. It's engineered for certain depths of the poured rubber flooring to create a safe fall height rating for children of all ages and weights. Get a quote today!

Good afternoon Ben,

In reference to Crystal Cay, please be advised that an inspection was conducted on June 3, 2026 (the attached images from the previous email were taken then). This inspection measured the sediment in the storm drain structures throughout the development. These measurements consistently showed sediment below 4" in height, often at 0". This is common for newer developments as it is a County requirement to the developer to service the drainage systems prior to approving the project. Additionally, the trees and landscape are not fully developed yet and do not create significant droppings.

We do not have a map per usual, as we consistently found negligible sediment during the inspection and stopped recording measurements. However, I would be more than happy to conduct another inspection if you would like.

Thank you,

Julian Romero
Raptor Vac-Systems, Inc.

---------- Forwarded message ---------
From: **Raptor Vac**
Date: Mon, Jun 8, 2026 at 9:30 AM
Subject: Crystal Cay
To: Ben Quesada; Mayra Padilla

Good morning Ben and Mayra,

Please be advised we visited Crystal Cay last week to inspect the storm drainage system. See findings below.

The drainage system was probed for sediment accumulation and in general, found to be in very clean condition. We attribute this to the system being new and the very young landscape features that are not producing as many droppings at present time. A couple of items were noted that need attention.

1) Storm drains located within landscape areas. These were primarily found in the villa sections between each building. The sod is slowly covering the drains. This is an integral part of the drainage system and if covered, you will see water ponding.
2) Outfall located behind 10206 SW 228th Terrace, Cutler Bay, FL 33190. Erosion may have uncovered the pipe, and visible cracks are present. This should be covered with fill material and sod.

3) Outfall located behind 10280 SW 228th Terrace, Miami, FL 33190 has been overtaken by aquatic vegetation.

Ty,

--
Julian Romero
Raptor Vac-Systems, Inc.

ASSUMPTION AND ACCEPTANCE OF AGREEMENT RIGHTS

THIS ASSUMPTION AND ACCEPTANCE is made and entered into at **Miami-Dade County**, **Florida** this ____________ day of ______________________, 2024 ("Effective Date").

CRYSTAL CAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and pursuant to Chapter 190, Florida Statutes, as approved by the Miami-Dade Board of County Commissioners per Ordinance 20-28 on March 3, 2020, **("ENCLAVE SOUTH CDD")**, whose mailing address is: 5835 North Nob Hill Road, Sunrise, Florida 33351, hereby assumes joint right, title and interest in and to that certain Agreement for **"ENCLAVE SOUTH," ID# 30382**, between Miami-Dade County **("COUNTY")**, a political subdivision of the State of Florida, and **LENNAR HOMES, LLC**, a Florida limited liability company **("LENNAR HOMES")**, dated August 27, 2019, recorded in Official Records Book **31588**, at Page **890**, of the Public Records of Miami-Dade County, Florida **(the "AGREEMENT"),** as amended by **ADDENDUM NUMBER ONE** between the **COUNTY** and **LENNAR HOMES,** dated February 9, 2021, recorded in Official Records Book **32345**, at Page **1144**.

This **Assumption and Acceptance of Agreement Rights** shall take effect only upon the acceptance of same by the **COUNTY,** covering the real property legally described in **Exhibit "A" (the "Property")**, attached hereto and made a part hereof.

CRYSTAL CAY CDD, by these presents, hereby jointly assumes all duties and obligations of the **DEVELOPER** under the **AGREEMENT**, and is jointly entitled to all the rights of the **DEVELOPER** under the **AGREEMENT,** with the exception that **LENNAR HOMES** shall retain all rights to construction connection charge payments received from parties other than the **DEVELOPER** who connect to water mains and/or gravity sewer mains installed pursuant to the **AGREEMENT**, water main oversizing credit payments for oversized water mains installed pursuant to the **AGREEMENT,** and any other direct payments. The **DEPARTMENT** recognizes, consents and approves the addition of **CRYSTAL CAY CDD**, as a **DEVELOPER** under the **AGREEMENT**, as stipulated herein.

CRYSTAL CAY CDD and **LENNAR HOMES**, acknowledge that from said effective date forward they shall collectively be the **DEVELOPER** under the **AGREEMENT** and agree to abide by all of the terms and conditions of the **AGREEMENT**.

The **COUNTY**, by and through the **DEPARTMENT**, by these presents hereby represents that as of the date of the execution of this **Assumption and Acceptance of Agreement Rights**, **LENNAR HOMES** is in good standing and not in default.

With the execution of this **Assumption and Acceptance of Agreement Rights**, the **DEVELOPERS** at their own expense shall deliver to the **DEPARTMENT** an opinion of title for the **Property** issued by a qualified attorney licensed to practice law in the State of Florida, which states that **CRYSTAL CAY CDD** has certain general powers over the **Property,** as provided by Chapter 190, Florida Statutes, and Ordinance 20-28.

This instrument prepared by:
Adriana Rivas-Firpi
Miami-Dade Water and Sewer Department
3575 S. LeJeune Road
Miami, Florida 33146-2221

IN WITNESS WHEREOF, the parties hereto have caused this **Assumption** to be executed by their respective officials as of the day and year above written.

WITNESSETH: **MIAMI-DADE COUNTY**

____
signature

By:______________________________

____
print name
3575 S. LeJeune Road, Miami, FL 33146

Brandon Garcia,
New Business Manager

For: Roy Coley, Director
Miami-Dade Water and Sewer Department

____
signature

____
print name
3575 S. LeJeune Road, Miami, FL 33146

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of: (check one) □ physical presence; or □ remote audio-visual means, this _______ day of _______________, 2024, by **Brandon Garcia, New Business Manager**, for **Roy Coley, Director**, of the Miami-Dade Water and Sewer Department, who is personally known to me and did not take an oath.

____
Notary Public

______________________________ ______________________________
print name Serial Number

WITNESSETH:

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

______________________________ **By:** ______________________________

signature

Print Name: ______________________________

Address: ______________________________

____

signature

Greg McPherson

Address: ______________________________

____

____

signature

Print Name: ______________________________

Address: ______________________________

____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of: (check one) □ physical presence; or □ remote audio-visual means, this _______ day of ____________, 2024, by **Greg McPherson**, who is personally known to me or has/has not produced ______________________________ as identification and did/did not take an oath.

____
Notary Public

____
print name

____
Serial Number

WITNESSETH:

CRYSTAL CAY COMMUNITY DEVELOPMENT DISTRICT, a Local Unit of Special Purpose Government organized under and pursuant to Chapter 190, Florida Statutes

_________________________________ **By:**_________________________________

signature

Print Name: ______________________

Address: ______________________

____

signature

Print Name: ______________________

Address: ______________________

____

____

signature

Print Name: ______________________

Address: ______________________

____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of: (check one) □ physical presence; or □ remote audio-visual means, this _______ day of ____________, 2024, by __________________________________, who is personally known to me or has/has not produced _______________________________ as identification and did/did not take an oath.

____

Notary Public

_________________________________ _________________________________

print name Serial Number

Approved for Legal Sufficiency:

____

Assistant County Attorney

EXHIBIT "A"
OF
ASSUMPTION AND ACCEPTANCE OF
AGREEMENT RIGHTS

All of the SE-1/4 of the SW-1/4 and all of the SW-1/4 of the SE-1/4 and all of the SE-1/4 of the SE-1/4 of Section 17, Township 56 South, Range 40 East, lying Southerly and Westerly of the right-of-way of Black Creek Canal (C-North), in Dade County, Florida, being more particularly described as follows:

Begin at the Southwest Corner of the Southeast 1/4, of the Southwest 1/4 of said Section 17; thence N00°57'06"W, along the West Line of the Southeast 1/4, of the Southwest 1/4 of said Section 17 for a distance of 1334.51 feet to the Northwest Corner of the Southeast 1/4, of the Southwest 1/4 of said Section 17; thence N89°16'31"E, along the North Line of the Southeast 1/4, of the Southwest 1/4 of said Section 17 for a distance of 213.56 feet to its intersection with the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N46°54'23"E; the next described six (6) courses and distances being along the Southwesterly Right-of-Way of Black Creek Canal (C-1), as shown on Plat Book 124, Page 83, of the Public Records of Miami-Dade County, Florida: 1) thence Southeasterly along the arc of said curve, having for its elements a radius of 760.00 feet, through a central angle of 47°47'40" for an arc distance of 633.97 feet to a point of tangency; 2) thence N89°06'43"E for a distance of 415.95 feet to a point of curvature of a circular curve to the right, concave to the Southwest; 3) thence Southeasterly along the arc of said curve, having for its elements a radius of 970.00 feet, through a central angle of 26°14'57", for an arc distance of 444.39 feet to a point of tangency; 4) thence S64°38'20"E for a distance of 857.48 feet to a point of curvature of a circular curve to the right, concave to the Southwest; 5) thence Southeasterly along the arc of said curve, having for its elements a radius of 590.00 feet, through a central angle of 42°02'55" for an arc distance of 432.99 feet to a point of tangency; 6) thence S22°35'24"E for a distance of 330.73 feet; thence S89°22'47"W, along the South Line of said Section 17 for a distance of 1468.19 feet to the Southeast Corner of the Southeast 1/4, of the Southwest 1/4 of said Section 17; thence continue S89°22'47"W, along the last described line for a distance of 1330.42 feet to the POINT OF BEGINNING.

MIAMI - DADE WATER AND SEWER DEPARTMENT

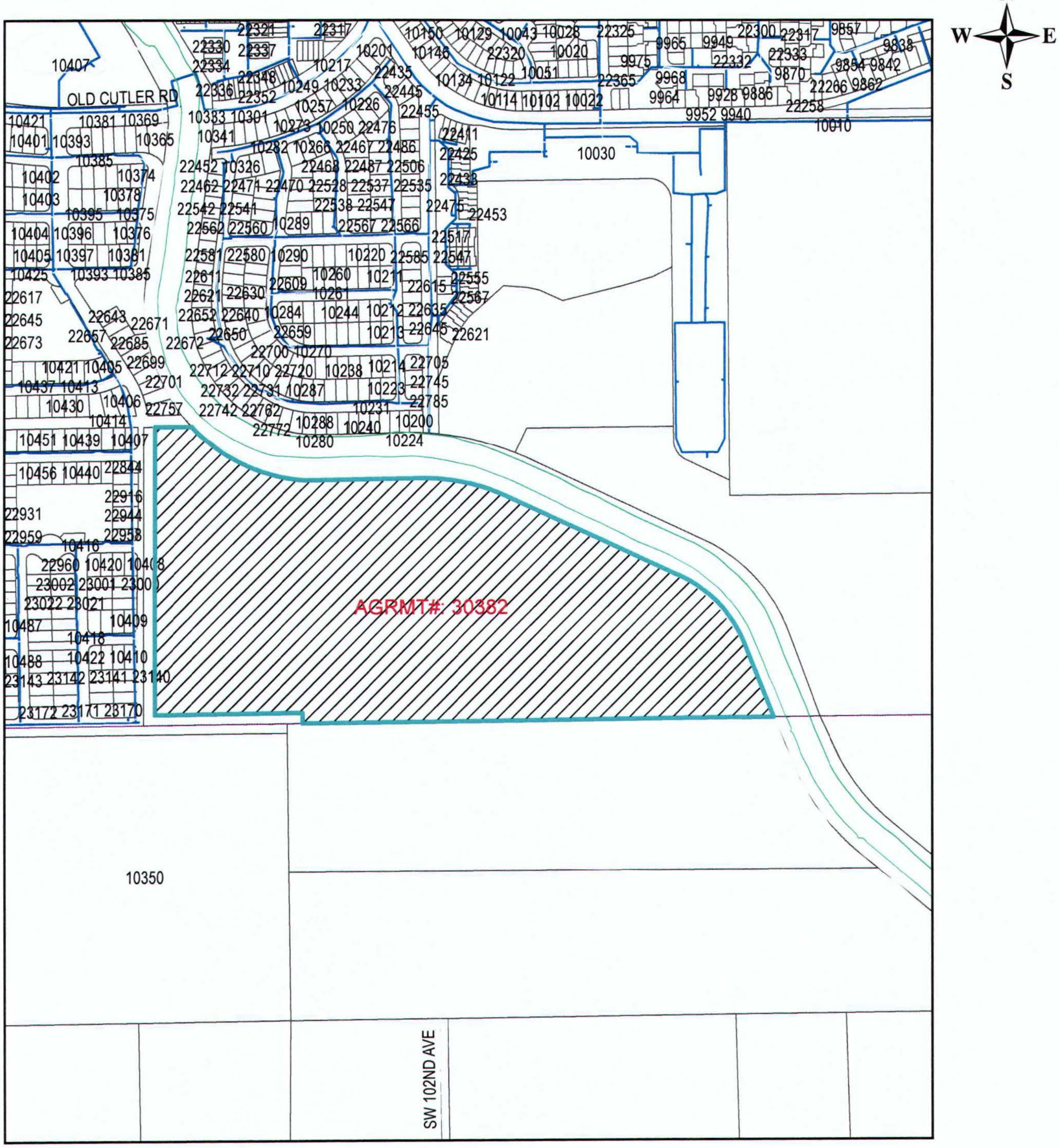


EXHIBIT "A" – 1

LOCATION SKETCH
SCALE: N.T.S
-THIS IS NOT A SURVEY-

ENCLAVE SOUTH
AGMT ID# 30382
FOLIO# 30-6017-000-0051
MIAMI-DADE COUNTY SEC 17-56-40
JULY 18, 2019

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/.

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345
E-Mail: Alvarez@AlvarezEng.com

June 23, 2026

Attention:
District Manager Ben Quesada
Crystal Cay Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Crystal Cay Community Development District
Yearly District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2021.**

Via email only: BQuesada@gmssf.com

Dear District Manager,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Crystal Cay Community Development District (the "District") and TMI Trust Company as Trustee dated July 1, 2021, as it relates to the Special Assessment Bonds Series 2021 (the "2021 Project"). With this statement we are setting forth **(i)** our findings as to whether such portions of the 2021 Project still owned by the District have been maintained in good repair, working order and condition, and **(ii)** our recommendations as to the proper maintenance, repair, and operation of such portions of the 2021 Project during the ensuing Fiscal Year 2026-2027, and an estimate of the amount of money necessary for such purpose.

(i) **District Property and Condition.** As of the date of this statement, the land tracts and easements shown in Exhibits 2 and 3 attached to this statement, together with the completed public infrastructure within the tracts and easements, have been conveyed to the District for ownership and maintenance. Such land tracts and infrastructure are in good repair, working order and condition. The proposed bridge over the Black Creek Canal is currently under construction.

(ii) **Operations and Maintenance of District Property.** We think that for Fiscal Year 2026-2027, the District proposed amounts for field expenditures are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible in 2026-2027. (Refer to https://www.crystalcaycdd.com/auditbudgets for the FY 2027 Adopted Budget).

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements of the District's roads. The table below provides an estimate of the replacement costs at the end of the service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING THE CDD ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2022	2052	2026	26	24,355	$10.00	$243,550	$462,816	0.25%	$17,251
PAVEMENT MARKINGS AND SIGNING									
2022	2032	2026	6	24,355	$2.50	$60,888	$70,611	0.25%	$11,695

We recommend that the District consider creating a 5-year cyclical program for servicing the inlets, manholes, pipes French drains and endwalls of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the approximately 99 drainage structures and 8,045 Linear Feet of pipes in the District. It is also estimated that 3 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. Refer to Exhibit 4.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
(Y1)	Structures Cleaning	EA	21	230.00	4,830
	Baffle Detachment	EA	6	50.00	300
	Baffle Replacement	EA	2	600.00	1,200
	Pipe Cleaning and CCTV	LF	1,334	6.75	9,005
	Cost				**15,335**
(Y2)	Structures Cleaning	EA	20	236.00	4,720
	Baffle Detachment	EA	9	51.00	459
	Baffle Replacement	EA	2	615.00	1,230
	Pipe Cleaning and CCTV	LF	1,678	6.92	11,612
	Cost				**18,021**
(Y3)	Structures Cleaning	EA	20	242.00	4,840
	Baffle Detachment	EA	9	53.00	477
	Baffle Replacement	EA	2	630.00	1,260
	Pipe Cleaning and CCTV	LF	1,678	7.09	11,897
	Cost				**18,474**
(Y4)	Structures Cleaning	EA	20	248.00	4,960
	Baffle Detachment	EA	9	54.00	486
	Baffle Replacement	EA	2	646.00	1,292
	Pipe Cleaning and CCTV	LF	1,678	7.27	12,199

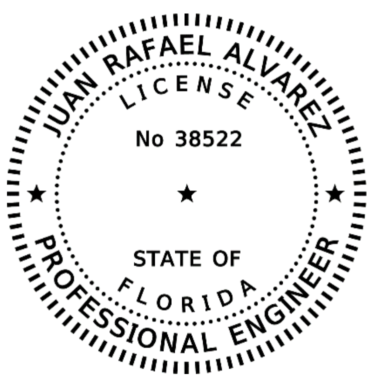
5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
	Cost				**18,937**
(Y5)	Structures Cleaning	EA	18	254.00	4,572
	Baffle Detachment	EA	10	55.00	550
	Baffle Replacement	EA	3	662.00	1,986
	Pipe Cleaning and CCTV	LF	1,677	7.45	12,494
	Cost				**19,602**
Total	Total Structures Cleaning	EA	99		
	Total Baffle Detachment	EA	43		
	Total Baffle Replacement	EA	11		
	Total Pipe Cleaning and CCTV	LF	8,045		
	Total Cost				**90,369.00**
Prices Annual Inflation Rate of:		%			**2.50**
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: Q2 = Q3 = Q4 = (Total Q - Q1)/4					
Quantities for Y5 were computed as: Q5 = Q - Q1 - Q2 - Q3 - Q4					

(iii) **<u>Insurance.</u>** The District carries general liability, hired non-owned auto, employment practices liability and public officials liability insurance under Agreement No. 100125499 with Florida Insurance Alliance, and has budgeted sufficient funds for policy renewal.

If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

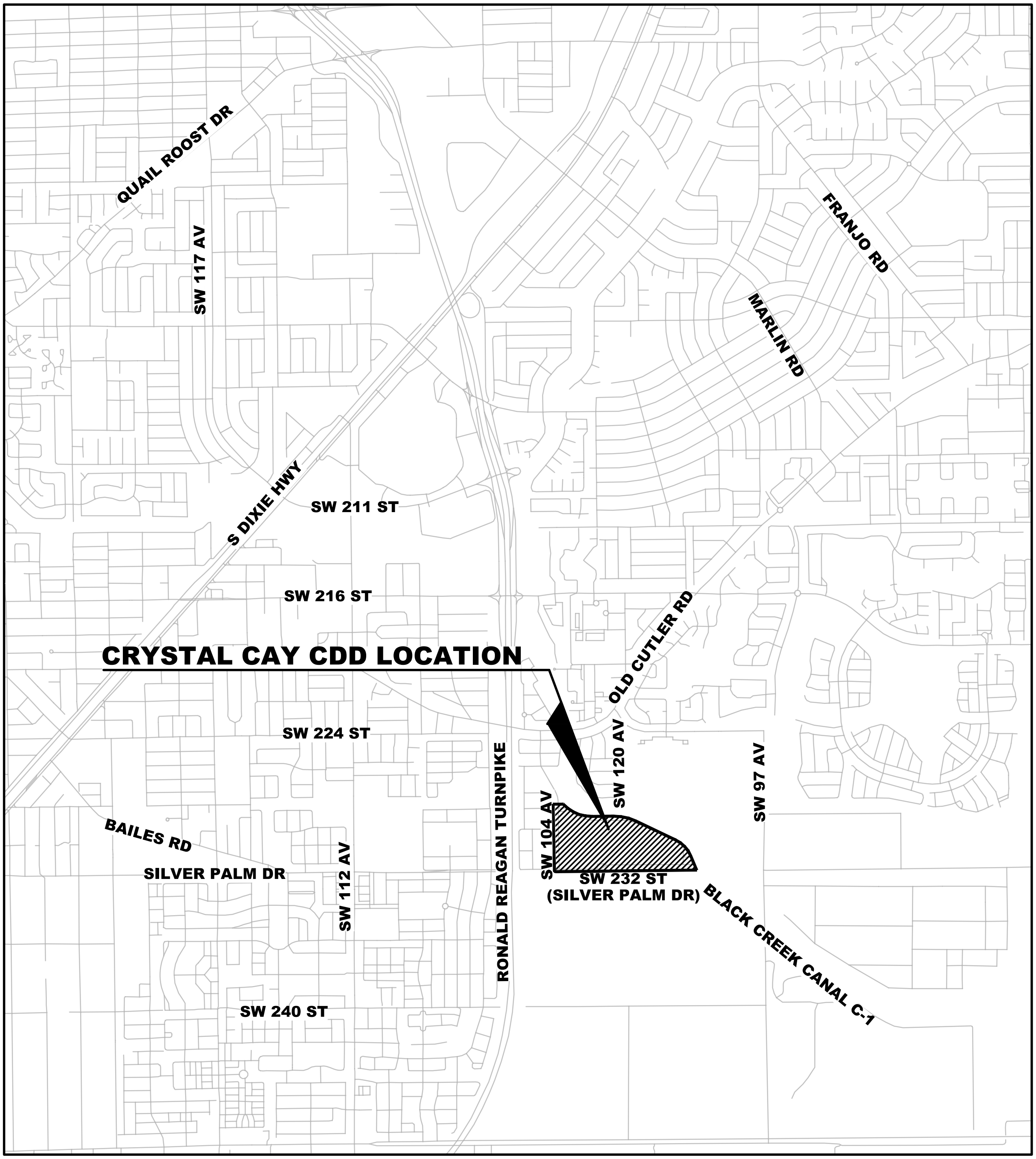


This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Juan R. Alvarez, PE
District Engineer
Date: June 23, 2026

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com

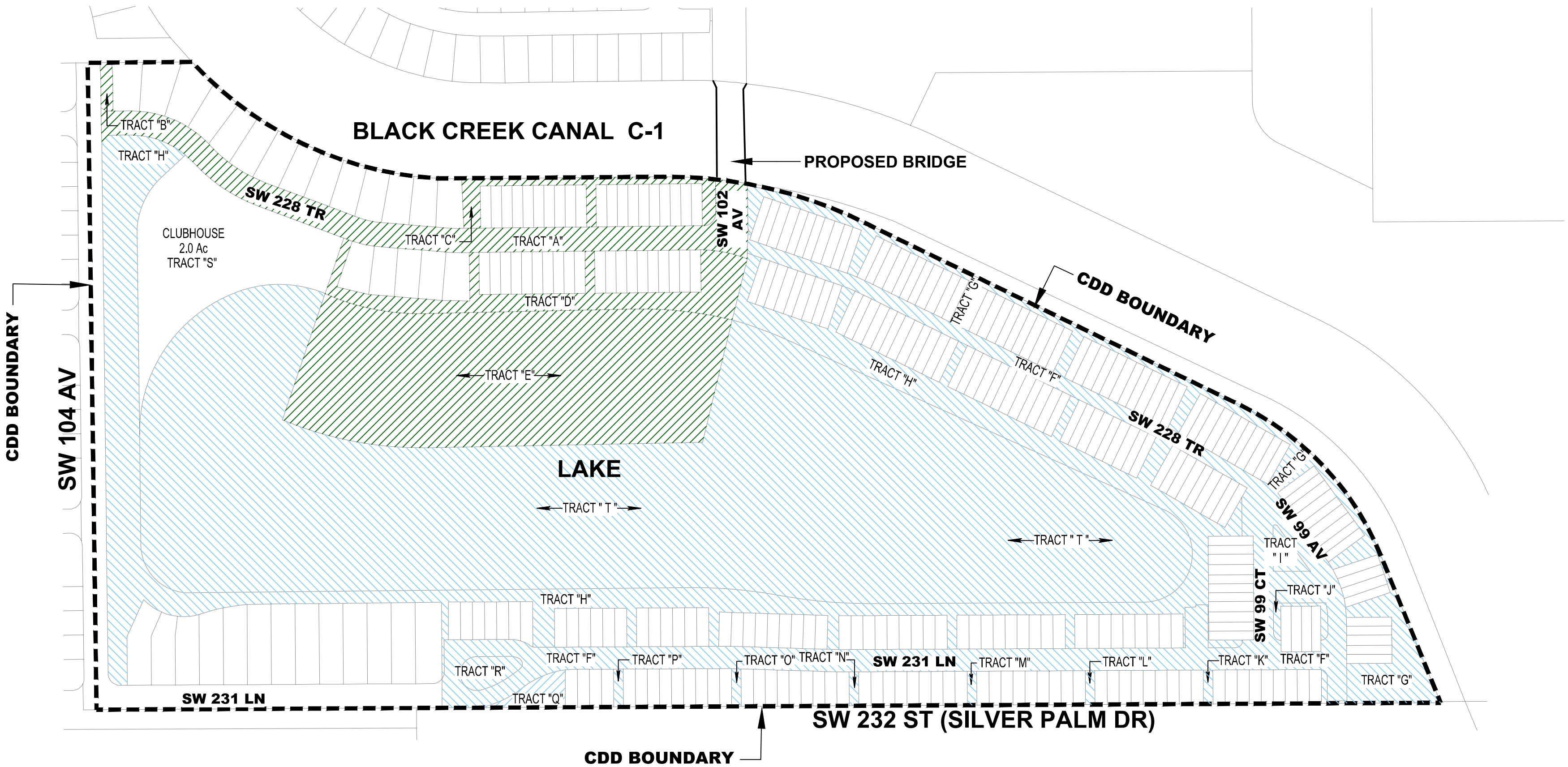


ALVAREZ ENGINEERS, INC.

CRYSTAL CAY CDD

LOCATION MAP

EXHIBIT 1



LEGEND:

ENCLAVE SOUTH PHASE 1, TRACTS "A, B, C, D & E"
(PB 175, PG 20)
FOLIOS: 30-6017-025-0600
30-6017-025-0610
30-6017-025-0620
30-6017-025-0630
30-6017-025-0640
(QCD: ORB 32816, PG 3548)
CATEGORY: PRIVATE ROAD, COMMON AREAS, AND STORM WATER MANAGEMENT

ENCLAVE SOUTH PHASE 2 , TRACT "F" THROUGH "R" AND "T "
(PB 175, PG 83)
FOLIOS: 30-6017-026-2670
30-6017-026-2680
30-6017-026-2690
30-6017-026-2700
30-6017-026-2710
30-6017-026-2720
30-6017-026-2730
30-6017-026-2740
30-6017-026-2750
30-6017-026-2760
30-6017-026-2770
30-6017-026-2780
30-6017-026-2790
30-6017-026-2810
(QCD: ORB 32816, PG 3548)
CATEGORY: PRIVATE ROADS, COMMON AREAS, AND STORM WATER MANAGEMENT

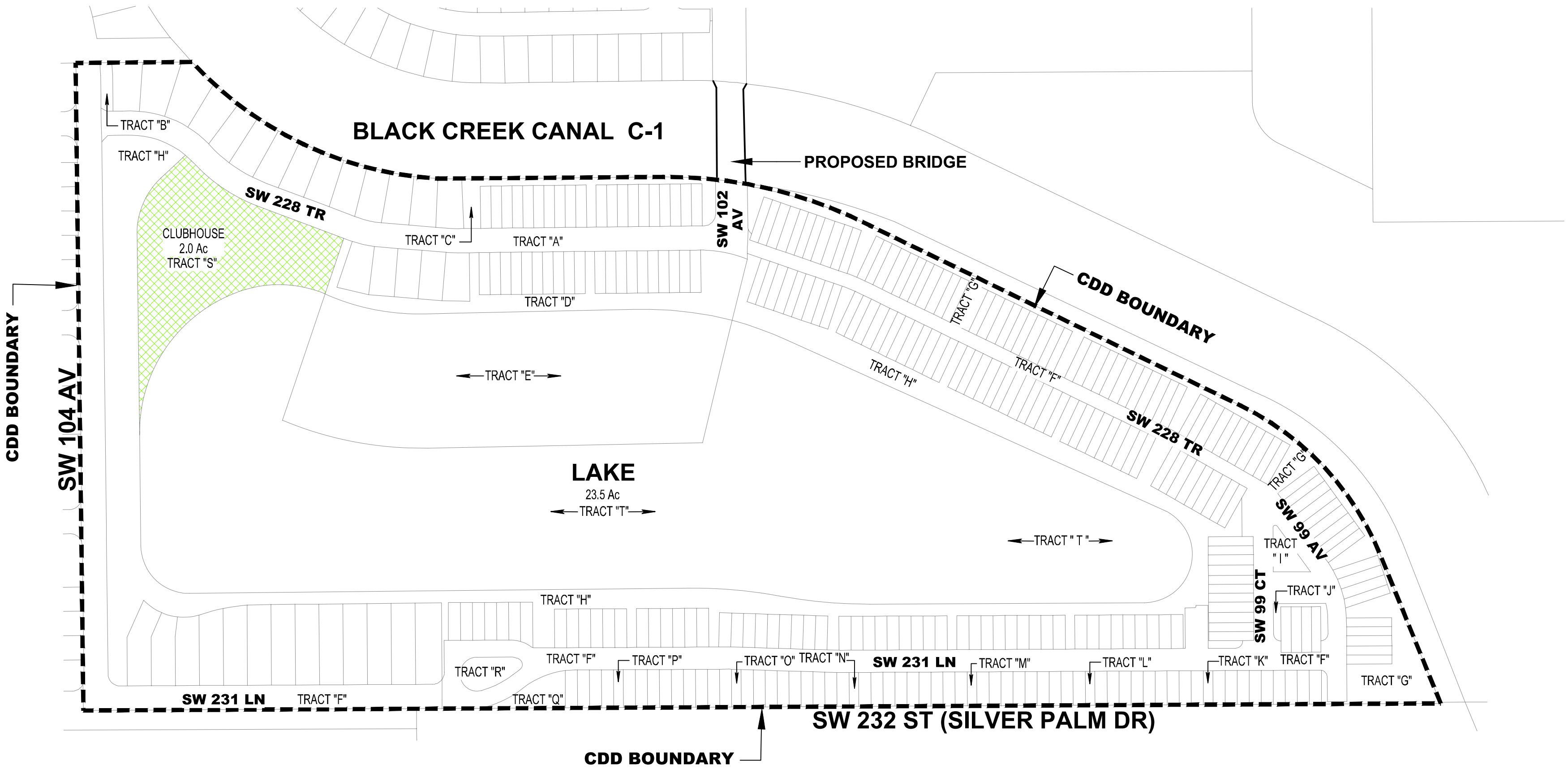
LEGEND:
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE
QCD: QUIT CLAIM DEED

0 50' 150' 350'

ALVAREZ ENGINEERS, INC.

CRYSTAL CAY CDD
CDD LAND OWNERSHIP

EXHIBIT 2



LEGEND:

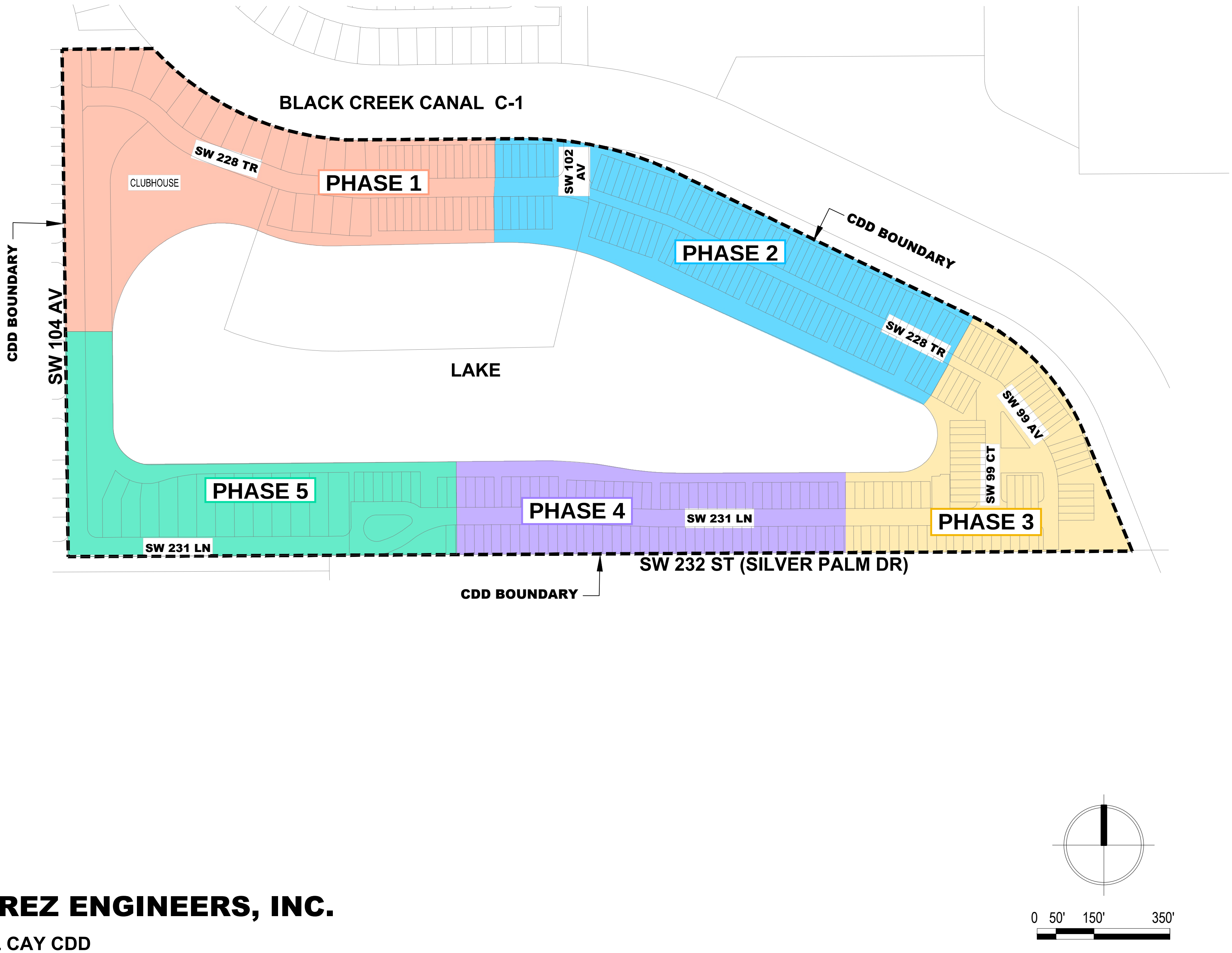
ENCLAVE SOUTH PHASE 2, TRACT "S" (PB 175, PG 83)
FOLIO: 30-6017-026-2800
OWNER: LENNAR HOMES LLC
ESMT: CDD (ORB 32816, PG 3550)
CATEGORY: DRAINAGE

LEGEND:
ESMT: EASEMENT
PB: PLAT BOOK
PG: PAGE
ORB: OFFICIAL RECORD BOOK

ALVAREZ ENGINEERS, INC.

CRYSTAL CAY CDD
CDD LAND EASEMENTS

EXHIBIT 3



ALVAREZ ENGINEERS, INC.

CRYSTAL CAY CDD

DRAINAGE SYSTEM MAINTENANCE

EXHIBIT 4

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message “Form Available Soon”. When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to “View Form” for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization | Board of Supervisors

Sort by: PID Form Year Filer Name Filing Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
310139	2025	Rick Danger	• Crystal Cay Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/1/2026	View Filings
319459	2025	Patricia Ferreira	• Crystal Cay Community Development District - Board of Supervisors	Form 1 with COE	Form 1 Not Filed	View Filings
310136	2025	Iliana S Menendez	• Crystal Cay Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/26/2026	View Filings
319458	2025	Samantha Lee Pencar	• Crystal Cay Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 7/15/2026	View Filings
320209	2025	Jean Luis Torres	• Crystal Cay Community Development District - Board of Supervisors	Form 1 with COE	Form 1 Not Filed	View Filings

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Crystal Cay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

06/01/26 - 07/31/26

Date	*Check #'s*		*Amount*
06/01/26 - 06/30/26	303-308	$	8,368.99
07/01/26 - 07/31/26	309-313	$	62,003.83
	TOTAL	**$**	**70,372.82**

*** CHECK DATES 06/01/2026 - 07/31/2026 *** CRYSTAL CAY - GENERAL FUND
BANK A CRYSTAL CAY CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/17/26	00008	5/08/26	9188	202604	310-51300-31100		*	891.25		
			APR 26 - ENGINEERNG SVCS							
		6/04/26	9249	202605	310-51300-31100		*	158.75		
			MAY 26 - ENGINEERNG SVCS							
						ALVAREZ ENGINEERS, INC.			1,050.00	000303
6/17/26	00003	5/31/26	199091	202605	310-51300-31500		*	500.00		
			MAY 26 - GENERAL COUNSEL							
						BILLING COCHRAN, P.A.			500.00	000304
6/17/26	00005	4/28/26	9-274-00	202604	310-51300-42000		*	42.88		
			DELIVERIES THRU 4/17/26							
		6/02/26	9-720-79	202606	310-51300-42000		*	4.25		
			DELIVERIES THRU 6/02/26							
						FEDEX			47.13	000305
6/17/26	00001	6/01/26	81	202606	310-51300-34000		*	3,806.83		
			JUN 26 - MGMT FEES							
		6/01/26	81	202606	310-51300-31300		*	218.75		
			JUN 26 - DISSEMINATION							
		6/01/26	81	202606	310-51300-49500		*	105.00		
			JUN 26 - WEBSITE ADMIN							
		6/01/26	81	202606	310-51300-42000		*	1.48		
			JUN 26 - POSTAGE							
						GMS-SF, LLC			4,132.06	000306
6/17/26	00019	5/31/26	IN147982	202605	310-51300-48000		*	729.33		
			FY27 BUDGET							
		5/31/26	IN147983	202605	310-51300-48000		*	454.47		
			LEGAL ADS 5/20/26							
						MCCLATCHY COMPANY LLC			1,183.80	000307
6/17/26	00011	5/02/26	PSI26682	202605	320-53800-46800		*	728.00		
			MAY 26-LAKE/POND MGMT SVC							
		6/02/26	PSI27555	202606	320-53800-46800		*	728.00		
			JUN 26-LAKE/POND MGMT SVC							
						SOLITUDE LAKE MANAGEMENT			1,456.00	000308
7/09/26	00003	6/30/26	199545	202606	310-51300-31500		*	2,879.00		
			JUN 26 - GENERAL COUNSEL							
						BILLING COCHRAN, P.A.			2,879.00	000309
7/09/26	00018	7/09/26	07092026	202607	300-20700-10000		*	7,537.35		
			TRANSFERS TO DEBT SERVICE							
						CRYSTAL CAY CDD			7,537.35	000310

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/09/26	00001	7/01/26	82	202607	310-51300-34000		*	3,806.83		
			JUL 26 - MGMT FEES							
		7/01/26	82	202607	310-51300-31300		*	218.75		
			JUL 26 - DISSEMINATION							
		7/01/26	82	202607	310-51300-49500		*	105.00		
			JUL 26 - WEBSITE ADMIN							
		7/01/26	82	202607	310-51300-42000		*	3.70		
			JUL 26 - POSTAGE							
						GMS-SF, LLC			4,134.28	000311
7/09/26	00022	7/07/26	442	202607	320-53800-49000		*	46,725.20		
			50% DEP PLAYGRND CONTRUCT							
						PLAYGROUND USA			46,725.20	000312
7/09/26	00011	7/02/26	PSI28379	202607	320-53800-46800		*	728.00		
			JUL 26-LAKE/POND MGMT SVC							
						SOLITUDE LAKE MANAGEMENT			728.00	000313

TOTAL FOR BANK A	70,372.82
TOTAL FOR REGISTER	70,372.82

Crystal Cay

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Crystal Cay

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Funds	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	$ 8,983	$ -	$ 8,983
Investments:			
State Board of Administration	$ 320,609	-	320,609
Series 2021			
Reserve	-	222,498	222,498
Revenue	-	137,883	137,883
Interest	-	1	1
Total Assets	**$ 329,592**	**$ 367,919**	**$ 697,511**
Liabilities:			
Accounts Payable	$ -	$ -	$ -
Total Liabilites	**$ -**	**$ -**	**$ -**
Fund Balance:			
Restricted for:			
Debt Service - Series 2021	$ -	$ 367,919	$ 367,919
Unassigned	329,592	-	329,592
Total Fund Balances	**$ 329,592**	**$ 367,919**	**$ 697,511**
Total Liabilities & Fund Balance	$ 329,592	$ 367,919	$ 697,511

Crystal Cay

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - On Roll	$ 251,196	$ 251,196	$ 252,338	$ 1,142
Interest Income	3,500	3,500	9,806	6,306
Total Revenues	**$ 254,696**	**$ 254,696**	**$ 262,144**	**$ 7,448**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 6,000	$ 5,000	$ -	$ 5,000
PR-FICA	459	383	-	383
Engineering	7,000	5,833	5,078	756
Attorney Fees	15,000	12,500	10,947	1,553
Annual Audit	5,000	5,000	5,000	-
Arbitrage Rebate	600	-	-	-
Assessment Roll	2,000	2,000	2,000	-
Dissemination Agent	2,625	2,188	2,188	-
Trustee Fees	3,000	2,500	2,500	-
Management Fees	45,682	38,068	38,068	0
Website Maintenance	1,260	1,050	1,050	-
Telephone	50	42	-	
Postage & Delivery	750	625	164	461
Printing & Binding	500	417	5	411
Insurance General Liability	6,945	6,163	6,163	-
Legal Advertising	3,000	2,500	2,178	322
Other Current Charges	1,500	1,250	1,318	(68)
Office Supplies	150	125	0	125
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 101,696**	**$ 85,818**	**$ 76,834**	**$ 8,943**
Field Maintenance				
Lake Maintenance	$ 12,000	$ 10,000	$ 7,280	$ 2,720
Repairs & Maintenance	20,000	16,667	-	16,667
Landscape Maintenance	20,000	16,667	-	16,667
Contingency	15,000	12,500	-	12,500
Drainage Maintenance	16,000	13,333	-	13,333
Playground Reserves	70,000	58,333	46,725	11,608
Subtotal Field Maintenance	**$ 153,000**	**$ 127,500**	**$ 54,005**	**$ 73,494**
Total Expenditures	**$ 254,696**	**$ 213,318**	**$ 130,839**	**$ 82,437**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 41,378	$ 131,305	$ 89,885
Net Change in Fund Balance	**$ -**	**$ 41,378**	**$ 131,305**	**$ 89,885**
Fund Balance - Beginning	$ -		$ 198,287	
Fund Balance - Ending	$ -		$ 329,592	

Crystal Cay

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - On Roll	$ 445,380	$ 445,380	$ 447,254	$ 1,873
Total Revenues	**$ 445,380**	**$ 445,380**	**$ 447,254**	**$ 1,873**
Expenditures:				
Interest Expense - 11/01	$ 127,939	$ 127,939	$ 127,939	$ -
Principal Expense - 05/01	190,000	190,000	190,000	-
Interest Expense - 05/01	127,939	127,939	127,939	-
Total Expenditures	**$ 445,878**	**$ 445,878**	**$ 445,878**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (497)	$ (497)	$ 1,376	$ 1,873
Net Change in Fund Balance	**$ (497)**	**$ (497)**	**$ 1,376**	**$ 1,873**
Fund Balance - Beginning	$ 142,062		$ 366,543	
Fund Balance - Ending	$ 141,565		$ 367,919	

Crystal Cay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	$ -	$ 14,097	$ 216,944	$ 6,642	$ 5,428	$ 2,303	$ 2,673	$ 837	$ 3,414	$ -	$ -	$ -	$ 252,338
Interest Income	667	619	843	1,131	1,012	1,121	1,092	1,124	1,097	1,100	-	-	9,806
Total Income	**$ 667**	**$ 14,716**	**$ 217,787**	**$ 7,773**	**$ 6,440**	**$ 3,424**	**$ 3,765**	**$ 1,961**	**$ 4,511**	**$ 1,100**	**$ -**	**$ -**	**$ 262,144**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	371	979	641	1,726	310	891	159	-	-	-	-	5,078
Attorney Fees	512	1,335	1,260	500	1,865	500	1,598	500	2,879	-	-	-	10,947
Annual Audit	-	-	1,000	4,000	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Dissemination Agent	219	219	219	219	219	219	219	219	219	219	-	-	2,188
Trustee Fees	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Management Fees	3,807	3,807	3,807	3,807	3,807	3,807	3,807	3,807	3,807	3,807	-	-	38,068
Website Maintenance	105	105	105	105	105	105	105	105	105	105	-	-	1,050
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	2	2	42	47	9	4	44	4	6	4		-	164
Printing & Binding	-	-	-	0	5	-	-	-	-	-	-	-	5
Insurance General Liability	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Legal Advertising	-	350	301	-	343	-	-	1,184	-	-	-	-	2,178
Other Current Charges	137	137	117	113	122	122	180	147	120	122	-	-	1,318
Office Supplies	-	-	-	-	0	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 15,620**	**$ 6,326**	**$ 7,829**	**$ 9,432**	**$ 8,201**	**$ 5,066**	**$ 6,844**	**$ 6,124**	**$ 7,136**	**$ 4,256**	**$ -**	**$ -**	**$ 76,834**
Field Maintenance													
Lake Maintenance	$ 728	$ 728	$ 728	$ 728	$ 728	$ 728	$ 728	$ 728	$ 728	$ 728	$ -	$ -	$ 7,280
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground Reserves	-	-	-	-	-	-	-	-	-	46,725	-	-	46,725
Subtotal Field Expenditures	**$ 728**	**$ 728**	**$ 728**	**$ 728**	**$ 728**	**$ 728**	**$ 728**	**$ 728**	**$ 728**	**$ 47,453**	**$ -**	**$ -**	**$ 54,005**
Total Expenditures	**$ 16,348**	**$ 7,054**	**$ 8,557**	**$ 10,160**	**$ 8,929**	**$ 5,794**	**$ 7,572**	**$ 6,852**	**$ 7,864**	**$ 51,709**	**$ -**	**$ -**	**$ 130,839**
Excess (Deficiency) of Revenues over Expe	$ (15,681)	$ 7,662	$ 209,230	$ (2,386)	$ (2,489)	$ (2,370)	$ (3,807)	$ (4,892)	$ (3,353)	$ (50,609)	$ -	$ -	$ 131,305
Net Change in Fund Balance	**$ (15,681)**	**$ 7,662**	**$ 209,230**	**$ (2,386)**	**$ (2,489)**	**$ (2,370)**	**$ (3,807)**	**$ (4,892)**	**$ (3,353)**	**$ (50,609)**	**$ -**	**$ -**	**$ 131,305**

Crystal Cay

Community Development District

Long Term Debt Report Series 2021

Special Assessment Bonds, Series 2021		
Original Bond Issue - 08/19/2021		$8,135,000
Term 1:	$905,000	
Interest Rate:	2.25%	
Maturity Date:	May 1, 2026	
Term 2:	$1,025,000	
Interest Rate:	2.70%	
Maturity Date:	May 1, 2031	
Term 3:	$2,555,000	
Interest Rate:	305.00%	
Maturity Date:	May 1, 2041	
Term 24:	$3,650,000	
Interest Rate:	4.00%	
Maturity Date:	May 1, 2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$222,498.13	
Reserve Fund Balance	$222,498.13	
Original Bond Amount:		$8,135,000
Less: Principal Payment - 5/01/22		($175,000)
Less: Principal Payment - 5/01/23		($175,000)
Less: Principal Payment - 5/01/24		($180,000)
Less: Principal Payment - 5/01/25		($185,000)
Less: Principal Payment - 5/01/26		($190,000)
Current Bonds Outstanding		**$7,230,000**

Crystal Cay

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami-Dade County

Fiscal Year 2026

Gross Assessments	$ 264,416.75	$ 468,821.42	$ 733,238.17
Net Assessments	$ 251,195.91	$ 445,380.35	$ 696,576.26

ON ROLL ASSESSMENTS

allocation in %	36.06%	63.94%	100.00%

Date	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2020 Debt Service	Total
11/15/25	$ 17,943.37	$ 717.73	$ 172.25	$ -	$ 17,053.39	$ 6,149.71	$ 10,903.68	$ 17,053.39
11/18/25	1,018.05	53.45	9.65	-	954.95	344.37	610.58	954.95
11/28/25	22,184.17	887.36	212.97	-	21,083.84	7,603.15	13,480.69	21,083.84
12/05/25	626,093.77	25,044.10	6,010.50	-	595,039.17	214,580.10	380,459.07	595,039.17
12/19/25	6,825.51	204.77	66.21	-	6,554.53	2,363.66	4,190.87	6,554.53
01/08/26	18,468.75	554.07	179.14	-	17,735.54	6,395.70	11,339.84	17,735.54
01/23/26	-	-	-	683.48	683.48	246.47	437.01	683.48
02/10/26	15,513.47	310.26	152.03	-	15,051.18	5,427.68	9,623.50	15,051.18
03/11/26	6,515.97	65.16	64.51	-	6,386.30	2,303.00	4,083.30	6,386.30
04/10/22	7,247.71	-	72.48	-	7,175.23	2,587.50	4,587.73	7,175.23
04/21/22	-	-	-	85.36	85.36	85.36	-	85.36
05/12/22	2,275.17	(68.26)	23.43	-	2,320.00	836.63	1,483.37	2,320.00
06/25/22	9,152.23	(411.85)	95.64	-	9,468.44	3,414.46	6,053.98	9,468.44
	$ 733,238.17	**$ 27,356.79**	**$ 7,058.81**	**$ 768.84**	**$ 699,591.41**	**$ 252,337.79**	**$ 447,253.62**	**$ 699,591.41**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**