



**LOS CAYOS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
MAY 21, 2025
9:45 A.M.**

Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

www.loscayosydd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
Lennar Homes, LLC
5505 Blue Lagoon Drive
Miami, Fl 33126
REGULAR BOARD MEETING & PUBLIC HEARING
May 21, 2025
9:45 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 19, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 7
- I. New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 14
- J. Administrative & Operational Matters
 - 1. Financial Report.....Page 16
 - 2. Announce Landowners Meeting – November 4, 2025
 - 3. Reminder of Statement of Financial Interests Disclosure 2024 Form 1, Filing Deadline: July 1, 2025
- K. Board Members & Staff Closing Comments
- L. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142431	596095	Print Legal Ad-IPL01960510 - IPL0196051		\$764.59	2	51L

Attention: Los Cayos

Los Cayos Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

LArcher@sdsinc.org

**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**
NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Los Cayos Community Development District** (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126 at **9:45 a.m.** on the following dates:

October 16, 2024
January 15, 2025
February 19, 2025
March 19, 2025
April 16, 2025
May 21, 2025
June 18, 2025
July 16, 2025
August 20, 2025
September 17, 2025

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

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

Meetings may be cancelled from time to time with no advertised notice.

LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT

www.loscayosccd.org
IPL0196051
Sep 30 2024

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/30/24

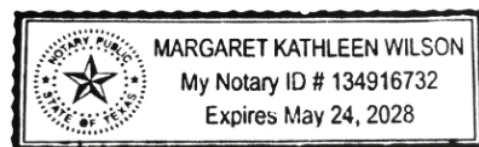
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 30th day of September in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 19, 2025**

A. CALL TO ORDER

The March 19, 2025, Regular Board Meeting of the Los Cayos Community Development District (the “District”) was called to order at 10:13 a.m. in the offices of Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *Miami Herald* on September 30, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that the presence of the following Board Members constituted a quorum and all was in order to proceed with the meeting: Chairperson Teresa Baluja, Vice Chairperson Vanessa Perez and Supervisor Raisa Krause.

Also in attendance were District Manager Gloria Perez of Special District Services, Inc., and District Counsel Michael Pawelczyk of Billing Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. October 16, 2024, Regular Board Meeting

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and passed unanimously approving the minutes of the October 16, 2024, Regular Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Stormwater Management System Legal Requirements Update Memorandum

Mr. Pawelczyk provided an overview of the memorandum.

2. Consider Resolution No. 2025-01 – Adopting a Proposed Fiscal Year 2025/2026 Annual Budget and Setting a Public Hearing for Final Adoption

Mrs. Perez presented Resolution No. 2025-01, entitled:

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

The Debt Service Assessment is the same (maximum) as last year. The Administrative Budget is higher than last year. Numerous Maintenance line items have been added, as per the engineer's confirmation and recommendation.

The estimated available funds projected for 9-30-25 are approximately \$30,000, should no unforeseen expenses occur. This is in addition to the Import Fill Funds balance of \$644,236. No carryover balance has been issued to the Budget Options (\$0 was set-up last year).

Two Proposal Options have been presented: Option 1 is inclusive of Maintenance Costs and Option 2 has a Lower Maintenance Cost.

Due to the infrastructure that is and/or will be the District's to own in addition to the environmental requirements and engineering inspections pursuant to the covenant that was not originally anticipated at the time the cap was created, making it impossible to lower the budget any further.

Option 2 has removed the line items as requested that would need to be maintained and funded under a maintenance service agreement between the District and the Association.

If the Board chooses to proceed with Option 2, District Counsel can prepare a maintenance agreement for Board consideration, thereby passing the maintenance responsibilities on the following new line items to the Association, consisting of:

Entry Road Maintenance

Water Feature Maintenance - Weekly 4 Pools Cleaned, Backwash, Water Test, etc.

Landscape Maintenance - Bi-Weekly mow, tree & palm trimming, mulch, fertilization, pesticides, etc.

Irrigation - Monthly wet tests and regular maintenance.

Monuments Maintenance – Maintenance & pressure cleaning.

Street Lighting - Monthly Maintenance of six (6) Poles Including Electricity Cost

Sidewalks - Maintenance & Pressure Cleaning

Power Utility - Water Features, Monuments & Irrigation

Water & Sewage/Potable Water Usage – for Irrigation and Water Features

Fence Maintenance

A discussion ensued. The Board indicated that they would select Option 1 thereby leaving all of the District infrastructure under the maintenance responsibility of the District and would provide a Developer contribution from the Fill Funds balance to keep the budget within the current assessment

balance and for no increase to be issued for the fiscal year 2025/2026 budget. Notices to landowners would not be required.

A **MOTION** was made by Supervisor Krause, seconded by Supervisor Baluja unanimously passed adopting Resolution No. 2025-01, as presented, approving Proposed Budget Option 1 for FY 2025/2026 and setting the Public Hearing for Wednesday, May 21, 2025 at 9:45 a.m., in the offices of Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126 and further authorizing the publication of the notice, as required by law.

3. Consider Resolution No. 2025-02 – Registered Agent Change

Resolution No. 2025-02 was presented, entitled:

RESOLUTION 2025-02

A RESOLUTION OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

Mr. Pawelczyk provided an overview of the Resolution for the Change of the District Register Agent.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and passed unanimously adopting Resolution No. 2025-02, as presented.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Report

Mrs. Perez presented the financial statement through February, 2024, noting that available funds as of February 28, 2025, were \$727,565.83.

A motion for ratification of the financials or any further questions was requested.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and passed unanimously ratifying and approving the financials as presented.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further comments.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:30 a.m. on a **MOTION** made by Supervisor Baluja, seconded by Supervisor Perez and passed unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142431	656987	Print Legal Ad-IPL02296960 - IPL0229696		2	35 L

Attention: Los Cayos

Los Cayos Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

LArcher@sdsinc.org

NOTICE OF PUBLIC HEARING & REGULAR BOARD MEETING OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Los Cayos Community Development District (the "District") will hold a Public Hearing and a Regular Board Meeting on May 21, 2025, at 9:45 a.m., or as soon thereafter as can be heard, in the offices of Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126.

The purpose of the Public Hearings is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.loscayoscd.org) or from the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

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

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

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

Meetings may be cancelled from time to time without advertised notice.

LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT

www.loscayoscd.org

IPL0229696

May 1,8 2025

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

2 insertion(s) published on:

05/01/25, 05/08/25

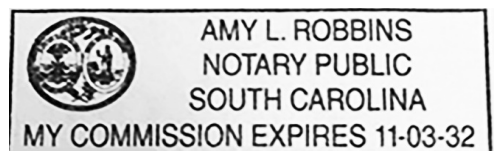
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 8th day of May
in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Los Cayos Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2025/2026, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

WHEREAS, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2025/2026 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

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

Section 1. The Operating Fund Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is accepted, approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 21st day of May, 2025.

ATTEST:

**LOS CAYOS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Los Cayos
Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	82,633
Maintenance Assessments	15,662
Debt Assessments	380,894
Developer Contribution	71,677
Developer Contribution - Import Fill Material	0
Interest Income	600
TOTAL REVENUES	\$ 551,466
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	34,000
Legal	12,500
Assessment Roll	6,000
Audit Fees	4,500
Arbitrage Rebate Fee	650
Insurance	6,250
Legal Advertisements	3,000
Miscellaneous	500
Postage	200
Office Supplies	500
Dues & Subscriptions	175
Website Management	2,500
Trustee Fees	4,000
Continuing Disclosure Fee	1,000
Dissemination Services	2,500
Total Administrative Expenditures	\$ 78,275
Maintenance Expenditures	
Engineering/Inspections	8,000
Miscellaneous Maintenance	3,000
Environmental Inspections	10,000
Stormwater Management	16,000
Storm Drainage/Class V Permit	3,500
Field Operations	3,000
Entry Road Maintenance	1,300
Water Feature Maintenance	8,000
Landscape Maintenance	16,000
Monuments Maintenance	2,000
Street Lighting	3,600
Sidewalks	1,500
Power Utility	5,500
Water & Sewage/Potable Water	5,000
Import Fill Material	0
Total Maintenance Expenditures	\$ 86,400
TOTAL EXPENDITURES	\$ 164,675
REVENUES LESS EXPENDITURES	\$ 386,791
Bond Payments	(358,040)
BALANCE	\$ 28,751
County Appraiser & Tax Collector Fee	(9,584)
Discounts For Early Payments	(19,167)
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	0	98,297	82,633	Expenditures Less Interest/.94
Maintenance Assessments	0	0	15,662	Expenditures Less Developer Contribution/.94
Debt Assessments	0	380,894	380,894	Bond Payments/.94
Developer Contribution	59,688	0	71,677	Will Keep Assessments At Prior Amount
Developer Contribution - Import Fill Material	792,119	0	0	
Interest Income	41,859	375	600	Projected At \$50 Per Month
TOTAL REVENUES	\$ 893,666	\$ 479,566	\$ 551,466	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	39,000	34,000	34,000	\$2,833.33 X 12 Months
Legal	18,113	11,500	12,500	\$1,000 Increase From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2024/2025 Budget
Audit Fees	3,400	4,500	4,500	Will Increase Due To Bond Issue
Arbitrage Rebate Fee	0	650	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	5,000	6,250	6,250	Insurance Estimate
Legal Advertisements	4,872	3,000	3,000	No Change From 2024/2025 Budget
Miscellaneous	269	500	500	No Change From 2024/2025 Budget
Postage	365	200	200	No Change From 2024/2025 Budget
Office Supplies	503	500	500	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management	2,500	2,500	2,500	\$208.33 X 12 Months
Trustee Fees	0	4,000	4,000	No Change From 2024/2025 Budget
Continuing Disclosure Fee	0	1,000	1,000	No Change From 2024/2025 Budget
Dissemination Services	0	2,500	2,500	Required By Bond Underwriter
Total Administrative Expenditures	\$ 80,197	\$ 77,275	\$ 78,275	
Maintenance Expenditures				
Engineering/Inspections	7,619	3,000	8,000	\$5,000 Increase From 2024/2025 Budget
Miscellaneous Maintenance	0	1,000	3,000	\$2,000 Increase From 2024/2025 Budget
Environmental Inspections	0	10,000	10,000	Environmental Inspections
Stormwater Management	0	1,500	16,000	Stormwater Management
Storm Drainage/Class V Permit	0	0	3,500	Stormwater Drainage System Requirement
Field Operations	0	0	3,000	\$250 X 12 Months
Entry Road Maintenance	0	0	1,300	Entry Road Maintenance
Water Feature Maintenance	0	0	8,000	Weekly 4 Pools Clean, Backwash, Water Test, Etc.
Landscape Maintenance	0	0	16,000	Landscape Bi-Weekly mow, trim, mulch, fertilization, pesticides, irrigation monthly wet tests and maintenance
Monuments Maintenance	0	0	2,000	Monuments Maintenance
Street Lighting	0	0	3,600	Monthly Maintenance Of 6 Poles Including Electricity
Sidewalks	0	0	1,500	Maintenance & Pressure Cleaning
Power Utility	0	0	5,500	Water Features, Monuments & Irrigation
Water & Sewage/Potable Water	0	0	5,000	Potable Water Usage To Be Paid To The Association
Import Fill Material	1,790,831	0	0	Expenditure Was For 2022/2023 & 2023/2024
Total Maintenance Expenditures	\$ 1,798,450	\$ 15,500	\$ 86,400	
TOTAL EXPENDITURES	\$ 1,878,647	\$ 92,775	\$ 164,675	
REVENUES LESS EXPENDITURES	\$ (984,981)	\$ 386,791	\$ 386,791	
Bond Payments	0	(358,040)	(358,040)	2026 Principal & Interest Payments
BALANCE	\$ (984,981)	\$ 28,751	\$ 28,751	
County Appraiser & Tax Collector Fee	0	(9,584)	(9,584)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(19,167)	(19,167)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (984,981)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,465	100	100	Projected Interest For 2025/2026
NAV Tax Collection	0	358,040	358,040	Maximum Debt Service Collection
Bond Proceeds	251,302	0	0	
Total Revenues	\$ 256,767	\$ 358,140	\$ 358,140	
EXPENDITURES				
Principal Payments	0	80,000	80,000	Principal Payment Due In 2026
Interest Payments	72,282	277,140	274,520	Interest Payment Due In 2026
Bond Redemption	0	1,000	3,620	Estimated Excess Debt Collections
Total Expenditures	\$ 72,282	\$ 358,140	\$ 358,140	
Excess/ (Shortfall)	\$ 184,485	\$ -	\$ -	

Notes

Capitalized Interest Set-Up Through June 2024

December 2024 Interest Payment (\$139,900) Was Developer Funded

Series 2024 Bond Information

Original Par Amount = \$5,275,000 Annual Principal Payments Due = June 15th

Interest Rate = 4.40% - 5.55% Annual Interest Payments Due = June 15th & December 15th

Issue Date = March 2024

Maturity Date = June 2054

Par Amount As Of 1/1/25 = \$5,275,000

Los Cayos Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Admin Assessment For Townhomes	\$ -	\$ 425.53	\$ 357.72
Maint Assessment For Townhomes	\$ -	\$ -	\$ 67.81
<u>Debt Assessment For Townhomes</u>	<u>\$ -</u>	<u>\$ 1,649.00</u>	<u>\$ 1,649.00</u>
Total For Townhomes	\$ -	\$ 2,074.53	\$ 2,074.53

O&M Covenant = 400.00

400.00/.94 = 425.53

Can Exceed In 25/26

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Townhomes 231

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Los Cayos Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 21st day of May, 2025.

ATTEST:

**LOS CAYOS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Los Cayos Community Development District** (the “District”) will hold Regular Meetings at Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126 at **9:45 a.m.** on the following dates:

**October 15, 2025
November 4, 2025*
January 21, 2026
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
August 19, 2026
September 16, 2026**

** Change from typical meeting date to comply with Statutory Requirement: 2nd LO must be held on Election Day*

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

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

Meetings may be cancelled from time to time with no advertised notice.

LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT

www.loscayosccd.org

PUBLISH: MIAMI HERALD XX/XX/2025

Los Cayos
Community Development District

**Financial Report For
April 2025**

**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Apr-25	Year To Date Actual 10/1/24 - 4/30/25
REVENUES			
O&M Assessments	98,297	425	92,846
Developer Contribution	0	0	0
Debt Assessments	380,894	1,649	357,833
Other Revenue	0	0	0
Interest Income	375	0	8,267
Total Revenues	\$ 479,566	\$ 2,074	\$ 458,946
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	34,000	2,833	19,833
Legal	11,500	0	6,940
Assessment Roll	6,000	0	0
Audit Fees	4,500	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	6,250	0	5,200
Legal Advertisements	3,000	0	0
Miscellaneous	500	177	202
Postage	200	58	76
Office Supplies	500	63	129
Dues & Subscriptions	175	0	175
Website Management	2,500	208	1,458
Trustee Fees	4,000	0	4,246
Continuing Disclosure Fee	1,000	0	0
Dissemination Services	2,500	0	2,500
Total Administrative Expenditures	\$ 77,275	\$ 3,339	\$ 40,759
Maintenance Expenditures			
Engineering/Inspections	3,000	0	4,018
Miscellaneous Maintenance	1,000	0	0
Environmental Inspections	10,000	0	0
Stormwater Management	1,500	0	0
Import Fill Material	0	0	0
Total Maintenance Expenditures	\$ 15,500	\$ -	\$ 4,018
TOTAL EXPENDITURES	\$ 92,775	\$ 3,339	\$ 44,777
REVENUES LESS EXPENDITURES	\$ 386,791	\$ (1,265)	\$ 414,169
Bond Payments	(358,040)	(1,633)	(340,199)
BALANCE	\$ 28,751	\$ (2,898)	\$ 73,970
County Appraiser & Tax Collector Fee	(9,584)	(21)	(4,323)
Discounts For Early Payments	(19,167)	0	(17,861)
EXCESS/ (SHORTFALL)	\$ -	\$ (2,919)	\$ 51,786

Fund Balance As Of 9/30/23	\$ 659,156.18
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Import Fill Balance = \$644,236.23 Less \$71,677 Needed For 25/26 Carryover = \$572,559.23

Bank Balance As Of 4/30/25	\$ 728,434.86
Accounts Payable As Of 4/30/25	\$ 17,492.28
Accounts Receivable As Of 4/30/25	\$ -
Available Funds As Of 4/30/25	\$ 710,942.58
Import Fill Balance As Of 4/30/25	\$ 644,236.23
Net Available Funds As Of 4/30/25	\$ 66,706.35

Los Cayos Community Development District
Budget vs. Actual
October 2024 through April 2025

	Oct 24 - Apr 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
01-3300 · O&M Assessments	92,846.34	98,297.00	-5,450.66	94.46%
01-3810 · Debt Assessments	357,833.00	380,894.00	-23,061.00	93.95%
01-3820 · Debt Assess-Paid To Trustee	-340,199.04	-358,040.00	17,840.96	95.02%
01-3830 · Assessment Fees	-4,323.11	-9,584.00	5,260.89	45.11%
01-3831 · Assessment Discounts	-17,861.46	-19,167.00	1,305.54	93.19%
01-9410 · Interest Income (GF)	8,267.22	375.00	7,892.22	2,204.59%
Total Income	96,562.95	92,775.00	3,787.95	104.08%
Gross Profit	96,562.95	92,775.00	3,787.95	104.08%
Expense				
01-1816 · Environmental Inspections	0.00	10,000.00	-10,000.00	0.0%
01-1325 · Dissemination Services	0.00	2,500.00	-2,500.00	0.0%
01-1316 · Website Fees	1,458.31	2,500.00	-1,041.69	58.33%
01-1311 · Management Fees	19,833.31	34,000.00	-14,166.69	58.33%
01-1315 · Legal Fees	6,940.00	11,500.00	-4,560.00	60.35%
01-1318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
01-1320 · Audit Fees	0.00	4,500.00	-4,500.00	0.0%
01-1330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
01-1450 · Insurance	5,200.00	6,250.00	-1,050.00	83.2%
01-1480 · Legal Advertisements	0.00	3,000.00	-3,000.00	0.0%
01-1512 · Miscellaneous	202.18	500.00	-297.82	40.44%
01-1513 · Postage and Delivery	75.60	200.00	-124.40	37.8%
01-1514 · Office Supplies	128.40	500.00	-371.60	25.68%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	4,246.25	4,000.00	246.25	106.16%
01-1743 · Continuing Disclosure Fee	2,500.00	1,000.00	1,500.00	250.0%
01-1805 · Stormwater Management (GF)	0.00	1,500.00	-1,500.00	0.0%
01-1810 · Engineering / Inspections	4,017.50	3,000.00	1,017.50	133.92%
01-1815 · Miscellaneous Maintenance	0.00	1,000.00	-1,000.00	0.0%
Total Expense	44,776.55	92,775.00	-47,998.45	48.26%
Net Income	51,786.40	0.00	51,786.40	100.0%

**LOS CAYOS CDD
TAX COLLECTIONS
2024/2025**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	O & M Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$479,216.00	\$98,297.00	\$ 380,919.00	\$98,297.00	\$ 380,919.00	
									\$450,440.00	\$92,400.00	\$ 358,040.00	\$92,400.00	\$ 358,040.00	\$ 358,040.00
1	296	Miami-Dade County Tax Collector	12/09/24	NAV Taxes	\$ 446,023.95		\$ (4,281.83)	\$ (17,840.71)	\$ 423,901.41	\$ 91,488.95	\$ 354,535.00	\$ 86,951.06	\$ 336,950.35	\$ 336,950.35
2	Int - 1	Miami-Dade County Tax Collector	02/07/25	Interest		\$ 180.27			\$ 180.27	\$ 180.27		\$ 180.27		\$ -
3	1	Miami-Dade County Tax Collector	03/06/25	NAV Taxes	\$ 2,074.53		\$ (20.54)	\$ (20.75)	\$ 2,033.24	\$ 425.53	\$ 1,649.00	\$ 417.06	\$ 1,616.18	\$ 1,616.18
4	Int - 2	Miami-Dade County Tax Collector	03/21/25	Interest		\$ 326.06			\$ 326.06	\$ 326.06		\$ 326.06		\$ -
5	2	Miami-Dade County Tax Collector	04/07/25	NAV Taxes	\$ 2,074.53		\$ (20.74)	\$ -	\$ 2,053.79	\$ 425.53	\$ 1,649.00	\$ 421.28	\$ 1,632.51	\$ 1,632.51
6									\$ -					\$ -
7	wire	Lennar Homes	12/11/24	Direct Bill-12/15/24-Payment	\$ 139,900.00				\$ 139,900.00		\$ 139,900.00		\$ 139,900.00	\$ 139,900.00
8									\$ -					\$ -
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
15									\$ -					\$ -
16									\$ -					\$ -
					\$ 590,073.01	\$ 506.33	\$ (4,323.11)	\$ (17,861.46)	\$ 568,394.77	\$ 92,846.34	\$ 497,733.00	\$ 88,295.73	\$ 480,099.04	\$ 480,099.04
											\$ (139,900.00)			\$ (139,900.00)
											\$ 357,833.00			\$ 340,199.04

24/25 Assessment Roll

	O&M	98,297.43
	Debt	380,919.00
		<u>479,216.43</u>
\$	590,073.01	
\$	(139,900.00)	
\$	-	
\$	-	
\$	<u>450,173.01</u>	

**Collections
93.94%**

Note: \$479,216, \$98,297 and \$380,919 are 2024/2025 Budgeted assessments before discounts and fees.
\$450,440, \$92,400 and \$358,040 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 590,073.01	
\$ 506.33	\$ 568,394.77
\$ (92,846.34)	\$ (88,295.73)
<u>\$ (497,733.00)</u>	<u>\$ (480,099.04)</u>
\$ -	\$ -