



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

June 12, 2026



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
June 12, 2026
3:00 p.m.

Crystal Cay Clubhouse
10350 SW 228 Terrace, Miami, Florida
Join the meeting now

Meeting ID: 214 552 076 214 54 and Passcode: Cr9na7uU
1 872-240-4685 and Phone Conference ID: 183 113 678#

1. Roll Call
2. Approval of Minutes of the April 10, 2026 Meeting – **Page 4**
3. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 9**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution – **Page 17**
 - D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments – **Page 20**
 - E. Motion to Close the Public Hearing
4. **Consideration of Assumption and Acceptance of Agreement Rights – Page 28**
5. Ratification of Playground Project Agreement with Playground USA - *this item will be provided under separate cover as soon as it becomes available*
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 34**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 35**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 4) Number of Registered Voters in the District – **470 – Page 36**
7. Financial Reports
 - A. Acceptance of Check Register – **Page 37**
 - B. Acceptance of Unaudited Financials – **Page 40**
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, April 10, 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
Samantha Pencar
Patricia Ferreira
Rick Danger
Jean Torres

Chairperson
Vice Chairman (by phone)
Assistant Secretary
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Ben Quesada
Liza Smoker
Alejandro Aleman
Several Residents

District Manager
District Counsel
District Engineer (by phone)

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
February 13, 2026 Meeting**

Mr. Quesada presented the minutes from the February 13, 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 Mr. Danger with all in favor, the Minutes of the February 13, 2026 Meeting were approved.

Mr. Quesada then suggested moving down the agenda to item No. 6B, update on the playground project from the engineer since that may affect the upcoming fiscal year budget discussion.

SIXTH ORDER OF BUSINESS Staff Reports

B. Engineer – Update on Playground Project

Mr. Quesada moved to item No. 6B, and asked Mr. Aleman to give a brief update on the playground project included in the agenda on page 29.

Mr. Aleman stated at the last meeting there was discussion of setting a ceiling on the project at \$90,000, adding 2 benches and potentially downsizing the playground. He stated he engaged in negotiations with the contractor and was able to meet the majority of the criteria the Board discussed, and was also able to get 2 benches added at no charge, and get a substantial discount applied to the line items for the playground. Mr. Aleman also stated the playground originally did not have permitting fees but, he made sure to get the turnkey product this time around, so it would be the full package, including all permitting for the fence for the playground, and for the shade structure, which would bring the total to \$93,450.41, including the 2 benches, all permitting and engineering fees, so the District engineer would probably not need to get involved too much, and the playground wouldn't have to be downsized as previously discussed.

(At this point a lengthy discussion was held among the Board members, Mr. Aleman, Mr. Quesada and Ms. Smoker relating to this item)(Mr. Quesada also stated they have other line items in the budget that would be able to absorb the additional amount for the playground project)

Mr. Quesada then asked if there was any further questions or comments and upon hearing none, he asked for a motion to accept the revised proposal from Playground USA in the amount of \$93,450.41, to include all permitting for fencing, the shade structure and engineering fees but, not including Miami-Dade County permits fees and also authorizing District Counsel to draft a Small Project Agreement.

On MOTION by Ms. Menendez seconded by Ms. Pencar with all in favor, accepting the revised proposal from Playground USA not to exceed \$93,450.41 and authorizing District staff to draft a Small Project Agreement as stated on the record was approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Quesada then moved back to item No. 3 on the agenda, consideration of resolution #2026-02 approving the proposed fiscal year 2027 budget and setting the public hearing and stated this item was included in the agenda. He then gave a brief overview of the proposed budget stating pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting which would be the June 12th meeting, or they could also do it in July or August if the Board so desired. Mr. Quesada also stated they would be able to decrease the O&M assessment annually to each homeowner equally \$200.05. He then asked for any questions or comments, and upon hearing none, asked for a motion to adopt the resolution scheduling the public hearing on June 12, 2026 at the same time and location.

On MOTION by Ms. Menendez seconded by Ms. Ferreira with all in favor, Resolution #2026-02 approving the proposed Fiscal Year 2027 Budget including the \$200.05 O&M assessment decrease and also setting the Public Hearing on June 12, 2026 at 3:00 p.m. at 10350 SW 228th Terrace, Miami, Florida was approved

FOURTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Quesada presented the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026 and gave a brief explanation relating to this item. He then asked for any questions or comments and upon hearing none, asked for a motion to approve the engagement letter.

On MOTION by Ms. Menendez seconded by Mr. Danger with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

FIFTH ORDER OF BUSINESS Discussion of:

A. Procedures for Landowners Election Meeting – November 13, 2026

B. Procedures for the General Election

Mr. Quesada moved on to item No. 5A, procedures for landowners election meeting on November 13, 2026 and gave a brief explanation stating this was included in the agenda starting on 23 that showed a sample of the agenda for the meeting on November 13, 2026, the ballot and also a proxy. He also stated there was one landowner seat up for election, seat #2 occupied by Jean Torres.

Mr. Quesada then presented the procedures for the general election which was included in the agenda on page 26 and stated there were two seats coming up for election in November, seat #3, Illiana Menendez, and seat #4, Patrica Ferreira. He also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th so anyone wishing to run for those particular seats would be able to qualify during that time period, and if they had any questions they could also call the Supervisor of Elections.

SIXTH ORDER OF BUSINESS Staff Reports (Cont.)

A. Attorney

Ms. Smoker stated she had nothing to report, other than to inform the Board about the Form 1, disclosure reports were due by July 1st, and they would also need to check the box that they completed their 4 hours of ethics training for 2025.

B. Engineer – Update on Playground Project

Mr. Quesada stated this item was already addressed by Mr. Aleman.

C. Manager

Mr. Quesada stated he had nothing to report under the District Manager.

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 Mr. Danger 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. Menendez seconded by Ms. Ferreira with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

Crystal Cay
Community Development District

Approved Proposed Budget
FY 2027



Table of Contents

1	<u>General Fund</u>
2-3	<u>Narratives</u>
4	<u>Debt Service Fund Series 2021</u>
5	<u>Series 2021 Amortization Schedule</u>
6	<u>Assessment Schedule</u>

Crystal Cay
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$ 251,196	\$ 248,923	\$ 2,273	\$ 251,196	\$ 189,430
Interest Income	3,500	7,609	3,805	11,414	5,000
TOTAL REVENUES	\$ 254,696	\$ 256,533	\$ 6,077	\$ 262,610	\$ 194,430

EXPENDITURES:

Administrative

Supervisor Fees	\$6,000	\$-	\$2,000	\$2,000	\$5,000
FICA Taxes	459	-	153	153	383
Engineering	7,000	4,919	2,459	7,378	12,000
Attorney	15,000	7,568	3,784	11,352	18,000
Annual Audit	5,000	5,000	-	5,000	5,000
Assessment Administration	2,000	2,000	-	2,000	2,000
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	2,625	1,750	875	2,625	2,809
Trustee Fees	3,000	2,500	500	3,000	3,000
Management Fees	45,682	30,455	15,227	45,682	47,966
Website Maintenance	1,260	840	420	1,260	1,348
Telephone	50	-	17	17	50
Postage & Delivery	750	154	77	231	750
Printing & Binding	500	5	167	172	500
Insurance General Liability	6,945	6,163	-	6,163	7,000
Legal Advertising	3,000	2,178	1,089	3,268	3,000
Other Current Charges	1,500	1,076	538	1,613	1,700
Office Supplies	150	0	50	50	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 101,696	\$ 64,783	\$ 27,956	\$ 92,739	\$ 111,431

Operations & Maintenance

Field Expenditures

Lake Maintenance	\$ 12,000	\$ 5,824	\$ 2,912	\$ 8,736	\$ 12,000
Repairs & Maintenance	20,000	-	6,667	6,667	20,000
Landscape Maintenance	20,000	-	-	-	-
Park/Playground Maintenance	-	-	-	-	20,000
Contingency	15,000	-	5,000	5,000	15,000
Drainage Maintenance	16,000	-	16,000	16,000	16,000
Playground Reserves	70,000	-	86,450	86,450	-
TOTAL FIELD EXPENDITURES	\$ 153,000	\$ 5,824	\$ 117,028	\$ 122,852	\$ 83,000

TOTAL EXPENDITURES	\$ 254,696	\$ 70,607	\$ 144,984	\$ 215,591	\$ 194,430
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 185,926	\$ (138,907)	\$ 47,019	\$ -
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Gross Assessments	\$ 199,401
Less: Discounts & Collections 5%	(9,970)
Net Assessments	\$ 189,430

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	32	\$ 19,633.28	\$ 813.59	\$ 613.54	\$ (200.05)
Townhomes	153	\$ 93,871.62	\$ 813.59	\$ 613.54	\$ (200.05)
Villas	140	\$ 85,895.60	\$ 813.59	\$ 613.54	\$ (200.05)
Total	325	\$ 199,400.50			

Crystal Cay
Community Development District
Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Crystal Cay
Community Development District
Budget Narrative

Expenditures - Field

Lake Maintenance

The maintenance of CDD owned lakes.

Repairs & Maintenance

Miscellaneous repairs and maintenance as needed for CDD owned property

Playground/Park Maintenance

The District will contract a vendor for the monthly maintenance of the playground/park within the district.

Contingency

This represents any unforeseen expenditures the District may incur during the Fiscal Year.

Drainage Maintenance

Annual Storm Drain Cleaning for all Storm Drains throughout the District.

Crystal Cay
Community Development District
Approved Proposed Budget
Debt Service Series 2021 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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REVENUES:

Special Assessments-On Roll	\$ 445,380	\$ 441,200	\$ 4,181	\$ 445,380	\$ 445,380
Carry Forward Surplus ⁽¹⁾	142,062	144,045	-	144,045	143,548
TOTAL REVENUES	\$ 587,443	\$ 585,245	\$ 4,181	\$ 589,425	\$ 588,928

EXPENDITURES:

Interest - 11/1	\$ 127,939	\$ 127,939	\$ -	\$ 127,939	\$ 125,801
Interest - 5/1	190,000	190,000	-	190,000	195,000
Principal - 5/1	127,939	127,939	-	127,939	125,801
TOTAL EXPENDITURES	\$ 445,878	\$ 445,878	\$ -	\$ 445,878	\$ 446,603

TOTAL EXPENDITURES	\$ 445,878	\$ 445,878	\$ -	\$ 445,878	\$ 446,603
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EXCESS REVENUES (EXPENDITURES)	\$ 141,565	\$ 139,367	\$ 4,181	\$ 143,548	\$ 142,326
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$123,168.75
	<u>\$123,168.75</u>

Gross Assessments	\$ 468,821
Less: Discounts & Collections 5%	(23,441)
Net Assessments	<u>\$ 445,380</u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	32	\$ 55,023.68	\$ 1,719.49	\$ 1,719.49	-
Townhomes	153	\$ 223,621.74	\$ 1,461.58	\$ 1,461.58	-
Villas	140	\$ 190,176.00	\$ 1,358.40	\$ 1,358.40	-
Total	325	\$ 468,821.42			

Crystal Cay
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	7,230,000	2.250%	-	125,801	443,740.00
05/01/27	7,230,000	2.700%	195,000	125,801	
11/01/27	7,035,000	2.700%	-	123,169	443,970.00
05/01/28	7,035,000	2.700%	200,000	123,169	
11/01/28	6,835,000	2.700%	-	120,469	443,637.50
05/01/29	6,835,000	2.700%	205,000	120,469	
11/01/29	6,630,000	2.700%	-	117,701	443,170.00
05/01/30	6,630,000	2.700%	210,000	117,701	
11/01/30	6,420,000	2.700%	-	114,866	442,567.50
05/01/31	6,420,000	2.700%	215,000	114,866	
11/01/31	6,205,000	3.050%	-	111,964	441,830.00
05/01/32	6,205,000	3.050%	220,000	111,964	
11/01/32	5,985,000	3.050%	-	108,609	440,572.50
05/01/33	5,985,000	3.050%	230,000	108,609	
11/01/33	5,755,000	3.050%	-	105,101	443,710.00
05/01/34	5,755,000	3.050%	235,000	105,101	
11/01/34	5,520,000	3.050%	-	101,518	441,618.75
05/01/35	5,520,000	3.050%	245,000	101,518	
11/01/35	5,275,000	3.050%	-	97,781	444,298.75
05/01/36	5,275,000	3.050%	250,000	97,781	
11/01/36	5,025,000	3.050%	-	93,969	441,750.00
05/01/37	5,025,000	3.050%	260,000	93,969	
11/01/37	4,765,000	3.050%	-	90,004	443,972.50
05/01/38	4,765,000	3.050%	265,000	90,004	
11/01/38	4,500,000	3.050%	-	85,963	440,966.25
05/01/39	4,500,000	3.050%	275,000	85,963	
11/01/39	4,225,000	3.050%	-	81,769	442,731.25
05/01/40	4,225,000	3.050%	285,000	81,769	
11/01/40	3,940,000	3.050%	-	77,423	444,191.25
05/01/41	3,940,000	3.050%	290,000	77,423	
11/01/41	3,650,000	4.000%	-	73,000	440,422.50
05/01/42	3,650,000	4.000%	305,000	73,000	
11/01/42	3,345,000	4.000%	-	66,900	444,900.00
05/01/43	3,345,000	4.000%	315,000	66,900	
11/01/43	3,030,000	4.000%	-	60,600	442,500.00
05/01/44	3,030,000	4.000%	330,000	60,600	
11/01/44	2,700,000	4.000%	-	54,000	444,600.00
05/01/45	2,700,000	4.000%	340,000	54,000	
11/01/45	2,360,000	4.000%	-	47,200	441,200.00
05/01/46	2,360,000	4.000%	355,000	47,200	
11/01/46	2,005,000	4.000%	-	40,100	442,300.00
05/01/47	2,005,000	4.000%	370,000	40,100	
11/01/47	1,635,000	4.000%	-	32,700	442,800.00
05/01/48	1,635,000	4.000%	385,000	32,700	
11/01/48	1,250,000	4.000%	-	25,000	442,700.00
05/01/49	1,250,000	4.000%	400,000	25,000	
11/01/49	850,000	4.000%	-	17,000	442,000.00
05/01/50	850,000	4.000%	415,000	17,000	
11/01/50	435,000	4.000%	-	8,700	440,700.00
05/01/51	435,000	4.000%	435,000	8,700	
Total			\$7,230,000	\$3,836,809	\$11,066,849

Crystal Cay
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units 2021	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Single Family	32	32	\$613.54	\$813.59	-\$200.05	\$1,719.49	\$1,719.49	\$0.00	\$2,333.03	\$2,533.08	-\$200.05
Townhomes	153	153	\$613.54	\$813.59	-\$200.05	\$1,461.58	\$1,461.58	\$0.00	\$2,075.12	\$2,275.17	-\$200.05
Villas	140	140	\$613.54	\$813.59	-\$200.05	\$1,358.40	\$1,358.40	\$0.00	\$1,971.94	\$2,171.99	-\$200.05
Total	325	325									

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CRYSTAL CAY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“FY 2027”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Crystal Cay Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Crystal Cay Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF June 2026.

ATTEST:

**CRYSTAL CAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRYSTAL CAY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Crystal Cay Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in [Miami-Dade County, Florida](#) (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “Assessments”) on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Crystal Cay Community Development District (“Assessment Roll”) attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments

to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 12th day of June 2026.

ATTEST:

**CRYSTAL CAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Exhibit B

Folio	O&M	Count	Folio	O&M	Count
30-6017-025-0010	\$613.54	1	30-6017-026-1050	\$613.54	1
30-6017-025-0020	\$613.54	1	30-6017-026-1060	\$613.54	1
30-6017-025-0030	\$613.54	1	30-6017-026-1070	\$613.54	1
30-6017-025-0040	\$613.54	1	30-6017-026-1080	\$613.54	1
30-6017-025-0050	\$613.54	1	30-6017-026-1090	\$613.54	1
30-6017-025-0060	\$613.54	1	30-6017-026-1100	\$613.54	1
30-6017-025-0070	\$613.54	1	30-6017-026-1110	\$613.54	1
30-6017-025-0080	\$613.54	1	30-6017-026-1120	\$613.54	1
30-6017-025-0090	\$613.54	1	30-6017-026-1130	\$613.54	1
30-6017-025-0100	\$613.54	1	30-6017-026-1140	\$613.54	1
30-6017-025-0110	\$613.54	1	30-6017-026-1150	\$613.54	1
30-6017-025-0120	\$613.54	1	30-6017-026-1160	\$613.54	1
30-6017-025-0130	\$613.54	1	30-6017-026-1170	\$613.54	1
30-6017-025-0140	\$613.54	1	30-6017-026-1180	\$613.54	1
30-6017-025-0150	\$613.54	1	30-6017-026-1190	\$613.54	1
30-6017-025-0160	\$613.54	1	30-6017-026-1200	\$613.54	1
30-6017-025-0170	\$613.54	1	30-6017-026-1210	\$613.54	1
30-6017-025-0180	\$613.54	1	30-6017-026-1220	\$613.54	1
30-6017-025-0190	\$613.54	1	30-6017-026-1230	\$613.54	1
30-6017-025-0200	\$613.54	1	30-6017-026-1240	\$613.54	1
30-6017-025-0210	\$613.54	1	30-6017-026-1250	\$613.54	1
30-6017-025-0220	\$613.54	1	30-6017-026-1260	\$613.54	1
30-6017-025-0230	\$613.54	1	30-6017-026-1270	\$613.54	1
30-6017-025-0240	\$613.54	1	30-6017-026-1280	\$613.54	1
30-6017-025-0250	\$613.54	1	30-6017-026-1290	\$613.54	1
30-6017-025-0260	\$613.54	1	30-6017-026-1300	\$613.54	1
30-6017-025-0270	\$613.54	1	30-6017-026-1310	\$613.54	1
30-6017-025-0280	\$613.54	1	30-6017-026-1320	\$613.54	1
30-6017-025-0290	\$613.54	1	30-6017-026-1330	\$613.54	1
30-6017-025-0300	\$613.54	1	30-6017-026-1340	\$613.54	1
30-6017-025-0310	\$613.54	1	30-6017-026-1350	\$613.54	1
30-6017-025-0320	\$613.54	1	30-6017-026-1360	\$613.54	1
30-6017-025-0330	\$613.54	1	30-6017-026-1370	\$613.54	1
30-6017-025-0340	\$613.54	1	30-6017-026-1380	\$613.54	1
30-6017-025-0350	\$613.54	1	30-6017-026-1390	\$613.54	1
30-6017-025-0360	\$613.54	1	30-6017-026-1400	\$613.54	1
30-6017-025-0370	\$613.54	1	30-6017-026-1410	\$613.54	1
30-6017-025-0380	\$613.54	1	30-6017-026-1420	\$613.54	1
30-6017-025-0390	\$613.54	1	30-6017-026-1430	\$613.54	1
30-6017-025-0400	\$613.54	1	30-6017-026-1440	\$613.54	1
30-6017-025-0410	\$613.54	1	30-6017-026-1450	\$613.54	1
30-6017-025-0420	\$613.54	1	30-6017-026-1460	\$613.54	1
30-6017-025-0430	\$613.54	1	30-6017-026-1470	\$613.54	1

Folio	O&M	Count	Folio	O&M	Count
30-6017-025-0440	\$613.54	1	30-6017-026-1480	\$613.54	1
30-6017-025-0450	\$613.54	1	30-6017-026-1490	\$613.54	1
30-6017-025-0460	\$613.54	1	30-6017-026-1500	\$613.54	1
30-6017-025-0470	\$613.54	1	30-6017-026-1510	\$613.54	1
30-6017-025-0480	\$613.54	1	30-6017-026-1520	\$613.54	1
30-6017-025-0490	\$613.54	1	30-6017-026-1530	\$613.54	1
30-6017-025-0500	\$613.54	1	30-6017-026-1540	\$613.54	1
30-6017-025-0510	\$613.54	1	30-6017-026-1550	\$613.54	1
30-6017-025-0520	\$613.54	1	30-6017-026-1560	\$613.54	1
30-6017-025-0530	\$613.54	1	30-6017-026-1570	\$613.54	1
30-6017-025-0540	\$613.54	1	30-6017-026-1580	\$613.54	1
30-6017-025-0550	\$613.54	1	30-6017-026-1590	\$613.54	1
30-6017-025-0560	\$613.54	1	30-6017-026-1600	\$613.54	1
30-6017-025-0570	\$613.54	1	30-6017-026-1610	\$613.54	1
30-6017-025-0580	\$613.54	1	30-6017-026-1620	\$613.54	1
30-6017-025-0590	\$613.54	1	30-6017-026-1630	\$613.54	1
30-6017-026-0010	\$613.54	1	30-6017-026-1640	\$613.54	1
30-6017-026-0020	\$613.54	1	30-6017-026-1650	\$613.54	1
30-6017-026-0030	\$613.54	1	30-6017-026-1660	\$613.54	1
30-6017-026-0040	\$613.54	1	30-6017-026-1670	\$613.54	1
30-6017-026-0050	\$613.54	1	30-6017-026-1680	\$613.54	1
30-6017-026-0060	\$613.54	1	30-6017-026-1690	\$613.54	1
30-6017-026-0070	\$613.54	1	30-6017-026-1700	\$613.54	1
30-6017-026-0080	\$613.54	1	30-6017-026-1710	\$613.54	1
30-6017-026-0090	\$613.54	1	30-6017-026-1720	\$613.54	1
30-6017-026-0100	\$613.54	1	30-6017-026-1730	\$613.54	1
30-6017-026-0110	\$613.54	1	30-6017-026-1740	\$613.54	1
30-6017-026-0120	\$613.54	1	30-6017-026-1750	\$613.54	1
30-6017-026-0130	\$613.54	1	30-6017-026-1760	\$613.54	1
30-6017-026-0140	\$613.54	1	30-6017-026-1770	\$613.54	1
30-6017-026-0150	\$613.54	1	30-6017-026-1780	\$613.54	1
30-6017-026-0160	\$613.54	1	30-6017-026-1790	\$613.54	1
30-6017-026-0170	\$613.54	1	30-6017-026-1800	\$613.54	1
30-6017-026-0180	\$613.54	1	30-6017-026-1810	\$613.54	1
30-6017-026-0190	\$613.54	1	30-6017-026-1820	\$613.54	1
30-6017-026-0200	\$613.54	1	30-6017-026-1830	\$613.54	1
30-6017-026-0210	\$613.54	1	30-6017-026-1840	\$613.54	1
30-6017-026-0220	\$613.54	1	30-6017-026-1850	\$613.54	1
30-6017-026-0230	\$613.54	1	30-6017-026-1860	\$613.54	1
30-6017-026-0240	\$613.54	1	30-6017-026-1870	\$613.54	1
30-6017-026-0250	\$613.54	1	30-6017-026-1880	\$613.54	1
30-6017-026-0260	\$613.54	1	30-6017-026-1890	\$613.54	1
30-6017-026-0270	\$613.54	1	30-6017-026-1900	\$613.54	1
30-6017-026-0280	\$613.54	1	30-6017-026-1910	\$613.54	1
30-6017-026-0290	\$613.54	1	30-6017-026-1920	\$613.54	1

Folio	O&M	Count	Folio	O&M	Count
30-6017-026-0300	\$613.54	1	30-6017-026-1930	\$613.54	1
30-6017-026-0310	\$613.54	1	30-6017-026-1940	\$613.54	1
30-6017-026-0320	\$613.54	1	30-6017-026-1950	\$613.54	1
30-6017-026-0330	\$613.54	1	30-6017-026-1960	\$613.54	1
30-6017-026-0340	\$613.54	1	30-6017-026-1970	\$613.54	1
30-6017-026-0350	\$613.54	1	30-6017-026-1980	\$613.54	1
30-6017-026-0360	\$613.54	1	30-6017-026-1990	\$613.54	1
30-6017-026-0370	\$613.54	1	30-6017-026-2000	\$613.54	1
30-6017-026-0380	\$613.54	1	30-6017-026-2010	\$613.54	1
30-6017-026-0390	\$613.54	1	30-6017-026-2020	\$613.54	1
30-6017-026-0400	\$613.54	1	30-6017-026-2030	\$613.54	1
30-6017-026-0410	\$613.54	1	30-6017-026-2040	\$613.54	1
30-6017-026-0420	\$613.54	1	30-6017-026-2050	\$613.54	1
30-6017-026-0430	\$613.54	1	30-6017-026-2060	\$613.54	1
30-6017-026-0440	\$613.54	1	30-6017-026-2070	\$613.54	1
30-6017-026-0450	\$613.54	1	30-6017-026-2080	\$613.54	1
30-6017-026-0460	\$613.54	1	30-6017-026-2090	\$613.54	1
30-6017-026-0470	\$613.54	1	30-6017-026-2100	\$613.54	1
30-6017-026-0480	\$613.54	1	30-6017-026-2110	\$613.54	1
30-6017-026-0490	\$613.54	1	30-6017-026-2120	\$613.54	1
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30-6017-026-0600	\$613.54	1	30-6017-026-2230	\$613.54	1
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30-6017-026-0650	\$613.54	1	30-6017-026-2280	\$613.54	1
30-6017-026-0660	\$613.54	1	30-6017-026-2290	\$613.54	1
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30-6017-026-0690	\$613.54	1	30-6017-026-2320	\$613.54	1
30-6017-026-0700	\$613.54	1	30-6017-026-2330	\$613.54	1
30-6017-026-0710	\$613.54	1	30-6017-026-2340	\$613.54	1
30-6017-026-0720	\$613.54	1	30-6017-026-2350	\$613.54	1
30-6017-026-0730	\$613.54	1	30-6017-026-2360	\$613.54	1
30-6017-026-0740	\$613.54	1	30-6017-026-2370	\$613.54	1

Folio	O&M	Count	Folio	O&M	Count
30-6017-026-0750	\$613.54	1	30-6017-026-2380	\$613.54	1
30-6017-026-0760	\$613.54	1	30-6017-026-2390	\$613.54	1
30-6017-026-0770	\$613.54	1	30-6017-026-2400	\$613.54	1
30-6017-026-0780	\$613.54	1	30-6017-026-2410	\$613.54	1
30-6017-026-0790	\$613.54	1	30-6017-026-2420	\$613.54	1
30-6017-026-0800	\$613.54	1	30-6017-026-2430	\$613.54	1
30-6017-026-0810	\$613.54	1	30-6017-026-2440	\$613.54	1
30-6017-026-0820	\$613.54	1	30-6017-026-2450	\$613.54	1
30-6017-026-0830	\$613.54	1	30-6017-026-2460	\$613.54	1
30-6017-026-0840	\$613.54	1	30-6017-026-2470	\$613.54	1
30-6017-026-0850	\$613.54	1	30-6017-026-2480	\$613.54	1
30-6017-026-0860	\$613.54	1	30-6017-026-2490	\$613.54	1
30-6017-026-0870	\$613.54	1	30-6017-026-2500	\$613.54	1
30-6017-026-0880	\$613.54	1	30-6017-026-2510	\$613.54	1
30-6017-026-0890	\$613.54	1	30-6017-026-2520	\$613.54	1
30-6017-026-0900	\$613.54	1	30-6017-026-2530	\$613.54	1
30-6017-026-0910	\$613.54	1	30-6017-026-2540	\$613.54	1
30-6017-026-0920	\$613.54	1	30-6017-026-2550	\$613.54	1
30-6017-026-0930	\$613.54	1	30-6017-026-2560	\$613.54	1
30-6017-026-0940	\$613.54	1	30-6017-026-2570	\$613.54	1
30-6017-026-0950	\$613.54	1	30-6017-026-2580	\$613.54	1
30-6017-026-0960	\$613.54	1	30-6017-026-2590	\$613.54	1
30-6017-026-0970	\$613.54	1	30-6017-026-2600	\$613.54	1
30-6017-026-0980	\$613.54	1	30-6017-026-2610	\$613.54	1
30-6017-026-0990	\$613.54	1	30-6017-026-2620	\$613.54	1
30-6017-026-1000	\$613.54	1	30-6017-026-2630	\$613.54	1
30-6017-026-1010	\$613.54	1	30-6017-026-2640	\$613.54	1
30-6017-026-1020	\$613.54	1	30-6017-026-2650	\$613.54	1
30-6017-026-1030	\$613.54	1	30-6017-026-2660	\$613.54	1
30-6017-026-1040	\$613.54	1			

TOTAL \$199,400.50 325

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

ENCLAVE SOUTH, ID# 30382

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

ENCLAVE SOUTH, ID# 30382

WITNESSETH:

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

signature
Print Name: _____
Address: _____

By: _____
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

ENCLAVE SOUTH, ID# 30382

WITNESSETH:

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

signature
Print Name: _____
Address: _____

By: _____
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 833.97 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.

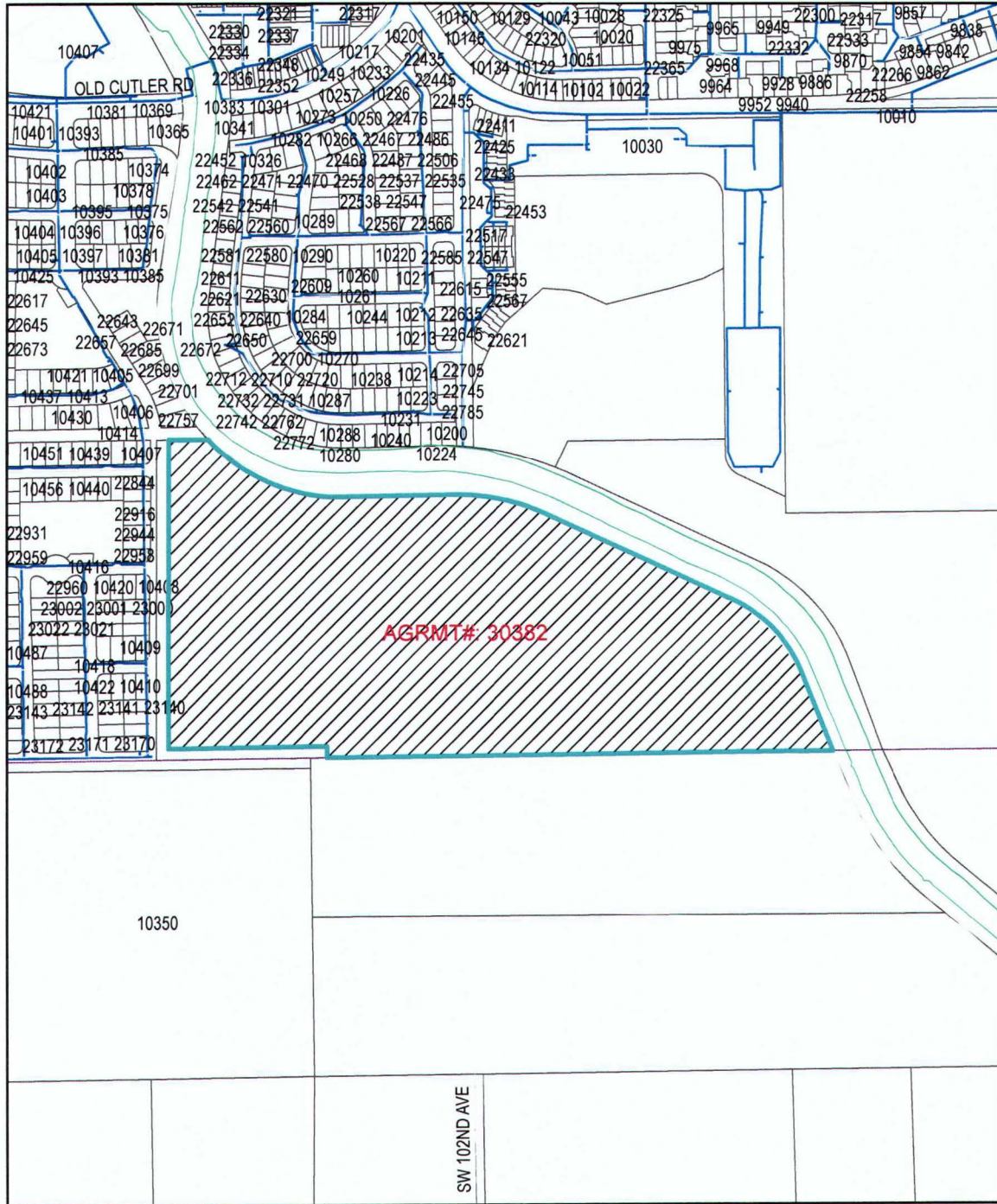


EXHIBIT "A" - 1
LOCATION SKETCH
SCALE: N.T.S
-THIS IS NOT A SURVEY-

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

BOARD OF SUPERVISORS MEETING DATES
CRYSTAL CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Crystal Cay Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 3:00 p.m. at the Crystal Cay Clubhouse, 10350 SW 228 Terrace, Miami, FL on the second Friday of each month as follows:

October 9, 2026
November 13, 2026 Regular and Landowners Meeting
December 11, 2026
January 08, 2027
February 12, 2027
March 12, 2027
April 9, 2027
May 14, 2027
June 11, 2027
July 09, 2027
August 13, 2027
September 10, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.crystalcaycdd.com>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ben Quesada
Manager

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

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 Not Filed	View Filings
319458	2025	Samantha Pencar	• Crystal Cay Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✘ Form 1 Not Filed	View Filings
320209	2025	Jean Torres	• Crystal Cay Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✘ Form 1 Not Filed	View Filings

1-5 of 5

Rows per page: 25

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[Back](#)

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Crystal Cay Community Development District**, as described in the attached **MAP**, has **470** voters.

Alina Garcia
Supervisor of Elections

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

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

Crystal Cay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

04/01/26 - 05/31/26

<i>Date</i>	<i>Check #'s</i>		<i>Amount</i>
04/01/26 - 04/30/26	293-299	\$	28,378.29
05/01/26 - 05/31/26	300-302	\$	5,791.78
	TOTAL	\$	34,170.07

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/26	00008	3/03/26	9056	202602 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	1,726.25	1,726.25	000293
4/02/26	00003	2/28/26	197474	202602 310-51300-31500	BILLING COCHRAN, P.A.	*	1,864.50	1,864.50	000294
4/02/26	00001	4/01/26	79	202604 310-51300-34000	GMS-SF, LLC	*	3,806.83	4,132.06	000295
		4/01/26	79	202604 310-51300-31300		*	218.75		
		4/01/26	79	202604 310-51300-49500		*	105.00		
		4/01/26	79	202604 310-51300-42000		*	1.48		
4/16/26	00008	4/08/26	9125	202603 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	310.00	310.00	000296
4/16/26	00003	3/31/26	198050	202603 310-51300-31500	BILLING COCHRAN, P.A.	*	500.00	500.00	000297
4/16/26	00018	4/16/26	04162026	202604 300-20700-10000	CRYSTAL CAY CDD	*	19,117.48	19,117.48	000298
4/16/26	00011	4/02/26	PSI25664	202604 320-53800-46800	SOLITUDE LAKE MANAGEMENT	*	728.00	728.00	000299
5/13/26	00003	4/30/26	198562	202604 310-51300-31500	BILLING COCHRAN, P.A.	*	1,597.50	1,597.50	000300
5/13/26	00001	5/01/26	80	202605 310-51300-34000	GMS-SF, LLC	*	3,806.83	4,134.28	000301
		5/01/26	80	202605 310-51300-31300		*	218.75		
		5/01/26	80	202605 310-51300-49500		*	105.00		
		5/01/26	80	202605 310-51300-42000		*	3.70		

CRYSTAL CAY ACOOPER

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/13/26	00009	4/29/26	#REGVOTE 202604 310-51300-49000 # OF REGISTERED VOTERS	MIAMI-DADE COUNTY ELECTIONS DEPT	*	60.00	60.00 000302
TOTAL FOR BANK A						34,170.07	
TOTAL FOR REGISTER						34,170.07	

Crystal Cay
Community Development District

Unaudited Financial Reporting
May 31, 2026



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Debt Service Fund Series 2021</u>
4	<hr/>	<u>Month to Month</u>
5	<hr/>	<u>Long Term Debt Report</u>
6	<hr/>	<u>Assessment Receipt Schedule</u>

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

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 40,130	\$ -	\$ 40,130
<u>Investments:</u>			
State Board of Administration	\$ 348,412	-	348,412
<u>Series 2021</u>			
Reserve	-	222,498	222,498
Revenue	-	137,883	137,883
Interest	-	1	1
Total Assets	\$ 388,542	\$ 361,865	\$ 750,407
Liabilities:			
Accounts Payable	\$ 2,846	\$ -	\$ 2,846
Due to Debt Service	1,483	-	1,483
Total Liabilities	\$ 4,329	\$ -	\$ 4,329
Fund Balance:			
Restricted for:			
Debt Service - Series 2021	\$ -	\$ 361,865	\$ 361,865
Unassigned	384,213	-	384,213
Total Fund Balances	\$ 384,213	\$ 361,865	\$ 746,078
Total Liabilities & Fund Balance	\$ 388,542	\$ 361,865	\$ 750,407

Crystal Cay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 251,196	\$ 251,196	\$ 248,923	\$ (2,273)
Interest Income	3,500	3,500	7,609	4,109
Total Revenues	\$ 254,696	\$ 254,696	\$ 256,533	\$ 1,837
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 6,000	\$ 4,000	\$ -	\$ 4,000
PR-FICA	459	306	-	306
Engineering	7,000	4,667	4,919	(252)
Attorney Fees	15,000	10,000	7,568	2,432
Annual Audit	5,000	5,000	5,000	-
Arbitrage Rebate	600	-	-	-
Assessment Roll	2,000	2,000	2,000	-
Dissemination Agent	2,625	1,750	1,750	-
Trustee Fees	3,000	2,500	2,500	-
Management Fees	45,682	30,455	30,455	0
Website Maintenance	1,260	840	840	-
Telephone	50	33	-	-
Postage & Delivery	750	500	154	346
Printing & Binding	500	333	5	328
Insurance General Liability	6,945	6,163	6,163	-
Legal Advertising	3,000	2,000	2,178	(178)
Other Current Charges	1,500	1,000	1,076	(76)
Office Supplies	150	100	0	100
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 101,696	\$ 71,822	\$ 64,783	\$ 7,006
Field Maintenance				
Lake Maintenance	\$ 12,000	\$ 8,000	\$ 5,824	\$ 2,176
Repairs & Maintenance	20,000	13,333	-	13,333
Landscape Maintenance	20,000	13,333	-	13,333
Contingency	15,000	10,000	-	10,000
Drainage Maintenance	16,000	10,666	-	10,666
Playground Reserves	70,000	46,667	-	46,667
Subtotal Field Maintenance	\$ 153,000	\$ 102,000	\$ 5,824	\$ 96,176
Total Expenditures	\$ 254,696	\$ 173,822	\$ 70,607	\$ 103,181
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 80,874	\$ 185,926	\$ 105,018
Net Change in Fund Balance	\$ -	\$ 80,874	\$ 185,926	\$ 105,018
Fund Balance - Beginning	\$ -		\$ 198,287	
Fund Balance - Ending	\$ -		\$ 384,213	

Crystal Cay
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 445,380	\$ 445,380	\$ 441,200	\$ (4,181)
Total Revenues	\$ 445,380	\$ 445,380	\$ 441,200	\$ (4,181)
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)	\$ (4,678)	\$ (4,181)
Net Change in Fund Balance	\$ (497)	\$ (497)	\$ (4,678)	\$ (4,181)
Fund Balance - Beginning	\$ 142,062		\$ 366,543	
Fund Balance - Ending	\$ 141,565		\$ 361,865	

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	\$ -	\$ -	\$ -	\$ -	\$ 248,923
Interest Income	667	619	843	1,131	1,012	1,121	1,092	1,124	-	-	-	-	7,609
Total Income	\$ 667	\$ 14,716	\$ 217,787	\$ 7,773	\$ 6,440	\$ 3,424	\$ 3,765	\$ 1,961	\$ -	\$ -	\$ -	\$ -	\$ 256,533
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	371	979	641	1,726	310	891	-	-	-	-	-	4,919
Attorney Fees	512	1,335	1,260	500	1,865	500	1,598	-	-	-	-	-	7,568
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	-	-	-	-	1,750
Trustee Fees	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Management Fees	3,807	3,807	3,807	3,807	3,807	3,807	3,807	3,807	-	-	-	-	30,455
Website Maintenance	105	105	105	105	105	105	105	105	-	-	-	-	840
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	2	2	42	47	9	4	1	47	-	-	-	-	154
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	120	207	-	-	-	-	1,076
Office Supplies	-	-	-	-	0	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 15,620	\$ 6,326	\$ 7,829	\$ 9,432	\$ 8,201	\$ 5,066	\$ 6,741	\$ 5,568	\$ -	\$ -	\$ -	\$ -	\$ 64,783
Field Maintenance													
Lake Maintenance	\$ 728	\$ 728	\$ 728	\$ 728	\$ 728	\$ 728	\$ 728	\$ 728	\$ -	\$ -	\$ -	\$ -	\$ 5,824
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 728	\$ 728	\$ 728	\$ 728	\$ 728	\$ 728	\$ 728	\$ 728	\$ -	\$ -	\$ -	\$ -	\$ 5,824
Total Expenditures	\$ 16,348	\$ 7,054	\$ 8,557	\$ 10,160	\$ 8,929	\$ 5,794	\$ 7,469	\$ 6,296	\$ -	\$ -	\$ -	\$ -	\$ 70,607
Excess (Deficiency) of Revenues over Expenditures	\$ (15,681)	\$ 7,662	\$ 209,230	\$ (2,386)	\$ (2,489)	\$ (2,370)	\$ (3,704)	\$ (4,336)	\$ -	\$ -	\$ -	\$ -	\$ 185,926
Net Change in Fund Balance	\$ (15,681)	\$ 7,662	\$ 209,230	\$ (2,386)	\$ (2,489)	\$ (2,370)	\$ (3,704)	\$ (4,336)	\$ -	\$ -	\$ -	\$ -	\$ 185,926

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	2020		
						O&M Portion	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
					-	-	-	-
	\$ 724,085.94	\$ 27,768.64	\$ 6,963.17	\$ 768.84	\$ 690,122.97	\$ 248,923.33	\$ 441,199.64	\$ 690,122.97

98.75%	Percent Collected
\$ 9,152.23	Balance Remaining to Collect