



Board of Supervisors:

Henry Camino, Chair
Marialexandra Garcia, Vice Chair
Javier Fuquen, Assistant Secretary
Sandra Milles, Assistant Secretary
Roman Gomez, Assistant Secretary

June 9, 2021



**Islands at Doral
III**

**Community
Development
District**

www.doral3cdd.com

Islands at Doral III

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

June 2, 2021

Board of Supervisors Islands at Doral III Community Development District

Dear Board Members:

A **special** meeting of the Board of Supervisors of **Islands at Doral III Community Development District** will be held on **June 9, 2021 at 6:00 p.m. at the Doral Legacy Park – Conference Room, 11400 NW 82nd Street, Doral, Florida 33178**. In order to reduce risk of COVID-19 and transmission of the virus, members of the public are encouraged to participate in the meeting utilizing the following: from a computer, tablet or smartphone: <https://global.gotomeeting.com/join/500713261> or by dialing **+1 (646) 749-3122; Access Code: 500-713-261**. Following is the agenda:

1. Roll Call
2. Organizational Matters
 - A. Consideration of **Resolution #2021-01** Declaring Vacancies for Seat #4 and Seat #5
 - B. Consideration of Appointment(s) of Supervisor(s) to Unexpired Term(s) of Office for Seat #4 and Seat #5 (*general election seats expiring 11/2024*)
 - C. Oath of Office for Newly Appointed Supervisor(s)
 - D. Consideration of **Resolution #2021-02** Electing Officers
 - E. Consideration of **Resolution #2021-03** Ratifying Board Actions Taken During COVID-19 Virtual Meetings
3. Audience Comments (*please sign in on the speaker list*)
4. Approval of the Minutes of the August 5, 2020 Meeting
5. E-Verify System
 - A. Ratification of Enrolling and Signing the MOU by the District Manager
 - B. Authorizing the Chairman to Sign the Blank MOU for the District's Records
6. Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2020
7. Appointment of Audit Selection Committee
 - Audit Selection Committee Meeting**
 - A. Opening Audit Selection Committee Meeting**
 - B. Roll Call**
 - C. Ratification of Criteria for Evaluation**
 - D. Ratification of RFP**
 - E. Ranking of Respondents to the RFP**
 - F. Adjournment**
8. Selection of Audit Firms
9. Consideration of **Resolution #2021-04** Approving the Proposed Fiscal Year 2022 Budget and Setting the Public Hearing
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Number of Registered Voters in the District – 1,691
 - 2) Discussion of Financial Disclosure Report and Reminder to File Annual Form
11. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statement
12. Supervisors Requests
13. 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.doral3cdd.com](http://www.doral3cdd.com)

RESOLUTION NO. 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, the members of the Board of Supervisors (the “District Board”) of the Islands at Doral III Community Development District (the “District”) are to be elected by the qualified electors of the District at a general election held in November; and

WHEREAS, the District provided published notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period, as required by Section 190.006(3)(b), Florida Statutes; and

WHEREAS, the [Miami-Dade County Elections Department](#) has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for [Seat #4 & Seat #5](#) to be filled in the general election to be held on [November 3, 2020](#) (the “General Election”); and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seat to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill such vacancy within 90 days of the second Tuesday following the General Election.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The District Board hereby declares [Seat #4 & Seat #5](#) to be vacant, effective on the second Tuesday following the General Election.
3. The District Board shall appoint a qualified elector to [Seat #4 & Seat #5](#) within 90 days of the second Tuesday following the General Election, as required by Section 190.006(3)(b), Florida Statutes. Until such appointment to a seat, the incumbent board member in such seat shall remain in office.
4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS, _____ DAY OF _____.

ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT

Chairman / Vice Chairman

Secretary / Assistant Secretary

RESOLUTION 2021-02

A RESOLUTION ELECTING OFFICERS OF THE ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of **the Islands at Doral III Community Development District** at a regular business meeting held on _____ desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS ____ DAY OF _____.

Chairman / Vice Chairman

Secretary / Assistant Secretary

RESOLUTION 2021-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING ACTIONS TAKEN BY THE BOARD OF SUPERVISORS AT MEETINGS HELD VIA MEDIA COMMUNICATIONS TECHNOLOGY PURSUANT TO EXECUTIVE ORDER NO. 20-69, AS AMENDED AND EXTENDED, AS A RESULT OF THE COVID-19 PANDEMIC

WHEREAS, the COVID-19 pandemic has significantly impacted the Islands at Doral III Community Development District (the “District”) and those residing and owning property within the boundaries of the District; and

WHEREAS, on March 1, 2020, Governor Ron DeSantis (the “Governor”) issued Executive Order No. 20-51, directing the Florida Department of Health to issue a Public Health Emergency; and

WHEREAS, on March 1, 2020, the State Surgeon General and State Health Officer declared a Public Health Emergency exists in the State of Florida as a result of COVID-19; and

WHEREAS, on March 9, 2020, the Governor issued Executive Order No. 20-52, declaring a state of emergency for the entire State of Florida as a result of COVID-19; and

WHEREAS, in a series of actions in March 2020, President Donald Trump, the Centers for Disease Control and Prevention (the “CDC”), and the White House Coronavirus Task Force have issued guidance advising individuals to adopt far-reaching social distancing measures recommending restrictions on mass gatherings and congregations, including public meetings; and

WHEREAS, on March 20, 2020, the Governor issued Executive Order No. 20-69 temporarily suspending the statutory requirement that a quorum be present in person at a specific

public place, authorizing the use of media communications technology, such as telephonic and video conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes; and

WHEREAS, Executive Order No. 20-69 was amended and extended by subsequent Executive Orders of Governor Ron DeSantis, including Executive Order No. 20-246, which extended the temporary suspension of the statutory requirement that a quorum be present at a specific place and authorizing the use of media communications technology, until November 1, 2020 at 12:01 AM; and

WHEREAS, on March 24, 2020, the Governor issued Executive Order No. 20-83, directing the State of Florida Surgeon General and State Health Officer to issue a public health advisory urging the public to avoid all social and recreational gatherings of ten or more people and urging those can work remotely to do so; and

WHEREAS, the Governor, on April 3, 2020, issued Executive Order No. 20-91 (later amended by Executive Order 20-92), directing that all persons in Florida shall limit their movements and personal interactions outside their home to those necessary to obtain or provide essential services or to conduct essential activities; and

WHEREAS, on June 3, 2020 and on August 5, 2020, the District Board of Supervisors met, pursuant to and under the authority of Executive Order No. 20-69, as amended and extended, utilizing media communications technology; and

WHEREAS, the District Board of Supervisors intends to ratify and approve those actions taken by the District Board of Supervisors at its meeting(s) held via media communications technology on June 3, 2020 and on August 5, 2020; and

WHEREAS, due to the COVID-19 pandemic and the health concerns associated with securing signatures on certain instruments necessary for the District to conduct business, including,

but not limited to, agreements, proposals, resolutions, and approved meeting minutes, in accordance with the authority granted in Chapter 668, Florida Statutes, the District may have utilized DocuSign or other acceptable electronic signature software to secure signatures the proper District officials; and

WHEREAS, the Board hereby finds and determines that the use of DocuSign or other acceptable electronic signature software pursuant to Chapter 668, Florida Statutes, if any, between March 1, 2020 and October 31, 2020, was necessary to properly conduct the business of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The above recitals are true and correct and incorporated herein as if set forth in full herein. The Executive Orders referenced herein are incorporated herein by reference.

Section 2. Those actions taken by the District Board of Supervisors at its meetings held pursuant to the authority of the Governor's Executive Order No. 20-69, as amended and extended, via media communications technology on June 3, 2020 and on August 5, 2020, are hereby ratified and approved.

Section 3. Any use by the District between March 1, 2020 and October 31, 2020 of DocuSign or other acceptable electronic signature software pursuant to Chapter 668, Florida Statutes, in order to secure the signature(s) of the proper District officials on those instruments necessary for the District to conduct business, including, but not limited to, agreements, proposals, resolutions, and approved meeting minutes, is hereby ratified and approved.

Section 4. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to

be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 5. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2021, by the Board of Supervisors of the Islands at Doral III Community Development District.

**ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair

MINUTES OF MEETING ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT

A communications media technology meeting of the Board of Supervisors of the Islands at Doral III Development District was held on August 5, 2020 at 6:00 p.m. and in accordance with the Office of the Governor, the Board of Supervisors and members of the public could attend and participate during the meeting utilizing the following from a computer, tablet or smartphone: <https://global.gotomeeting.com/join/618682677> or 1 (571) 317-3122 and Access Code: 618-682-677.

Present and constituting a quorum were:

Henry Camino	Chairman
Marialexandra Garcia	Vice Chairperson
Javier Fuquen	Assistant Secretary
Sandra Milles	Assistant Secretary
Roman Gomez	Assistant Secretary

Also present were:

Lisa Derryberry	District Manager
Luis Hernandez	Governmental Management Services
Ginger Wald	District Counsel
Felipe Vergara	Resident
Daniel Ordonez	Resident
Jimmy Perez	Resident
Ana Marie Arenas	Resident

FIRST ORDER OF BUSINESS

Roll Call

Ms. Derryberry called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments *(please sign in on the speaker list)*

A. Discussion of Request from Antilles HOA regarding Security

Ms. Derryberry: At this time we can move on to Audience Comments. The one item that is on the agenda is Discussion of Request from Antilles HOA Regarding Security. I am not sure who would like to address that issue?

Mr. Hernandez: I was approached by some of the homeowners so the part that I wanted the Board to be aware of is what they have requested in writing. I believe Jimmy can probably provide further explanation of what the HOA is requesting from the CDD.

Mr. Perez: Thank you very much for the invitation and opportunity to present at this meeting. The reason we are requesting this is because we would like to improve our security in our community and we would like to use the CDD to protect common areas in our community and at the same time, reducing part of the costs, it is my understanding that the CDD contract does not charge taxes because it is a governmental entity, so we would be able to reduce our costs in that matter. We would be providing normal security for our community as part of the CDD. It would be good if other communities of the CDD joined this effort because it will be better security for the common areas. This contract would not increase the costs in the community because we already have a contract with a security company. What we would do is just transfer the contract to the CDD and the Antilles HOA would pay the CDD for the monthly costs of the security, so there would be no cost also for the CDD. It is like what we are doing right now with the public lighting. The CDD pays for the FPL electric bill for our streetlighting and they bill the HOA, which will pay back the CDD. So, that is basically the idea. Any questions from the Board?

Mr. Gomez: Being that we brought this up at the beginning of the meeting, does it have to be discussed now, or can it be discussed later?

Mr. Fuquen: We can discuss it later or now. It is up to us.

Mr. Gomez: I was under the impression that all of the HOAs had their own security. Am I wrong, or will this cover all of them?

Ms. Derryberry: The request is from Antilles.

Mr. Gomez: So, then we are not covering the other Associations, correct?

Ms. Derryberry: No. This is just a request from Antilles. There is no coverage on any of the communities at this time.

Mr. Gomez: Okay. By doing this, would we just be covering Antilles or would we be covering all of the rest? Will only Antilles be doing this? I am not understanding that part.

Mr. Hernandez: Right now what we are discussing is that the Antilles HOA asked to present this request. They provided a letter with this request, so we have included it on the agenda for discussion during public comments since it's appropriate to have it there.

Mr. Gomez: I thought you had presented that request already?

Ms. Wald: Maybe I can help. Let me tell you from a legal perspective what the District would be allowed to do and then this may be something that you might want to

deal with formally if you are interested in doing so during another meeting because it would need to be added to the agenda. We can still talk about it, though. A CDD is granted the authority by, in this case Miami-Dade County, and as part as their establishment, it has the powers to go ahead and provide security, but the powers that gives it the ability to provide security is to provide security for the entire District. So, it would be for more than one HOA. It would have to be all of the communities within the District, so all of the different HOAs involved. That's #1. Then, #2, the security that is able to be provided by a CDD is only limited to public areas. So, that means public streets, public thoroughfares, public rights-of-way, public parks, and those types of things. Anything that is dealing with the public, then security can be provided. So, in essence, just so everybody understands, if this CDD Board is interested in looking at providing security through the District, then that is something this Board can do, but keep in mind the caveat to that is that you have to pay for it. So, #1, you have to look at what the cost would be on a District-wide basis, and #2, keeping in mind there are limitations security would be able to provide, and there are many limitations as to what it can do. It is not going to be doing what is in the HOA bylaws, rules, and regulations. Then, #3, does it make sense for the CDD to go ahead and provide the security. Are there issues or problems the District is having that security would be able to alleviate that potentially?

Mr. Gomez: Thank you, Ginger.

Ms. Derryberry: Is there anyone else who would like to speak on this matter? Okay, not hearing any further comments, what is the will of the Board at this time? Do the Board members have any comments on how to proceed?

Mr. Gomez: I would like to ask if the Association brought this up to a consensus into their community and if they were able to get whatever the bylaw numbers are to move on with this? And, as Ginger just established, if we are only able to enforce whatever we have in the CDD bylaws, meaning that if the Association has done something and is not involved, we would not be able to enforce that. If they do something to prevent us from parking in an area and we don't have that authority through the CDD, it becomes useless for that community if we cannot do anything and enforce it because it is part of the HOA bylaws, not the CDD's. The other item Ginger had mentioned would be the cost for the CDD because this would be something new that would be covered. I am more concerned

that some of these things are not part of the bylaws of the CDD. I am thankful Ginger brought that up because I am not sure if the other HOAs are aware they might be missing some items they would like to cover under security that the CDD would not be able to.

Mr. Perez: May I speak again for a second? There will be no cost for the CDD because we would be reimbursing the CDD the costs for the security. That is #1. And #2, the security that we are requesting is for our streets, which I believe are government areas so security could enforce parking without any hesitation. The other thing is that we want to provide security at the best possible cost. Security is getting very expensive. Right now for sales tax, we are talking about thousands of dollars you are adding to the cost of the security. If we do it through the CDD we can save that money for our neighbors. It would be fantastic if all of the communities from the CDD would join this.

Mr. Gomez: There is a lot of feedback. I can barely hear you.

Ms. Garcia: I think it is one of the callers. Can everyone mute themselves?

Mr. Perez: I said that it would be a great idea if all of the communities of the CDD would join this effort because we would be providing better security for all of the communities of the CDD. If something happens in one community, the guard can go from one to the other where needed. If the whole community has the same security company it would be better because there would be more chances to reduce any damage.

Mr. Gomez: Ginger, there was an interesting question brought up by Jimmy.

Ms. Wald: Yes. For CDD-owned and operated roadways, the CDD has the ability to enforce its own rules and regulations on that property. I do not believe this CDD has enacted any rules and regulations in regards to use of any CDD roads throughout the community. So, are we talking about CDD roads? If we are, the CDD can pass reasonable rules and regulations for parking on CDD roadways and common areas wherever it is CDD property, and there is the ability to tow vehicles that are in violation of CDD rules. There is an entire procedure we would need to enter into, which would also be part of the rules and regulations being adopted and then from that, engaging the services of a tow company. All of those things can be accomplished, from a legal perspective. So, that is the answer to that question.

Mr. Gomez: Going back to that, does the CDD have authority, or is it something we would have to adopt and something we would have to change in our bylaws?

Ms. Wald: It is not bylaws. We do not have bylaws. What the CDD would have to do is pretty simple. It is called a rule-making process. We would have a public hearing like we are having right now for the budget. We have to advertise it and we basically have a CDD meeting after a period of 29 and 28 days advertisements, then the Board can adopt those rules. So, it isn't a difficult process, it is just a little bit of a timing process.

Mr. Gomez: So, we couldn't do it right now?

Ms. Wald: No, we cannot, but we could do something like that if the Board was interested. And like I said before, because this is not specifically an item that was listed on the agenda as a different line item and it is merely for discussion, there is really no action that the Board has to take or really should be taking. It is up to the Board to give direction to the District Manager whether they want to actually explore this as providing security for the CDD District-wide. Give us the ability as staff to look into what would be the best practices, get some additional information, and then have this on an upcoming agenda with notifications being provided to the other HOAs because this would be District-wide and if the CDD Board, after they get some costs are going to be reimbursement from the individual HOAs, they obviously need to be onboard. Otherwise we would have to increase assessments to pay for it.

Mr. Gomez: Okay. Just to summarize, we don't have that right now as part of the CDD, and if we decided to change that, it does increase our assessments. Or not? Will it be a new item we will be covering? Am I understanding that correctly?

Ms. Wald: I believe so. It has to be District-wide. It couldn't just be one community.

Mr. Gomez: Thank you, Ginger. I appreciate it. I have no further questions.

Ms. Wald: You're welcome.

Ms. Derryberry: Any other questions from the Board? If not, what is the will of the Board? As Ginger outlined, would you like to direct staff to take all of the steps necessary to allow this to be put on a future agenda and follow up in a manner she described?

Ms. Garcia: I don't know if we need to make a motion to table this until the next meeting so staff can give us more information to be able to make an educated decision?

Ms. Wald: I think it is not really being tabled, it is just direction to staff to put this off until the next agenda as a specific agenda item, the exploration of providing security services by the District for the District. You don't need a motion, just direction.

Ms. Derryberry: Are there any other members of the audience that would like to bring something to the attention of the Board at this time before we move on? Not hearing any, we will move on with the agenda.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 3, 2020 Meeting

Ms. Derryberry: Moving on to Item #3 on the agenda, Approval of Minutes of the June 3, 2020 Meeting, I will take any questions or corrections at this time. If there are no corrections, is there a motion to approve them?

On MOTION by Mr. Camino seconded by Ms. Garcia with all in favor the Minutes of the June 3, 2020 Meeting were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2021 Budget

A. Motion to Open the Public Hearing

Ms. Derryberry: This meeting was advertised as a public hearing to adopt the fiscal year 2021 budget. At this time I need a motion to open the public hearing.

On MOTION by Ms. Garcia seconded by Mr. Fuquen with all in favor the public hearing was opened.

B. Public Comment and Discussion

Ms. Derryberry: At this time, the floor is open for public comment and discussion. Would anyone like to speak about the proposed budget?

Ms. Milles: Yes, I have a question. I see something that says unassigned and something that says assigned. Is unassigned capital reserves?

Ms. Derryberry: Are you looking at the numbers associated with the balance sheet, the last item of the document behind tab 6B? Is that where you are?

Ms. Milles: It is in the combined balance sheet, yes.

Mr. Hernandez: Assigned means the Board has established funds for specific items. Unassigned means they have not and the funds are available for anything the Board wants to use them for. That means reserves and carryforward.

Ms. Milles: So, could we use that amount for new things?

Mr. Hernandez: It is an open item that needs to be described by the Board how they want to use the funds.

Ms. Milles: Okay. We describe that at this meeting that amount?

Mr. Hernandez: Those are funds the District has on the balance sheet. The portion we are trying to discuss right now pertains to the budget. Just to give a little background, it used to be \$60.92 that the District used to levy as operations and maintenance. Keep in mind the District initially was mainly intended to provide administrative services. So, based on those administrative services, it was only \$60.92 a year the District levied on each unit. Back in 2013 or 2014, as the Board shifted and switched to be controlled by the homeowners, the homeowners were concerned about unforeseen issues, like what if we had a hurricane, we need to have some funds and the District increased the operations and maintenance assessments from \$60.92 to \$135.92, collecting an additional \$75.00. Page 1 of the budget shows the general fund portion. One of the items that needs to be discussed today in the current budget is whether the Board believes we still need to maintain the \$135.92 or if the District has reached the point where we can reduce that to whatever amount the Board believes should be appropriate.

Ms. Derryberry: So, what are the feelings of the Board members regarding the proposed budget with regards to the general fund for the operations and maintenance? Reducing it back to the levels it was in 2014, or 2013, with the exception of Madeira since Madeira has that additional amount with regards to the electricity, but reducing it back to the additional levels or somewhere in between? What are the thoughts of the Board?

Ms. Garcia: I believe the idea was to have half a million dollars in the reserve fund? We have beyond surpassed that, so I would like to propose to bring down that number since we already have the funds and more. I would like to propose that we bring it back down to the original level that we had in 2014, especially now when so many people need that money for other things.

Mr. Hernandez: Just for the record, that amount was \$60.92.

Ms. Derryberry: Any other thoughts from the rest of the Board members regarding reducing the assessment by \$75.00 per unit?

Mr. Gomez: I am in favor of reducing it.

Ms. Derryberry: Do any other Board members have any comments on the budget?

Ms. Milles: I have a question. That \$75.00 per household or unit, that money will be taken from the general fund?

Ms. Garcia: No, we don't touch that money. All you are doing is this year, moving forward, instead of charging everybody so much more than we need, that general fund is still there and we are just charging people what is needed to cover the expenses, not extra. The extra is already there. We have almost \$700,000.00 sitting in the bank.

Ms. Milles: What about that unassigned amount?

Ms. Garcia: That will stay there. That isn't charged.

Mr. Hernandez: You are mixing up two separate components. What you are describing is part of the District's financials, money that the District already has in the bank so nothing is affected and nothing is changing. What we are discussing right now is the amount the District will be levying on the tax bill. New funds are going to be coming. Basically what you are going to be seeing if you go back to page 1 of the general fund of the proposed budget, at the bottom where it reads collecting \$223,848.88, roughly it will reduce from that by about \$97,000.00. What that means is the revenue the District is going to be levying funds on all of the units is going to be reduced by around \$120,000.00.

Ms. Garcia: So, what we are saying is that all of the bills get paid, everything gets paid, and we still have our \$750,000.00 in the bank in case of an emergency. No money is being taken out of anything and we don't have to sue the emergency funds to pay for anything. Everything gets paid, we are just not asking people to pay extra to keep adding to that fund, which already has almost \$200,000.00 more than we had originally had planned to have in there. More money in our pockets and we don't lose any benefits.

Ms. Derryberry: Any additional questions from the Board before we move on? Is there a motion to accept the proposal to reduce the amount of the assessments for operations and maintenance by \$75.00 per unit? Is there a motion to that effect?

Ms. Garcia: I am sorry, I couldn't hear most of that very well so I don't know what we are making a motion for.

Ms. Wald: Mariaalexandra, are you making a motion to reduce the operations and maintenance by \$75.00 per unit as discussed per the proposed fiscal year 2021 budget?

Ms. Garcia: Yes, I am.

On MOTION by Ms. Garcia seconded by Mr. Gomez with all in favor the Board approved reducing the operations and maintenance assessment for the general fund by \$75.00.

C. Consideration of Resolution #2020-02 Annual Appropriation Resolution

Ms. Derryberry: Moving on to the resolutions, next we have Consideration of Resolution #2020-02 Annual Appropriation Resolution, we will adjust the general fund number to reflect the changes discussed.

Mr. Hernandez: The resolution will be tailored to correct the numbers and the motion would be to adopt the resolution, which adopts the budget with the indicated changes we just discussed.

Ms. Derryberry: I will need a motion to approve Resolution #2020-02 reflecting the changes in the budget to lower the amounts in the general fund as described by Luis.

On MOTION by Ms. Garcia seconded by Mr. Fuquen with all in favor Resolution #2020-02 Annual Appropriation Resolution was approved as-amended to reflect the changes discussed in reducing the operations and maintenance assessment.

D. Consideration of Resolution #2020-03 Levy of Non Ad Valorem Assessments

Ms. Derryberry: Moving on, next we have Consideration of Resolution #2020-03 Levy of Non Ad Valorem Assessments. Behind the resolution you will see a list of the assessments proposed for the operations and maintenance to allow us to put these on the tax roll of Miami-Dade County. This number will be changed on page one, and then Exhibit A will be adjusted to reflect the lower amounts as previously discussed. Are there any questions? If not a motion approving the resolution would be in order.

Mr. Hernandez: The numbers will be updated so all of the units aside from Madeira, which has the streetlighting as well, will be \$60.92 and the total \$223,848.88 amount will be reduced to \$103,698.88. With that being said, the motion to approve the resolution with all of the indicated changes will mean the District will be updating the resolutions based on the direction from the Board and the adopted amount will be based on what the Board has discussed today.

Ms. Derryberry: Is there a motion to approve Resolution #2020-03?

On MOTION by Mr. Fuquen seconded by Ms. Garcia with all in favor Resolution #2020-03 Levy of Non Ad Valorem Assessments was approved as-amended to reflect the changes discussed in reducing the operations and maintenance assessment.

E. Motion to Close the Public Hearing

Ms. Derryberry: At this time, a motion to close the public hearing would be in order.

On MOTION by Ms. Garcia seconded by Mr. Gomez with all in favor the public hearing was closed.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Discussion of 2020 Legislative Update Memorandum

Ms. Derryberry: Moving on to Item #5 on the agenda, which is Staff Reports.

Ginger, do you have anything for the Board?

Ms. Wald: I will go through this quickly because I have another meeting at 7:00 p.m., in your packet is the 2020 legislative update memorandum that we do each year. I would request that you read it, and if anybody has any questions, please either give me a call or send me an email. If you want all of the laws that go with it, I will be happy to send those to you. Thank you.

B. Engineer – Acceptance of District Engineer’s Report for Fiscal Year 2020

Ms. Derryberry: Moving on to Engineer, there is no engineer present, but he did prepare and submit to our office the District Engineer’s report for fiscal year 2020. This is required pursuant to the terms of each indenture for the bonds issued in 2013 and 2014. It is a very simple report showing that the infrastructure has been completed and he states that there are sufficient funds in the District’s accounts to properly maintain, repair, and operate the public infrastructure. So, at this time, we would just need the Board to accept this report so we can send it to the Trustee to satisfy the requirements of the bond indentures. Is there a motion to accept the report?

On MOTION by Mr. Gomez seconded by Mr. Camino with all in favor the District Engineer’s report for fiscal year 2020 was accepted.

C. Manager

1) Number of Registered Voters in the District – 1,740

Ms. Derryberry: Moving on Manager, #1 is that we are going to report there are 1,740 registered voters in the District. I am pretty sure that all of you already know that after a District has been in existence for six years and has more than 250 registered voters, the seats that are open go to general election. We have already reached both of those thresholds and are just reporting this information to you.

2) Consideration of Proposed Fiscal Year 2021 Meeting Schedule

Ms. Derryberry: Then #2 on the list is Consideration of Proposed Fiscal Year 2021 Meeting Schedule. The proposed dates are listed in this document, continuing to meet at 6:00 p.m. on the first Wednesday of each month listed at the Doral Legacy Park Conference Room to the extent that we can going forward, otherwise we will notify you if it is a communications media technology meeting. Are there any comments or questions about the proposed meeting schedule? If there are none, a motion approving this meeting schedule so that we can go ahead and publish it would be in order.

On MOTION by Mr. Gomez seconded by Ms. Garcia with all in favor the fiscal year 2021 meeting schedule was approved as-presented.

3) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form

Ms. Derryberry: Behind Item #3 is the financial disclosure report for filing. It looks like four out of five Board members have submitted their Form 1's with the Miami-Dade County Supervisor of Elections. Roman, I would encourage you to file yours as soon as possible if you haven't already because there could be some lag time between when we pulled this report and what it is reflecting, but I encourage you to file it as soon as possible if you haven't already.

Mr. Gomez: I did.

Ms. Wald: You can file it online with the Supervisor of Elections.

Mr. Gomez: I did. I heard they are behind on updating that information, though.

Ms. Wald: Do this, do it again and keep a record of it so you can say, hey, I did it twice, here is proof. If you email it, you definitely have proof.

Mr. Gomez: Okay, perfect. I will do that.

Ms. Derryberry: I can say from personal experience in Broward County, I filed three times electronically, then snail mail, and they finally got it by mail. I appreciate the situation you are in.

Mr. Hernandez: You might want to go by their office so you can get them to stamp it. The reason and importance of that matter is because technically you can be fined for not filing your form by the deadline. So, I would recommend you take one of those proactive actions so you will not be fined for that, especially if you already did it.

4) Monthly Lake Service Reports

Ms. Derryberry: The next pages in your agenda package are the monthly service reports. These are provided for your information as previously requested by the Board. These reports are provided by the Master Association. We asked them to provide them to us for your information, but if there are any questions, let me know and I can follow up with them. They are just to let you know that the lakes are being monitored by this lake management company.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Ms. Derryberry: Moving on to the Financial Reports, behind tab 6A, we have the check register, and then behind tab 6B, you will find your balance sheet and income statement. I will take any questions or concerns at this time. If there are none, a motion approving them would be in order.

On MOTION by Mr. Fuquen seconded by Mr. Camino with all in favor the check register and the balance sheet and income statement were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Derryberry: If there is no other business of the Board, a motion to adjourn the meeting would be in order.

On MOTION by Mr. Gomez seconded by Mr. Fuquen with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 24, 2020

Board of Supervisors
Islands at Doral III Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Islands at Doral III Community Development District, City of Doral, Florida (the "District") for the fiscal year ended September 30, 2020. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Islands at Doral III Community Development District for the fiscal year ended September 30, 2020. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2020 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's discussion and analysis
2. Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will also assist in preparing the financial statements, schedules of expenditures of federal awards and state financial assistance, and related notes of the District in conformity with U.S. generally accepted accounting principles and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws,

regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Controls

Our audit will include obtaining an understanding of the District and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants, if applicable. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if Grau & Associates does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

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

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:

GMS-SF, LLC
5385 N NOB HILL ROAD
SUNRISE, FL 33351
TELEPHONE: 954-721-8681

Our fee for these services will not exceed \$4,000 for the September 30, 2020 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Islands at Doral III Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Islands at Doral III Community Development District.

By: 

Title: 

Date: 



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

ISLANDS AT DORAL III
COMMUNITY IMPROVEMENT DISTRICT
Audit Proposals - Fiscal Years 2021, 2022, 2023 2024 and 2025

Ranking Scale	Ability of Personnel	Proposer's Experience	Understanding Scope of Work	Ability to Furnish the Required Services	Price	TOTAL
Maximum Points	20	20	20	20	20	100

FEE

Berger, Toombs, Elam, Gaines & Frank Fort Pierce	\$3,635					
	\$3,725					
	\$3,725					
	\$3,825					
	\$18,735					
Grau & Associates Boca Raton	\$3,300					
	\$3,400					
	\$3,500					
	\$3,600					
	\$17,500					
HLB Gravier Coral Gables	\$5,000					
	\$5,500					
	\$6,000					
	\$6,500					
	\$30,000					

Auditor Selection Evaluation Criteria:

1. Ability of Personnel

20 Points

E.g. geographic locations of firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

2. Proposer's Experience

20 Points

E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.

3. Understanding of Scope of Work

20 Points

Extent to which the proposal demonstrates an understanding of the Districts needs for the services requested.

4. Ability to Furnish the Required Services

20 Points

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. E.g. the existence of any natural disaster plan for business operations.

5. Price

20 Points

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

**ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

J. W. Gaines, CPA, Director

DATE OF PROPOSAL:

March 24, 2021

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

March 24, 2021

Islands at Doral III Community Development District
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Islands at Doral III Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Islands at Doral III Community Development District. We will provide you with top quality, responsive service.

Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants, PL

Islands at Doral III Community Development District
March 24, 2021

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. J. W. Gaines is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Islands at Doral III Community Development District.

Very truly yours,

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 71 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 71 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 38 of the 42 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 32 professional and administrative staff (including 14 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	5
Principals (CPA)	1
Managers (CPA)	1
Senior/Supervisor Accountants (2 CPA's)	3
Staff Accountants (1 CPA)	9
Computer Specialist	1
Paraprofessional	8
Administrative	4
Total – all personnel	32

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Principal – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor-in-charge. A principal has no financial interest in the firm.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Islands at Doral III Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 69 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

ADDITIONAL SERVICES PROVIDED

Arbitrage Rebate Services

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., "rebate") to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer's auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all "Gross Proceeds" (as that term is defined in the Code) of the bond issue, including those requiring analysis due to "transferred proceeds" and/or "commingled funds" circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue's excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 900 community development districts, and over 1,800 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred fifty audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Terracina Community Development
District
Jeff Walker, Special District Services
(561) 630-4922

Gateway Community Development
District
Stephen Bloom, Severn Trent Management
(954) 753-5841

The Reserve Community Development District
Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Port of the Islands Community Development
District
Cal Teague, Premier District Management
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community
Development District

Vizcaya in Kendall
Development District

TSR Community Development
District

Waterset North Community
Development District

Turnbull Creek Community
Development District

Westside Community Development
District

Twin Creeks North Community
Development District

WildBlue Community Development
District

Urban Orlando Community
Development District

Willow Creek Community
Development District

Verano #2 Community
Development District

Willow Hammock Community
Development District

Viera East Community
Development District

Winston Trails Community
Development District

VillaMar Community
Development District

Zephyr Ridge Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

Current or Recent Single Audits.

St. Lucie County, Florida Early Learning Coalition, Inc. Treasure Coast Food Bank, Inc.	Gateway Services Community Development District
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Members of our audit team have acquired extensive experience from performing or participating in over 2,100 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$3,635 for the years ended September 30, 2021 and 2022, \$3,725 for the year ended September 30, 2023, and \$3,825 for the years ended September 30, 2024 and 2025. The fee is contingent upon the financial records and accounting systems of Islands at Doral III Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Avalon Park West Community Development District as of September 30, 2021, 2022, 2023, 2024, and 2025. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

J. W. Gaines, CPA, CITP

Director – 41 years

Education

- ♦ Stetson University, B.B.A. – Accounting

Registrations

- ♦ Certified Public Accountant – State of Florida, State Board of Accountancy
- ♦ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants

Professional Affiliations/Community Service

- ♦ Member of the American and Florida Institutes of Certified Public Accountants
- ♦ Affiliate member Government Finance Officers Association
- ♦ Past President, Vice President-Campaign Chairman, Vice President and Board Member of United Way of St. Lucie County, 1989 - 1994
- ♦ Past President, President Elect, Secretary and Treasurer of the Treasure Coast Chapter of the Florida Institute of Certified Public Accountants, 1988 - 1991
- ♦ Past President of Ft. Pierce Kiwanis Club, 1994 - 95, Member/Board Member since 1982
- ♦ Past President, Vice President and Treasurer of St. Lucie County Chapter of the American Cancer Society, 1980 -1986
- ♦ Member of the St. Lucie County Chamber of Commerce, Member Board of Directors, Treasurer, September 2002 - 2006, Chairman Elect 2007, Chairman 2008, Past Chairman 2009
- ♦ Member Lawnwood Regional Medical Center Board of Trustees, 2000 – Present, Chairman 2013 - Present
- ♦ Member of St. Lucie County Citizens Budget Committee, 2001 – 2002
- ♦ Member of Ft. Pierce Citizens Budget Advisory Committee, 2010 – 2011
- ♦ Member of Ft. Pierce Civil Service Appeals Board, 2013 - Present

Professional Experience

- ♦ Miles Grant Development/Country Club – Stuart, Florida, July 1975 – October 1976
- ♦ State Auditor General's Office – Public Accounts Auditor – November 1976 through September 1979
- ♦ Director - Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for numerous government and nonprofit audits.
- ♦ Over 30 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Gaines has been involved in all phases of the audits listed on the preceding pages.

Commitment to Quality Service

Personnel Qualifications and Experience

J. W. Gaines, CPA, CITP (Continued)

Director

Continuing Professional Education

- ♦ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors over the last two years to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Accounting and Audit Principal – 18 years

Accounting and Audit Manager – 4 years

Staff Accountant – 11 years

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharoos (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)

Accounting and Audit Principal

Continuing Professional Education

- ♦ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

Not-for-Profit Auditing Financial Results and Compliance Requirements

Update: Government Accounting Reporting and Auditing

Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 30 years

Education

- ♦ Stetson University, B.B.A. – Accounting

Registrations

- ♦ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ♦ Member of the American and Florida Institutes of Certified Public Accountants
- ♦ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ♦ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ♦ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ♦ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ♦ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ♦ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ♦ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ♦ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ♦ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ♦ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ♦ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ♦ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Senior Staff Accountant – 10 years

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Paul Daly

Staff Accountant – 9 years

Education

- ♦ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin

Senior Staff Accountant – 7 years

Education

- ♦ Indian River State College, A.A. – Accounting
- ♦ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ♦ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ♦ Mrs. Marlin is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Bryan Snyder

Staff Accountant – 5 years

Education

- ♦ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ♦ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ♦ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ♦ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ♦ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker

Staff Accountant – 4 years

Education

- ♦ Indian River State College, B.S.A. – Accounting

Professional Experience

- ♦ Staff Accountant beginning her professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.

Continuing Professional Education

- ♦ Mrs. Stonebraker participates in numerous continuing education courses and plans on acquiring her CPA.
- ♦ Mrs. Stonebraker is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA

Senior Staff Accountant – 7 years

Education

- ♦ University of Central Florida, B.S. – Accounting
- ♦ Florida Atlantic University, MACC

Professional Experience

- ♦ Accounting graduate with five years experience with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Mr. Herman participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Sean Stanton, CPA

Staff Accountant – 4 years

Education

- ♦ University of South Florida, B.S. – Accounting
- ♦ Florida Atlantic University, M.B.A. – Accounting

Professional Experience

- ♦ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank auditing governmental and non-profit entities.

Continuing Professional Education

- ♦ Mr. Stanton participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Taylor Nuccio

Staff Accountant – 3 years

Education

- ♦ Indian River State College, B.S.A. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Ms. Nuccio participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ♦ Ms. Nuccio is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Kirk Vasser

Staff Accountant – 1 year

Education

- ♦ Indian River State College, B.S.A. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Mr. Vasser participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ♦ Mr. Vasser is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Madison Ballash

Staff Accountant – 1 year

Education

- ◆ Indian River State College, B.S.A. – Accounting (May 2020)

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Ballash participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Ballash is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.



Judson B. Baggett | 6815 Dairy Road
MBA, CPA, CYA, Partner | Zephyrhills, FL 33542
Marci Reutimann | (813) 788-2155
CPA, Partner | (813) 782-8606

Report on the Firm's System of Quality Control

To the Partners
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

October 30, 2019

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

Baggett, Reutimann & Associates, CPAs PA
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA
Equal Opportunity Employer. Minorities and Women Encouraged to Apply. www.baggett-reutimann.com

Member American Institute of Certified Public Accountants (AICPA) and Florida Institute of Certified Public Accountants (FICPA)
National Association of Certified Valuation Analysts (NACVA)

**ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

District Auditing Services for Fiscal Year 2021
Miami-Dade County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than 11:00 am, March 24, 2021, at the offices of District Manager, located at 5385 N Nob Hill Road, Sunrise, FL 33351. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit eight (8) copies of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Islands at Doral III Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District, Islands at Doral III CDD, has the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

Islands at Doral III COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: March 24, 2021
11:00AM

Submitted to:

Islands at Doral III
Community Development District
c/o District Manager
5385 N Nob Hill Road
Sunrise, FL 33351

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

March 24, 2021

Islands at Doral III Community Development District
c/o District Manager
5385 N Nob Hill Road
Sunrise, FL 33351

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2021, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Islands at Doral III Community Development District's (the "District") Request for Proposal (RFP), and we look forward to continuing working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates

A handwritten signature in blue ink, appearing to read 'Antonio J. Grau', is written over a horizontal line.

Antonio J. Grau

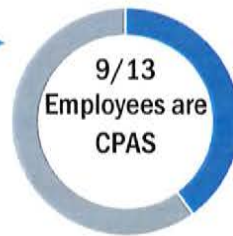
Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



2005

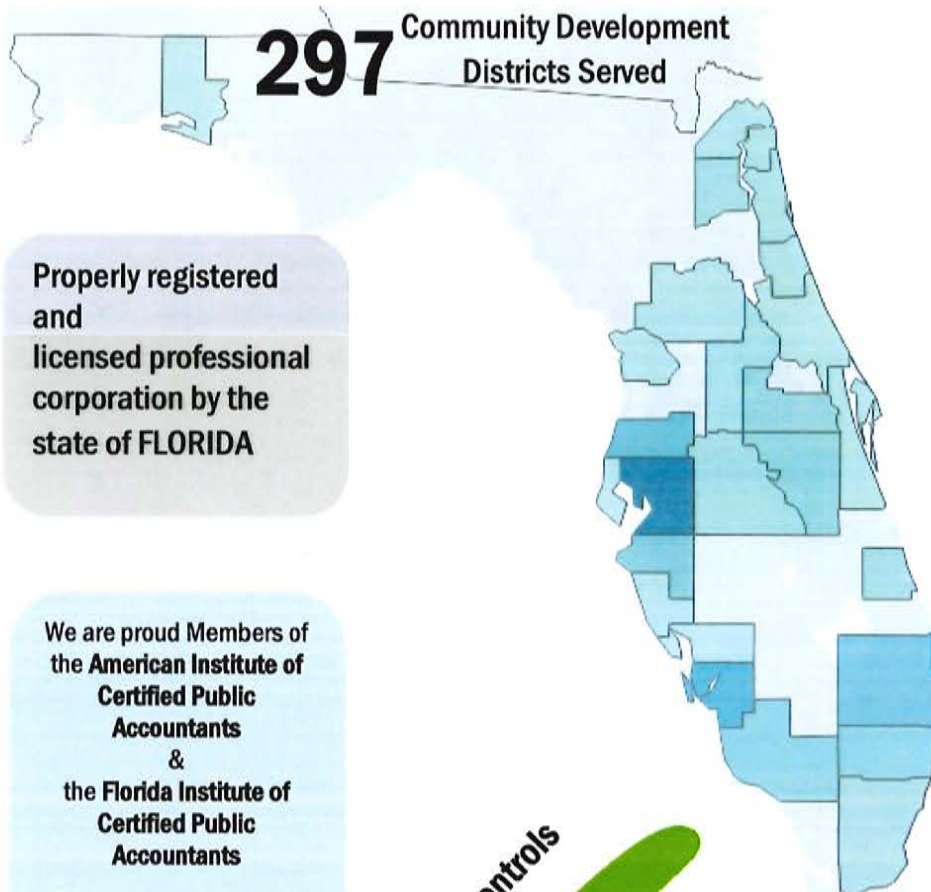
Year founded

Services Provided



AICPA | FICPA | GFOA | FASD | FGFOA

297 Community Development Districts Served



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality

See next page for report and certificate



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

3800 Esplanade Way, Suite 210 | Tallahassee, FL 32311 | 800.342.3197, in Florida | 850.224.2727 | Fax: 850.222.8190 | www.ficpa.org

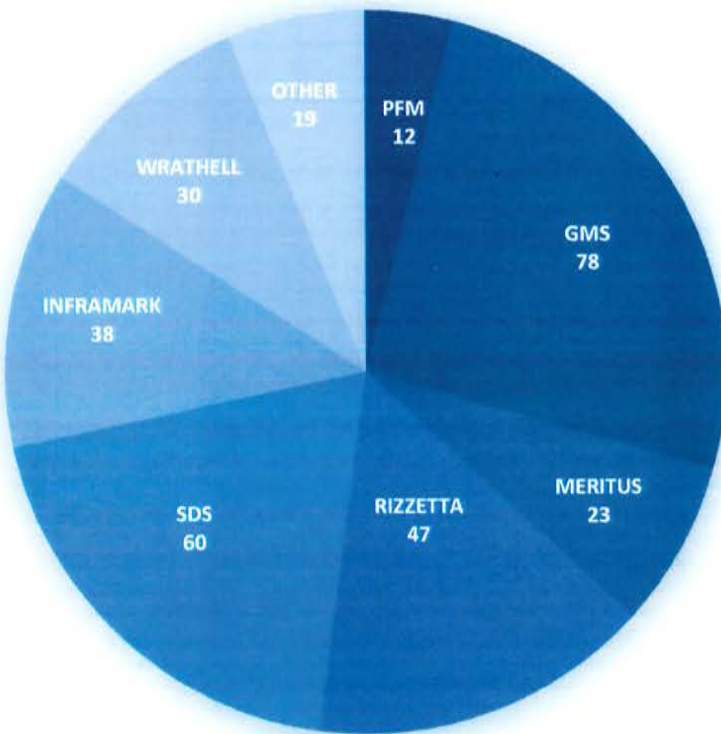


Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing

Audits: 30+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing

Audits: 14+

CPE (last 2 years):

Government

Accounting, Auditing:

47 hours; Accounting,

Auditing and Other:

58 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

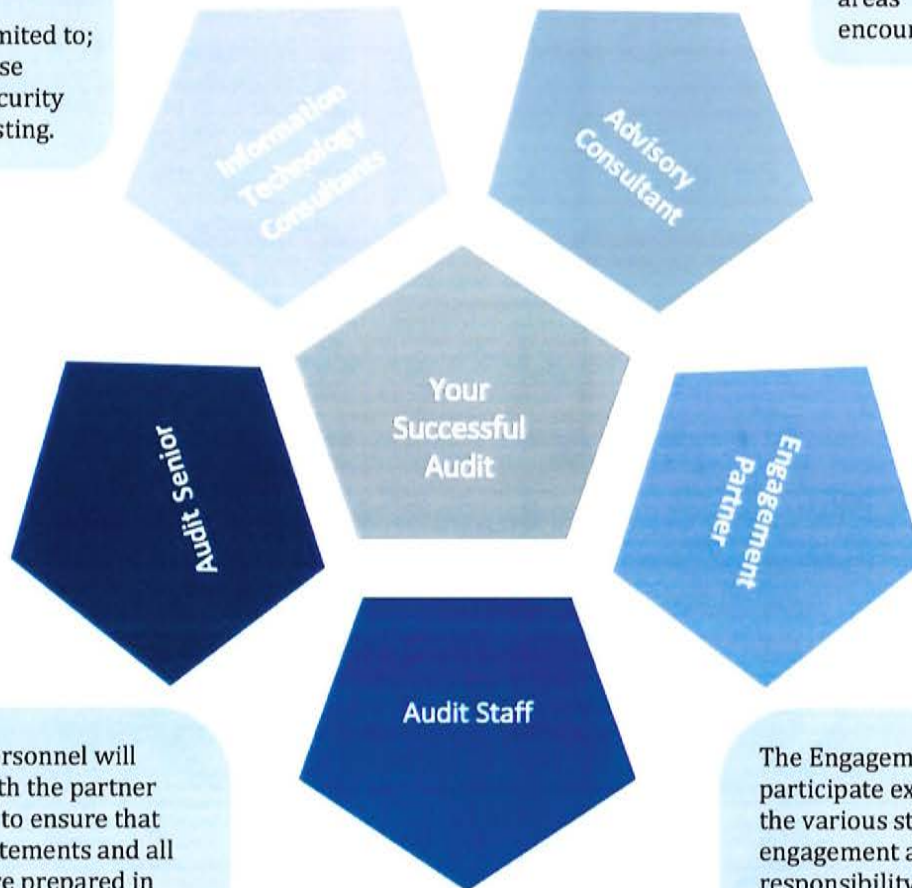
-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
56
80 (includes of 4 hours of Ethics CPE)



Racquel C. McIntosh, CPA

Partner

Contact : rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004)

Master of Accounting

Florida Atlantic University (2003)

Bachelor of Arts:

Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:

Carlton Lakes Community Development District
Golden Lakes Community Development District
Rivercrest Community Development District
South Fork III Community Development District
TPOST Community Development District

Westchase Community Development District
Monterra Community Development District
Palm Coast Park Community Development District
Long Leaf Community Development District
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
Indian Trail Improvement District
Pinellas Park Water Management District
Ranger Drainage District
South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

FICPA State & Local Government Committee
FGFOA Palm Beach Chapter

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	47
Accounting, Auditing and Other	58
Total Hours	105 (includes of 4 hours of Ethics CPE)

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2021-2025 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2021	\$3,300
2022	\$3,400
2023	\$3,500
2024	\$3,600
2025	<u>\$3,700</u>
TOTAL (2021-2025)	<u>\$17,500</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Waste Water Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

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Current
Arbitrage
Calculations

We look forward to providing Islands at Doral III Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**



PROPOSAL FOR
PROFESSIONAL AUDITING SERVICES

Islands at Doral III Community Development District

March 1, 2021

HLB GRAVIER, LLP

396 ALHAMBRA CIRCLE, FLOOR 9

CORAL GABLES, FLORIDA 33134

(305) 446-3022

Jose M. Iglesias, Certified Public Accountant

jiglesias@hlbgravier.com

mlazarus@hlbgravier.com



March 1, 2021

Islands at Doral III Community Development District
Attn: District Manager
5383 N Nob Hill Road
Sunrise, FL 33351

Dear Audit Board Members:

We appreciate the opportunity to respond to your request for external auditing needs. We want to be your auditor, advisor, and business partner. We have assembled a dedicated engagement team that has the experience, the technology, the resources and the credibility that a successful and growing organization is looking for in today's complex environment. Through a staff of highly experienced, specialized professionals, including Certified Public Accountants (CPA), CFE, CGMA and IRS enrolled agents, our firm can provide for the greatest possible range of knowledge and expertise in your unique industry.

We know your business and have a clear understanding of the services requested. The attached proposal describes our understanding of such services and the commitment we have made to ensure that you receive the best service possible.

Please feel free to contact us with any questions about our firm, the services we offer, or to schedule a meeting. We can be reached at (305) 446-3022 or via email at charterschools@hlbgravier.com.

Very truly yours,

Leonardo D. Gravier, CPA
Firm Managing Partner

Jose M. Iglesias, CPA
Engagement Partner

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- A- FIRM LICENSE
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FIRM PROFILE

EXECUTIVE SUMMARY

ABOUT US

One of the oldest and largest local firms in South Florida, HLB Gravier, LLP is staffed and managed by experienced Certified Public Accountants. Our practice has evolved into a worldwide consulting leader with more than 50 employees and is the South Florida member office of HLB International, one of the top 12th largest accounting firm organizations in the world with over 2,210 member partners in over 660 offices worldwide. Our professional staff includes: Six partners, two directors, five managers, fifteen senior accountants, and over forty professionals. All staff members are full time employees of HLB Gravier, LLP. Our office is located at: 396 Alhambra Circle, Floor 9, Coral Gables, FL 33134.

At HLB Gravier, LLP, we view each Audit as an ongoing, collaborative process. We listen to our clients and then we design our services to meet their needs.

To help our clients run efficiently and accurately, we also provide a full range of services including Financial Statement Assurance services, Strategic International Tax Planning, Federal/State Tax Compliance, IRS examination defense, and Industry specific consulting.

When you choose HLB Gravier, LLP, you get more than a CPA firm built around quality and integrity; you get our commitment to your long-term needs.

HLB Gravier, LLP has performed thousands of audits in accordance with *Government Auditing Standards*. These audits are often subject to desk reviews and/or field reviews by various State, Federal and industry organizations such as, State of Florida Auditor General, and American Institute of Certified Public Accountants Ethics Division.

Firm Partners and Directors

Founded in 1978 by Leonardo Gravier, the firm is currently owner-managed by six partners and directors all formerly with South Florida offices of Big Four firms. The firm's partners and directors are listed below:

Leonardo D. Gravier
Alejandro D. Gravier
Carmen Llano-Gomez
Jose M. Iglesias
Regino Rodriguez
Nelson Pastor
Juliana Delmas

Current Nonprofit and Governmental Practice

HLB Gravier, LLP's current nonprofit and government practice includes over one hundred (100) entities that receive funding from multiple sources including Federal and State grants, local (County) grants, private foundation grants, program fees and fundraising. The annual operating budgets of our clients range from under one million dollars to over five hundred million dollars (\$500,000,000).

We have extensive experience and have performed thousands of audits in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and the provision of Office Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), *Audits of States, Local Government and Non-Profit Organizations*, as well as, audits in accordance with the provisions of the Rules of Florida Auditor General, Section 218.39 FINANCIAL MATTERS PERTAINING TO POLITICAL SUBDIVISIONS.

Specifically, our non-profit clients receive funding from multiple sources including Federal, State and Local Governments and require reporting under *Governmental Accounting Standards* (GASB). We have assembled a specialized Governmental audit team. Our firm has been able to successfully coordinate and execute these assignments under very strict Government mandated deadlines. Our largest assignment, which covers operations in multiple locations, including other States, requires over 5,000 hours, substantially within a two-month period. This specific engagement, and others like it, provides us with the experience and confidence to manage the audit of Islands at Doral III Community Development District in a timely and efficient manner.

We have provided references in the Client and References Section of this proposal.

Specialty and Value Added Services

When engaging HLB Gravier, LLP, you will have access to all resources of our firm, its strategic partners and our affiliated member offices throughout the United States and Worldwide. These resources include access to our specialists which includes Certified Public Accountants, (CPA), Chartered Global Management Accountant (CGMA) Certified Internal Control Auditors (CICA), Certified Fraud Examiner (CFE), Certified Information Systems Auditor (CISA), and Attorney's.

Resources also include publications, specialized training seminars and materials. For example, we conduct web-based training seminars on specialized topics like nonprofit and governmental accounting and auditing issues. In addition, we organize local and regional seminars at least annually which cover various specialized topics related to nonprofits and governmental entities. These seminars are always offered to our clients at no charge.

FIRM LEGAL STATUS AND STANDING WITH AICPA, FICPA AND PCAOB

HLB Gravier, LLP is a full-service CPA firm organized under the laws and regulations of the State of Florida as a limited liability partnership, Florida registration number LLP060003527. HLB Gravier, LLP is registered and licensed as an accountancy firm with the State of Florida, Department of Professional Regulation (License number AD64844 in good standing), the Commonwealth of Puerto Rico (License #236), the State of Georgia (License #ACF005821), State of New York (License #120161), State of New Jersey (License #20CZ00035800) State of Colorado (License #FRM.5000459) and the State of Nevada (License # PART-0873). Each partner is licensed as a Certified Public Accountant in the State of Florida.

The Additional Information appendix includes copies of all corporate filings, licenses and insurance.

All the partners of HLB Gravier, LLP have been long time members of the American Institute of Certified Public Accountants (AICPA) in good standing.

All the partners of HLB Gravier, LLP have been long time members of the Florida Institute of Certified Public Accountants (FICPA) in good standing.

HLB Gravier, LLP is registered with the Public Company Accounting Oversight Board (PCAOB) in good standing.

HLB Gravier, LLP nor any of its partners have ever been subject to any disciplinary action.

INDEPENDENCE

In all matters relating to audit work, HLB Gravier, LLP and the individual auditors, must be free from personal, external, and organizational impairments to independence, and must avoid the appearance of such impairments of independence. Our firm follows all independence requirements as adopted by the American Institute of Certified Public Accountants, the U.S General Accounting Office and the Securities and Exchange Commission (SEC).

We must maintain independence so that our opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by objective third parties with knowledge of the relevant information.

When evaluating whether independence impairments exist either in fact or appearance with respect to entities for which the firm performs audit services, we take into account the three classes of impairment to independence: personal, external, and organizational.

If one or more of these impairments affects or can be perceived to affect independence, it is our policy not to accept the engagement or to decline to perform the work.

A personal impairment would result from relationships or beliefs that might cause the auditors to limit the extent of the inquiry, limit disclosure, or weaken or slant audit findings in any way. Examples of personal impairments include: immediate family members which are officers or in a position to exert direct and significant influence over the entity, a direct financial interest in the entity, responsibility for managing the entity, decision making, maintaining accounting records, or custody of assets.

INDEPENDENCE (Continued)

As part of our quality control procedures, HLB Gravier, LLP has established policies and procedures to identify, communicate, and monitor compliance with these requirements. For example, all partners and employees are required to complete an independence questionnaire for each attest client before acceptance of an engagement.

External impairments to independence would occur when auditors are deterred from acting objectively and exercising professional skepticism by pressures, actual or perceived, from management and employees of the audited entity or oversight organizations. Examples include: external interference limiting or modifying the scope of an audit, interference at the selection or application of audit procedures or selection of transactions, imposing unreasonable restrictions on the time allowed to complete the audit, and imposing a restriction on the access to records or individuals needed to conduct the audit.

HLB Gravier, LLP has established procedures and guidelines for identifying any potential external impairment and on how respond and resolve them. In the situation that an external impairment has been identified and cannot be resolved, the firm may decide to withdraw from the engagement.

Impairments to organizational independence result when the audit function is organizationally located within the reporting lines of the areas under audit or when the auditor is assigned or takes on responsibilities that affect operations of the area under audit. We have determined that HLB Gravier, LLP is independent as we are not part of or under the control of Islands at Doral III Community Development District, the School Board, The Department of Education and any other interested party.

Independence rules also restrict the types of additional professional services that auditing firms may perform. HLB Gravier, LLP evaluates all new non-attest services provided to its audit clients to determine whether such service would create an impairment in independence either fact or appearance with respect to such client.

Two overarching principles apply to auditor independence when assessing the impact of performing a non-audit service for an audit client: (1) audit firms cannot provide a service that involves performing management functions or making management decisions and (2) audit firms must not audit their own work or provide non-audit services that are significant or material to the subject matter of the audit.

HLB Gravier, LLP can only provide non-audit services to audit clients if they do not impair the independence with respect to such client. For example, our firm can provide technical advice based on our knowledge and expertise, as long as our advice does not result in our firm making management decisions or performing management function.

As part of this proposal, you have requested assistance in the preparation of the annual tax filings. We have determined that this service will not impair our independence, as all the information contained in the tax filings will be provided by you and management will take responsibility for the filings. If any additional non-audit service is required by you in the future, we will assess and determine whether our independence could be impaired before accepting this new engagement.

Further, you agree to oversee the non-audit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Statement of Independence

Pursuant to the standards promulgated by the AICPA, the Securities and Exchange Commission (SEC) and the U.S General Accounting Office, the nature of this prospective engagement presents no conflict of interest concern.

Audit Team

Jose M. Iglesias, CPA

Regino Rodriguez, CPA

Nelson Pastor, CPA

Juliana Delmas, CPA

Angelo Rolle, CPA

Nelson Gaud, CPA

Ivelys Ayala, CPA

Ania Ojeda, CPA

Alain Iglesias, CPA

Giselle Sanchez

Emilio Marrufo

Karol Velasquez

Diego Michaels

Miguel Santana

Jose Calonge

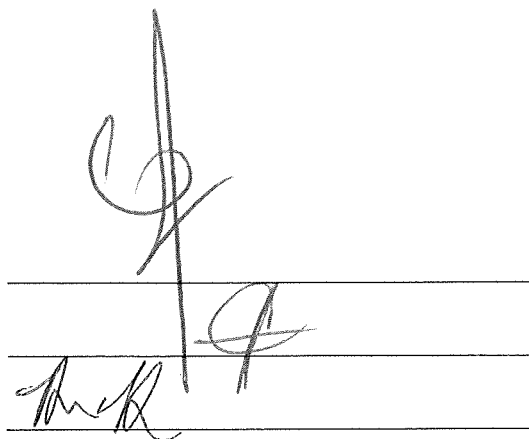
A series of horizontal lines with handwritten signatures written over them. The signatures are: 1. Jose M. Iglesias, CPA (a large, stylized signature), 2. Regino Rodriguez, CPA (a signature that appears to be 'Regino Rodriguez'), 3. Nelson Pastor, CPA (a signature that appears to be 'Nelson Pastor'), 4. Juliana Delmas, CPA (a signature that appears to be 'Juliana Delmas'), 5. Angelo Rolle, CPA (a signature that appears to be 'Angelo Rolle'), 6. Nelson Gaud, CPA (a signature that appears to be 'Nelson Gaud'), 7. Ivelys Ayala, CPA (a signature that appears to be 'Ivelys Ayala'), 8. Ania Ojeda, CPA (a signature that appears to be 'Ania Ojeda'), 9. Alain Iglesias, CPA (a signature that appears to be 'Alain Iglesias'), 10. Giselle Sanchez (a signature that appears to be 'Giselle Sanchez'), 11. Emilio Marrufo (a signature that appears to be 'Emilio Marrufo'), 12. Karol Velasquez (a signature that appears to be 'Karol Velasquez'), 13. Diego Michaels (a signature that appears to be 'Diego Michaels'), 14. Miguel Santana (a signature that appears to be 'Miguel Santana'), 15. Jose Calonge (a signature that appears to be 'Jose Calonge').

Tax Team

Leonardo D. Gravier, CPA

Carmen Llano-Gomez, CPA

Richard Gomez, CPA

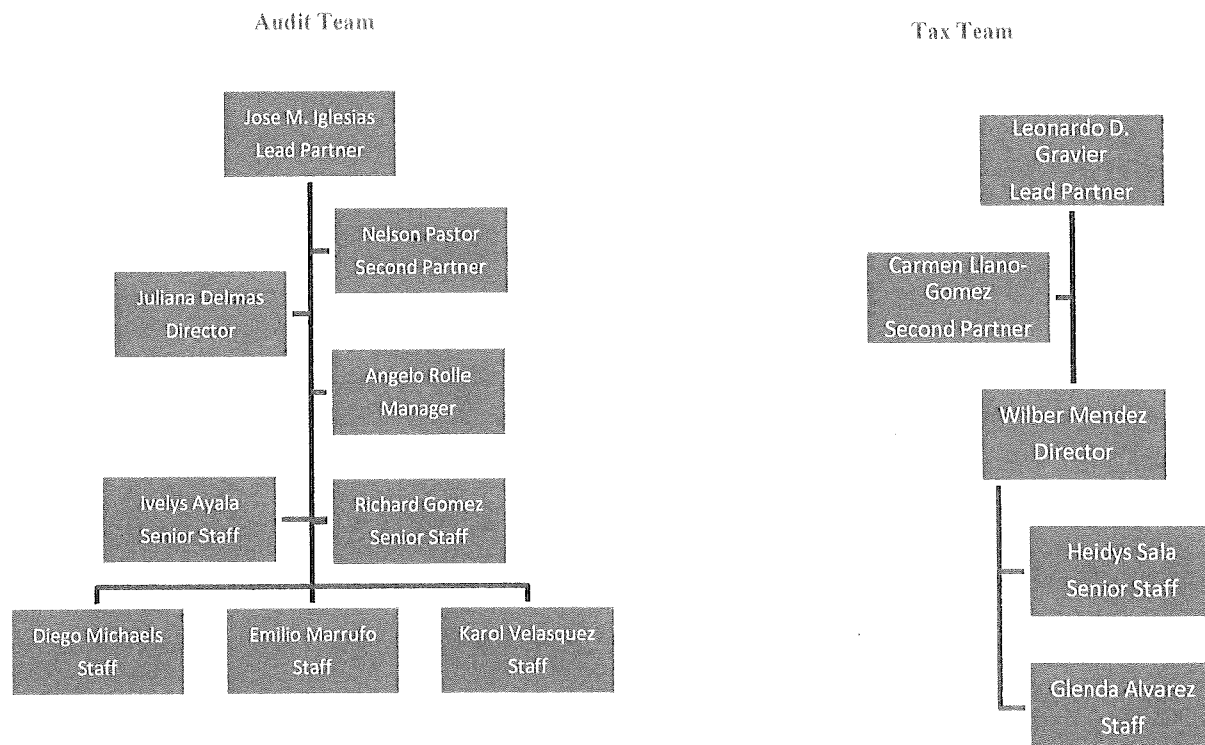


Handwritten signatures of the Tax Team members over three horizontal lines. The first line contains a signature that appears to be 'LD' for Leonardo D. Gravier. The second line contains a signature that appears to be 'CL' for Carmen Llano-Gomez. The third line contains a signature that appears to be 'RG' for Richard Gomez.

ENGAGEMENT TEAM

TEAM LEADER

HLB Gravier, LLP believes that experience is the primary ingredient for a successful external audit team. For this reason, our approach to staffing an external audit team is to assign the individuals that have experience, not only as auditors but in industry practice. This allows the team to perform with the greatest degree of expertise to properly identify risks, prioritize, use judgment, and interact with client staff. The individuals designated as the engagement team have all previously been auditors of Charter Schools and other educational institutions. Our dedicated audit team has a diverse educational background including these Universities: University of Miami, Boston University, Florida International University, Nova Southeastern University, FSU, University of Puerto Rico, Barry University and University of Central Florida. The following summarizes the engagement team:



ENGAGEMENT TEAM (Continued)

JOSE M. IGLESIAS, CPA, as lead engagement partner, Mr. Iglesias will be responsible for the overall coordination, supervision and management of the engagement. With over twelve (20) years of experience, Mr. Iglesias has audited numerous entities and organizations under *Government Auditing Standards*, issued by the Comptroller General of the United States and Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), *Audits of States, Local Governments, and Non-Profit Organizations*. The following is a sample of governmental and non-profit clients served:

- Doral Academy Charter Schools (Since 2000)
- Mater Academy Charter Schools (Since 2000)
- Pinecrest Academy Charter Schools (Since 2000)
- Miami Children's Museum Charter School
- Brooks Academy of Science & Engineering, San Antonio, TX
- City of Belle Isle
- Ivy Preparatory Academy – Atlanta, GA
- International Studies Charter Schools
- Beaux Arts of Lowe Museum – University of Miami
- Carlos Albizu University Foundation
- Somerset Jefferson County
- Salvadoran American Humanitarian Foundation
- American Children's Orchestras for Peace
- Public Health Trust
- Trade Mission Center of the Americas (Jay Malina International Trade Consortium)
- Miami Dade Expressway Authority
- Epilepsy Foundation of Florida
- Open Door Health Center
- Sports Leadership and Management Academy (SLAM)

Other Industries Served:

- Automobile Dealerships
- Food & Beverage
- Hospitality
- Entertainment
- SEC Registered Broker-Dealers
- Broadcasting
- Real Estate
- Financial Institutions

Mr. Iglesias is a Certified Public Accountant (CPA) and Chartered Global Management Accountant (CGMA) in the State of Florida, Texas, New Jersey and the Commonwealth of Puerto Rico. He is also a member of the American Institute of Certified Public Accountants (AICPA) and the Florida Institute of Certified Public Accountants (FICPA). Mr. Iglesias received his Bachelor of Science in Business Administration from Boston University and his Master in Science of Taxation from Florida International University.

He has lectured in numerous business meetings, including the most recent Florida Department of Education Charter School Training regional conference in Orlando, and used his expertise in charter schools while serving as the Treasurer of Aspira of Florida, Inc. Aspira of Florida operated three charter schools in Miami-Dade County until 2019. Mr. Iglesias assisted them on a volunteer basis, while implementing the requirements of GASB 34 and provided them with recommendations on structuring its accounting department and improving its internal controls. Also has been a guest speaker at the HLB International Conference and FDOE Trainings.

LEONARDO D. GRAVIER, CPA is the Managing Partner for HLB Gravier LLP in Miami, Florida. Mr. Gravier has been in practice since 1985 and is the partner in charge of the International Tax Group. Mr. Gravier was formerly a Senior Manager with an International Big Four Certified Public Accounting firm in Miami. Mr. Gravier currently lectures on International Tax issues relating to Entity Structures and Formations, Corporate Mergers and Acquisitions and Tax Treaty benefit analysis. Mr. Gravier is active in Industries related to Mergers and Acquisitions, Food & Beverage/ Agriculture, Real Estate Developments, Sports and Entertainment and Automobile Dealership. A frequent lecturer in various countries in Central and South America, Mr. Gravier additionally lectures at the University of Pennsylvania Wharton School of Business, University of Miami School of Business, the Florida Institute of CPA's and the American Institute of CPA's.

Mr. Gravier earned his Masters of Professional Accounting, Bachelors of Business Administration in Accounting and a Bachelors of Arts in Political Science from The University of Miami. Mr. Gravier is a licensed Certified Public Accountant in the states of Florida, New York and Colorado. He is fluent in English, Spanish and French.

Mr. Gravier is currently an Adjunct Professor at the University of Miami and teaches International Tax and Partnership Tax in the Graduate School of Business. He is also a Board member of the University of Miami Accounting Advisory Council.

Articles, publications and lectures include the following:

- Endeavor Entrepreneur Summit, Guest Speaker, Silicon Valley
- University of Pennsylvania, MBA International Program, Guest Speaker
- Guest Speaker, "HLB International Tax Roundtable " Mergers and Acquisitions on Real Estate Development in the Americas, São Paulo, Brazil
- Moderator, "Strategies for Trade and Investment in the Americas" – World Trade Institute, Washington DC
- Author, Latin American Investments in the USA-Trends and Industries-United States Department of Commerce, Washington DC
- Publication, FIRPTA Rules and Regulations, Tax Maze for Foreign Investments in the USA, Poder Magazine
- Presenter, "Doing Business with the United States," FTA Financial Sector Conference, Bogotá, Colombia
- University of Miami- Florida Institute of Certified Public Accountants, Accounting Conference, "Current Accounting and Tax Trends in Latin America
- Advisory Board of the Institute of Global International Effectiveness at the Kelly School of Management, Indiana University
- Board Member of Baptist Health South Florida Network
- Advisory Board of the Sequoia Foundation for the Arts, New York City, New York
- Director, Fundacion Mi Sangre, Juanes Foundation

Mr. Gravier also has two endowment foundations set up at University of Miami and University of Pennsylvania, to help provide minority students with scholarships.

Mr. Gravier earned his Masters of Professional Accounting, Bachelors of Business Administration in Accounting and a Bachelors of Arts in Political Science from The University of Miami. He is fluent in English, Spanish and French.

CARMEN LLANO-GOMEZ, CPA, as engagement tax-partner, Carmen will be responsible for the planning and coordination of all tax related matters. Ms. Llano-Gomez began her career with an International Big Four CPA firm in Miami and has been in practice since 1997. She is a partner in the firm's Accounting and Tax Group. She represents clients in a range of industries including manufacturing, wholesale distribution, retailing, real estate, construction, television and media, not-for-profit, sports and entertainment and broker-dealers. As guest speaker, she has lectured in numerous business meetings and educational seminars. The following is a representative list of non-profit clients served by Ms. Llano-Gomez during her career:

- Sequoia Foundation
- Mi Sangre Foundation
- The Imagine Foundation
- Beaux Arts of Lowe Museum – University of Miami
- Gary Nader Art Gallery
- Mater Academy Charter Schools (Since 1998)
- Doral Academy Charter Schools (Since 1998)
- Pinecrest Academy Charter Schools (Since 1998)
- Miami Children Museum Charter School
- Theodore R. and Thelma A. Gibson Charter School
- The National Ben Gamla Charter School Foundation
- City of Miami Beach
- City of Sunrise

Ms. Carmen Llano-Gomez has been a board member for the past 5 years of Equip-a-Student, Inc., a non-profit dedicated to providing students with basic school supplies. Ms. Llano-Gomez received her Bachelor of Business Administration and Master in Science of Accounting from Florida International University.

NELSON PASTOR, CPA will be the engagement co-partner and will be responsible for supervising and executing the external audit plan on a day-to-day basis. Mr. Pastor has extensive experience conducting audits in accordance with standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Mr. Pastor is also our Sarbanes Oxley compliance specialist. He has implemented those requirements for many of our clients. Mr. Pastor's governmental, non-profit and charter school audit experience includes the following representative list of clients served during his career:

NELSON PASTOR, CPA (Continued)

- Brooks Academy of Science & Engineering
- Doral Academy Charter Schools
- Mater Academy Charter Schools
- Pinecrest Academy Charter Schools
- Somerset Academy Charter Schools
- Ben Gamla Charter Schools

Other Industries Served:

- Automobile Dealerships
- Food & Beverage
- Hospitality
- SEC Registered Broker-Dealers
- Real Estate
- Financial Institutions

Mr. Pastor received his Bachelor of Accounting from University of Miami in 2001, and masters degree from Florida International University in 2012. He began his career in audit in January 2002 with HLB Gravier, LLP. Mr. Pastor is a Certified Public Accountant (CPA) and is a member of the Florida Institute of Certified Public Accountants (FICPA) and the American Institute of Certified Public Accountants (AICPA).

JULIANA DELMAS, CPA, Director is a director with the firm. She will be the responsible for financial statement preparation and ensuring that final reports are in compliance with Governmental Auditing Standards. As engagement manager she will also be responsible for developing the audit plan for field staff to execute and supervising field staff on a day-to-day basis. Ms. Delmas has experience conducting audits in accordance with standards for financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Ms. Delmas' governmental, non-profit and charter school audit experience includes the following representative list of clients served during her career:

Experience has included involvement with the following organizations.

- Doral College
- Doral Academy Charter Schools
- Mater Brighton Lakes Academy
- Mater Academy Charter Schools
- Pinecrest Academy Charter Schools
- Salvadoran American Humanitarian Foundation, Inc.
- Somerset Academy Charter Schools

JULIANA DELMAS, CPA (Continued)

Ms. Delmas also has extensive experience in the financial services industry. She assists in providing broker dealer clients with financial statement audit, regulatory reporting, and tax services. Bank industry experience includes outsourced internal audit and compliance services. Engagements have involved all areas of operations, compliance, and regulatory reporting with emphasis on Bank Secrecy Act (BSA), FINRA, and SEC requirements. Ms. Delmas also has experience in the following industries: real estate, homeowners associations, and employee benefit plans.

Ms. Delmas received her Bachelor of Accounting from Florida International University in 2004 and completed her Master of Science of Accounting from Nova Southeastern University in 2008. Prior to beginning her career in public accounting with HLB Gravier in January 2005, Ms. Delmas worked in retail banking and is uniquely cognizant of client service expectations from her experience there. Ms. Delmas is a Certified Public Accountant (CPA), is a member of the Florida Institute of Certified Public Accountants (FICPA) and the American Institute of Certified Public Accountants (AICPA).

ANGELO ROLLE, CPA, is an audit manager with the firm. He is responsible for ensuring audit procedures are performed in accordance with the developed audit plan, and that those procedures are properly supported and documented. As engagement manager, he will also be responsible for providing daily supervision and guidance to field staff. Mr. Rolle has experience conducting audits in accordance with standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Mr. Rolle's governmental and non-profit audit experience includes the following representative list of clients served during his career:

- Franklin Academy
- Mater Brighton Lakes Academy
- Odyssey Charter School – Palm Bay, FL
- Rise Academy School of Science and Technology
- Rising Leaders Academy, Inc.
- University Academy, Inc.

Other Industries Served:

- Automobile Dealerships
- Food & Beverage
- Hospitality
- SEC Registered Broker-Dealers
- Real Estate
- Financial Institutions

Mr. Rolle received his Bachelor in Business Administration and Accounting from Florida Memorial University and his MBA with a concentration in Finance from Barry University. Prior to beginning his career in public accounting with HLB Gravier in July 2012, Mr. Rolle was a credit analyst in a community bank. Mr. Rolle is a Certified Public Accountant (CPA), is a member of

the Florida Institute of Certified Public Accountants (FICPA) and the American Institute of Certified Public Accountants (AICPA)

PROFESSIONAL DEVELOPMENT

In accordance with *Government Auditing Standards*, each member of our firm performing work under GAGAS, including planning, directing, performing fieldwork, or reporting on an audit or attestation engagement under GAGAS, is required to maintain at least 24 hours of continuing professional education (CPE) that directly relates to government auditing and at least an additional 56 hours of CPE, for a total of 80 hours in every two-year period. In order to simplify administration of the CPE requirements, our firm has established a standard two year period for all our auditors on a rolling-year basis. All personnel who will be assigned to the audit engagement receive on average at least five days of continuing professional education per year. In the last two years, members that will be assigned to the audit engagement have received approximately four days specialized in non-profit and governmental accounting and auditing. As part of our firm's quality control procedures to help ensure that all required personnel meet these requirements, the firm provides auditors with the opportunity to attend CPE programs and requires documentation of the CPE hours completed by each auditor. Our firm subscribes to multiple CPE providers like CCH, Thomson Reuters, Becker and Surgent.

HLB Gravier, LLP. is also accredited with a NASBA Sponsor number that allows us to provide in house training seminars and issue CPE hours. The firm both sponsors and attends conferences for both HLB North America and HLB Latin America to continue with firm wide development of all staff.

HLB International is also a proud member of the Forum of Firms. The Forum of Firms is an association of 27 international networks of accounting firms performing audits of financial statements used across borders. The objective of the Forum of Firms (Forum) is to promote consistent and high quality standards of financial reporting and auditing practices worldwide. The Forum brings together firms that perform transnational audits and involves them more closely with the activities of the International Federation of Accountants (IFAC) in audit and other assurance-related areas.

SCHEDULE OF CPE HOURS FOR TEAM MEMBERS

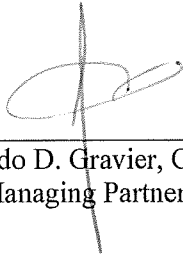
Team Members	Government, NFP Hours and Audit	Other	Total
Jose M. Iglesias	91	27	118
Regino Rodriguez	64	38	102
Nelson Pastor	51	50	101
Juliana Delmas	65	44	109
Angelo Rolle	71.5	42.4	113.9
Nelson Gaud	56.5	16	72.5
Ania Ojeda	53	57	110
Richard Gomez	89.5	15	104.5
Ivelys Ayala	37.5	76.5	114
Alain Iglesias	41	8	49
Jose Calonge	50	4	54
Giselle Sanchez	13	0	13
Diego Michaels	20	0	20
Karol Velasquez	17.5	0	17.5
Emilio Marrufo	50	0	50
Miguel Santana	40	0	40

EXTERNAL REVIEWS AND DISCIPLINARY ACTIONS

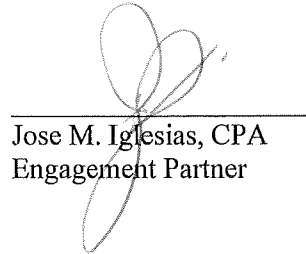
HLB Gravier, LLP has performed thousands of audits in accordance with *Government Auditing Standards*. These audits are often subject to desk reviews and/or field reviews by various State, Federal and industry organizations including State of Florida Auditor General, Local County Office of Management and Compliance Audits, and the Florida and American Institute of Certified Public Accountants.

HLB Gravier, LLP nor any of its partners have ever been subject to any disciplinary action as a result of these reviews.

We have also reviewed your insurance requirements and have determined that our current policies meet those requirements. HLB Gravier, LLP carries professional liability insurance underwritten by Continental Casualty Company with a level of professional liability coverage of \$ 5,000,000. Please see attachments.



Leonardo D. Gravier, CPA
Firm Managing Partner



Jose M. Iglesias, CPA
Engagement Partner

AUDIT ENGAGEMENTS PERFORMED

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(954) 317- 1367

MONITORING AND COMMUNICATION

HLB Gravier, LLP understands that maintaining open lines of communication with management and the audit committee is critical in ensuring that the audit is performed efficiently and effectively. Because of this, HLB Gravier, LLP has developed a process that will continuously update and provide engagement supervisory personnel, including the lead partner information regarding the status of field work, preliminary findings including potential adjusting entries and management letter comments.

This process involves having supervisory personnel on-site at all times during field work. These persons are the engagement senior and/or manager. A detailed process for developing audit findings and adjustments has been developed to ensure that such are timely communicated to supervisory personnel and adequately evaluated.

The process is further detailed in the section covering the management letter. On a weekly basis during field work, all staff assigned to the engagement will provide their hours and status of each individual area to their supervisor. This information will be evaluated by the senior and reviewed by the engagement manager. The results are then communicated to the engagement partner who will determine whether an adjustment to staffing, timing or approach is necessary.

MANAGEMENT LETTER

All Government audits, pursuant to Section 218.39 (4), Florida Statutes and Rule 10.550 of the Florida Auditor General, require a management letter to be prepared and included as part of each financial audit report.

A management letter shall include:

1. A statement we conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.
2. A statement that we have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards.
3. Section 10.557(3)(b), (c), (d), or (e). Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.
4. Section 10.553 Rules of the Auditor General, requires the name or official title and legal authority for the primary government and each component unit of the reporting entity.
5. For counties as a whole, municipalities, and special districts: Sections 10.558(1), Rules of the Auditor General, requires that we report the results of our determination as to whether or not the entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met.
6. A statement that we applied financial condition assessment procedures for the entity. Pursuant to Sections 10.556(8) Rules of the Auditor General. If a deteriorating financial condition(s) is noted, a statement that the entity's financial condition is deteriorating and a description of conditions causing the auditor to make this conclusion. If the auditor reported that the entity met one or more of the conditions specified in Section 218.503(1), Florida Statutes (see Rule 10.554(1)(i)5.a. above), this statement shall indicate whether such condition(s) resulted from a deteriorating financial condition(s). Findings regarding deteriorating financial conditions shall be prepared in accordance with Rule 10.557(4)(b).
7. If appropriate, a statement indicating the failure of a special district that is a component unit of a county, municipality or special district, to provide the financial information necessary to a proper reporting of the component unit within the audited financial statements of the county, municipality, or special district. (See Section 218.39(3)(b), Florida Statutes.)
8. Section 10.854(1)(e)3., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management
9. Deficiencies in internal control over major State projects that are determined to be significant deficiencies. Significant deficiencies may include reportable conditions in internal controls that are referred to in Section 215.97(8)(i), Florida Statutes. The auditor's determination of whether a deficiency in internal control is a significant deficiency is in relation to a type of compliance requirement for a major State project or an audit objective identified in the compliance supplement.

Audit Findings and Reporting

HLB Gravier, LLP has developed a comprehensive audit manual covering all areas of the audit function including the flowchart of an audit, work paper standards, audit findings and audit sampling. The following summarizes our procedures and techniques used to develop information for the management letter:

Development of Audit Findings

I. Definition:

A written or oral explanation of errors, weaknesses, deficiencies, adverse conditions, which are disclosed during an audit, pursuant to Section 218.39(4), Florida Statutes.

II. Principles for Developing a Finding:

The strength or weakness of every audit finding and the corrective actions elicited and carried out will depend on how well the district's auditor develops and presents such evidence of criteria, cause and effect. The development of adequate information concerning criteria, cause, and effect is very important in helping the auditor arrive at logical conclusions about the conditions you report on and meaningful, specific recommendations for corrective action.

- a. Work papers should contain the facts presented in the finding. Every finding should be supported by work paper(s).
- b. Do not generalize and provide specific examples to explain how it weakens the control or why it doesn't provide adequate control.
- c. Whenever possible, combine similar or related findings into one significant finding. Doing this enables the auditor to better develop and show basic management weaknesses (causes) and more significant actual or potential adverse effects.

B. Attributes of a Finding

I. Condition:

The condition is the problem or finding itself. The condition answers the questions of what is defective, deficient or erroneous as well as the spread of the problem and the evidence to support the occurrence.

II. Criteria:

Criteria are standards against which you are measuring the questionable condition or performance. Published criteria may be quoted, summarized, paraphrased, depending on the length, relevance, and clarity. Some of the examples of Criteria are: laws, regulations, instructions, manuals, managerial expertise, and common sense.

III. Cause:

The cause is the underlying reason why the questionable performance or condition occurred as well as the reason for the deficiency and non-compliance. It is necessary to exert a reasonable amount of effort to get close to the real cause of the problem as possible, or at least to one of more causes which will put the finding in perspective and lead to a sensible, specific recommendation for

corrective action. Some examples of cause are: lack of training, lack of communication, lack of resources, negligence, or carelessness.

IV. Effect:

The effect of a finding is the actual or potential adverse result of the condition cited, stated in dollar or other terms, which may not be as readily measurable. Some examples of effect are: inefficient use of resources, loss of potential income, violations of laws and regulations, and improper use of funds.

V. Recommendation:

Obtain enough information to form a sound basis for making recommendations. This means knowing enough about the causes of the problems to enable the auditor to suggest specific, meaningful actions. The findings may be resolved during the audit by management's action and, therefore, may not require an audit recommendation, in these cases, include condition and resolution only.

CONCLUSION

Trivial findings and inconsequential matters do not require reporting and can be communicated verbally to management for correction in the future. All other significant findings should be documented in the audit work papers and included in the management letter pursuant to Section 218.39, Florida Statutes and Rule 10.557(3)(b) of the Florida Auditor General.

An exit meeting is held with management to discuss any audit findings and recommendations and to obtain, where possible, resolution of the findings. The conference should be held as soon as possible after the completion of the audit work. Any finding included in the management letter must include a management's response which we will also discuss at this meeting.

We believe that proper planning and timing of the audit engagement is key to minimize the amount management letter findings reported. We recommend beginning the compliance tests during interim (before the end of the fiscal year) to timely identify any significant audit matters or potential audit findings. This will serve as a "pre-audit" stage that will allow management to correct any findings and improve its internal controls before the end of the fiscal year. To assist in this process we will distribute a "pre-audit" compliance checklist and suggested controls that should be implemented before the commencement of the audit.

AUDIT APPROACH, ENGAGEMENT SCOPE AND REQUIREMENTS

ENGAGEMENT SCOPE AND REQUIREMENTS

We are making a positive commitment to audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units and remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements, of Islands at Doral III Community Development District. as of and for the year ended September 30, 2021. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Islands at Doral III Community Development District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Islands at Doral III Community Development District RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

Management's Discussion and Analysis.
Budgetary Comparison Schedules

We have also been engaged to report on supplementary information other than RSI that accompanies Islands at Doral III Community Development District's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole, in a separate written report accompanying our auditor's report on the financial statements.

Schedule of expenditures of federal awards.

Audit Objectives

The objectives of our audit are to obtain reasonable assurance about whether the financial statement as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. The objective also includes reporting on-

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, non-compliance with which could have a material effect on the financial statements in accordance with Government Auditing Standards.

The Government Auditing Standards report on internal control over financial reporting and on compliance and other matters will include a paragraph that states that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Board of Directors of Islands at Doral III Community Development District. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement. The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole.

Management Responsibilities

Management is responsible for (1) establishing and maintaining effective internal controls, including internal controls over federal awards, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, (3) additional information

that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. Management is also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements, or abuse that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review on commencement of the subsequent year audit.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to [include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon]. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to [include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon]. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information,

including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying, and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements, schedule of expenditures of federal awards, and related notes, and any other non-audit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the non-audit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Audit Procedures – General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government*

ENGAGEMENT SCOPE AND REQUIREMENTS (Continued)

Auditing Standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention." 0 We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential and of any material abuse that comes to our attention.,

We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards

Audit Procedures – Internal Controls

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Islands at Doral III Community Development District. compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other

applicable procedures described in the OMB Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of Islands at Doral III Community Development District's major programs. The purpose of these procedures will be to express an opinion on Islands at Doral III Community Development District's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

We will also assist in preparing the financial statements and related notes of Islands at Doral III Community Development District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*.^Y We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Engagement Administration, Fees, and Other

We may from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the Board of Directors; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of HLB Gravier, LLP and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the appropriate cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of HLB Gravier, LLP personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the appropriate Cognizant Agency, Oversight Agency for Audit, or Pass-through Entity. If we are aware that a federal awarding agency, pass-through entity, or

auditee is contesting an audit finding, we will contact the party (ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our fee for these services will be agreed upon before engagement acceptance. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

AUDITOR STATEMENTS

Policy on Privacy and Security of Financial Information

In order to assist the organization in maintaining privacy of financial information, HLB Gravier, LLP hereby warrants that it has adopted appropriate and commercially reasonable security measures to achieve the objectives set forth herein, and these security measures are at least as stringent as those used to safeguard HLB Gravier, LLP's own private information.

HLB Gravier, LLP will take all reasonable and appropriate measures to ensure the security and confidentiality of the organization and shall not disclose, nor permit, access to the private information of the organization or its beneficiaries for any purpose other than those specifically required to fulfill HLB Gravier, LLP's contractual obligations with the organization.

Work Paper Retention Policy and Access to Working Papers

The audit documentation for this engagement is the property of HLB Gravier, LLP and constitutes confidential information. The work papers are located at our offices or are held in storage for a period of seven years. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to a Federal, State or Local agency providing direct or indirect funding, for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities.

We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of HLB Gravier, LLP personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including governmental agencies.

Technology Platform

HLB Gravier, LLP utilizes ProSystem *fx* Engagement software from CCH. In addition to providing numerous tools for planning, documenting and risk assessing audits, the software ensures the security and privacy of our work papers and PPC Smart Tools. HLB Gravier, LLP also utilizes Practitioners Publishing Company's industry audit guides and e-tools, a software program that provides electronic internal control documentation forms, questionnaires, practice aids and audit programs.

Each HLB Gravier, LLP staff is provided with a laptop computer that includes Microsoft Office, Excel, and Word. Each laptop includes wireless capabilities to allow for greater access to internet connections at client locations. This allows staff to conduct internet-based research instantly and utilize the resources provided in the web pages of the various industry providers such as the AICPA and FICPA.

AUDIT GENERAL PHILOSOPHY, TIMING, APPROACH AND METHODOLOGY

An independent financial statement audit is conducted by a registered public accounting firm. It includes examining, on a test basis, evidence supporting the amounts and disclosures in the company's financial statements, an assessment of the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation to form an opinion on whether the financial statements taken as a whole are free of material misstatement.

The independent auditor's overarching goal is to provide financial statement users with reasonable—but not absolute—assurance that the financial statements prepared by management are fairly presented. To communicate that assurance, the independent auditor provides a report that includes an opinion about whether the company's financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles (GAAP).

Pre- Audit (Planning)

Reasonable Assurance and Materiality

All audits are guided by two important factors: reasonable assurance and materiality. These two factors impact the way in which the independent auditor examines, on a test basis, transactions that occurred and controls which functioned during the year. The extent or scope of the testing is also driven by the auditor's risk assessment. Because it is not practical for independent auditors to examine every transaction, control and event, there is no guarantee that all material misstatements, whether caused by error or fraud, will be detected. Instead, the audit is designed to provide a level of assurance that is reasonable but not absolute.

The concept of materiality is applied in planning and performing the audit, in evaluating the effect of any identified misstatements, and in forming the opinion included in the independent auditor's report. Determining materiality involves both quantitative and qualitative considerations. The determination of materiality is a matter of professional judgment and is affected by the independent auditor's assessment.

Assembling the Right Engagement Team

To properly carry out its responsibilities, the audit firm assembles a team of independent auditors that has the skill and knowledge commensurate with the needs of the engagement. Audit team members are then assigned areas of responsibility that are appropriate based on their capabilities. We have assembled a dedicated and specialized engagement team with the necessary charter school experience to meet your needs.

Assessing a Company's Risks that the Financial Statements Contain Material Misstatements

Every financial statement audit engagement presents a different set of challenges to an audit firm. No two

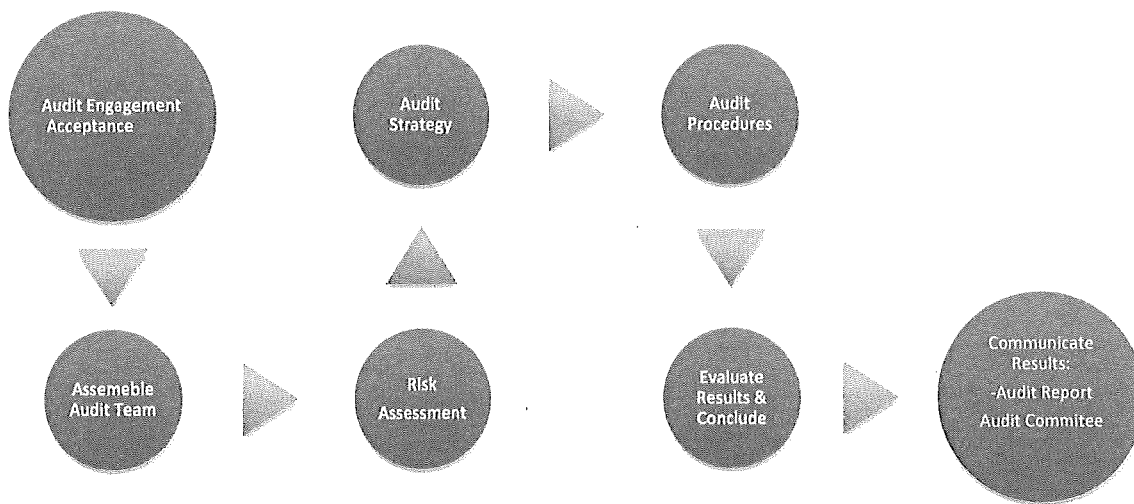
Organizations are the same and therefore the independent auditor must tailor the audit to each company, based on the specific risks identified. The design of an effective audit plan depends on the audit team's ability to identify and assess the risk that the financial statements contain a material misstatement, whether caused by error or fraud. Our process includes:

- Obtaining an understanding of the organization and the environment in which it operates.
- Considering information gathered during the engagement acceptance and continuance evaluation, audit planning activities, prior audits.

- Obtaining an understanding of the company's internal control over financial reporting.
- Performing analytical procedures.
- Inquiries of management and the audit committee regarding whether management has knowledge of fraud.

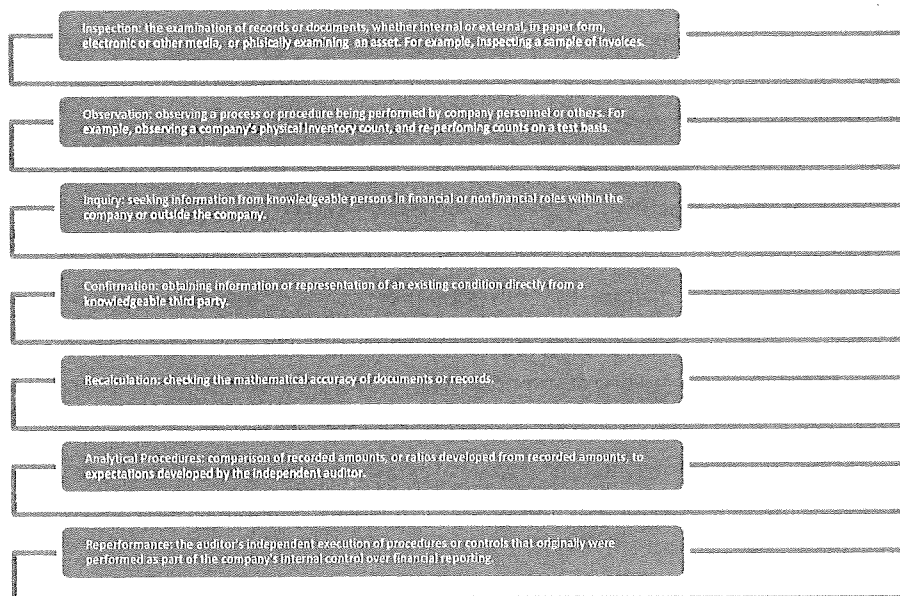
Developing an Audit Strategy

With a mindset of professional skepticism, independent auditors seek to gather sufficient, appropriate audit evidence to support their opinion about the financial statements. Because the facts and circumstances of an audit typically vary dramatically between companies, the standards describe a principles-based process and provide guidance to help independent auditors use their judgment in the application of these principles on a particular engagement.



Choosing Audit Procedures

In designing the audit strategy, judgments are made in the selection of the auditing procedures to be performed (see below). In doing so, the independent auditor considers three factors: nature, timing and extent of procedures. Procedures to be selected include the following:



Conclusion

Professional standards define certain requirements and provide broad guidelines about the evaluation of audit evidence. However, the independent auditor also is required to exercise professional judgment to determine the nature and amount of evidence required to support the audit opinion.

When the independent auditor discovers misstatements in the accounting records or financial statements, he or she informs company management, who then decide whether and how to make any adjustments. Management bears the ultimate responsibility for the financial statements and may determine that some misstatements are immaterial in their judgment and do not warrant a change to the financial statements. The audit team summarizes any uncorrected misstatements and performs an independent evaluation as to whether the uncorrected misstatements—both individually and in the aggregate—result in financial statements that are materially misstated.

Independent auditors document the procedures performed, evidence obtained, and conclusions reached.

At the conclusion of the audit, the independent auditor issues the audit report. This report contains three main elements:

- An introduction that identifies the financial statements that were audited and the division of responsibility between the independent auditor and management.
- A discussion of the scope of the engagement, which describes the nature of the audit.
- The independent auditor's opinion on the financial statements.

If the independent auditor concludes that the financial statements, taken as a whole, "present fairly, in all material respects," the financial position and results of operations in accordance with the appropriate financial reporting framework

Communications

In addition, to the management letter communication pursuant to Florida Statutes and Rules of the Auditor General, described in a previous section, auditing standards require to discuss the following with the audit committee:

- Significant accounting policies, especially the effect of those policies in controversial or emerging areas for which proper accounting treatment has yet to be established.
- The process used by management to make significant accounting estimates and how the independent auditor determined that those estimates were reasonable.
- The independent auditor's judgment about the quality, not just the acceptability, of the organization's accounting policies.
- Difficulties encountered in dealing with management related to the performance of the audit.
- Uncorrected misstatements and corrected material misstatements.
- Any disagreements with management, whether or not satisfactorily resolved, about matters that individually or in the aggregate could be significant to the entity's financial statements or the independent auditor's report.
- Significant matters that were the subject of consultation when the independent auditor is aware of management's consultation with other accountants about auditing and accounting matters.
- Other matters arising from the audit that the auditor believes to be significant to the oversight of the financial reporting process.

TIMELINE

In order to ensure timely submission of the financial statements, we have developed the timeline below for the Islands at Doral III Community Development District

I. Preliminary Field Work (Beginning immediately after execution of a professional services contract)

During the preliminary field work, compliance with contractual agreements and policies will be tested. A preliminary list of required items for testing will be sent upon execution of professional services contract.

II. General Field Work

We have developed audit programs specifically tailored to charter schools and not-for-profit audits. These programs will be refined for the audit based on the results of planning. **All audit fieldwork will be completed by August 20th of each year.** A preliminary list of required items will be sent upon execution of professional services contract.

- a. Segmentation** – We will perform cross-program testing wherever feasible. Our audit workpapers will be arranged by account or transaction type. Compliance testing of major and nonmajor programs will be summarized.

AUDIT GENERAL PHILOSOPHY, TIMING, APPROACH AND METHODOLOGY (continued)

- b. Sampling** – Our firm uses computer generated random number sampling techniques, with additional stratification of large populations that have a wide range of dollar values. This method will be used to test cash disbursements and participant files. The size of our sample will depend on our annual evaluation of the District's internal control structure and audit risk, as discussed under the Audit Approach, and Engagement Scope and Requirements section of this work plan.
- c. Analytical Review** – We will consider reliance on analytical review procedures in areas where we feel they are appropriate.
- d. Compliance, Laws, and Regulations** – *Government Auditing Standards* require that our audit be designed to provide reasonable assurance that your financial statements are free of material misstatements resulting from violations of laws and regulations that have a direct and material effect on the determination of financial statement amounts. Therefore, financial and administrative activity will be tested for compliance if required under Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as applicable. We will review any revisions to state statutes and regulations during the planning phase of our audit.

III. Review Work

After the completion of field work, all audit workpapers will be subject to our quality review procedures. This involves review of all work performed by the audit manager and by the engagement partner. All audit reports and letters will be subject to the same quality review procedures, with additional involvement with the engagement partner.

IV. Final Submission

The final financial statements, including the Management Letter required by chapter 10.5550 of the rules of the Auditor General of the State of Florida, will be issued before June 30th in order to be in compliance with the County Agreement.

Approach to Subsequent Years

Our plans for renewal option years would begin with a review meeting with your governing board to discuss the performance and execution of the prior year's audit. Together we will discuss areas where efficiencies could be realized, timetables adjusted and the level at which we could meet your expectations. A revised work plan, approach and timetable would be established for the subsequent year as a product of this evaluation meeting.

We are available to audit subsequent years. Our experience in auditing governmental entities is that the approach to subsequent year audits is built on the foundation established in the initial year. We will be familiar with your policies, procedures and management structure, which minimizes the time and audit organization required in a first year engagement.

Availability

HLB Gravier, LLP confirms our ability and willingness to commit and maintain our dedicated engagement team, both in number and in level, to successfully conclude the audit examination within the stated time constraints. We have the necessary availability of the partners, managers and staff to meet with management and the board of directors on any material matters that could affect the financial position or result of operations.

V. Exit Conference and Oral Presentation

Ordinarily the exit conference is held with management and a board of directors' representative.

The purpose of the conference is to discuss the audit findings, adjustments and audit opinion prior to the issuance of the audit report and to obtain, where possible, resolution of the findings. The conference is held as soon as possible after the completion of the audit work. At this conference, the auditor presents all the findings and recommendations, both those that will appear in the audit report, and those, which are for discussion only. Management is given the opportunity to respond to the findings before the audit report is issued. Refer to section on Management Letter.

In addition, we will make a formal oral presentation at the scheduled board of directors meeting to summarize and discuss the results of our audit.

AVAILABILITY OF PROPOSER

HLB Gravier, LLP confirms our ability and willingness to commit and maintain staffing, both in number and level, to successfully conclude the audit examination within the stated time constraints. We have the necessary availability of the partners, managers and staff to meet with management and the board of directors on any material matters that could affect the financial position or result of operations.



Leonardo D. Gravier, CPA
Firm Managing Partner



Jose M. Iglesias, CPA
Engagement Partner

PARTNER ROTATION

Our firm has adopted Section 203 of the Sarbanes Oxley act of 2002 as a 'best practice' policy regarding partner rotation. Accordingly, our policy is to rotate the lead partner on the engagement at least every five years.

COST & SERVICES

Islands at Doral III Community Development District	Financial Audit Fee Not to Exceed
Year Ending September 30 th ,2021	\$5,000
Year Ending September 30 th 2022	\$5,500
Year Ending September 30 th , 2023	\$6,000
Year Ending September 30 th 2024	\$6,500
Year Ending September 30th 2025	\$7,000

It is not the policy of HLB Gravier, LLP to charge out-of-pocket expenses unless extraordinary or unusual. We do not anticipate incurring any extraordinary or unusual out-of-pockets expenses associated with this engagement. Our projected fees assume no significant changes in the organization's size, complexity or structure.

Our fee for these services will be fixed at the rates listed above. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

ATTACHMENTS



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

BOARD OF ACCOUNTANCY

THE ACCOUNTANCY PARTNERSHIP HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

HLB GRAVIER, LLP

896 ALHAMBRA CIRCLE, SUITE 900
CORAL GABLES FL 33134

LICENSE NUMBER: AD64844

EXPIRATION DATE: DECEMBER 31, 2021

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/2/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER RSC Insurance Brokerage, Inc. 3350 S Dixie Hwy Miami FL 33133		CONTACT NAME: PHONE (A/C, No, Ext): (305) 446-2271 FAX (A/C, No): (305) 448-3127 E-MAIL ADDRESS: MIA-Certificates@risk-strategies.com	
INSURED Hlb Gravier, Llp. 396 Alhambra Circle- #900 Coral Gables FL 33134		INSURER(S) AFFORDING COVERAGE INSURER A: Sentinel Ins. Co. NAIC # 11000 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: CL213298786

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	X		21SBABU7022	2/20/2021	2/20/2022	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	OTHER:						PRODUCTS - COM/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						\$
	<input type="checkbox"/> NON-OWNED AUTOS						
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			21SBABU7022	2/20/2021	2/20/2022	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$ 2,000,000
	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
A	Property Section			21SBABU7022	2/20/2021	2/20/2022	SEE NOTEPAD

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate Holder is Additional Insured with respects to General Liability.

CERTIFICATE HOLDER**CANCELLATION**

396 Alhambra AND CBRE, Inc. AND PNC Bank N.A 396 Alhambra Circle, Suite 204 Coral Gables, FL 33134	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE R Ins. Brokerage/MARP <i>RSC Insurance Brokerage Inc.</i>
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COMMENTS/REMARKS

Property Coverage Company (A)

Policy Number: 21SBABU7022 Effective Date: 02/20/21 - 02/20/22

Special Form/ Replacement Cost/ No Co-Insurance

Location: 369 Alhambra Unit #900, Miami, FL 33134

Business Personal Property: \$357,000 Deductible: *\$1,000

Improvements & Betterments: \$635,725 Deductible: *\$1,000

Business Income w/Extra Expense: Actual Loss Sustained, 12 Month Limit

Deductible: 72 Hours

* 5% Wind and Hail Deductible

REPORT ON THE FIRM'S SYSTEM OF QUALITY CONTROL

February 24, 2020

To the Members of HLB Gravier, LP
and the AICPA National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of HLB Gravier, LLP (the firm) applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended August 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

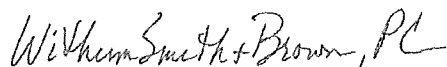
Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act; an audit of an employee benefit plan and an audit of a broker-dealer.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of HLB Gravier, LLP applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended August 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. HLB Gravier, LLP has received a peer review rating of **pass**.



WithumSmith+Brown, PC

REPORT ON THE FIRM'S SYSTEM OF QUALITY CONTROL

February 24, 2020

To the Members of HLB Gravier, LP
and the AICPA National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of HLB Gravier, LLP (the firm) applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended August 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

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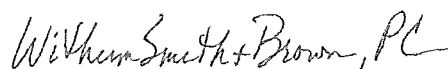
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Opinion

In our opinion, the system of quality control for the accounting and auditing practice of HLB Gravier, LLP applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended August 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. HLB Gravier, LLP has received a peer review rating of **pass**.



WithumSmith+Brown, PC



Peer Review Program

Administered by the National Peer Review Committee

American Institute of CPAs
220 Leigh Farm Road
Durham, NC 27707-8110

April 14, 2020

Leonardo Gravier
HLB Gravier, LLP
396 Alhambra Cir Ste 900
Coral Gables, FL 33134-5095

Dear Leonardo Gravier:

It is my pleasure to notify you that on April 08, 2020, the National Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is February 28, 2023. This is the date by which all review documents should be completed and submitted to the administering entity. Since your due date falls between January and April, you can arrange to have your review a few months earlier to avoid having a review during tax season.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

Michael Fawley
Chair, National PRC
nprc@aicpa.org
+1.919.402.4502

cc: Frank Boutillette, Regino Rodriguez

Firm Number: 900004495395

Review Number: 572024



Peer Review Program

Administered by the National Peer Review Committee

American Institute of CPAs
220 Leigh Farm Road
Durham, NC 27707-8110

April 14, 2020

Leonardo Gravier
HLB Gravier, LLP
396 Alhambra Cir Ste 900
Coral Gables, FL 33134-5095

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Alvarez Engineers, Inc.

CONTRACTOR PROPOSALS (NO VIDEO) 6/3/2021

ISLANDS AT DORAL III CDD								PROLINE VACTOR	SHENANDOAH	AIECC
Drainage Maintenance										
Estimated Costs										
Drainage Object	Quantity	Unit	Unit Cost (\$/Unit)		Cost (\$)					
			Clean	Video	Clean	Video	Total			
SAINT MORITZ										
Structures								37,354.00		19,215.00
no Baffle	31	EA			-	-	-			
with Baffle	24	EA			-	-	-			
Pipes										
15" Pipe	80	LF			-	-	-			
18" Pipe	2,474	LF			-	-	-			
24" Pipe		LF			-	-	-			
French Drains	1,950	LF			-	-	-			
TOTAL SAINT MORITZ:					-	-	-			
VILLA BELLO										
Structures								11,509.00		5,237.50
no Baffle	13	EA			-	-	-			
with Baffle	4	EA			-	-	-			
Pipes										
15" Pipe	-	LF			-	-	-			
18" Pipe	667	LF			-	-	-			
24" Pipe	-	LF			-	-	-			
French Drains	450	LF			-	-	-			
TOTAL VILLA BELLO:					-	-	-			
SANTORINI										
Structures								43,420.00		25,825.00
no Baffle	60	EA			-	-	-			
with Baffle	19	EA			-	-	-			
Pipes										
15" Pipe	519	LF			-	-	-			
18" Pipe	2,872	LF			-	-	-			
24" Pipe	155	LF			-	-	-			
French Drains	2,361	LF			-	-	-			
TOTAL SANTORINI:					-	-	-			
Structures										
no Baffle	57	EA			-	-	-			
with Baffle	8	EA			-	-	-			
Pipes										
15" Pipe	567	LF			-	-	-			

Alvarez Engineers, Inc.

ISLANDS AT DORAL III CDD Drainage Maintenance Estimated Costs										
								PROLINE VACTOR	SHENANDOAH	AIECC
18" Pipe	2,563	LF			-	-	-			
24" Pipe	154	LF			-	-	-			
French Drains	1,093	LF			-	-	-			
TOTAL 0:					-	-	-	51,791.00		20,179.50

Alvarez Engineers, Inc.

ISLANDS AT DORAL III CDD								PROLINE VACTOR	SHENANDOAH	AIECC
Drainage Maintenance Estimated Costs										
PROMENADE										
Structures										
no Baffle	27	EA			-	-	-			
with Baffle	29	EA			-	-	-			
Pipes										
15" Pipe	-	LF			-	-	-			
18" Pipe	2,003	LF			-	-	-			
24" Pipe	200	LF			-	-	-			
French Drains	1,491	LF			-	-	-			
TOTAL PROMENADE:					-	-	-	29,889.00		17,859.50
NETHERLANDS										
Structures										
no Baffle	18	EA			-	-	-			
with Baffle	1	EA			-	-	-			
Pipes										
15" Pipe	160	LF			-	-	-			
18" Pipe	717	LF			-	-	-			
24" Pipe	-	LF			-	-	-			
French Drains	173	LF			-	-	-			
TOTAL NETHERLANDS:					-	-	-	9,770.00		5,338.50
BELIZE										
Structures										
no Baffle	24	EA			-	-	-			
with Baffle	4	EA			-	-	-			
Pipes										
15" Pipe	140	LF			-	-	-			
18" Pipe	1,130	LF			-	-	-			
24" Pipe		LF			-	-	-			
French Drains	359	LF			-	-	-			
TOTAL BELIZE:					-	-	-	12,546.50		8,143.00
ANTILLES										
Structures										
no Baffle	71	EA			-	-	-			
with Baffle	16	EA			-	-	-			
Pipes										
15" Pipe	-	LF			-	-	-			
18" Pipe	3,922	LF			-	-	-			
24" Pipe		LF			-	-	-			

Alvarez Engineers, Inc.

ISLANDS AT DORAL III CDD									
Drainage Maintenance							PROLINE VACTOR	SHENANDOAH	AIECC
Estimated Costs									
French Drains	1,091	LF			-	-	-		
TOTAL ANTILLES:					-	-	-		25,517.00

ISLANDS AT DORAL III CDD								PROLINE VACTOR	SHENANDOAH	AIECC
Drainage Maintenance Estimated Costs										
CDD										
Structures										
no Baffle	301	EA			-	-	-			
with Baffle	105	EA			-	-	-			
Pipes										
15" Pipe	1,466	LF			-	-	-			
18" Pipe	16,348	LF			-	-	-			
24" Pipe	509	LF			-	-	-			
French Drains	8,968	LF			-	-	-			
TOTAL CDD:					-	-	-	196,279.50	122,809.50	127,315.00
ADDITIONAL WORK										
Work Type	Quantity	Unit	Unit Cost (\$/Unit)			Cost (\$)				
No 1.						-				
No 2.						-				
No 3.						-				
No 4.						-				
No 5.						-				
TOTAL ADDITIONAL WORK						-				
GRAND TOTAL						-		196,279.50	122,809.50	127,315.00
ENTER UNIT COST										
ENTER QUANTITY AND UNIT OF MEASURE										

***Proposed Budget
Fiscal Year 2022***

***Islands at Doral III
Community Development District***

June 9, 2021



Islands at Doral III

Community Development District

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Islands at Doral III

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessment - On Roll (net)	\$98,514	\$88,253	\$10,261	\$98,514	\$98,514
HOA Contributions	\$14,250	\$5,768	\$4,120	\$9,888	\$14,250
Interest Income	\$500	\$921	\$658	\$1,579	\$500
Unassigned Fund Balance	\$26,931	\$32,834 *	\$0	\$32,834	\$26,931
TOTAL REVENUES	\$140,195	\$127,776	\$15,039	\$142,815	\$140,195
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$6,000	\$0	\$3,000	\$3,000	\$6,000
FICA Expense	\$459	\$0	\$230	\$230	\$459
Unemployment	\$150	\$0	\$63	\$63	\$150
Engineering	\$12,500	\$1,378	\$5,208	\$6,586	\$11,386
Arbitrage	\$600	\$0	\$600	\$600	\$600
Dissemination	\$1,100	\$733	\$458	\$1,191	\$1,200
Attorney	\$20,000	\$3,500	\$8,333	\$11,833	\$20,000
Annual Audit	\$4,100	\$4,000	\$0	\$4,000	\$4,500
Trustee Fees	\$10,500	\$3,556	\$6,944	\$10,500	\$10,500
Management Fees	\$45,672	\$26,642	\$19,030	\$45,672	\$45,672
Computer Time	\$1,000	\$583	\$417	\$1,000	\$1,000
Telephone	\$250	\$0	\$104	\$104	\$250
Postage	\$250	\$81	\$104	\$185	\$250
Printing & Binding	\$1,000	\$11	\$417	\$428	\$1,000
Rentals & Leases	\$2,400	\$1,400	\$1,000	\$2,400	\$2,400
Insurance	\$6,812	\$6,503	\$0	\$6,503	\$7,153
Legal Advertising	\$1,000	\$85	\$417	\$502	\$1,000
Other Current Charges	\$500	\$224	\$208	\$432	\$500
Office Supplies	\$250	\$0	\$104	\$104	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Compliance	\$1,000	\$583	\$417	\$1,000	\$1,000
TOTAL ADMINISTRATIVE	\$115,718	\$49,454	\$47,053	\$96,507	\$115,445
<u>Field</u>					
Electricity-Madeira	\$6,000	\$3,069	\$2,192	\$5,261	\$6,000
Electricity-Antilles/Belize	\$14,250	\$5,768	\$4,120	\$9,888	\$14,250
Contingency	\$4,227	\$0	\$4,227	\$4,227	\$4,500
TOTAL FIELD	\$24,477	\$8,837	\$10,539	\$19,376	\$24,750
TOTAL EXPENDITURES	\$140,195	\$58,291	\$57,592	\$115,883	\$140,195
EXCESS REVENUES (EXPENDITURES)	\$0	\$69,485	(\$42,554)	\$26,931	\$0

* Note - Prior year surplus reserves are being used for the unassigned fund balance.

Net Assessment	\$98,514
Discounts & Collections 5%	\$5,185
Gross Assessment	\$103,699

<u>Unit Type</u>	<u># of Units</u>	<u>Gross Per Unit</u>	<u>Gross Total</u>
Townhomes (Expanded Area)	52	\$60.92	\$3,167.84
3 Story Garden Units	480	\$60.92	\$29,241.60
TH 23'	250	\$60.92	\$15,230.00
TH 23' - Antillas	364	\$60.92	\$22,174.88
TH 32'	42	\$60.92	\$2,558.64
TH 35'-Madeira	134	\$106.48	\$14,268.32
Single Family	280	\$60.92	\$17,057.60
	1,602		\$103,698.88

ISLANDS AT DORAL III

COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2022

REVENUES:

Special Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

HOA Contributions

The portion of street lighting billed to the Antilles and Belize Communities.

Interest Income

The District will have all excess funds invested in an investment account with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all 5 supervisors attending the estimated 4 meetings.

FICA Taxes

Related payroll taxes of 7.65% for above.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013A Special Assessment Revenue Bonds.

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. The District has contracted with Prager & Company, the District's bond underwriter, to provide this service.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

ISLANDS AT DORAL III

COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET FISCAL YEAR 2022

Trustee Fees

The District issued Series 2013A and 2014A Special Assessment Revenue Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida. These services are further outlined in Exhibit "A" of the Management Agreement.

Computer Time

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-South Florida.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Rental & Leases

The District will be charged \$200 per month for office rent from Governmental Management Services-South Florida, Inc. for the District's Public Records office located in Miami.

Meeting Room Rental

The cost to reserve the Islands at Doral Clubhouse for the monthly meetings. The cost is based on \$50 per meeting with 12 meetings scheduled.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with The Florida Insurance Alliance. They specialize in providing insurance coverage to governmental agencies.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

ISLANDS AT DORAL III

COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2022

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Electricity

The cost of the electric service for street lighting in the District.

Reserves-Emergency Funds

Funds will be set aside for emergencies.

Contingency

Any unanticipated expenditure that may arise during the fiscal year.

Islands at Doral III

Community Development District

Debt Service Fund

Series 2013 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2021	Actual Thru 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments - Levy	\$1,458,233	\$1,306,353	\$151,880	\$1,458,233	\$1,458,233
Interest Income	\$0	\$363	\$259	\$622	\$0
Carry Forward Surplus ⁽¹⁾	\$1,059,011	\$1,059,192	\$0	\$1,059,192	\$1,080,879
TOTAL REVENUES	\$2,517,244	\$2,365,908	\$152,139	\$2,518,047	\$2,539,112
Expenditures					
Series 2013					
Interest - 11/01	\$316,084	\$316,084	\$0	\$316,084	\$303,003
Interest - 05/01	\$316,084	\$0	\$316,084	\$316,084	\$303,003
Principal - 05/01	\$805,000	\$0	\$805,000	\$805,000	\$835,000
TOTAL EXPENDITURES	\$1,437,168	\$316,084	\$1,121,084	\$1,437,168	\$1,441,006
EXCESS REVENUES	\$1,080,076	\$2,049,824	(\$968,945)	\$1,080,879	\$1,098,106

11/22 Interest \$288,912.50

Unit	No. of	Gross Assessment	
Type	Units	Per Unit Amount	Total
3 Story Garden Units	480	\$801.56	\$384,748.80
23' Townhomes	614	\$901.75	\$553,674.50
32' Townhomes	42	\$1,001.96	\$42,082.32
35' Townhomes	134	\$1,102.14	\$147,686.76
SF Homes	280	\$1,452.82	\$406,789.60
	1550		\$1,534,981.98
		Less Discount/Collection Fees	(\$76,749.10)
		Net Assessment	\$1,458,232.88

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Islands at Doral III
Community Development District
Series 2013 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 16,030,000.00	\$ 805,000.00	\$ 316,084.38	\$ -
11/01/21	\$ 15,225,000.00	\$ -	\$ 303,003.13	\$ 1,424,087.50
05/01/22	\$ 15,225,000.00	\$ 835,000.00	\$ 303,003.13	\$ -
11/01/22	\$ 14,390,000.00	\$ -	\$ 288,912.50	\$ 1,426,915.63
05/01/23	\$ 14,390,000.00	\$ 865,000.00	\$ 288,912.50	\$ -
11/01/23	\$ 13,525,000.00	\$ -	\$ 273,775.00	\$ 1,427,687.50
05/01/24	\$ 13,525,000.00	\$ 895,000.00	\$ 273,775.00	\$ -
11/01/24	\$ 12,630,000.00	\$ -	\$ 257,553.13	\$ 1,426,328.13
05/01/25	\$ 12,630,000.00	\$ 925,000.00	\$ 257,553.13	\$ -
11/01/25	\$ 11,705,000.00	\$ -	\$ 240,209.38	\$ 1,422,762.50
05/01/26	\$ 11,705,000.00	\$ 965,000.00	\$ 240,209.38	\$ -
11/01/26	\$ 10,740,000.00	\$ -	\$ 221,512.50	\$ 1,426,721.88
05/01/27	\$ 10,740,000.00	\$ 1,005,000.00	\$ 221,512.50	\$ -
11/01/27	\$ 9,735,000.00	\$ -	\$ 200,784.38	\$ 1,427,296.88
05/01/28	\$ 9,735,000.00	\$ 1,045,000.00	\$ 200,784.38	\$ -
11/01/28	\$ 8,690,000.00	\$ -	\$ 179,231.25	\$ 1,425,015.63
05/01/29	\$ 8,690,000.00	\$ 1,090,000.00	\$ 179,231.25	\$ -
11/01/29	\$ 7,600,000.00	\$ -	\$ 156,750.00	\$ 1,425,981.25
05/01/30	\$ 7,600,000.00	\$ 1,140,000.00	\$ 156,750.00	\$ -
11/01/30	\$ 6,460,000.00	\$ -	\$ 133,237.50	\$ 1,429,987.50
05/01/31	\$ 6,460,000.00	\$ 1,190,000.00	\$ 133,237.50	\$ -
11/01/31	\$ 5,270,000.00	\$ -	\$ 108,693.75	\$ 1,431,931.25
05/01/32	\$ 5,270,000.00	\$ 1,235,000.00	\$ 108,693.75	\$ -
11/01/32	\$ 4,035,000.00	\$ -	\$ 83,221.88	\$ 1,426,915.63
05/01/33	\$ 4,035,000.00	\$ 1,290,000.00	\$ 83,221.88	\$ -
11/01/33	\$ 2,745,000.00	\$ -	\$ 56,615.63	\$ 1,429,837.50
05/01/34	\$ 2,745,000.00	\$ 1,345,000.00	\$ 56,615.63	\$ -
11/01/34	\$ 1,400,000.00	\$ -	\$ 28,875.00	\$ 1,430,490.63
05/01/35	\$ 1,400,000.00	\$ 1,400,000.00	\$ 28,875.00	\$ 1,428,875.00
		\$ 16,030,000.00	\$ 5,380,834.38	\$ 21,410,834.38

Islands at Doral III

Community Development District

Debt Service Fund

Series 2014 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2021	Actual Thru 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments - Levy	\$57,272	\$51,307	\$5,965	\$57,272	\$57,272
Interest Income	\$0	\$9	\$6	\$15	\$0
Carry Forward Surplus ⁽¹⁾	\$27,693	\$29,388	\$0	\$29,388	\$29,604
TOTAL REVENUES	\$84,965	\$80,704	\$5,972	\$86,676	\$86,876
Expenditures					
Series 2014					
Interest - 11/01	\$20,536	\$20,536	\$0	\$20,536	\$20,156
Interest - 05/01	\$20,536	\$0	\$20,536	\$20,536	\$20,156
Principal - 05/01	\$16,000	\$0	\$16,000	\$16,000	\$17,000
TOTAL EXPENDITURES	\$57,072	\$20,536	\$36,536	\$57,072	\$57,313
EXCESS REVENUES	\$27,893	\$60,168	(\$30,564)	\$29,604	\$29,564

11/22 Interest \$19,752.50

Unit Type	No. of Units	Gross Assessment Per Unit Amount	Total
Townhomes	52	\$1,159.36	\$60,286.72
		Less Discount/Commission Fees	(\$3,014.34)
		Net Assessment	\$57,272.38

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Islands at Doral III

Community Development District

Series 2014 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 756,000.00	\$ 16,000.00	\$ 20,536.25	\$ -
11/01/21	\$ 740,000.00	\$ -	\$ 20,156.25	\$ 56,692.50
05/01/22	\$ 740,000.00	\$ 17,000.00	\$ 20,156.25	\$ -
11/01/22	\$ 723,000.00	\$ -	\$ 19,752.50	\$ 56,908.75
05/01/23	\$ 723,000.00	\$ 18,000.00	\$ 19,752.50	\$ -
11/01/23	\$ 705,000.00	\$ -	\$ 19,325.00	\$ 57,077.50
05/01/24	\$ 705,000.00	\$ 19,000.00	\$ 19,325.00	\$ -
11/01/24	\$ 686,000.00	\$ -	\$ 18,873.75	\$ 57,198.75
05/01/25	\$ 686,000.00	\$ 20,000.00	\$ 18,873.75	\$ -
11/01/25	\$ 666,000.00	\$ -	\$ 18,398.75	\$ 57,272.50
05/01/26	\$ 666,000.00	\$ 21,000.00	\$ 18,398.75	\$ -
11/01/26	\$ 645,000.00	\$ -	\$ 17,834.38	\$ 57,233.13
05/01/27	\$ 645,000.00	\$ 22,000.00	\$ 17,834.38	\$ -
11/01/27	\$ 623,000.00	\$ -	\$ 17,243.13	\$ 57,077.50
05/01/28	\$ 623,000.00	\$ 23,000.00	\$ 17,243.13	\$ -
11/01/28	\$ 600,000.00	\$ -	\$ 16,625.00	\$ 56,868.13
05/01/29	\$ 600,000.00	\$ 24,000.00	\$ 16,625.00	\$ -
11/01/29	\$ 576,000.00	\$ -	\$ 15,980.00	\$ 56,605.00
05/01/30	\$ 576,000.00	\$ 26,000.00	\$ 15,980.00	\$ -
11/01/30	\$ 550,000.00	\$ -	\$ 15,281.25	\$ 57,261.25
05/01/31	\$ 550,000.00	\$ 27,000.00	\$ 15,281.25	\$ -
11/01/31	\$ 523,000.00	\$ -	\$ 14,555.63	\$ 56,836.88
05/01/32	\$ 523,000.00	\$ 28,000.00	\$ 14,555.63	\$ -
11/01/32	\$ 495,000.00	\$ -	\$ 13,803.13	\$ 56,358.75
05/01/33	\$ 495,000.00	\$ 30,000.00	\$ 13,803.13	\$ -
11/01/33	\$ 465,000.00	\$ -	\$ 12,996.88	\$ 56,800.00
05/01/34	\$ 465,000.00	\$ 32,000.00	\$ 12,996.88	\$ -
11/01/34	\$ 433,000.00	\$ -	\$ 12,136.88	\$ 57,133.75
05/01/35	\$ 433,000.00	\$ 33,000.00	\$ 12,136.88	\$ -
11/01/35	\$ 400,000.00	\$ -	\$ 11,250.00	\$ 56,386.88
05/01/36	\$ 400,000.00	\$ 35,000.00	\$ 11,250.00	\$ -
11/01/36	\$ 365,000.00	\$ -	\$ 10,265.63	\$ 56,515.63
05/01/37	\$ 365,000.00	\$ 37,000.00	\$ 10,265.63	\$ -
11/01/37	\$ 328,000.00	\$ -	\$ 9,225.00	\$ 56,490.63
05/01/38	\$ 328,000.00	\$ 39,000.00	\$ 9,225.00	\$ -
11/01/38	\$ 289,000.00	\$ -	\$ 8,128.13	\$ 56,353.13
05/01/39	\$ 289,000.00	\$ 42,000.00	\$ 8,128.13	\$ -
11/01/39	\$ 247,000.00	\$ -	\$ 6,946.88	\$ 57,075.00
05/01/40	\$ 247,000.00	\$ 44,000.00	\$ 6,946.88	\$ -
11/01/40	\$ 203,000.00	\$ -	\$ 5,709.38	\$ 56,656.25
05/01/41	\$ 203,000.00	\$ 47,000.00	\$ 5,709.38	\$ -
11/01/41	\$ 156,000.00	\$ -	\$ 4,387.50	\$ 57,096.88
05/01/42	\$ 156,000.00	\$ 49,000.00	\$ 4,387.50	\$ -
11/01/42	\$ 107,000.00	\$ -	\$ 3,009.38	\$ 56,396.88
05/01/43	\$ 107,000.00	\$ 52,000.00	\$ 3,009.38	\$ -
11/01/43	\$ 55,000.00	\$ -	\$ 1,546.88	\$ 56,556.25
05/01/44	\$ 55,000.00	\$ 55,000.00	\$ 1,546.88	\$ 56,546.88
	\$ 756,000.00	\$ 627,935.00	\$ 1,419,827.50	

RESOLUTION 2021-04

A RESOLUTION OF THE ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2022; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for Fiscal Year 2022 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this ____ day of _____

Chairman/Vice Chairman

Secretary/Assistant Secretary



Elections
2700 NW 87th Avenue
Miami, Florida 33172

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Islands at Doral III Community Development District**, as described in the attached **EXHIBIT "A"**, has **1691** voters.

A handwritten signature in black ink, appearing to be "C. White", written over a horizontal line.

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 25TH DAY OF
MAY, 2021

Please submit a check for \$130.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.

FORM 1**STATEMENT OF
FINANCIAL INTERESTS****2020**Please print or type your name, mailing
address, agency name, and position below:**FOR OFFICE USE ONLY:**

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF ☐ **CANDIDATE** OR ☐ **NEW EMPLOYEE OR APPOINTEE******** THIS SECTION MUST BE COMPLETED ********DISCLOSURE PERIOD:**

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2020.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

☐ **COMPARATIVE (PERCENTAGE) THRESHOLDS** OR ☐ **DOLLAR VALUE THRESHOLDS****PART A -- PRIMARY SOURCES OF INCOME** [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

**You are not limited to the space on the
lines on this form. Attach additional
sheets, if necessary.****FILING INSTRUCTIONS** for when
and where to file this form are
located at the bottom of page 2.**INSTRUCTIONS** on who must file
this form and how to fill it out
begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
(If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
(If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

☐ **I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.**

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE ☐

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2020.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc.; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance

director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2020.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital

stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(6), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies; utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than 10% of your gross income from that business entity; **and,**

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145, F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

June 9, 2021

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
08/28/20	1072-1078	\$80,362.24
09/23/20	1079-1084	\$12,402.97
10/15/20	1085-1087	\$6,036.63
11/10/20	1088-1091	\$6,216.23
12/18/20	1092-1096	\$238,833.77
01/12/21	1097-1101	\$997,509.71
01/14/21	1102	\$398.00
02/09/21	1103-1108	\$52,097.98
03/09/21	1109-1114	\$10,158.13
04/09/21	1115-1120	\$11,064.07
05/10/21	1121-1123	\$6,550.09
Total		<u><u>\$1,421,629.82</u></u>

AP300R
 *** CHECK DATES 08/28/2020 - 08/28/2020 ***

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/27/21 PAGE 1

ISLANDS AT DORAL III - GF
 BANK A ISLANDS AT DORAL III

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/28/20	00038	7/20/20	I0000478 202007 310-51300-48000	NOTICE OF PUBLIC MEETING	*	304.62	
				ALM MEDIA, LLC			304.62 001072
8/28/20	00005	6/30/20	163226 202006 310-51300-31500	SVCS 06/20	*	500.00	
		7/31/20	163725 202007 310-51300-31500	SVCS 07/20	*	500.00	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			1,000.00 001073
8/28/20	00004	7/07/20	70589024 202006 310-51300-42000	DELIVERIES THRU 06/26/20	*	30.79	
		8/11/20	70900301 202008 310-51300-42000	DELIVERIES THRU 08/05/20	*	21.32	
				FEDEX			52.11 001074
8/28/20	00032	8/05/20	01038-07 202007 320-53800-43000	SVCS 07/06-08/05/20	*	439.29	
		8/05/20	74001-07 202007 320-53800-43000	SVCS 07/06-08/05/20	*	189.34	
		8/05/20	97535-07 202007 320-53800-43000	SVCS 07/06-08/05/20	*	640.27	
				FPL			1,268.90 001075
8/28/20	00011	8/01/20	195 202008 310-51300-34000	MGMT FEES 08/20	*	3,806.00	
		8/01/20	195 202008 310-51300-44000	RENT	*	200.00	
		8/01/20	195 202008 310-51300-35100	COMPUTER TIME	*	83.33	
		8/01/20	195 202008 310-51300-31300	DISSEMINATION AGT SVCS	*	83.33	
		8/01/20	195 202008 310-51300-35110	WEBSITE ADMINISTRATION	*	83.33	
		8/01/20	195 202008 310-51300-42000	POSTAGE AND DELIVERY	*	4.50	
		8/01/20	195 202008 310-51300-42500	COPIES	*	4.20	
				GOVERNMENTAL MANAGEMENT SERVICES			4,264.69 001076
8/28/20	00030	8/28/20	08282020 202008 300-20700-10100	TXFER OF TAX RCPTS	*	70,695.34	
				ISLANDS AT DORAL III CDD			70,695.34 001077
8/28/20	00034	8/28/20	08282020 202008 300-20700-10100	TXFER OF TAX RCPTS	*	2,776.58	
				ISLANDS AT DORAL III CDD			2,776.58 001078
				TOTAL FOR BANK A		80,362.24	

ID3 ISLANDS DORAL JWASSERMAN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/27/21 PAGE 2
 *** CHECK DATES 08/28/2020 - 08/28/2020 *** ISLANDS AT DORAL III - GF
 BANK A ISLANDS AT DORAL III

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
TOTAL FOR REGISTER						80,362.24	

ID3 ISLANDS DORAL JWASSERMAN

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 5/27/21		PAGE 1	
*** CHECK NOS. 001079-001084		ISLANDS AT DORAL III - GF													
		BANK A ISLANDS AT DORAL III													
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #							
9/23/20	00038	9/04/20 I0000484	202009 310-51300-48000			*	86.53								
		NOTICE OF MEETING													
		ALM MEDIA, LLC										86.53	001079		
9/23/20	00023	9/09/20 11871	202009 300-15500-10000			*	6,503.00								
		RENEW POLICY FY20-21													
		EGIS INSURANCE ADVISORS, LLC										6,503.00	001080		
9/23/20	00004	9/08/20 71172655	202009 310-51300-42000			*	29.38								
		DELIVERIES 09/20													
		FEDEX										29.38	001081		
9/23/20	00032	9/03/20 01038-08	202008 320-53800-43000			*	431.62								
		SVCS 08/05-09/03/20													
		9/03/20 74001-08	202008 320-53800-43000			*	185.52								
		SVCS 08/05-09/03/20													
		9/03/20 97535-08	202008 320-53800-43000			*	629.43								
		SVCS 08/05-09/03/20													
		FPL										1,246.57	001082		
9/23/20	00011	9/01/20 196	202009 310-51300-34000			*	3,806.00								
		MGMT FEES 09/20													
		9/01/20 196	202009 310-51300-44000			*	200.00								
		RENT													
		9/01/20 196	202009 310-51300-35100			*	83.33								
		COMPUTER TIME													
		9/01/20 196	202009 310-51300-31300			*	83.33								
		DISSEMINATION AGT SVCS													
		9/01/20 196	202009 310-51300-35110			*	83.33								
		WEBSITE ADMINISTRATION													
		9/01/20 196	202009 310-51300-42000			*	.50								
		POSTAGE AND DELIVERY													
		9/01/20 196	202009 310-51300-42500			*	60.00								
		COPIES													
		9/01/20 196	202009 310-51300-35110			*	102.00								
		NEW WEBSITE													
		GOVERNMENTAL MANAGEMENT SERVICES										4,418.49	001083		
9/23/20	00040	4/03/17 35212968	201910 310-51300-49000			*	119.00								
		ANNUAL MAINT FEE													
		S&P GLOBAL MARKET INTELLIGENCE										119.00	001084		
TOTAL FOR BANK A							12,402.97								
TOTAL FOR REGISTER							12,402.97								

ID3 ISLANDS DORAL JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/15/20	00005	8/31/20 164375	202008 310-51300-31500		*	500.00	
		08/20-RETAINER					
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00 001085
10/15/20	00032	10/05/20 01038-09	202009 320-53800-43000		*	439.29	
		SVC 09/20					
		10/05/20 74001-09	202009 320-53800-43000		*	189.34	
		SVCS 09/20					
		10/05/20 97535-09	202009 320-53800-43000		*	640.27	
		SVCS 09/20					
				FPL			1,268.90 001086
10/15/20	00011	10/01/20 197	202010 310-51300-34000		*	3,806.00	
		MGMT FEES 10/20					
		10/01/20 197	202010 310-51300-44000		*	200.00	
		RENT					
		10/01/20 197	202010 310-51300-35100		*	83.33	
		COMPUTER TIME					
		10/01/20 197	202010 310-51300-31300		*	91.67	
		DISSEMINATION AGT SVCS					
		10/01/20 197	202010 310-51300-35110		*	83.33	
		WEBSITE ADMINISTRATION					
		10/01/20 197	202010 310-51300-42000		*	2.50	
		POSTAGE AND DELIVERY					
		10/01/20 197	202010 310-51300-42500		*	.90	
		COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES			4,267.73 001087
				TOTAL FOR BANK A		6,036.63	
				TOTAL FOR REGISTER		6,036.63	

AP300R
*** CHECK NOS. 001088-001091

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ISLANDS AT DORAL III - GF
BANK A ISLANDS AT DORAL III

RUN 5/27/21

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/10/20	00005	9/30/20 164793	202009 310-51300-31500		*	500.00	
		SVCS 09/20		BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00 001088
11/10/20	00003	10/01/20 83022	202010 310-51300-54000		*	175.00	
		ANNU FEES		DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 001089
11/10/20	00032	11/04/20 01038-10	202010 320-53800-43000		*	439.29	
		SVCS 10/20					
		11/04/20 74001-10	202010 320-53800-43000		*	189.34	
		SVCS 10/20					
		11/04/20 97535-10	202010 320-53800-43000		*	640.27	
		SVCS 10/20		FPL			1,268.90 001090
11/10/20	00011	11/01/20 198	202011 310-51300-34000		*	3,806.00	
		MGMT FEES 11/20					
		11/01/20 198	202011 310-51300-44000		*	200.00	
		RENT					
		11/01/20 198	202011 310-51300-35100		*	83.33	
		COMPUTER TIME					
		11/01/20 198	202011 310-51300-31300		*	91.67	
		DISSEMINATION AGT SVCS					
		11/01/20 198	202011 310-51300-35110		*	83.33	
		WEBSITE ADMINISTRATION					
		11/01/20 198	202011 310-51300-42000		*	5.00	
		POSTAGE AND DELIVERY					
		11/01/20 198	202011 310-51300-42500		*	3.00	
		COPIES		GOVERNMENTAL MANAGEMENT SERVICES			4,272.33 001091
TOTAL FOR BANK A						6,216.23	
TOTAL FOR REGISTER						6,216.23	

ID3 ISLANDS DORAL JWASSERMAN

AP300R
 *** CHECK NOS. 001092-001096

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 ISLANDS AT DORAL III - GF
 BANK A ISLANDS AT DORAL III

RUN 5/27/21

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/18/20	00032	12/03/20 74001-11	202011 320-53800-43000	SVCS 11/20	*	176.92	
		12/03/20 97535-11	202011 320-53800-43000	SVCS 11/20	*	598.26	
			FPL				775.18 001092
12/18/20	00011	12/01/20 199	202012 310-51300-34000	MGMT FEES 12/20	*	3,806.00	
		12/01/20 199	202012 310-51300-44000	RENT	*	200.00	
		12/01/20 199	202012 310-51300-35100	COMPUTER TIME	*	83.33	
		12/01/20 199	202012 310-51300-31300	DISSEMINATION AGT SVCS	*	91.67	
		12/01/20 199	202012 310-51300-35110	WEBSITE ADMINISTRATION	*	83.33	
		12/01/20 199	202012 310-51300-42000	POSTAGE AND DELIVERY	*	2.00	
		12/01/20 199	202012 310-51300-42500	COPIES	*	.75	
			GOVERNMENTAL MANAGEMENT SERVICES				4,267.08 001093
12/18/20	00030	12/18/20 1120	202011 300-20700-10100	TXFER OF TAX RECEIPTS	*	224,561.41	
			ISLANDS AT DORAL III CDD				224,561.41 001094
12/18/20	00034	12/18/20 1120	202011 300-20700-10100	TXFER OF TAX RECEIPTS	*	8,819.69	
			ISLANDS AT DORAL III CDD				8,819.69 001095
12/21/20	00032	12/03/20 01038-11	202011 320-53800-43000	SVCS 11/20	*	410.41	
			FPL				410.41 001096
				TOTAL FOR BANK A		238,833.77	
				TOTAL FOR REGISTER		238,833.77	

ID3 ISLANDS DORAL JWASSERMAN

AP300R
*** CHECK NOS. 001097-001101

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ISLANDS AT DORAL III - GF
BANK A ISLANDS AT DORAL III

RUN 5/27/21

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/12/21	00005	11/30/20 166046-1	202010 310-51300-31500		*	500.00	
		SVCS 10/20					
		11/30/20 166046-1	202011 310-51300-31500		*	500.00	
		SVCS 11/20					
BILLING, COCHRAN, LYLES, MAURO & RAMSE							1,000.00 001097
1/12/21	00032	1/05/21 01038-12	202012 320-53800-43000		*	440.98	
		SVCS 12/20					
		1/05/21 74001-12	202012 320-53800-43000		*	190.12	
		SVCS 12/20					
		1/05/21 97535-12	202012 320-53800-43000		*	642.88	
		SVS 12/20					
FPL							1,273.98 001098
1/12/21	00011	1/01/21 200	202101 310-51300-34000		*	3,806.00	
		MGMT FEES 01/21					
		1/01/21 200	202101 310-51300-44000		*	200.00	
		RENT					
		1/01/21 200	202101 310-51300-35100		*	83.33	
		COMPUTER TIME					
		1/01/21 200	202101 310-51300-31300		*	91.67	
		DISSEMINATION AGT SVCS					
		1/01/21 200	202101 310-51300-35110		*	83.33	
		WEBSITE ADMINISTRATION					
		1/01/21 200	202101 310-51300-42000		*	1.50	
		POSTAGE AND DELIVERY					
		1/01/21 200	202101 310-51300-42500		*	2.40	
		COPIES					
GOVERNMENTAL MANAGEMENT SERVICES							4,268.23 001099
1/12/21	00030	1/12/21 01122021	202101 300-20700-10100		*	148.50	
		TXFER OF TAX RECEIPTS					
		1/12/21 01122021	202101 300-20700-10100		*	953,369.40	
		TXFER OF TAX RECEIPTS					
ISLANDS AT DORAL III CDD							953,517.90 001100
1/12/21	00034	1/12/21 01122021	202101 300-20700-10100		*	5.83	
		TXFER OF TAX RECEIPTS					
		1/12/21 01122021	202101 300-20700-10100		*	37,443.77	
		TXFER OF TAX RECEIPTS					
ISLANDS AT DORAL III CDD							37,449.60 001101
TOTAL FOR BANK A						997,509.71	
TOTAL FOR REGISTER						997,509.71	
ID3 ISLANDS DORAL JWASSERMAN							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/14/21	00007	9/28/20 5703 SVCS 06/20	202006 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	398.00	398.00 001102

						TOTAL FOR BANK A	398.00
						TOTAL FOR REGISTER	398.00

ID3 ISLANDS DORAL JWASSERMAN

*** CHECK NOS. 001103-001108

ISLANDS AT DORAL III - GF
BANK A ISLANDS AT DORAL III

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/09/21	00005	12/31/20 166408	202012 310-51300-31500		*	500.00	
		SVCS 12/20		BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00 001103
2/09/21	00004	1/19/21 72490578	202101 310-51300-42000		*	31.79	
		DELIVERIES THRU 01/13/21		FEDEX			31.79 001104
2/09/21	00032	2/03/21 01038-01	202101 320-53800-43000		*	440.98	
		SVCS 01/21			*	190.12	
		2/03/21 74001-01	202101 320-53800-43000		*	642.88	
		SVCS 01/21			*		1,273.98 001105
		2/03/21 97535-01	202101 320-53800-43000		*		
		SVCS 01/21		FPL			
2/09/21	00011	2/01/21 201	202102 310-51300-34000		*	3,806.00	
		MGMT FEES 02/21			*	200.00	
		2/01/21 201	202102 310-51300-44000		*	83.33	
		RENT			*	91.67	
		2/01/21 201	202102 310-51300-35100		*	83.33	
		COMPUTER TIME			*	4.65	
		2/01/21 201	202102 310-51300-31300		*	3.75	
		DISSEMINATION AGENT SVCS			*		4,272.73 001106
		2/01/21 201	202102 310-51300-35110		*		
		WEBSITE ADMINISTRATION			*		
		2/01/21 201	202102 310-51300-42000		*		
		POSTAGE AND DELIVERY			*		
		2/01/21 201	202102 310-51300-42500		*		
		COPIES		GOVERNMENTAL MANAGEMENT SERVICES			
2/09/21	00030	2/09/21 02092021	202102 300-20700-10100		*	44,280.36	
		TXFER OF TAX RECEIPTS		ISLANDS AT DORAL III CDD			44,280.36 001107
2/09/21	00034	2/09/21 02092021	202102 300-20700-10100		*	1,739.12	
		TXFER OF TAX RECEIPTS		ISLANDS AT DORAL III CDD			1,739.12 001108
TOTAL FOR BANK A						52,097.98	
TOTAL FOR REGISTER						52,097.98	

ID3 ISLANDS DORAL JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/09/21	00038	2/26/21	I0000515 202102 310-51300-48000	NOTICE OF MEETING	*	85.13	
				ALM MEDIA, LLC			85.13 001109
3/09/21	00005	1/31/21	166938 202101 310-51300-31500	SVCS 01/21	*	500.00	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00 001110
3/09/21	00004	2/16/21	72784945 202102 310-51300-42000	DELIVERIES THRU 02/11/21	*	31.95	
				FEDEX			31.95 001111
3/09/21	00032	3/04/21	01038-02 202102 320-53800-43000	SVCS 02/21	*	441.40	
		3/04/21	74001-02 202102 320-53800-43000	SVCS 02/21	*	190.30	
		3/04/21	97535-02 202102 320-53800-43000	SVCS 02/21	*	643.49	
				FPL			1,275.19 001112
3/09/21	00011	3/01/21	202 202103 310-51300-34000	MGMT FEES 03/21	*	3,806.00	
		3/01/21	202 202103 310-51300-44000	RENT	*	200.00	
		3/01/21	202 202103 310-51300-35100	COMPUTER TIME	*	83.33	
		3/01/21	202 202103 310-51300-31300	DISSEMINATION AGT SVCS	*	91.67	
		3/01/21	202 202103 310-51300-35110	WEBSITE ADMINISTRATION	*	83.33	
		3/01/21	202 202103 310-51300-42000	POSTAGE AND DELIVERY	*	1.53	
				GOVERNMENTAL MANAGEMENT SERVICES			4,265.86 001113
3/09/21	00017	3/01/21	20602 202103 310-51300-32200	AUDIT FYE 09/30/2020	*	4,000.00	
				GRAU & ASSOCIATES			4,000.00 001114
TOTAL FOR BANK A						10,158.13	
TOTAL FOR REGISTER						10,158.13	

ID3 ISLANDS DORAL JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/09/21	00007	3/01/21 5898	202102 310-51300-31100		*	1,377.50	
		SVCS THRU 02/26/21		ALVAREZ ENGINEERS, INC.			1,377.50 001115
4/09/21	00005	2/28/21 167337	202102 310-51300-31500		*	500.00	
		SVCS 02/21		BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00 001116
4/09/21	00042	4/01/21 24001676	202104 310-51300-31300		*	91.00	
		SVCS 04/21		CUSIP GLOBAL SERVICES			91.00 001117
4/09/21	00032	4/05/21 01038-03	202103 320-53800-43000		*	441.40	
		SVCS 03/21					
		4/05/21 74001-03	202103 320-53800-43000		*	190.30	
		SVCS 03/21					
		4/05/21 97535-03	202103 320-53800-43000		*	643.49	
		SVCS 03/21		FPL			1,275.19 001118
4/09/21	00011	4/01/21 203	202104 310-51300-34000		*	3,806.00	
		MGMT FEES 04/21					
		4/01/21 203	202104 310-51300-44000		*	200.00	
		RENT					
		4/01/21 203	202104 310-51300-35100		*	83.33	
		COMPUTER TIME					
		4/01/21 203	202104 310-51300-31300		*	91.67	
		DISSEMINATION AGT SVCS					
		4/01/21 203	202104 310-51300-35110		*	83.33	
		WEBSITE ADMINISTRATION					
		4/01/21 203	202104 310-51300-42500		*	.30	
		COPIES		GOVERNMENTAL MANAGEMENT SERVICES			4,264.63 001119
4/09/21	00014	3/25/21 6074312	202103 310-51300-32300		*	3,555.75	
		TRUSTEE FEES		US BANK			3,555.75 001120
TOTAL FOR BANK A						11,064.07	
TOTAL FOR REGISTER						11,064.07	

ID3 ISLANDS DORAL JWASSERMAN

AP300R
*** CHECK NOS. 001121-001123

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/27/21
ISLANDS AT DORAL III - GF
BANK A ISLANDS AT DORAL III

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/10/21	00005	3/31/21 167817	202103 310-51300-31500		*	1,000.00	
		SVCS 03/21		BILLING, COCHRAN, LYLES, MAURO & RAMSE			1,000.00 001121
5/10/21	00032	5/05/21 01038-04	202104 320-53800-43000		*	444.07	
		SVCS 04/21					
		5/05/21 74001-42	202104 320-53800-43000		*	191.53	
		SVCS 04/21					
		5/05/21 97535-04	202104 320-53800-43000		*	647.61	
		SVCS 04/21		FPL			1,283.21 001122
5/10/21	00011	5/01/21 204	202105 310-51300-34000		*	3,806.00	
		MGMT FEES 05/21					
		5/01/21 204	202105 310-51300-44000		*	200.00	
		RENT					
		5/01/21 204	202105 310-51300-35100		*	83.33	
		COMPUTER TIME					
		5/01/21 204	202105 310-51300-31300		*	91.67	
		DISSEMINATION AGT SVCS					
		5/01/21 204	202105 310-51300-35110		*	83.33	
		WEBSITE ADMINISTRATION					
		5/01/21 204	202105 310-51300-42000		*	2.55	
		POSTAGE AND DELIVERY		GOVERNMENTAL MANAGEMENT SERVICES			4,266.88 001123
TOTAL FOR BANK A						6,550.09	
TOTAL FOR REGISTER						6,550.09	

ID3 ISLANDS DORAL JWASSERMAN

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2021

TOTAL ASSESSMENT LEVY

\$ 103,698.88	\$ 1,534,981.98	\$ 60,286.72	\$ 1,698,967.58
ASSESSED THROUGH COUNTY			
6.10%	90.35%	3.55%	100.00%
36300.10000	36300.10000	36300.10000	
O&M Portion	2013 DSF Portion	2014 DSF Portion	Total
\$7,072.98	\$104,696.40	\$4,111.97	\$115,881.35
\$8,097.73	\$119,865.01	\$4,707.72	\$132,670.46
\$60,227.08	\$891,499.37	\$35,013.81	\$986,740.27
\$4,179.76	\$61,870.03	\$2,429.96	\$68,479.74
\$2,987.67	\$44,224.41	\$1,736.92	\$48,949.00
\$3.78	\$55.96	\$2.20	\$61.94
\$2,980.31	\$44,115.47	\$1,732.64	\$48,828.43
\$2,704.08	\$40,026.59	\$1,572.05	\$44,302.72
\$88,253.39	\$1,306,353.24	\$51,307.28	\$1,445,913.91

Assessed on Roll:

Percent Collected
90%

	NET AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$103,698.88	6.1036%	\$88,253.39	(\$88,253.39)	\$0.00
2013 DEBT SERVICE	\$1,534,981.98	90.3479%	\$1,306,353.24	(\$1,222,211.17)	\$84,142.07
2014 DEBT SERVICE	\$60,286.72	3.5484%	\$51,307.28	(\$48,002.58)	\$3,304.70
TOTAL	\$1,698,967.58	100.00%	\$1,445,913.91	(\$1,358,467.14)	\$87,446.77

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	2013 AMOUNT	2014 AMOUNT
12/18/20	1094 / 1095	\$224,561.41	\$8,819.69
1/12/21	1100 / 1101	\$953,369.40	\$37,443.77
2/9/21	1107 / 1108	\$44,280.36	\$1,739.12
TOTAL		\$1,222,211.17	\$48,002.58
Amount due:		\$84,142.07	\$3,304.70

ISLANDS AT DORAL III

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

April 30, 2021

	Major Funds		Total
	General	Debt Service Fund	Governmental Funds
<u>ASSETS:</u>			
Cash	\$172,091	---	\$172,091
Due From Other	\$831	---	\$831
Due From Other Funds	---	\$87,447	\$87,447
Investment - State Board (Surplus)	\$208,523	---	\$208,523
Investment - State Board (Cap Reserve)	\$661,464	---	\$661,464
Investments - Series 2013:			
Reserve A	---	\$729,116	\$729,116
Revenue A	---	\$1,965,681	\$1,965,681
Investments - Series 2014:			
Reserve A	---	\$15,000	\$15,000
Revenue A	---	\$56,854	\$56,854
General Redemption	---	\$9	\$9
Deposits-Electric	\$1,003	---	\$1,003
Total Assets	\$1,043,912	\$2,854,107	\$3,898,019
<u>LIABILITIES:</u>			
Accounts Payable	\$2,283	---	\$2,283
Due to Other Funds	\$87,447	---	\$87,447
Total Liabilities	\$89,730	\$0	\$89,730
<u>FUND BALANCES:</u>			
Nonspendable:			
Prepaid items	\$1,003	---	\$1,003
Restricted for:			
Debt Service	---	\$2,854,107	\$2,854,107
Assigned	\$661,464	---	\$661,464
Unassigned	\$291,715	---	\$291,715
Total Fund Balances	\$954,182	\$2,854,107	\$3,808,289
TOTAL LIABILITIES AND FUND BALANCES	\$1,043,912	\$2,854,107	\$3,898,019

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending April 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/21	ACTUAL THRU 04/30/21	VARIANCE
<u>REVENUES:</u>				
Assessments - On Roll	\$98,514	\$98,514	\$88,253	(\$10,261)
Contributions - HOA	\$14,250	\$8,313	\$5,768	(\$2,545)
Interest Income	\$500	\$292	\$921	\$629
TOTAL REVENUES	\$113,264	\$107,118	\$94,942	(\$12,176)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$6,000	\$3,500	\$0	\$3,500
FICA Expense	\$459	\$268	\$0	\$268
Unemployment	\$150	\$88	\$0	\$88
Engineering	\$12,500	\$7,292	\$1,378	\$5,914
Arbitrage	\$600	\$350	\$0	\$350
Dissemination	\$1,100	\$642	\$733	(\$91)
Attorney	\$20,000	\$11,667	\$3,500	\$8,167
Annual Audit	\$4,100	\$4,000	\$4,000	\$0
Trustee Fees	\$10,500	\$6,125	\$3,556	\$2,569
Management Fees	\$45,672	\$26,642	\$26,642	(\$0)
Computer Time	\$1,000	\$583	\$583	\$0
Telephone	\$250	\$146	\$0	\$146
Postage	\$250	\$146	\$81	\$65
Printing & Binding	\$1,000	\$583	\$11	\$572
Rentals & Leases	\$2,400	\$1,400	\$1,400	\$0
Insurance	\$6,812	\$6,812	\$6,503	\$309
Legal Advertising	\$1,000	\$583	\$85	\$498
Other Current Charges	\$500	\$292	\$224	\$68
Office Supplies	\$250	\$146	\$0	\$146
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$1,000	\$583	\$583	\$0
TOTAL ADMINISTRATIVE	\$115,718	\$72,022	\$49,454	\$22,568
<u>FIELD:</u>				
Electricity-Madeira	\$6,000	\$3,500	\$3,069	\$431
Electricity-Antilles/Belize	\$14,250	\$8,313	\$5,768	\$2,545
Reserves - Emergency Funds	\$4,227	\$2,466	\$0	\$2,466
TOTAL FIELD	\$24,477	\$14,278	\$8,837	\$5,441
TOTAL EXPENDITURES	\$140,195	\$86,300	\$58,291	\$28,009
Excess (deficiency) of revenues over (under) expenditures	(\$26,930)	\$20,818	\$36,651	\$15,833
FUND BALANCE - Beginning	\$26,930		\$917,531	
FUND BALANCE - Ending	(\$0)		\$954,182	

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2013
DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending April 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/21	ACTUAL THRU 04/30/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$363	\$363
Assessments - On Roll	\$1,458,233	\$1,458,233	\$1,306,353	(\$151,880)
TOTAL REVENUES	<u>\$1,458,233</u>	<u>\$1,458,233</u>	<u>\$1,306,716</u>	<u>(\$151,517)</u>
<u>EXPENDITURES:</u>				
<u>Series 2013</u>				
Interest - 11/1	\$316,084	\$316,084	\$316,084	\$0
Interest - 05/1	\$316,084	\$0	\$0	\$0
Principal - 05/01	\$805,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$1,437,168</u>	<u>\$316,084</u>	<u>\$316,084</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$21,065</u>	<u>\$1,142,149</u>	<u>\$990,632</u>	<u>(\$151,517)</u>
Net change in fund balance	<u>\$21,065</u>	<u>\$1,142,149</u>	<u>\$990,632</u>	<u>(\$151,517)</u>
FUND BALANCE - Beginning	\$1,059,011		\$1,788,308	
FUND BALANCE - Ending	<u>\$1,080,076</u>		<u>\$2,778,940</u>	

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2014
DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending April 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/21	ACTUAL THRU 04/30/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$9	\$9
Assessments - On Roll	\$57,272	\$57,272	\$51,307	(\$5,965)
TOTAL REVENUES	<u>\$57,272</u>	<u>\$57,272</u>	<u>\$51,316</u>	<u>(\$5,957)</u>
<u>EXPENDITURES:</u>				
<u>Series 2014</u>				
Interest - 11/1	\$20,536	\$20,536	\$20,536	\$0
Interest - 5/1	\$20,536	\$0	\$0	\$0
Principal- 5/01	\$16,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$57,073</u>	<u>\$20,536</u>	<u>\$20,536</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$199</u>	<u>\$36,736</u>	<u>\$30,780</u>	<u>(\$5,956)</u>
Net change in fund balance	<u>\$199</u>	<u>\$36,736</u>	<u>\$30,780</u>	<u>(\$5,956)</u>
FUND BALANCE - Beginning	\$27,693		\$44,388	
FUND BALANCE - Ending	<u>\$27,892</u>		<u>\$75,168</u>	

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2021

Series 2013, Special Assessment Bonds		
Interest Rate:	3.000%	
Maturity Date:	5/1/20	\$780,000.00
Interest Rate:	3.25%	
Maturity Date:	5/1/21	\$805,000.00
Interest Rate:	3.375%	
Maturity Date:	5/1/22	\$835,000.00
Interest Rate:	3.500%	
Maturity Date:	5/1/23	\$865,000.00
Interest Rate:	3.625%	
Maturity Date:	5/1/24	\$895,000.00
Interest Rate:	3.75%	
Maturity Date:	5/1/25	\$925,000.00
Interest Rate:	3.875%	
Maturity Date:	5/1/26	\$965,000.00
Interest Rate:	4.125%	
Maturity Date:	5/1/35	\$10,740,000.00
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 9/30/2020		\$16,030,000.00
Less:	May 1, 2021 (Mandatory)	\$0.00
Current Bonds Outstanding		\$16,030,000.00
Series 2014, Special Assessment Bonds		
Interest Rate:	4.75%	
Maturity Date:	5/1/40	\$771,000.00
Reserve Fund Requirement:		
Bonds outstanding - 9/30/2020		\$756,000.00
Less:	May 1, 2021 (Mandatory)	\$0.00
Current Bonds Outstanding		\$756,000.00
Total Current Bonds Outstanding		\$16,786,000.00