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Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

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

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.
The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of significant projects such as the Lake Restoration efforts and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Ben Quesada
District Manager
GMS-SF

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Islands at Doral III COMMUNITY DEVELOPMENT DISTRICT
2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS



Exhibit A:
Goals, Objectives, and Annual Reporting Form

Ben Quesada
District Manager
GMS-SF

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Islands at Doral III Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

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1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance
The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

***Meeting Dates**:*
November 5, 2025
January 7, 2026
March 4, 2026
May 6, 2026
July 2, 202 – Cancelled
August 5, 2026
September 2, 2026
Result: Standard achieved (6).

Goal 1.2: Notice of Meetings Compliance
All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.
Result: Standard achieved.

Goal 1.3: Access to Records Compliance
Monthly website reviews were performed, and minutes and public records remain current and available.
Result: Standard achieved.

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2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections
Management/Staff conducted site inspections per the District Management Services Agreement.
Result: Standard achieved.

Goal 2.2: District Engineer Inspections
The District Engineer completed the annual infrastructure inspection and submitted a formal report. Not required by Bond Indenture.
Result: Standard achieved. – GIS Satellite mapping of District Infrastructure, Sidewalk Analysis Report, & Annual District Engineer's Report completed.

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3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation
The proposed FY2027 budget was approved before June 15, and the final adopted before September 30, with both posted online.
Result: Standard achieved. – Fiscal Year 2027 Budget was adopted on August 5, 2026.

Goal 3.2: Financial Reports
The District website includes the latest annual audit, current budget, and financials as required.
Result: Standard achieved.

Goal 3.3: Annual Financial Audit
The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.
Result: Standard achieved. – FY 2025 Audit accepted on May 6, 2026.

4. Five Year Stormwater Maintenance Plan Update

Last Completed in 2025:
Board direction to wait until 5th year to conduct district wide maintenance.

Overall Determination
The Islands at Doral III Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: DocuSigned by: Javier Fuquen 1F60D7A814C6458... Date: 2026-11-10
Print Name: Javier Fuquen
Islands at Doral III Community Development District

District Manager: DocuSigned by: Ben Quesada 07C0606FB7194F3... Date: 2026-11-05
Print Name: Ben Quesada
Islands at Doral III Community Development District

Ben Quesada
District Manager
GMS-SF

Certificate Of Completion

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Envelope Summary Events	Status	Timestamps
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