

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

October 9, 2026

GMS
Governmental
Management Services

Crystal Cay
Community Development District
(Enclave South)
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
October 9, 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 August 14, 2026 Meeting **– Page 3**

3. Staff Reports
   A. Attorney

   B. Engineer
      1) Update on:
         a. Playground

         b. Speed Bumps **– Page 7**

         c. Canal Bridge

   C. Manager
      1) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 15**

      2) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 20**

4. Financial Reports
   A. Acceptance of Check Register **– Page 25**

   B. Acceptance of Unaudited Financials **– Page 27**

5. Supervisors Requests and Audience Comments

6. 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, August 14, 2026 at 3:00 p.m. at the Crystal Cay Clubhouse, 10350 SW 228 Terrace, Miami, Florida.

Present and constituting a quorum were:

Iliana Menendez	Chairman
Samantha Pencar	Vice Chairman
Patricia Ferreira	Assistant Secretary
Jean Torres	Assistant Secretary (by phone)

Also present were:

Ben Quesada	District Manager
Liza Smoker	District Counsel (by phone)
Alejandro Aleman	District Engineer (by phone)
Alex Marrero	Resident
Michael Miller	Guest

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 June 12, 2026 Meeting

Mr. Quesada presented the minutes from the June 12, 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 Ms. Menendez seconded by Ms. Pencar with all in favor, the Minutes of the June 12, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS Ratification of Playground Project Agreement with Playground USA

Mr. Quesada presented item No. 3, ratification of playground project agreement with Playground USA and stated this item was just to formally enter the agreement into the District's records since the Board had previously agreed to the terms at the last meeting. He then asked for any comments or questions and upon hearing none asked for a motion to ratify.

> On MOTION by Ms. Menendez seconded by Ms. Pencar with all in favor, ratifying the Playground Project Agreement with Playground USA was approved.

FOURTH ORDER OF BUSINESS Consideration of a Stormwater Maintenance Proposal with Raptor Vac Systems, Inc.

Mr. Quesada presented item No. 4, consideration of a stormwater maintenance proposal with Raptor Vac Systems, Inc. stating he received an email from Raptor Vac who came out and did a complimentary inspection of the stormwater system, measured all the sediment levels and found everything was below 4" so they advised no cleaning of the stormwater system was necessary this year. Mr. Quesada also stated this line item would roll over in the budget to the fund balance account for next fiscal year.

FIFTH ORDER OF BUSINESS Assumption and Acceptance of Agreement Rights

Mr. Quesada presented the assumption and acceptance of agreement rights and indicated this was included in the agenda. He then asked Ms. Smoker to give a brief update relating to this item.

Ms. Smoker gave a brief overview relating to this item and stated this agreement was not yet fully executed. She then suggested a motion from the Board to rescind the previous motion from the last meeting until they could obtain further information.

Mr. Quesada stated for the record the agreement was never fully executed so it would just be to rescind the prior action of the Board until they were able to get the proper documentation as Ms. Smoker had just stated.

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

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

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney – Memorandum – 2026 Legislative Update

Ms. Smoker gave a brief update relating to the 2026 legislative update memorandum and some of the new laws related to CDDs.

B. Engineer – District Engineer's Report for Fiscal Year 2026-2027

Mr. Quesada gave a brief explanation of the engineer's report stating this item was included in the agenda and is done by the District engineer every year as a requirement of the bond indenture which is then submitted to the trustee. He then asked for any questions or comments and upon hearing none he asked for a motion to accept the report.

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

> On MOTION by Ms. Menendez seconded by Ms. Pencar with all in favor, accepting the District Engineer's Report for Fiscal Year 2026-2027 was approved.

C. Manager

1) Form 1 Financial Disclosure Due July 1, 2026

2) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Quesada reminded the Board to file their annual Form 1s which was due by July 1, 2026, however, there was a grace period until September so if they still had not filed they should get that done as quickly as possible. He also reminded the Board they needed to complete their 4 hours of ethics training every year by December 31st if they haven't already done so they should get that done as well.

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. Menendez seconded by Ms. Ferreira 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 to Supervisors requests and audience comments and asked if there were any Supervisor's requests at this time.

Ms. Pencar made a comment relating to a previous discussion the Board had on speed humps and also referenced an email from former District Manager Luis Hernandez dated December 13, 2022 regarding speed humps within the community.

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

Mr. Quesada then asked for any audience comments or questions, there were no 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. Menendez seconded by Ms. Pencar with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

Speed Hump Criteria Summary Review – Crystal Cay CDD

1. The street must be a local residential street.
   — **COMPLIES**

(All streets are owned by the Crystal Cay Community Development District (CDD) and are identified as private roads according to the plat. Folio Nos.: 30-6017-026-2670 and 30-6017-025-0600.)

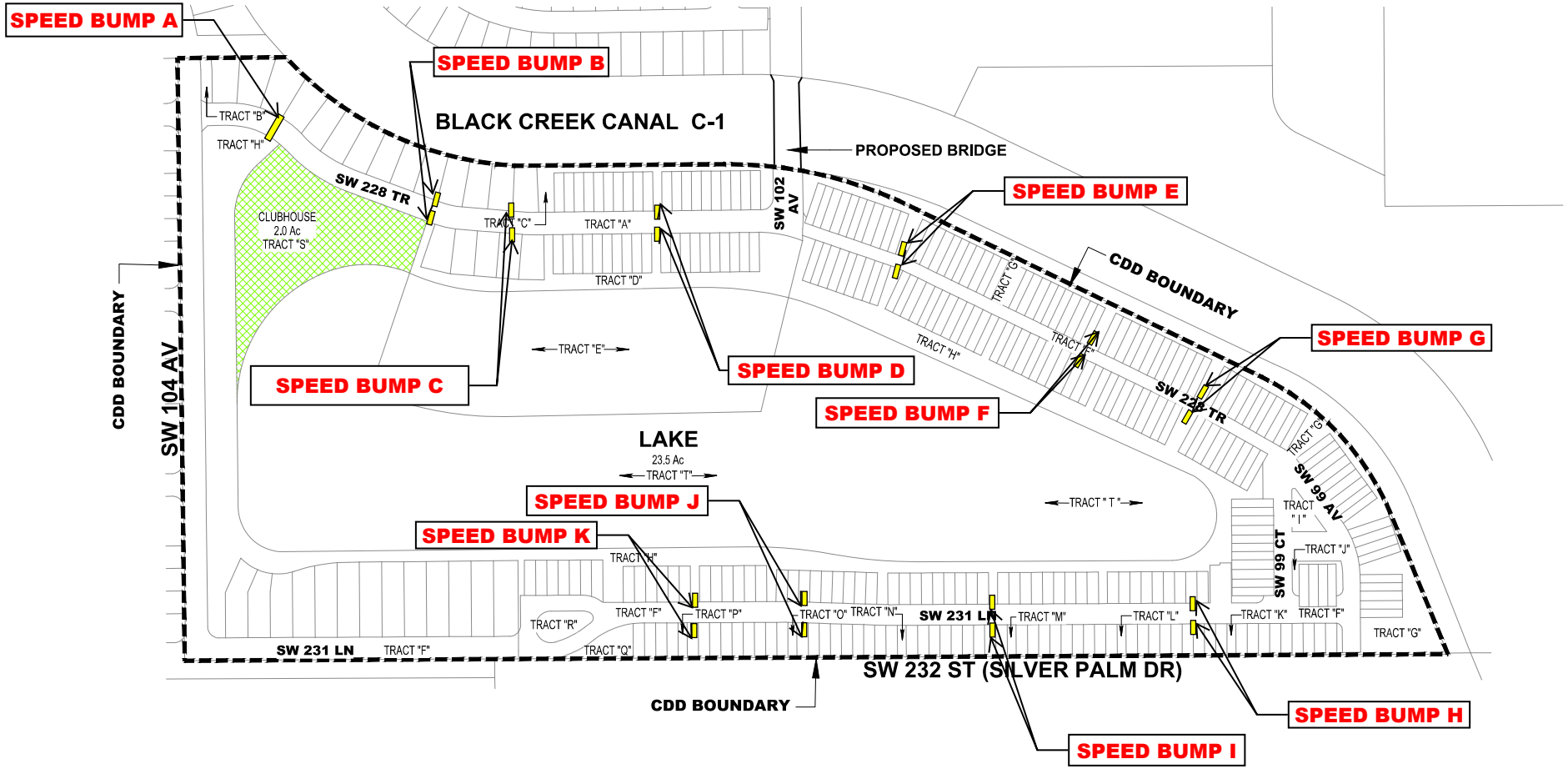
2. The street shall not have more than one traffic lane in each direction.
   — **COMPLIES**
3. The street must be at least 750 feet long, with no intersecting roadways in between
   — **COMPLIES**
4. Traffic volumes on the street must equal or exceed 750 vehicles per day.
   — **TO BE VERIFIED**
5. The street is posted at, or has, a speed limit of 30 MPH or less.
   —**COMPLIES**
6. The traffic engineering study has determined that the 85th percentile speed on the street is at least 10 MPH over the speed limit.
   — **TO BE VERIFIED**
7. The speed humps will not be considered within 250 feet of a traffic signal, within 50 feet of an intersection, in front of a driveway, within an intersection, or adjacent to fire hydrants.
   — **COMPLIES, however**

Speed humps D, H, I, and K are located very close to fire hydrants and should be further evaluated for compliance with the “adjacent to fire hydrants” requirement.



8. The speed humps will not be considered in, or on the approaches to, a horizontal or vertical curve where visibility of the hump is restricted. — **COMPLIES**
9. The street should not be located along an emergency response route, Regional Transit route, or school bus route and must be approved by the respective agencies for the installation of speed humps. — **COMPLIES**

10. Installation of these devices shall not cause traffic to divert to other neighborhood streets. — **N/A**
11. Two-thirds (2/3) of the property owners of the affected block(s) shall concur with the installation of the speed hump. — **TO BE VERIFIED**
12. The applicant agrees to pay for the cost of the design and installation of the speed humps, including the associated signage and pavement markings. — **N/A**



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

0 50' 150' 350'

ALVAREZ ENGINEERS, INC.

CRYSTAL CAY CDD
SPEED BUMP LOCATIONS

EXHIBIT 3

POLICY ON SPEED HUMPS

PURPOSE:

The purpose of this policy is to provide guidelines for the installation of speed humps along local residential streets within Miami-Dade County.

POLICY:

Speed humps will be considered, on a case-by-case basis, and only on local residential streets which meet the following criterion:

CRITERION:

- The street must be a local residential street.
- The street shall not have more than one traffic lane in each direction.
- The street must be at least 750 feet long, with no intersecting roadways in between.
- Traffic volumes on the street must equal or exceed 750 vehicles per day.
- The street is posted at or has a speed limit of 30MPH or less.
- The traffic engineering study has determined that the 85th percentile speed on the street is at least 10MPH over the speed limit.
- The speed humps will not be considered within 250 feet of a traffic signal, within 50 feet of an intersection, in front of a driveway, within an intersection or adjacent to fire hydrants.
- The speed humps will not be considered in, or on the approaches, to a horizontal or a vertical curve where visibility of the hump is restricted.
- The street should not be located along an emergency response route, Regional Transit or school bus route and must be approved by the respective agencies for the installation of speed humps.
- Installation of these devices shall not cause the traffic to divert to other neighborhood streets.
- 2/3 of the property owners of the block(s) shall concur with the installation of the speed hump.
- The applicant agrees to pay for the cost of design and the installation of the speed humps, along with the associated signage and pavement markings.

MIAMI-DADE COUNTY

APPLICATION PROCEDURE:

- Individual residents, neighborhood associations or the entity having municipal jurisdiction over the area may initiate the request for speed hump installation. The applicant must submit a request, in writing, to the Chief of the Traffic Engineering Division, Miami-Dade Public Works Department, 111 NW 1st Street, Suite 1510, Miami, Florida, 33128-1970.
- After a request for speed humps is received, the Traffic Engineering Division will conduct an initial study to determine if the street meets the aforementioned criterion for the installation of speed humps, or if other measures may be taken to resolve the residents' traffic concerns.
- If the criterion is not met, the street will not be considered for speed humps and the applicant(s) will be notified of the denial.
- If after the initial study, it is determined that the street qualifies for speed hump installation, a petition packet consisting of the speed hump petition, a verification statement for the contact person and an endorsement statement for the neighborhood association will be mailed to the applicant(s). The project applicant(s) will be responsible for circulating the petition in the pertinent area.
- Once the approved petition, completed verification statement, and endorsement statement from the neighborhood association (if applicable) is received, the applicant will be notified of the approval or denial of the request.
- If approval is granted, the applicant may hire a traffic engineering consultant to design the speed hump(s) and must submit plans to the Traffic Engineering Division for review and approval.
- Upon approval, the applicant may hire a licensed contractor and proceed with the installation of the permanent traffic calming devices, upon acquiring the necessary approval and permits from the appropriate entities.
- The initial installation will be allowed for a 6-month trial period. The final determination on the retention/removal of the hump(s) will be made at the expiration of the trial period.
- If the determination is made to remove the hump(s), then the County, at no cost to the residents, will remove said device(s).

PETITION PROCESS:

- To initiate a request for speed humps, a petition signed by at least 10% of the residents of the block (within 1000 feet) on which these devices are requested, is required.
- To initiate a design and installation process, a petition signed by at least two-thirds (2/3) of the adjacent property owners (one per unit) of the block within 1000 feet, is required in support of the installation of speed humps. (Refer to attached sample petition).
- A verification statement from the contact person confirming that the signatures on the speed hump petition are valid and represent at least two-thirds (2/3) of the households adjacent to the project street (refer to attached verification statement) is required.
- A statement from the neighborhood association endorsing speed hump installation on the project (refer to attached sample endorsement letter) is required. In the absence of a neighborhood association, the petition area may be extended to include nearby streets, which may receive an increase in traffic, as a result of this project.

SPEED HUMP REMOVAL AND ALTERATION:

The process for speed hump alteration or removal, requested by the residents, is similar to the process for installation, except that the County will not be responsible for any associated costs. A petition approved by the neighborhood association, documenting that at least two-thirds (2/3) of all property owners (one per unit) adjacent to the speed hump street are in favor of the speed hump removal, will be required.

In case the Public Works Department determines that an unforeseen problem exists as a result of the hump, the device may be redesigned or removed by the County. In such a case, the County will bear the full cost of the speed hump removal.

MIAMI-DADE VERIFICATION STATEMENT TO REQUEST SPEED HUMP(S)

There are a total of _____ properties adjacent to _____ between _____ and _____. There are _____ valid signatures on the speed hump petition which represent ~~percen~~t of the properties adjacent to the street within the section referenced above. I verify that the signatures on the speed hump petition are valid and only one signature per household/business has been considered in the above referenced percentage.

Date: _____

_____
(Signature of Contact Person)

Name: _____

Address: _____

Please return the completed verification statement to:

Chief, Traffic Engineering Division
Miami-Dade County Public Works Department
111 NW 1st Street, Suite 1510
Miami, Florida 33128

ENDORSEMENT STATEMENT TO REQUEST SPEED HUMPS

In a meeting held on the ____ day of _____, 19 _____ the _____ Neighborhood Association approved and endorsed the speed hump project on _____ from _____ to _____

The association acknowledges that because of installation of speed humps on the above mentioned street there may be an increase in traffic on nearby streets.

The contact person has confirmed that signatures on the speed hump petition are valid and represent two-thirds of the households adjacent to the speed hump street within the section mentioned above.

Date: _____

1. Signature: _____

   Name: _____

   Position: _____

2. Signature: _____

   Name: _____

   Position: _____

Please return the completed endorsement to:

Chief, Traffic Engineering Division
Miami-Dade County Public Works Department
111 NW 1st Street, Suite 1510
Miami, Florida 33128

Memorandum

To: Board of Supervisors

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Crystal Cay Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ✓ No ☐

Meetings - Fiscal Year 2026

- November 14, 2025 – Cancelled
- December 2, 2025
- February 13, 2026
- April 10, 2026
- June 12, 2026
- July 10, 2026 - Cancelled
- August 14, 2026

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ✓ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ✓ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ✓ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ✓ No ☐

Note: District Engineer's Report was accepted at the August 14th Crystal Cay Meeting.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ✓ No ☐

Note: The FY 2027 Budget was adopted on June 12, 2026.

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ✓ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ✓ No ☐

Note: The FY 2025 Audit Report was accepted on February 13, 2026, and posted on the District's website.

Chair/Vice Chair: _____ Date: _____
Print Name: _____
Crystal Cay Community Development District

District Manager: _____ Date: _____
Print Name: _____
Crystal Cay Community Development District

Memorandum

To: Board of Supervisors

From: District Management

Date: September 29, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Crystal Cay Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

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Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____ Date: _____
Print Name: _____
Crystal Cay Community Development District

District Manager: _____ Date: _____
Print Name: _____
Crystal Cay Community Development District

Crystal Cay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

08/31/26 - 08/31/26

Date	*Check #'s*		*Amount*
08/01/26 - 08/31/26	314-320	$	11,862.62
	TOTAL	**$**	**11,862.62**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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 #
8/13/26	00008	7/29/26	9361	202607	310-51300-31100			*	2,800.00		
			2026 YRL ENGINEERS REPORT								
							ALVAREZ ENGINEERS, INC.			2,800.00	000314
8/13/26	00020	8/06/26	28680	202608	310-51300-32300			*	500.00		
			FY26 TRUSTEE FEES								
		8/06/26	28680	202608	300-15500-10000			*	2,500.00		
			FY27 TRUSTEE FEES								
							ARGENT INSTITUTIONAL TRUST COMPANY			3,000.00	000315
8/13/26	00003	7/31/26	199977	202607	310-51300-31500			*	553.50		
			JUL 26 - GENERAL COUNSEL								
							BILLING COCHRAN, P.A.			553.50	000316
8/13/26	00023	7/28/26	9880338	202607	320-53800-49000			*	607.33		
			INST 80/20 MIX/ADD GRASS								
							BRIGHTVIEW LANDSCAPE SERVICES, INC.			607.33	000317
8/13/26	00005	7/21/26	9-388-78	202607	310-51300-42000			*	40.99		
			DELIVERIES THRU 7/10/26								
							FEDEX			40.99	000318
8/13/26	00001	8/01/26	83	202608	310-51300-34000			*	3,806.83		
			AUG 26 - MGMT FEES								
		8/01/26	83	202608	310-51300-31300			*	218.75		
			AUG 26 - DISSEMINATION								
		8/01/26	83	202608	310-51300-49500			*	105.00		
			AUG 26 - WEBSITE ADMIN								
		8/01/26	83	202608	310-51300-42000			*	2.22		
			AUG 26 - POSTAGE								
							GMS-SF, LLC			4,132.80	000319
8/13/26	00011	8/02/26	PSI29356	202608	320-53800-46800			*	728.00		
			AUG 26-LAKE/POND MGMT SVC								
							SOLITUDE LAKE MANAGEMENT			728.00	000320

TOTAL FOR BANK A 11,862.62

TOTAL FOR REGISTER 11,862.62

Crystal Cay

Community Development District

Unaudited Financial Reporting

August 31, 2026

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Crystal Cay
Community Development District
Combined Balance Sheet
August 31, 2026

	General Fund	Debt Service Funds	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	$ 1,979	$ -	$ 1,979
Accounts Receivable	-	-	-
Due from General Fund	-	0	0
Investments:			
State Board of Administration	$ 316,617	-	316,617
Series 2021			
Reserve	-	222,498	222,498
Revenue	-	145,420	145,420
Cap Interest	-	-	-
Interest	-	1	1
Sinking	-	-	-
Acq & Construction	-	-	-
Cost Of Issuance	-	-	-
Prepaid Expenses	2,500	-	2,500
Deposits	-	-	-
Total Assets	**$ 321,095**	**$ 367,919**	**$ 689,014**
Liabilities:			
Accounts Payable	$ -	$ -	$ -
Due to Debt Service	0	-	0
Total Liabilites	**$ 0**	**$ -**	**$ 0**
Fund Balance:			
Nonspendable:			
Prepaid Items	$ 2,500	$ -	$ 2,500
Deposits	-	-	-
Restricted for:			
Debt Service - Series 2021	$ -	$ 367,919	$ 367,919
Capital Project - Series			-
Assigned for:			
Capital Reserves	-	-	-
Unassigned	318,595	-	318,595
Total Fund Balances	**$ 321,095**	**$ 367,919**	**$ 689,014**
Total Liabilities & Fund Balance	$ 321,095	$ 367,919	$ 689,014

Crystal Cay

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - On Roll	$ 251,196	$ 251,196	$ 252,338	$ 1,142
Interest Income	3,500	3,500	10,814	7,314
Total Revenues	**$ 254,696**	**$ 254,696**	**$ 263,152**	**$ 8,456**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 6,000	$ 5,500	$ -	$ 5,500
PR-FICA	459	421	-	421
Engineering	7,000	6,417	7,878	(1,461)
Attorney Fees	15,000	13,750	11,501	2,250
Annual Audit	5,000	5,000	5,000	-
Arbitrage Rebate	600	-	-	-
Assessment Roll	2,000	2,000	2,000	-
Dissemination Agent	2,625	2,406	2,406	-
Trustee Fees	3,000	3,000	3,000	-
Management Fees	45,682	41,875	41,875	0
Website Maintenance	1,260	1,155	1,155	-
Telephone	50	46	-	
Postage & Delivery	750	688	207	481
Printing & Binding	500	458	5	453
Insurance General Liability	6,945	6,163	6,163	-
Legal Advertising	3,000	2,750	2,178	572
Other Current Charges	1,500	1,375	1,460	(85)
Office Supplies	150	138	0	137
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 101,696**	**$ 93,316**	**$ 85,003**	**$ 8,267**
Field Maintenance				
Lake Maintenance	$ 12,000	$ 11,000	$ 8,008	$ 2,992
Repairs & Maintenance	20,000	18,333	-	18,333
Landscape Maintenance	20,000	18,333	-	18,333
Contingency	15,000	13,750	-	13,750
Drainage Maintenance	16,000	14,666	-	14,666
Playground Reserves	70,000	64,167	47,333	16,834
Subtotal Field Maintenance	**$ 153,000**	**$ 140,250**	**$ 55,341**	**$ 84,909**
Total Expenditures	**$ 254,696**	**$ 233,566**	**$ 140,344**	**$ 93,176**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 21,130	$ 122,808	$ 101,632
Net Change in Fund Balance	**$ -**	**$ 21,130**	**$ 122,808**	**$ 101,632**
Fund Balance - Beginning	$ -		$ 198,287	
Fund Balance - Ending	$ -		$ 321,095	

Crystal Cay

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	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	1,008	-	10,814
Total Income	**$ 667**	**$ 14,716**	**$ 217,787**	**$ 7,773**	**$ 6,440**	**$ 3,424**	**$ 3,765**	**$ 1,961**	**$ 4,511**	**$ 1,100**	**$ 1,008**	**$ -**	**$ 263,152**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	371	979	641	1,726	310	891	159	-	2,800	-	-	7,878
Attorney Fees	512	1,335	1,260	500	1,865	500	1,598	500	2,879	554	-	-	11,501
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	219	-	2,406
Trustee Fees	2,500	-	-	-	-	-	-	-	-	-	500	-	3,000
Management Fees	3,807	3,807	3,807	3,807	3,807	3,807	3,807	3,807	3,807	3,807	3,807	-	41,875
Website Maintenance	105	105	105	105	105	105	105	105	105	105	105	-	1,155
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	2	2	42	47	9	4	44	4	6	4	43	-	207
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	142	-	1,460
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**	**$ 7,610**	**$ 4,816**	**$ -**	**$ 85,003**
Field Maintenance													
Lake Maintenance	$ 728	$ 728	$ 728	$ 728	$ 728	$ 728	$ 728	$ 728	$ 728	$ 728	$ 728	$ -	$ 8,008
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground Reserves	-	-	-	-	-	-	-	-	-	47,333	-	-	47,333
Subtotal Field Expenditures	**$ 728**	**$ 728**	**$ 728**	**$ 728**	**$ 728**	**$ 728**	**$ 728**	**$ 728**	**$ 728**	**$ 48,061**	**$ 728**	**$ -**	**$ 55,341**
Total Expenditures	**$ 16,348**	**$ 7,054**	**$ 8,557**	**$ 10,160**	**$ 8,929**	**$ 5,794**	**$ 7,572**	**$ 6,852**	**$ 7,864**	**$ 55,670**	**$ 5,544**	**$ -**	**$ 140,344**
Excess (Deficiency) of Revenues over Expe	$ (15,681)	$ 7,662	$ 209,230	$ (2,386)	$ (2,489)	$ (2,370)	$ (3,807)	$ (4,892)	$ (3,353)	$ (54,570)	$ (4,536)	$ -	$ 122,808
Net Change in Fund Balance	**$ (15,681)**	**$ 7,662**	**$ 209,230**	**$ (2,386)**	**$ (2,489)**	**$ (2,370)**	**$ (3,807)**	**$ (4,892)**	**$ (3,353)**	**$ (54,570)**	**$ (4,536)**	**$ -**	**$ 122,808**

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**