



Islands at Doral III

Community Development District

www.doral3cdd.com

Victoria Gonzalez, Vice Chair

Javier Fuquen, Assistant Secretary

Sandra Milles, Assistant Secretary

Antonio Felipe Vergara, Assistant Secretary

Julio Raudsepp, Supervisor

March 5, 2025



Islands at Doral III

Community Development District

*Miami – Dade County – Ordinance #04-88
Established May 21, 2004*

Agenda

| | |
|---|--|
| Seat 5 (11/28): Julio Raudsepp | |
| Seat 4 (11/28): Victoria Gonzalez – VC | |
| Seat 3 (11/26): Javier Fuquen – AS | |
| Seat 2 (11/26): Sandra Milles – AS | |
| Seat 1 (11/26): Antonio Felipe Vergara – AS | |

Wednesday

March 5, 2025

6:00 p.m.

Doral Legacy Park – Conference Room

11400 NW 82nd Street Doral, Florida 33178

Microsoft Teams

Meeting ID: 271 577 246 734

Passcode: kJpupV

by phone: +1 872-240-4685

conference ID: 246 208 153#

1. Oath of Office for Supervisors Elected at the General Election (**Seat #4 and Seat #5**)
2. Roll Call
3. Audience Comments – ***As per District's rules, each speaker has 3 minutes to provide comments***
4. Organizational Matters
 - A. Consideration of **Resolution #2025-02** Certifying Results of General Election (**Seat #4 and Seat #5**)
 - B. Consideration of **Resolution #2025-03** Electing Officers
5. Approval of Minutes of the November 6, 2024 Meeting
6. Ratification of Small Project Agreement for Roadway Rehabilitation with Headley Construction Group Inc.,
7. Consideration of **Resolution #2025-04** Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office
8. Consideration of **Resolution #2025-05** Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing
9. Staff Reports
 - A. Attorney – Stormwater System Legal Requirements Update Memorandum
 - B. Engineer
 - C. Manager
10. Financial Reports
 - A. Acceptance of Check Register
 - B. Acceptance of Unaudited Financials
11. Supervisors Requests
12. 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>

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Islands at Doral III Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Islands at Doral III Community Development District, Miami-Dade County, Florida.**

Signature _____

Home Address _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____ by
_____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification _____

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING AND ACCEPTING THE MIAMI-DADE COUNTY CANVASSING BOARD'S DECLARATION AND CERTIFICATION OF THE RESULTS OF THE NOVEMBER 5, 2024 GENERAL ELECTION FOR SUPERVISORS OF THE ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the [Islands at Doral III Community Development District](#) (the "District") is required to hold elections for membership of the Board of Supervisors of the District (the "Board"), pursuant to the provisions of Section 190.006, Florida Statutes; and

WHEREAS, an election of Board members was held on [November 5, 2024](#), in [Miami-Dade County](#), in the manner prescribed by law for holding general elections; and

WHEREAS, the [Miami-Dade County Elections Department](#) appointed inspectors and clerks of elections, prepared and furnished ballots, designated polling places, and held the election for members of the Board of Supervisors of the District; and

WHEREAS, the [Miami-Dade County Elections Department](#) canvassed the returns of the election of District Board members by the qualified electors of the District; and

WHEREAS, the [Miami-Dade County](#) Canvassing Board has declared and certified the results of the election for Board members, which results the District desires to recognize and accept.

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

1. The Board of Supervisors of the District hereby recognizes and accepts the results of the [November 5, 2024](#), election of members of the Board of Supervisors, certified by the [Miami-Dade County](#) Canvassing Board, and as set forth in **Exhibit A** attached hereto and incorporated herein by reference.
2. The Board of Supervisors hereby recognizes the election of the following persons to a four (4) year term of office:

| | |
|-----------------------------|----------------|
| A. <u>Julio Raudsepp</u> | <u>Seat #5</u> |
| B. <u>Victoria Gonzalez</u> | <u>Seat #4</u> |
3. Pursuant to Section 190.006(4), Florida Statutes, upon entering into office, the persons referenced above shall take and subscribe to the oath of office as prescribed by Section 876.05, Florida Statutes.
4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Exhibit A

Office: Islands at Doral III CDD Seat 5

Julio Raudsepp
(Active-Unopposed)

Office: Islands at Doral III CDD Seat 4

Victoria González (NOP) status (Active-Qualified)

Gerardo A. Verde (NOP) status (Active-Qualified)

RESOLUTION 2025-03

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 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 |
| _____ | Assistant Treasurer |
| _____ | Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

PASSED AND ADOPTED THIS _____ DAY OF _____.

Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Islands at Doral III Community Development District was held on November 6, 2024 at 6:00 p.m. at the Doral Legacy Park Conference Room, 11400 N.W. 82nd Street, Doral, Florida.

Present and constituting a quorum were:

Victoria Gonzalez
Sandra Milles
Antonio Felipe Vergara
Javier Fuquen

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

Also present were:

Ben Quesada
Gregory George
Juan Alvarez
Julio Raudsepp
Belkys Acuna Blohm
Christina Ladd-Camacho
Gonzalo Caycedo
Leonardo Gonzalez
Gerardo Verde

District Manager
District Counsel
District Engineer
Resident
Resident
Resident
Resident
Resident
Resident

(Please note that due to a lot of background noise and conversations portions of the meeting could not be transcribed verbatim where the recording was inaudible)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments – As per District's rules, each speaker has 3 minutes to provide comments

Mr. Quesada: There are a few members of the audience with us today. Does anyone have any comments for the Board? Before we start, I just want to indicate for the record that there is a District rule that each speaker has 3 minutes to provide comments about anything that is on today's agenda. Any comments from the audience? Not hearing

any at this time, when we get to any item on the agenda, if there are any comments directly on the specific item, we can address those comments then, as well if the Board wishes to allow for that.

Mr. Raudsepp: You know why we are here, right? You know Belkys?

Mr. Quesada: Belkys is the Vice President from Promenade. She has brought today some concerns that we are going to share with the District's engineer that are not on today's agenda, but it is a concern that she has about her community's roads. The asphalt and roads are on the agenda under Engineer, so let's move on to the next item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 7, 2024 Meeting

Mr. Quesada: Next we have Approval of the Minutes of the August 7, 2024 Meeting. Any comments from District Counsel?

Mr. George: No.

Mr. Quesada: Not hearing any, any comments from the Board? If not, then I will ask for a motion to approve the August 7th minutes as-presented.

On MOTION by Ms. Gonzalez seconded by Ms. Milles with all in favor, the Minutes of the August 7, 2024 Meeting were approved as-presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2025-01 Amending the Fiscal Year 2024 Budget

Mr. Quesada: Item 4 on the agenda is Consideration of Resolution #2025-01 Amending the Fiscal Year 2024 Budget. That is on page 19 of your agenda package. So, the reason we are asking to amend the budget is because there were some costs that were not anticipated in the fiscal year 2024 budget, mainly engineering services that were not anticipated. Obviously we have had plenty to discuss regarding engineering items, so before the November 30th date, we are asking to amend the fiscal year 2024 budget so we can begin our audit process.

Mr. Raudsepp: How much is the difference?

Mr. Quesada: Roughly around \$26,000. Is there a motion to approve that?

On MOTION by Mr. Vergara seconded by Ms. Gonzalez with all in favor, Resolution #2025-01 Amending the Fiscal Year 2024 Budget was approved.

FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024

Mr. Quesada: Item 5 on the agenda is Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024. Grau was chosen as the District's auditor at the Audit Selection Committee Meeting. The price has already been anticipated for the budget, so this is just housekeeping on our end.

On MOTION by Ms. Gonzalez seconded by Mr. Vergara with all in favor, the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2024 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Discussion of 2024 Legislative Update Supplemental Memorandum

Mr. Quesada: Moving on to Staff Reports, Greg?

Mr. George: Nothing new to report, just a reminder to complete your four hours of ethics training before the end of this year if you have not yet already.

Mr. Quesada: The supplemental memorandum was included on the agenda. Do you want to mention anything from that? The affidavit for human trafficking?

Mr. George: Oh, we must not have discussed that at the last meeting. There is a law that now requires all of your contractors to fill out an affidavit stating that they are not engaging in human trafficking. We have already sent that over to all of them and will make sure that any future contracts or amended contracts have that included.

B. Engineer – Asphalt Resurfacing Update and Drainage Improvement Update

Mr. Quesada: Moving on to Engineer, Juan? I know one of the first items on the agenda is the small project agreement that has been worked on.

Mr. Alvarez: Yes, that has been completed. This project was already approved by the Board before and we have been working with Greg, District Counsel to complete the agreement. It has been completed and accepted by the contractor. I have the signature page from him, and we will forward that to the Chair to be signed, and we also have the affidavit completed so it is ready to be signed by the CDD. However, we have another contractor inspecting the pipes and at the same time making a video of the pipes of what he finds. The video has revealed that there are some broken pipes underneath the roads of Antilles and Belize, which I am bringing to your attention. There are some broken drainage pipes underneath. I wanted to let you know because normally you will want to repair those pipes before you do a new layer of asphalt.

Ms. Gonzalez: I saw the pictures, but I have a question. Does all of that need to be fixed first?

Mr. Alvarez: I am getting to that. I don't think that they are now presenting a big issue because we have not received any complaints about the drainage in these areas. So, they are still functioning, but it is something that needs to be taken care of. If we were to take care of that right now, I believe that the CDD would have to budget around \$146,000. I think it would be prudent to budget for this, though we may not use that much. I spoke with Ben about this, and he told me there is a limited amount in the budget you have, so perhaps we don't need to fix them right now, but we have found a contractor who is very good. They use special materials where they go from one pipe to another, and they fill them with hot water and put pressure on them without having to excavate everything. I am thinking we should go ahead and wait on the paving and grading and contact this company to see what they can do because this will be less expensive than excavating the pipes. My recommendation is to go ahead and sign the contract so we can move forward with any permitting and begin the process.

Mr. Raudsepp: Do you have any reports from the cameras so we can see them?

Mr. Alvarez: Yes. It is not completed yet. You all know how much it has been raining. All of the reports and videos will be provided to Ben, and we can share those with you, as well.

Mr. Raudsepp: We are talking about only Antilles pipes?

Mr. Alvarez: We are talking about pipes in Belize and Antilles right now.

Mr. Quesada: And the reason we are talking about that now is because we are talking about the road improvement project the Board previously authorized. Prior to commencing that he is disclosing his findings because this project with the drainage has taken over a year. Part of it has to do with the water table and levels, so the contractors have had to come back every time that the water recedes to try to get this done. So, it has been a long process.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Alvarez: The areas we are talking about are within the CDD boundaries.

Mr. Quesada: Whatever bond was taken out for the public infrastructure construction would fall within the purview of the CDD. So, in this case, it appears that the roads were part of the bond. Therefore, the maintenance of those roads would fall under the purview of the CDD. Anyone who is part of that bond pays the CDD.

Ms. Gonzalez: Juan, you are going to check the other option you mentioned to see what they recommend?

Mr. Alvarez: Yes. If you are ready to sign the contract, I have the signature page right here.

Mr. Quesada: Can we take care of that at the end of the meeting? We also have the electronic signature policy, but since you brought everything here, we can take care of that while we are here. Are there any other questions or comments from the Board for Juan? Not hearing any, thank you, Juan.

Mr. Alvarez: There is one other thing. We have estimated how much the CDD should budget yearly for replacing the asphalt in each community. We have communities that were not all formed at the same time, so they have different areas of service life for the asphalt. You have already seen a report that I presented to you, but based on the increases in price, I suggested to Ben that we update this report with new estimates. Those are part of your agenda so you can see what we recommend.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Alvarez: You can see the map of the entire CDD. Each community is listed. We think that the roads in Madeira should be done about two years from now. In order for the CDD to have enough funds to be able to do that project, we think that they should budget around \$46,000 every year for a few years and \$9,000 for the pavement markings. So, between both of these, if you budget around \$56,000 then you will have around \$112,000 two years from now. Otherwise, the CDD may decide to fund it through assessments. How you finance it is up to the CDD Board.

Mr. Raudsepp: We have been asking the Master Association and the CDD who is in charge, and why are we being charged twice? We never get an answer. Is everyone being charged twice?

Mr. Quesada: You are all welcome to make your comments about the asphalt project, but please keep in mind you are allotted three minutes. To answer your questions, we typically have our budget meetings in the first quarter of the calendar year so usually in February/ March/ April we start with our initial draft of our proposed budget, but it has already been the direction of the Board that based on the recommendations by the District Engineer what the life expectancy the roads in each community is, and the intent of this Board is for this entity to budget appropriately the reserves so that once one phase is done, we can budget accordingly for the following projects can be done, which is what Juan is going over now. He brought this revised document to the Board based on current pricing, so we can discuss and recommend how much the Board will need in reserves to be able to do these projects. There may be several options, but I don't want to speculate since that is not part of the agenda, but we can further about that after the meeting. There are ways the CDD and HOA can work together with what you are requesting. Let's talk about it to see what we can do. When we get to where we start discussing the proposed budget for the next fiscal year, we are going to have multiple options, as well. We are not going to just present one option. We will discuss what the assessment would like with the different options. We will present it so you will see what several scenarios will look like before the Board makes any decisions. We can have more than one meeting to discuss it if needed to accommodate everything.

Mr. Verde: I am sorry I was late. My name is Gerardo Verde. I live in St. Moritz. It is nice to meet you. We need the total cost perspective of how much money we will need

to do all of these repairs. With all of the money we are spending at the present time, I know that may change, but do you have that information? If we have \$600,000 money in reserves, but if we need \$3 million how are we going to get to that? How much money will you need and how will you replenish the reserves?

Mr. Quesada: One thing I want to point out is the \$600,000 you keep referring to, only 25% of the drainage project that we are in the process of, some of the reserves is still going to go to that project, as well and you would need to subtract close to around \$100,000 of the reserves that we have not paid to the contractor yet.

Mr. Verde: So, we only have \$500,000?

Mr. Quesada: Yes.

Mr. Raudsepp: The City of Doral sent a letter saying that the District should do these repairs? Where are you planning to get the money?

Mr. Verde: I am sorry, Julio, but can we finish one question at a time? How much are we really going to need?

Mr. Alvarez: I will suggest that you give this report to these gentlemen because you will be able to see the present value of the project, and you will see the future value of the project. You will also see the amounts in the reserves.

Mr. Quesada: I will be happy to share the report.

Mr. Verde: Can't you just show me the amount for all of the communities?

Mr. Alvarez: I will have to add them up.

Mr. Verde: Don't you have them summarized?

Mr. Quesada: Sir, this is a public comment portion where everyone gets three minutes. It is not a question-and-answer session or interview. You are allowed to comment on anything you want to about any items on the agenda, but it is not a question-and-answer session.

Mr. Verde: Fair enough. So, my question is how much are you going to spend and how are you going to replenish the reserves?

Mr. Quesada: Again, this Board has decided to follow the recommendations of the District's engineer, which is to follow the life expectancy of the asphalt, and as we get to the budget cycle, this report that we just received is going to be shared with the accountant, and they will come up with multiple options. We don't have that information

yet for this agenda. What I can tell you is that whatever reserves get used for this project, which we have sufficient funds to use for this year without increasing the assessments, when we get to the next budget cycle, we will have options so that we will know exactly what needs to be assessed based on the recommendations of staff.

Mr. Verde: So, are we going to need \$1 million?

Mr. Alvarez: I don't have the total amount, but you can add it up. The information is in the report.

Mr. George: The report has been revised slightly from the last meeting.

Mr. Raudsepp: I don't know why this meeting operates this way. We have the right to ask questions. You are spending our money. Every time everybody gets here, we are told we only get to talk for three minutes.

Mr. Quesada: It is a policy that was established by the Board many years ago.

Mr. Raudsepp: I know about the rule because I was here years ago when it was done. That is okay. I don't want to pay for the next five years \$3,000.

Mr. Quesada: When we get to the finances, we will go over the finances in detail. We are a governmental entity. We have an agenda, and we discuss what is on that agenda. If anyone has questions about something that is not on the agenda, I am happy to share my contact information, and you can write me an email or call me. You don't have to wait until a meeting to ask questions. I will answer and share any information I have with you. Anything that is on the agenda that is prepared prior to the meeting is what we are prepared to discuss what is on that agenda. I want you to know that this discussion is from prior direction from the Board and that is what we are prepared to discuss today.

Mr. Raudsepp: I have an issue with that. We are spending a lot of money, and I do really have an issue with that.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: Does anyone else from the audience have any questions or comments about this item?

Mr. Verde: Can we get a copy of the report?

Mr. Quesada: Sure. After the meeting, I will circulate my business card and anyone who wants to request anything, please just send me an email and I will be happy to share any reports or items that have been discussed at a meeting.

Mr. Verde: Is this information on the website so we have access to the documents?

Mr. Quesada: I know the agendas are on the website, but not everything is. Either way, I will give you my contact information so you can request whatever information you would like to receive. Juan, is there anything else you would like to add?

Mr. Alvarez: No.

Mr. Quesada: Thank you, Juan.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: Belkys is the Vice President of Promenade Shores. She brought some documentation, a report of her observations of the asphalt in the community. It was just brought to us today at the meeting. I asked Juan to take a look at her concerns so that we can add that to the next agenda and report to you what his observations are after he has a chance to review that information if the Board would like to direct him to do so.

Mr. Alvarez: I can provide that information at a future meeting, but it is important to understand what belongs to the CDD and what belongs to the HOA. For example, in the Promenade, the CDD owns the driveway, but not the parking stalls, or the sidewalks. The public can drive on the driveway, anyone, homeowners and the public in general, but they cannot park in private spaces. Anything that is private is not accessible to the public is not the CDD. The CDD did not pay for the parking spaces.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Alvarez: This picture here is of the parking spaces which belongs to the HOA. The main road in order to get to the parking spaces, that does belong to the CDD. So, at the time of doing this project, I think the CDD is going to provide certain funds, but I think the other funds to do the parking lot area should come from the HOA. Not everyone understands what belongs to the CDD and what belongs to the HOA because people don't know the history or the reason why, and then they think that it is the CDD who needs

to pay, or the HOA that needs to. It is very confusing if you don't know, so it is very good to have this type of conversation to clarify because we want to all be on the same page and have excellent roads.

Ms. Gonzalez: So, most of the streets are CDD.

Mr. Alvarez: Yes, all of the ones you just pointed out all belong to the CDD.

Mr. Raudsepp: The plan to do The Promenade is when?

Mr. Quesada: In two years in 2026 if I recall.

Mr. Alvarez: There needs to be communication between the CDD and the HOA to create a good phasing of how you want to do all of this. For example, I think in Madeira, there are parking spaces that are private, and those will be funded with funds you have received from the HOA.

Mr. Quesada: Some of these are public roads, but I have made notes and if you have any of the property managers' contact information to share as a courtesy, we will reach out to them. I know there are a few people on the Master Association that I was regularly in contact with, I think Xavier was one of them, but if there is anyone else that we can reach out to, that is usually the easiest way since there are so many communities and there are different property management companies and different managers. We can work on creating a contact list as a courtesy. We were not notified that Xavier was no longer there. Communication goes both ways, and if anybody happens to sit on any of those HOA Boards, we would love to have that information. I have worked in this business for twenty-one years and managers come and go a lot so it is difficult to keep up when we are managing so many projects, but it is something that we will work on.

Mr. Verde: You have invested 25% of the budget in some communities, like Antilles, and when you look at St. Moritz, which is my community, we have a lot less, 18%. How is it fair to the residents in the communities that are receiving less?

Mr. Alvarez: Everybody is being charged the same amount per square yard. Some have more than others, but each unit in the community is being charged the same amount.

Mr. Verde: We want to see the budget and values sometime soon because you are saying that we need to produce \$600,000 in reserves plus the money in the reserves we already have now because you are saying that what we have is not enough and it is a risk if something happens, and we have nothing left.

Mr. Quesada: I just want to clarify one thing. I want to mention that one of the Board's policies is to have on hand in reserves at least \$500,000. Keep in mind that we are not spending all of the reserves, but the idea is based on the timeline Juan is projecting is that we will be doing this in phases. We will complete the repairs in phases and always ensure the District has at least the \$500,000 in reserves, as well so that we can move forward with the phases as Juan is recommending. And yes, everybody is paying the same amount, so it is fair across the board for all of these improvements, regardless of which community you live in.

Mr. Verde: How are you going to produce that amount? Are you going to increase the budget for us? How are you planning to get that money? Aren't you going to need that money from us?

Mr. Raudsepp: You should not expect to spend half of the money in the reserves when it is only for certain areas. That is not fair. You are spending our money.

Ms. Milles: We are looking at every community here. We do not have preference for one over another. We never do that as members of the CDD.

Mr. Quesada: Correct. Again, when the asphalt concerns were first mentioned by the City of Doral, we asked the District's engineer to inspect the entire community. We only received a concern voiced about one, but the engineer inspected all of them. Any time this Board takes any actions; they take things into account for all of the communities. It just so happens that the data backs up what the City of Doral told us, and it was right that the asphalt in Antilles was in a condition that required immediate attention.

Mr. Raudsepp: Every community in the report has only one phase and one picture, but Antilles has many more. St. Moritz has only one page. Villa Bello, one page and one picture. Santorini, one page and one picture. Madeira, one page and one picture. The Promenade, one page and one picture. Antilles and Belize have like seven or eight.

Mr. George: Were assessments raised during this past budget? It says you put \$176,000 aside to do some of this. I just want to comment that you have 1,600 units in this community, and right now you are putting almost \$180,000 in reserves for asphalt and your assessments did not rise. So, if they continue to do this every year to help fund these projects, then your assessments should not rise dramatically. This may be a new line in the budget. This report was presented last fiscal year.

Mr. Verde: You are saying we need to have \$500,000 in the reserves, but you are increasing \$1,000. Are you aware of that? I am just asking you honestly.

Mr. Alvarez: We do not do the budget. We present engineering issues.

Mr. Quesada: Gerardo, we have over half a million in reserves, so there was no need to increase the reserves. That is a policy the Board made to ensure we have that amount. This report was presented within the last fiscal year, so the money happens to be on hand, and we can at least start phase one of this project. We are going to be discussing the budget for the next fiscal year soon because we actually had to dip into the reserves for the first time in a while to be able to take on an additional project. We have not gotten to the point yet where we are going to be talking about the assessments for the next fiscal year.

Mr. Verde: That is the problem. You believe that you can keep copying that, but the reality is that it is something that you need to see the whole picture for. You need to produce \$600,000. How do you plan to do that? In a span of three years? In one year? Do you see my point? How do you expect to do that within a certain timeframe?

Mr. Alvarez: It would be up to ten years.

Mr. Verde: You are going to be asking for more money from us.

Mr. Quesada: I do not make the decisions for the Board. They do.

Mr. Verde: I know, but the Board is saying you are the one who makes the budget.

Mr. Quesada: Let me explain to you, Gerardo, that this is not a budget meeting where we will be discussing the budget. The management company has accountants that present options to the Board, based on the direction they want to go, and they decide from there which way they want to go. They set the policies. We are the executive branch. They set a policy that they want to phase out the asphalt replacement project, we have money on hand for this year. We are also going to have budget workshops to discuss multiple options to replenish the reserves to continue with the budgeting to make it as painless as possible with the assessments, but so we are still being financially feasible for the project. We have an obligation to maintain the roads as per the bond obligations, so maintenance cannot be deferred forever. It has to be addressed at some point, and it is up to the Board to decide how it wants to go about doing that and we will present multiple options to them.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Verde: We are not seeing the long-term. That is your fiduciary responsibility. We are neighbors, but most of you are from Antilles. That is a fact. You have to pay for services for Antilles that not every community receives. You also have decided to start in Antilles with \$160,000, which is less than other communities. You have already spent a lot of the reserves or have allotted to do so in Antilles, and you do not have a plan to replenish those reserves yet.

Mr. Quesada: That is your opinion, not a fact. We have a policy where we plan so we have enough money in the budget to take care of all of the communities, not just one.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: All right, we need to refocus and come back to the agenda. Are there any other engineering questions from the Board as far as the asphalt project? Hearing none, Juan, is there anything else?

Mr. Alvarez: No.

Mr. Quesada: Thank you, Juan.

C. Manager – Ratification of Performance Measures and Standards as Required by Florida Statutes

Mr. Quesada: Moving on to Manager, Ratification of Performance Measures and Standards as Required by Florida Statutes is next. In between our last meeting and now, by October 1st, we had to by statutory requirement include a performance measures and standards list on the CDD website. This is subject to revision at any time by Board request, but in the meantime, this is what was drafted as a starting point in order to be in compliance with the Florida Statutes.

Mr. Gonzalo: Why isn't all of this on the CDD's website?

Mr. George: Only certain items are required by the Florida Statutes.

Mr. Quesada: There are all types of website options out there, but this CDD has a more basic setup. We post only what is required by the Florida Statutes. I will be happy to share documentation not on there if you request it.

On MOTION by Ms. Gonzalez seconded by Mr. Vergara with all in favor, the performance measures and standards were ratified.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada: Moving on to Item #7, which is the Financial Reports, behind Tab A, you will find the check register, and behind Tab B you will find the unaudited financials. Do we have any questions or comments from the Board? Hearing none, I will ask the Board for a motion to accept them at this time.

On MOTION by Ms. Gonzalez seconded by Mr. Vergara with all in favor, the check register and the unaudited financials were accepted.

EIGHTH ORDER OF BUSINESS Supervisors Requests

Mr. Quesada: Are there any requests from any of the Supervisors at this time? Hearing none, we can move on.

NINTH ORDER OF BUSINESS Adjournment

Mr. Quesada: Anything else before we adjourn? Hearing no other comments, a motion to adjourn the meeting would be in order.

On MOTION by Mr. Vergara seconded by Ms. Milles with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

**SMALL PROJECT AGREEMENT
(Roadway Rehabilitation)**

THIS SMALL PROJECT AGREEMENT (the “Agreement”) is made and entered into this _____ day of _____, 2024, by and between:

ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Doral, Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”),

and

HEADLEY CONSTRUCTION GROUP INC., a Florida corporation, having as its principal business and mailing address, 8240 SW 186th Street, Cutler Bay, Florida 33157 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to have certain roadways within the boundaries of the District milled and resurfaced, and to complete final re-striping of surface asphalt pavement using thermoplastic pavement markings on the final asphalt lift (collectively, the “Project”) in accordance with the bid set prepared by the Alvarez Engineers, Inc., dated July 8, 2024, which is incorporated herein by reference and made a part hereof as Exhibit A (the “Plans”); and

WHEREAS, The Plans have been received by Contractor and Contractor has submitted a proposal to complete the Project in accordance with the Plans, which proposal is numbered 1530, and dated July 17, 2024, and which are attached hereto and made a part hereof as Exhibit B (the “Proposal”); and

WHEREAS, the Board of Supervisors of the District authorized the proper District officials to enter into this Agreement with Contractor; and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform and complete the Project.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits (the Plans and the Proposal) attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds, maintenance of traffic, and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein and in the Plans and the Proposal.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work associated with the Project in a substantial and workmanlike manner.

F. Contractor shall perform all the work and labor pursuant to this Agreement and as necessary to complete the Project.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, rights-of-way, alleys, parkways, park properties and facilities, and adjacent property in connection with the Project and Contractor's performance of this Agreement.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof, and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. Contractor shall be fully responsible for developing, maintaining, and implementing any plans required by the City of Doral (the "City") and Miami-Dade County (the "County"), as part of the permitting process or in connection with the Contractor's work, including but not limited to Maintenance of Traffic (MOT) Plans. Contractor is responsible for submitting and securing the approval of the MOT with the appropriate government entities or agencies. With respect to securing the building and other permits associated with the Project, Contractor shall submit, and follow up on through issuance, all necessary permit applications associated with the Project. District agrees to work with Contractor and to timely provide to Contractor, upon request, with all information and required signatures required to such permit applications. Permitting application fee is not included in the Contract Amount and is the responsibility of the District.

SECTION 3. COMPENSATION. District agrees to compensate the Contractor in the amount of **TWO HUNDRED FORTY – FIVE THOUSAND TWO HUNDRED THIRTY – ONE AND 35/100 (\$245,231.35) DOLLARS** ("Contract Amount"). District agrees to pay Contractor in accordance with the following payment schedule:

| Islands at Doral III CDD (Antilles and Belize) Pavement Marking Restoration, Milling and Restoration | | |
|---|------------|---------------|
| Schedule of Payment | | |
| Payment Type | Percentage | Amount |
| Initial Deposit upon execution of Agreement | 30% | \$ 73,569.41 |
| Payment upon Completion | 60% | \$ 147,138.81 |
| Payment upon Final Inspection | 10% | \$ 24,523.14 |
| Total | | \$ 245,231.35 |

Payment for any Extra Work shall be made upon completion of such additional work or Optional Work, respectively, and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule. It is understood that the District is responsible, at cost, for any permit fees required by the City or the County, or other governing entity or agency having jurisdiction thereof, if any.

SECTION 4. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 5. TERM AND TIME OF PERFORMANCE. This Agreement shall commence upon signature, and shall continue until the Project described herein, in the Proposal is completed. The Project shall be completed in an expeditious manner to limit the inconvenience to the District landowners, tenants, and their employees, and the general public utilizing the pedestrian areas and rights-of-way within the District. The MOT and any permit applications to the appropriate governmental authorities shall be completed and submitted by Contractor to the appropriate government entity within fifteen (15) days of the execution of this Agreement. The Project shall be completed by Contractor no later than _____, weather permitting.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation

reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its agents, servants or employees arising from this contract or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

SECTION 7. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 9. CANCELLATION. The District shall also have the right to cancel this Agreement at no cost or expense whatsoever to District (1) for convenience at anytime prior to the issuance of a Notice to Proceed by District and (2) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 10. WARRANTY. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. To the extent any Contractor's or manufacturer's warranty is greater than that which is provided for in this Section 10, the longer warranty shall prevail.

SECTION 11. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
- (ii) Commercial General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- 1. Premises and Operations;
- 2. Independent Contractors;
- 3. Product and Completed Operations Liability;
- 4. Broad Form Property Damage; and
- 5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to any work being performed pursuant to this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the Islands at Doral III Community Development District (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of the Contractor.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the contract and extension there under is in effect. District and Contractor shall not continue to complete the Project required by this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 12. CHANGES IN THE WORK.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 13. REMEDY FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the County's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

E. District may collect liquidated damages of \$100.00 per day for each day of delay caused by Contractor, and this sum is and shall not be construed as a penalty. However, it is specifically agreed and understood that no liquidated damages will be imposed for delay caused by circumstances beyond the control of the Contractor such as acts of God, war, revolution, riots, strikes, floods, fire or substantial delay caused by the District.

SECTION 14. NOTICES. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent to the address(es) below via Certified U.S. Mail, Return Receipt Requested or by a nationally recognized overnight courier service:

DISTRICT: **Islands at Doral III Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Dennis Lyles, Esq.

CONTRACTOR: **Headley Construction Group, Inc.**
8240 SW 186th Street
Cutler Bay, Florida 33157
Attention: Thomas L. Headley, President

SECTION 15. PUBLIC RECORDS.

A. Contractor 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:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. 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
3. 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 the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor 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.

B. Contractor 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 Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: INFO@GMSSF.COM**

SECTION 16. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence

that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor.

SECTION 18. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 20. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 21. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 22. CONFLICTS. In the event of a conflict between any provision(s) of this Agreement and the terms and conditions of Exhibit A or of Exhibit B, then the terms and conditions of this Agreement shall control. In the event of a conflict between any provision(s) of Exhibit A and the Exhibit B, the terms and conditions of the Exhibit A shall prevail over those of Exhibit B.

SECTION 23. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

SECTION 24. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit B is expressly contingent upon the parties executing this Agreement in full and with the full understanding by all parties that the Contractor is being ordered to perform the services described in this Agreement.

SECTION 25. SCRUTINIZED COMPANY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. Contractor is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Contractor was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into this Agreement:
 - 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
 - b. Have a material business relationship involving the supply of military equipment, or
 - c. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
 - d. Have been complicit in the genocidal campaign in Darfur.
 - 2. Contractor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
 - b. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
 - 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been

placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 26. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 28. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Project provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Project, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Project is being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished work or other hazards and obstructions, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents,

and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and Work within twenty-four (24) hours.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT
DISTRICT

Benjamin Desider
Secretary/Assistant Secretary

J. Gonzalez V.
Chairman/Vice-Chairman

6 day of November, 2024

WITNESSES:

CONTRACTOR:

HEADLEY CONSTRUCTION GROUP
INC. a Florida corporation

Chris Headley
[PRINT NAME OF WITNESS]
Charles Headley
[PRINT NAME OF WITNESS]

Chris Headley
Print Name: Christopher Headley
Title: VP
5th day of November, 2024

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with Islands at Doral III Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, It will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.
3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.
4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: Headley Construction Group Inc.
NAME: Christopher Headley
TITLE: VP
SIGNATURE: [Signature]
DATE: November 5th, 2024

STATE OF FLORIDA
COUNTY OF Miami - Dade

SWORN TO (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5 day of November, 2024, by Christopher Headley in his capacity as Vice President for Headley Construction Group (name of Nongovernmental Entity).

[Signature]
NOTARY PUBLIC

☒ Personally Known OR
☐ Produced Identification
Type of Identification Produced



EXHIBIT A

PLANS

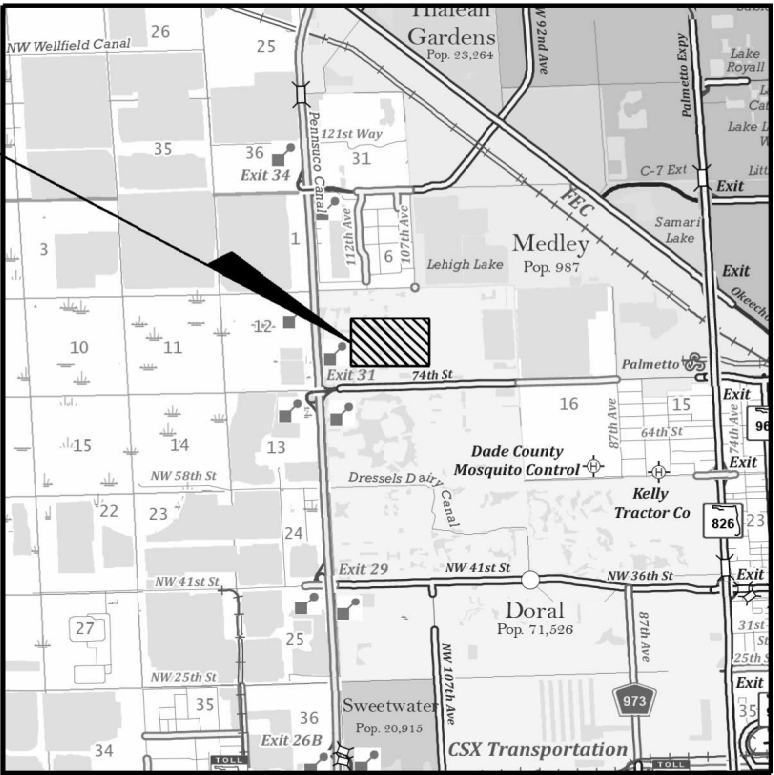
ISLANDS AT DORAL III CDD PROPOSED ROADWAY REHABILITATION

INDEX OF PLANS

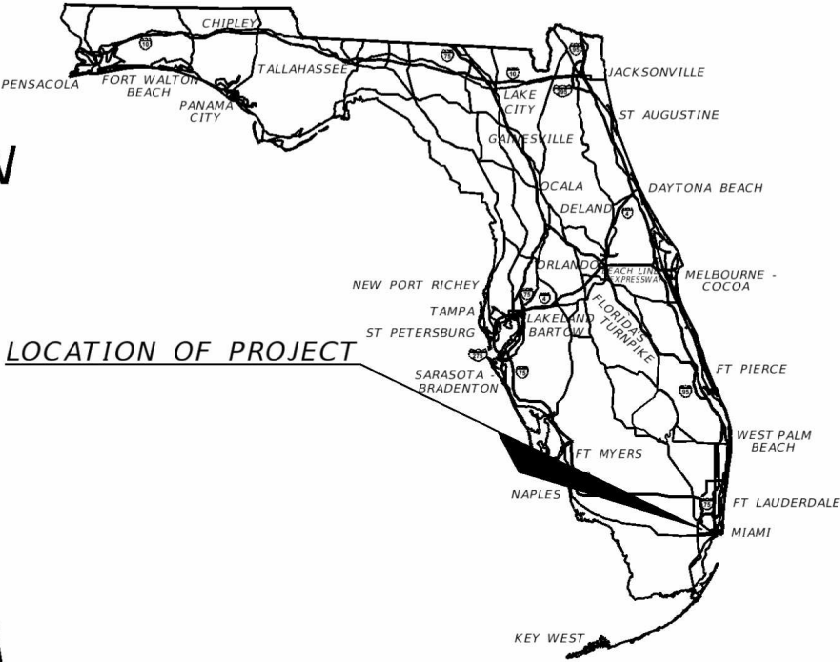
| SHEET NO. | SHEET DESCRIPTION |
|-----------|--------------------------------------|
| 1 | COVER SHEET |
| 2 | PROJECT LAYOUT |
| 3 - 4 | TYPICAL SECTIONS |
| 5 - 9 | SIGNING & PAVEMENT MARKING PLANS |
| 10 | GENERAL NOTES |
| 11 | TABULATION OF QUANTITIES AND DETAILS |

CITY OF DORAL
MIAMI-DADE COUNTY, FLORIDA 33178

PROJECT LOCATION



LOCATION PLAN
MIAMI-DADE COUNTY
T53/R40



LOCATION OF PROJECT

Alvarez Engineers, Inc.

FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345 Fax (305) 640-1346

GOVERNING DESIGN STANDARDS:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS PARTS 1, 2 AND 3. THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, THE FLORIDA DEPARTMENT OF TRANSPORTATION CURRENT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AS AMENDED BY CONTRACT DOCUMENTS.



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

**BID SET
JULY 08, 2024**

SHEET
NO.

1



| REVISIONS | | | |
|-----------|-------------|------|-------------|
| DATE | DESCRIPTION | DATE | DESCRIPTION |
| | | | |

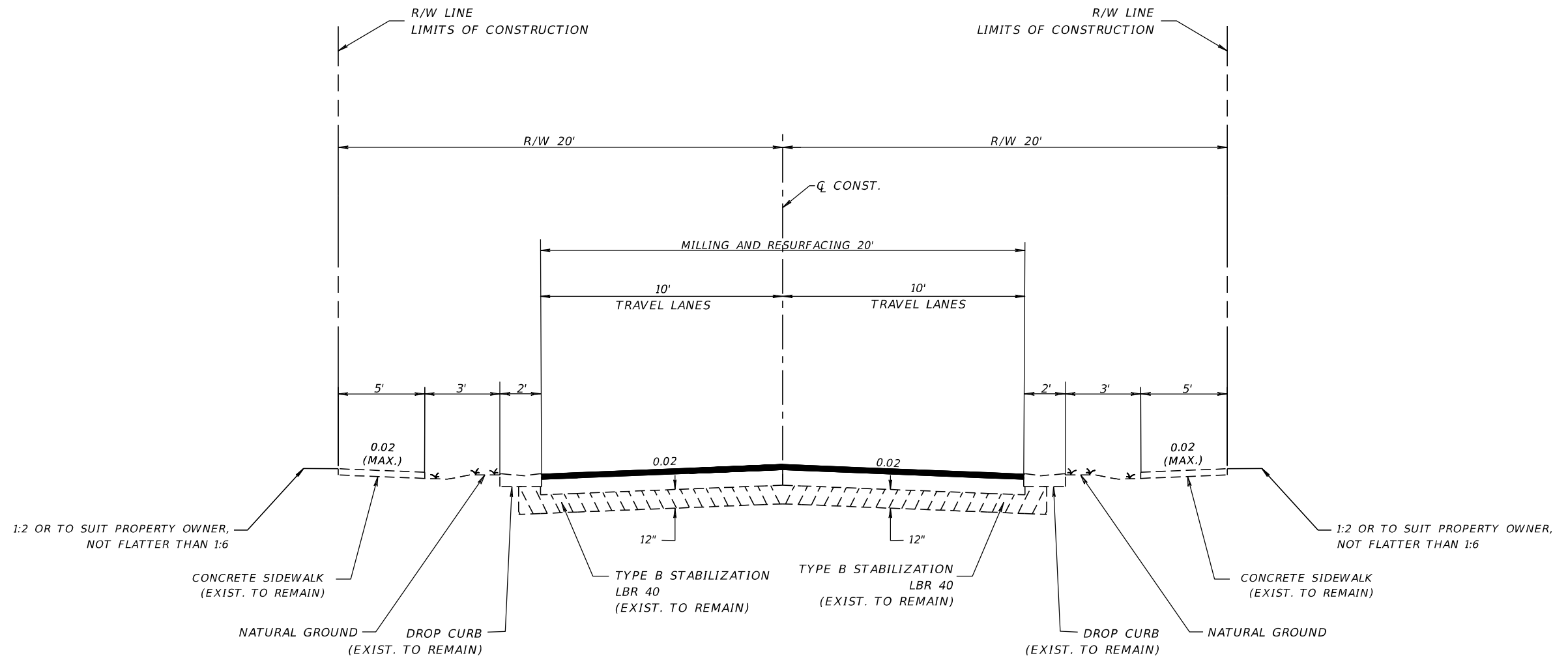
Alvarez Engineers, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538
8935 N.W. 35 Lane, Suite 101
Miami, Florida 33172
Tel. (305) 640-1345 Fax (305) 640-1346

ISLANDS AT DORAL III CDD
ASPHALT REHABILITATION

PROJECT LAYOUT

SHEET
NO.

02



EXISTING TYPICAL SECTION I

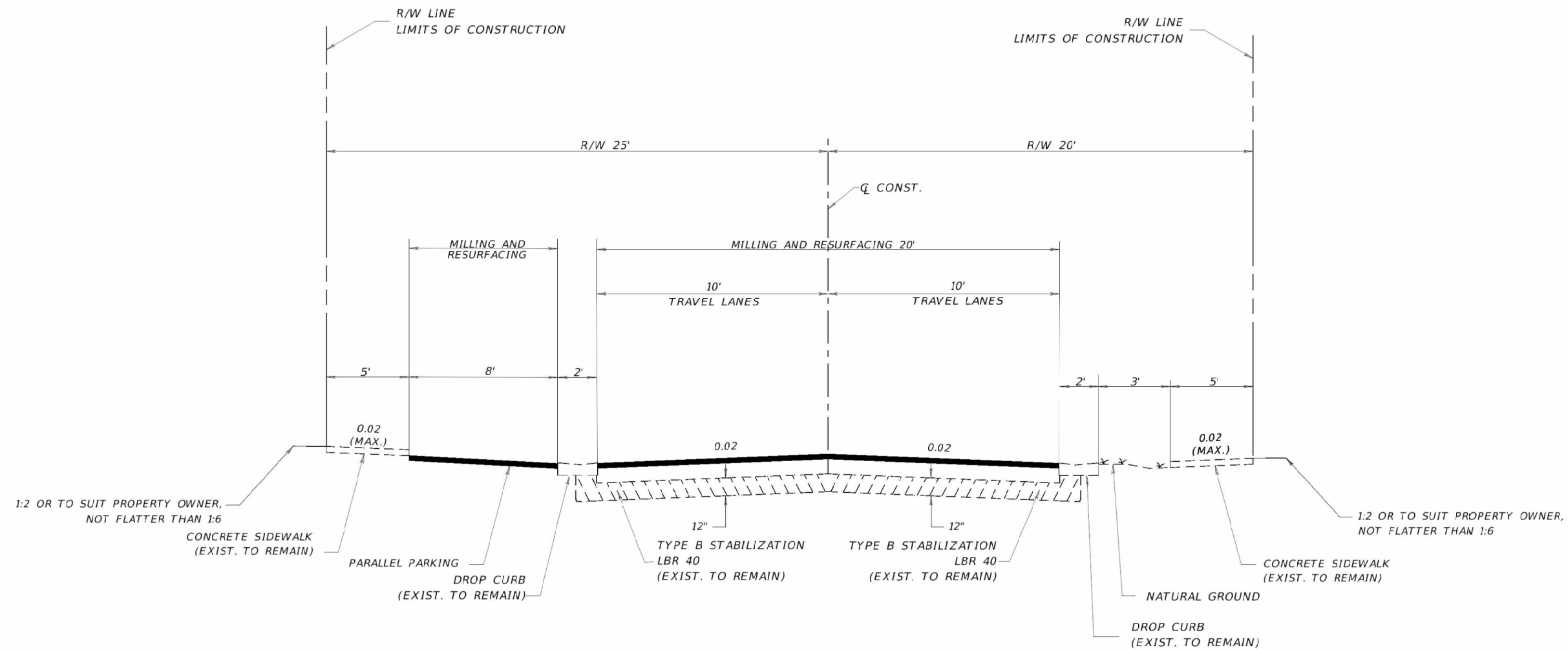
MILLING

MILL EXISTING ASPHALT PAVEMENT (3/4")

RESURFACING

TYPE FDOT SP-9.5 ASPHALT (1")

| REVISIONS | | | | Alvarez Engineers, Inc. <small>FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Miami, Florida 33172 Tel. (305) 640-1345 Fax (305) 640-1346</small> | ISLANDS AT DORAL III CDD ASPHALT REHABILITATION | TYPICAL SECTION | SHEET NO. | |
|-----------|-------------|------|-------------|--|--|-----------------|-----------|--|
| DATE | DESCRIPTION | DATE | DESCRIPTION | | | | | |
| | | | | | | | 03 | |



EXISTING TYPICAL SECTION II
(WITH PARALLEL PARKING)

MILLING

MILL EXISTING ASPHALT PAVEMENT (3/4")

RESURFACING

TYPE FDOT SP-9.5 ASPHALT (1")

| REVISIONS | | | | Alvarez Engineers, Inc. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Miami, Florida 33172 Tel. (305) 640-1345 Fax (305) 640-1346 | ISLANDS AT DORAL III CDD ASPHALT REHABILITATION | TYPICAL SECTION | SHEET NO. |
|-----------|-------------|------|-------------|--|--|-----------------|--------------|
| DATE | DESCRIPTION | DATE | DESCRIPTION | | | | |
| | | | | | | | 04 |

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



| REVISIONS | | | |
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| DATE | DESCRIPTION | DATE | DESCRIPTION |
| | | | |

Alvarez Engineers, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538
8935 N.W. 35 Lane, Suite 101
Miami, Florida 33172
Tel. (305) 640-1345 Fax (305) 640-1346

**ISLANDS AT DORAL III CDD
ASPHALT REHABILITATION**

**SIGNING & PAVEMENT
MARKING PLANS**

SHEET
NO.
05



| REVISIONS | | | | Alvarez Engineers, Inc. | ISLANDS AT DORAL III CDD ASPHALT REHABILITATION | SIGNING & PAVEMENT MARKING PLANS | SHEET NO. 06 |
|-----------|-------------|------|-------------|---|--|-------------------------------------|------------------------|
| DATE | DESCRIPTION | DATE | DESCRIPTION | | | | |
| | | | | FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Miami, Florida 33172 Tel. (305) 640-1345 Fax (305) 640-1346 | | | |



| REVISIONS | | | |
|-----------|-------------|------|-------------|
| DATE | DESCRIPTION | DATE | DESCRIPTION |
| | | | |

Alvarez Engineers, Inc.

FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538
 8935 N.W. 35 Lane, Suite 101
 Miami, Florida 33172
 Tel. (305) 640-1345 Fax (305) 640-1346

**ISLANDS AT DORAL III CDD
 ASPHALT REHABILITATION**

**SIGNING & PAVEMENT
 MARKING PLANS**

SHEET
 NO.

07



| REVISIONS | | | |
|-----------|-------------|------|-------------|
| DATE | DESCRIPTION | DATE | DESCRIPTION |
| | | | |

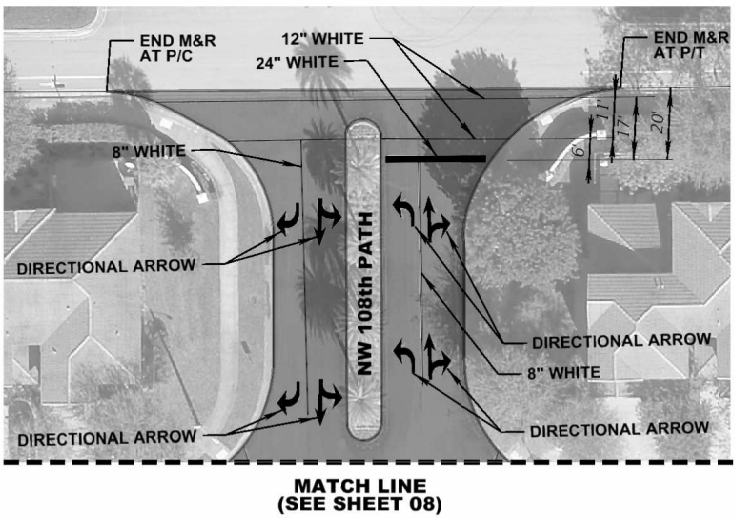
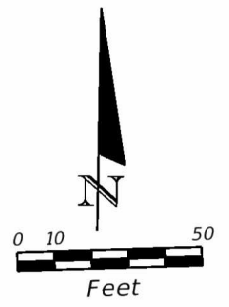
Alvarez Engineers, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538
8935 N.W. 35 Lane, Suite 101
Miami, Florida 33172
Tel. (305) 640-1345 Fax (305) 640-1346

**ISLANDS AT DORAL III CDD
ASPHALT REHABILITATION**

**SIGNING & PAVEMENT
MARKING PLANS**

SHEET
NO.

08



| REVISIONS | | | | Alvarez Engineers, Inc. <small>FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Miami, Florida 33172 Tel. (305) 640-1345 Fax (305) 640-1346</small> | ISLANDS AT DORAL III CDD ASPHALT REHABILITATION | SIGNING & PAVEMENT MARKING PLANS | SHEET NO. 09 |
|-----------|-------------|------|-------------|--|--|---|------------------------|
| DATE | DESCRIPTION | DATE | DESCRIPTION | | | | |
| | | | | | | | |

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

STORM DRAINAGE:

GENERAL:

1. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION SYSTEM FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE FILTER FABRIC BETWEEN THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED (SEE SWPPP NOTES ON SHEET 11).

PAVING:

1. GENERAL:

A. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED TO EXISTING OR BETTER CONDITIONS AT THE CONTRACTOR'S EXPENSE.

B. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

2. MATERIALS AND INSTALLATION:

ASPHALT PAVEMENT TO BE: 1" OF FDOT SP-9.5

PROJECT CLOSE-OUT:

1. CLEANING UP:

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEPED BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ALL DISTURBED AREAS DAMAGED BY HIS WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION EQUAL OR BETTER TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. CONTRACTOR SHALL REPAIR ANY DAMAGES CAUSED BY THIS REHABILITATION PROJECT. PARTIAL RESTORATION FOR CURBS AND SIDEWALK IS NOT ACCEPTED. FULL FLAG RESTORATION IS REQUIRED FOR SIDEWALKS. SIDEWALK TO BE RESTORED IN COMPLIANCE WITH ADA AND PUBLIC WORKS MANUAL. CURBS SHALL BE RESTORED JOINT TO JOINT.

E. WHERE MATERIAL OR DEBRIS; HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

F. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

G. ALL STORMWATER INLET STRUCTURES SHALL BE VACUUMED BY CONTRACTOR AFTER ALL WORK IS COMPLETE

2. PROJECT RECORD DOCUMENTS:

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS.

C. ALL "AS-BUILT" INFORMATION SHALL BE CERTIFIED BY A FLORIDA REGISTERED LAND SURVEYOR.

D. CONTRACTOR SHALL SUBMIT PICTURES & VIDEOS OF ALL WORK PERFORMED AFTER COMPLETION OF EACH LOCATION.

MAINTENANCE OF TRAFFIC

1. TRAFFIC REGULATION:

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC IN ACCORDANCE WITH THE MUTCD 2009, AND MIAMI-DADE COUNTY PUBLIC

SCOPE OF WORK

1. MILLING (3/4" DEPTH) AND RESURFACING (1" DEPTH) OF SURFACE ASPHALTIC PAVEMENT

2. PERFORM FINAL RE-STRIPING OF SURFACE ASPHALT PAVEMENT USING THERMOPLASTIC PAVEMENT MARKINGS ON FINAL ASPHALT LIFT.

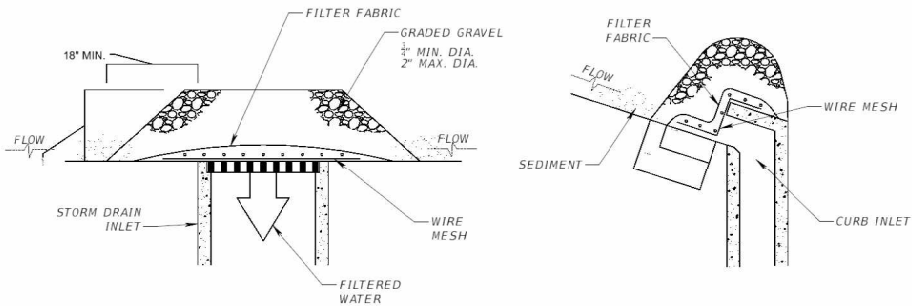
| REVISIONS | | | | Alvarez Engineers, Inc. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Miami, Florida 33172 Tel. (305) 640-1345 Fax (305) 640-1346 | ISLANDS AT DORAL III CDD ASPHALT REHABILITATION | GENERAL NOTES | SHEET NO. |
|-----------|-------------|------|-------------|--|--|---------------|--------------|
| DATE | DESCRIPTION | DATE | DESCRIPTION | | | | |
| | | | | | | | 10 |

TABULATION OF QUANTITIES

| PAY ITEM NO. | DESCRIPTION | UNIT | SHEET NUMBERS | | | | | | | | | | | | TOTAL THIS SHEET | | GRAND TOTAL | |
|--------------------|---|------|---------------|-------|--------|-------|--------|-------|--------|-------|--------|-------|------|-------|------------------------|-------|----------------|-------|
| | | | 05 | | 06 | | 07 | | 08 | | 09 | | | | | | | |
| | | | PLAN | FINAL | PLAN | FINAL | PLAN | FINAL | PLAN | FINAL | PLAN | FINAL | PLAN | FINAL | PLAN | FINAL | PLAN | FINAL |
| 0102-1 | MAINTENANCE OF TRAFFIC | LS | | | | | | | | | | | | | 1 | | 1 | |
| 0327-70-19 | MILLING EXISTING ASPHALT PAVEMENT, 3/4" AVG DEPTH | SY | | | | | | | | | | | | | 22673 | | 22673 | |
| 0334-1-12 | SUPERPAVE ASPHALTIC CONCRETE,TRAFFIC B, SP-9.5 | TN | | | | | | | | | | | | | 1248 | | 1248 | |
| 706-1-1 | RAISED PAVEMENT MARKER | EA | 56 | | 28 | | 44 | | 44 | | 40 | | | | 212 | | 212 | |
| 710-90 | PAINTED PAVEMENT MARKINGS, FINAL SURFACE | LS | | | | | | | | | | | | | 1 | | 1 | |
| * | PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR CROSSWALK AND ROUNDABOUT, 12" | LF | 564 | | 312 | | 823 | | 488 | | 734 | | | | 2921 | | 2921 | |
| * | PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR STOP LINE OR CROSSWALK, 24" | LF | 89 | | 52 | | 122 | | 78 | | 96 | | | | 437 | | 437 | |
| * | PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, ARROWS | EA | | | | | | | | | 8 | | | | 8 | | 8 | |
| * | PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 6" | GM | 0.2045 | | 0.1098 | | 0.2292 | | 0.1292 | | 0.147 | | | | 0.8197 | | 0.8197 | |
| 711-11-101 | PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR PARKING LINES, 6" | LF | 72 | | 76 | | 16 | | 32 | | | | | | 196 | | 196 | |
| 710-11-102 | PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 8" | GM | | | | | | | | | 0.0256 | | | | 0.02557 | | 0.02557 | |
| 711-11-101 | THERMOPLASTIC, STANDARD, WHITE, SOLID, 6" FOR PARKING LINES | LF | 72 | | 76 | | 16 | | 32 | | | | | | 196 | | 196 | |
| 710-11-102 | THERMOPLASTIC, STANDARD, WHITE, SOLID, 8" | GM | | | | | | | | | 0.0256 | | | | 0.02557 | | 0.02557 | |
| 711-11-123 | THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT | LF | 56 | | 28 | | 44 | | 44 | | 40 | | | | 212 | | 212 | |
| 711-11-125 | THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE | LF | 564 | | 312 | | 823 | | 488 | | 734 | | | | 2921 | | 2921 | |
| 711-11-170 | THERMOPLASTIC, STANDARD, WHITE, ARROW | EA | | | | | | | | | 8 | | | | 8 | | 8 | |
| 711-16-201 | THERMOPLASTIC, STANDARD, YELLOW, SOLID, 6" | GM | 0.2045 | | 0.1098 | | 0.2292 | | 0.1292 | | 0.147 | | | | 0.8197 | | 0.8197 | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

* THESE QUANTITIES ARE PAID FOR UNDER PAINTED PAVEMENT MARKINGS (FINAL SURFACE), LUMP SUM - ITEM NO. 710-90. THE QUANTITIES SHOWN ARE FOR ONE APPLICATION; SEE SPECIFICATION 710 FOR THE NUMBER OF APPLICATIONS REQUIRED.

SWPPP DETAILS:



DROP INLET PROTECTION-GRAVEL

CURB INLET PROTECTION-GRAVEL

INLET PROTECTION SYSTEM (TYP.)
OR APPROVED ALTERNATIVES

SWPPP DETAIL NOTES:

NOTES FOR INLET PROTECTION FILTER FABRICS WITH GRAVEL:

- 1- INSTALLATION/APPLICATION CRITERIA:
- PLACE WIRE MESH (WITH 1/4 INCH OPENINGS) OVER THE INLET GRATE EXTENDING ONE FOOT PAST THE GRATE IN ALL DIRECTIONS.
 - PLACE FILTER FABRIC OVER THE MESH. FILTER FABRIC SHOULD BE SELECTED BASED ON SOIL TYPE.
 - PLACE GRADED GRAVEL, TO A MINIMUM DEPTH OF 12 INCHES, OVER THE FILTER FABRIC AND EXTENDING 18 INCHES PAST THE GRATE IN ALL DIRECTIONS.
- 2- MAINTENANCE:
- INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE MONTHLY.
 - REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 4 INCHES IN DEPTH.
 - REPLACE FILTER FABRIC AND CLEAN OR REPLACE GRAVEL IF CLOGGING IS APPARENT.
- 3- LIMITATIONS:
- RECOMMENDED FOR MAXIMUM DRAINAGE AREA OF ONE ACRE.
 - EXCESS FLOWS MAY BYPASS THE INLET REQUIRING DOWN GRADIENT CONTROLS.
 - PONDING WILL OCCUR AT INLET.

NOTES FOR SOIL TRACKING PREVENTION DEVICE:

- 1- USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.
- 2- WASH WATER MUST BE CARRIED AWAY FROM ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT, CONTRACTOR TO REFER AND FOLLOW THE FDOT & FDEP EROSION AND SEDIMENT CONTROL MANUAL UPDATED JULY 2013. SECTION V: TEMPORARY CONSTRUCTION SITE BMPs. SOIL TRACKING PREVENTION DEVICE.

| REVISIONS | | | | Alvarez Engineers, Inc. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Miami, Florida 33172 Tel. (305) 640-1345 Fax (305) 640-1346 | ISLANDS AT DORAL III CDD ASPHALT REHABILITATION | TABULATION OF QUANTITIES AND DETAILS | SHEET NO. |
|-----------|-------------|------|-------------|---|--|---|--------------|
| DATE | DESCRIPTION | DATE | DESCRIPTION | | | | 11 |
| | | | | | | | |

EXHIBIT B

PROPOSAL

Headley Construction Group Inc

8240 SW 186th ST
Cutler Bay, FL 33157 USA
+13056131490
thomas@headleycg.com



Proposal

ADDRESS
Islands at Doral III CDD C/O GMSSF LLC
5385 N Nob Hill Road, Sunrise, FL 33351

PROPOSAL 1530
DATE 07/17/2024

| DATE | DESCRIPTION | QTY | RATE | AMOUNT |
|-----------------|--|--------|-----------|------------|
| Project | Project; Island at Doral III CDD Proposed Roadway Rehabilitation | 1 | 0.00 | 0.00 |
| | Scope of Work | | | |
| FDOT #327-70-19 | Asphalt Milling & Cleanup at 3/4" depth (22,673 SY) | 22,673 | 1.95 | 44,212.35 |
| FDOT #0334-1-12 | SUPERPAVE ASPHALTIC CONCRETE, TRAFFIC B, SP-9.5 (MUST USE THIS SPECIFIC ASPHALT MIX) | 22,673 | 8.00 | 181,384.00 |
| FDOT #710-90 | PAINTED PAVEMENT MARKINGS, FINAL SURFACE PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR CROSSWALK AND ROUNDABOUT, 12" PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR STOP LINE OR CROSSWALK, 24" PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, ARROWS PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 6" | 1 | 12,260.00 | 12,260.00 |
| FDOT #706-1-1 | THERMOPLASTIC, STANDARD, WHITE, SOLID, 6" FOR PARKING LINES THERMOPLASTIC, STANDARD, WHITE, SOLID, 8" THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE THERMOPLASTIC, STANDARD, WHITE, ARROW THERMOPLASTIC, STANDARD, YELLOW, SOLID, 6" | 1 | 16,375.00 | 16,375.00 |

RESOLUTION 2025-04

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

WHEREAS, Section 189.014, Florida Statutes requires that the Islands at Doral III Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks to designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

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

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____.

**ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

Islands at Doral III

Community Development District

Non-Ad Valorem Assessments Comparison

[illegible][illegible][illegible]

Islands at Doral III

Community Development District

*Proposed Budget
Fiscal Year 2026*

Presented by:



Table of Contents

| | |
|-----|--------------------------------------|
| 1-2 | <u>General Fund</u> |
| 3 | <u>Allocation of Reserves</u> |
| 4-5 | <u>Budget Narrative</u> |
| 6-7 | <u>Debt Service Fund Series 2013</u> |
| 8-9 | <u>Debt Service Fund Series 2014</u> |

Islands at Doral III
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget Fiscal Year 2025 | Actuals Through 1/31/25 | Projected Next 8 Months | Projected Through 9/30/25 | Proposed Budget Fiscal Year 2026 | Proposed Budget Fiscal Year 2026 |
|--|--|-------------------------------|-------------------------------|---------------------------------|---|---|
| | | | | | Option 1 | Option 2 |
| REVENUES: | | | | | \$110.00 | \$60.92 |
| Special Assessments - Tax Roll | \$ 98,514 | \$ 86,864 | \$ 11,650 | \$ 98,514 | \$ 265,923 | \$ 191,228 |
| HOA Contributions | 14,250 | 3,694 | 7,560 | 11,254 | 14,250 | 14,250 |
| Interest Income | 30,000 | 13,305 | 20,000 | 33,305 | 25,000 | 25,000 |
| Unassigned Fund Balance | 296,463 | 69,794 | 302,536 | 372,330 | - | - |
| TOTAL REVENUES | \$ 439,227 | \$ 173,656 | \$ 341,746 | \$ 515,402 | \$ 305,173 | \$ 230,478 |
| EXPENDITURES: | | | | | | |
| <i>General and Administrative</i> | | | | | | |
| Supervisors Fees | \$ 6,000 | \$ 800 | \$ 3,000 | \$ 3,800 | \$ 6,000 | \$ 6,000 |
| FICA Taxes | 459 | 61 | 230 | 291 | 459 | 459 |
| Engineering | 20,000 | 8,810 | 17,620 | 26,431 | 25,000 | 25,000 |
| Arbitrage Calculation | 600 | - | 600 | 600 | 600 | 600 |
| Assessment Roll | 2,000 | 2,000 | - | 2,000 | 2,000 | 2,000 |
| Attorney | 10,000 | 3,818 | 7,635 | 11,453 | 12,000 | 12,000 |
| Dissemination | 1,200 | 400 | 800 | 1,200 | 1,200 | 1,200 |
| Annual Audit | 3,600 | - | 3,600 | 3,600 | 3,700 | 3,700 |
| Trustee Fees | 10,500 | - | 10,500 | 10,500 | 10,500 | 10,500 |
| Management Fees | 48,412 | 16,137 | 32,275 | 48,412 | 51,317 | 51,317 |
| Information Technology | 1,000 | 333 | 667 | 1,000 | 1,000 | 1,000 |
| Website Maintenance | 1,000 | 333 | 667 | 1,000 | 1,000 | 1,000 |
| Postage and Delivery | 250 | 11 | 167 | 178 | 250 | 250 |
| Printing and Binding | 1,000 | - | 667 | 667 | 1,000 | 1,000 |
| Rentals and Leases | 2,400 | 800 | 1,600 | 2,400 | 2,400 | 2,400 |
| Insurance General Liability | 8,768 | 7,826 | - | 7,826 | 8,609 | 8,609 |
| Legal Advertising | 750 | - | 750 | 750 | 750 | 750 |
| Other Current Charges | 500 | 143 | 333 | 476 | 500 | 500 |
| Office Supplies | 250 | - | 167 | 167 | 250 | 250 |
| Dues, Licenses and Subscriptions | 175 | 175 | - | 175 | 175 | 175 |
| TOTAL GENERAL AND ADMINISTRATIVE | \$ 118,864 | \$ 41,648 | \$ 81,277 | \$ 122,924 | \$ 128,710 | \$ 128,710 |

Islands at Doral III

Community Development District

Proposed Budget General Fund

| Description | Adopted Budget Fiscal Year 2025 | Actuals Through 1/31/25 | Projected Next 8 Months | Projected Through 9/30/25 | Proposed Budget Fiscal Year 2026 Option 1 | Proposed Budget Fiscal Year 2026 Option 2 |
|--|--|-------------------------------|-------------------------------|---------------------------------|---|---|
| <i>Operations and Maintenance</i> | | | | | | |
| Electricity-Madeira | \$ 6,000 | \$ 2,014 | \$ 4,028 | \$ 6,042 | \$ 6,000 | \$ 6,000 |
| Electricity-Antilles/Belize | 14,250 | 3,694 | 7,560 | 11,254 | 14,250 | 14,250 |
| Stormwater Management Cleaning | 119,500 | 119,500 | - | 119,500 | - | - |
| Water Pump and Hose Service | - | 6,800 | - | 6,800 | - | - |
| Pavement Resurfacing and Repainting | 176,963 | - | 245,231 | 245,231 | - | - |
| Contingency | 3,650 | - | 3,650 | 3,650 | 25,000 | 25,000 |
| Reserves | - | - | - | - | 131,213 | 56,518 |
| TOTAL OPERATIONS AND MAINTENANCE | \$ 320,363 | \$ 132,008 | \$ 260,470 | \$ 392,477 | \$ 176,463 | \$ 101,768 |
| TOTAL EXPENDITURES | \$ 439,227 | \$ 173,656 | \$ 341,746 | \$ 515,402 | \$ 305,173 | \$ 230,478 |
| EXCESS REVENUES (EXPENDITURES) | \$ 0 | \$ 0 | \$ (0) | \$ (0) | \$ 0 | \$ 0 |

Islands at Doral III
Community Development District
Exhibit "A"
Allocation of Reserves

DESCRIPTION

| | |
|--|----------------|
| Beginning Fund Balance - 10/1/24 | \$ 940,580 |
| Net change in Fund Balance - Fiscal Year 2025 | (372,330) |
| Total Funds Available (Estimated) - 9/30/25 | 568,251 |

ALLOCATION OF AVAILABLE FUNDS

| | |
|---|------------------|
| Funding for First Quarter Operating Expenses: ⁽¹⁾ | (43,490) |
| Reserved for Capital Reserves / Renewal and Replacement: ⁽²⁾ | (369,444) |
| Total Allocation of Available Funds | (412,934) |

| | |
|------------------------------|-------------------|
| Total Unassigned Cash | \$ 155,316 |
|------------------------------|-------------------|

Notes

⁽¹⁾ Represents approximately 3 months of operating expenditures

RESERVED FOR CAPITAL RESERVES / RENEWAL AND REPLACEMENT ⁽²⁾

| | |
|--|-------------------|
| Beginning Balance - 2/1/25 | \$ 741,774 |
| Use of Reserves During Fiscal Year 2025 ⁽³⁾ | (372,330) |
| Total Funds Available (Estimated) - 9/30/25 | \$ 369,444 |

⁽³⁾ Use of reserves for stormwater management cleaning and pavement resurfacing and repainting

RESERVED FOR CAPITAL RESERVES / RENEWAL AND REPLACEMENT - OPTION 1

| | |
|--|-------------------|
| Beginning Balance (Estimated) - 10/1/25 | \$ 369,444 |
| Increase of Reserves During Fiscal Year 2026 | 131,213 |
| Total Funds Available (Estimated) - 9/30/26 | \$ 500,657 |

RESERVED FOR CAPITAL RESERVES / RENEWAL AND REPLACEMENT - OPTION 2

| | |
|--|-------------------|
| Beginning Balance (Estimated) - 10/1/25 | \$ 369,444 |
| Increase of Reserves During Fiscal Year 2026 | 56,518 |
| Total Funds Available (Estimated) - 9/30/26 | \$ 425,962 |

Islands at Doral III
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments - Tax Roll

The District will levy a maintenance assessment on all assessable property within the district.

HOA Contributions

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

Interest Income

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

Expenditures - General and Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

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

Arbitrage Calculation

The District is required to have an independent certified public accounting firm annually conduct an arbitrage rebate calculation on the Special Assessment Refunding Bonds, Series 2013. The annual fee is based on historical cost for this service.

Assessment Roll

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

Attorney

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

Dissemination

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.

Annual Audit

The District is required by Florida Statute to arrange for an annual audit of its financial records by an independent certified public accounting firm.

Trustee Fees

The District issued Series 2013 and 2014 bonds that are deposited with a trustee at US Bank. The annual trustee fee is based on prior year's cost.

Management Fees

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

Information Technology

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.

Website Maintenance

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

Postage and Delivery

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

Islands at Doral III
Community Development District
Budget Narrative
Fiscal Year 2025

| |
|--|
| Expenditures - General and Administrative (Continued) |
|--|

Printing and Binding

This category includes expenses relating to the printing and binding of agenda packages for board meetings, accounts payable checks, stationery, envelopes, photocopies, etc.

Rental and 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.

Insurance General Liability

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar community development districts.

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses and Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

| |
|--|
| Expenditures - Operations and Maintenance |
|--|

Electricity

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

Stormwater Management Cleaning

Costs to vacuum, clear and clean certain drains, catch basins and pipelines that constitute District's stormwater management system.

Pavement Resurfacing and Repainting

Costs to resurface and repaint roadways within certain communities within the District.

Contingency

Unanticipated repairs or maintenance that may need to be done during the fiscal year.

Reserves

Funds set aside for a future use for repairs and improvements.

Islands at Doral III
Community Development District
Proposed Budget
Debt Service Series 2013 Special Assessment Refunding Bonds

| Description | Adopted Budget Fiscal Year 2025 | Actuals Through 1/31/25 | Projected Next 8 Months | Projected Through 9/30/25 | Proposed Budget Fiscal Year 2026 |
|---------------------------------------|--|-------------------------------|----------------------------|---------------------------------|---|
| REVENUES: | | | | | |
| Special Assessments - Tax Roll | \$ 1,458,233 | \$ 1,285,784 | \$ 172,449 | \$ 1,458,233 | \$ 1,458,233 |
| Interest Income | - | 33,410 | 18,600 | 52,010 | - |
| Carry Forward Surplus ⁽¹⁾ | 1,385,325 | - | 1,385,325 | 1,385,325 | 1,455,462 |
| TOTAL REVENUES | \$ 2,843,558 | \$ 1,319,195 | \$ 1,576,373 | \$ 2,895,568 | \$ 2,913,695 |
| EXPENDITURES: | | | | | |
| Interest - 11/1 | \$ 257,553 | \$ 257,553 | \$ (0) | \$ 257,553 | \$ 240,209 |
| Interest - 5/1 | 257,553 | - | 257,553 | 257,553 | 240,209 |
| Principal - 5/1 | 925,000 | - | 925,000 | 925,000 | 965,000 |
| TOTAL EXPENDITURES | \$ 1,440,106 | \$ 257,553 | \$ 1,182,553 | \$ 1,440,106 | \$ 1,445,419 |
| EXCESS REVENUES (EXPENDITURES) | \$ 1,403,452 | \$ 1,061,642 | \$ 393,820 | \$ 1,455,462 | \$ 1,468,276 |

⁽¹⁾ Carry Forward is Net of Reserve Requirement

| | |
|----------------------|------------------|
| Interest Due 11/1/26 | \$221,513 |
| | <u>\$221,513</u> |

Islands at Doral III
Community Development District
Amortization Schedule
Debt Service Series 2013 Special Assessment Refunding Bonds

| Period | Outstanding Balance | Principal | Interest | Annual Debt Service |
|--------------|------------------------|---------------------|----------------------|------------------------|
| 05/01/25 | \$ 13,525,000 | \$ 925,000 | \$ 257,553 | \$ - |
| 11/01/25 | 12,600,000 | - | 240,209 | 1,422,763 |
| 05/01/26 | 12,600,000 | 965,000 | 240,209 | |
| 11/01/26 | 11,635,000 | - | 221,513 | 1,426,722 |
| 05/01/27 | 11,635,000 | 1,005,000 | 221,513 | |
| 11/01/27 | 10,630,000 | - | 200,784 | 1,427,297 |
| 05/01/28 | 10,630,000 | 1,045,000 | 200,784 | |
| 11/01/28 | 9,585,000 | - | 179,231 | 1,425,016 |
| 05/01/29 | 9,585,000 | 1,090,000 | 179,231 | |
| 11/01/29 | 8,495,000 | - | 156,750 | 1,425,981 |
| 05/01/30 | 8,495,000 | 1,140,000 | 156,750 | |
| 11/01/30 | 7,355,000 | - | 133,238 | 1,429,988 |
| 05/01/31 | 7,355,000 | 1,190,000 | 133,238 | |
| 11/01/31 | 6,165,000 | - | 108,694 | 1,431,931 |
| 05/01/32 | 6,165,000 | 1,235,000 | 108,694 | |
| 11/01/32 | 4,930,000 | - | 83,222 | 1,426,916 |
| 05/01/33 | 4,930,000 | 1,290,000 | 83,222 | |
| 11/01/33 | 3,640,000 | - | 56,616 | 1,429,838 |
| 05/01/34 | 3,640,000 | 1,345,000 | 56,616 | |
| 11/01/34 | 2,295,000 | - | 28,875 | 1,430,491 |
| 05/01/35 | 2,295,000 | 1,400,000 | 28,875 | |
| Total | \$ 12,630,000 | \$ 3,333,369 | \$ 14,534,494 | |

Islands at Doral III
Community Development District
Proposed Budget
Debt Service Series 2014 Special Assessment Bonds

| Description | Adopted Budget Fiscal Year 2025 | Actuals Through 1/31/25 | Projected Next 8 Months | Projected Through 9/30/25 | Proposed Budget Fiscal Year 2026 |
|---------------------------------------|--|-------------------------------|----------------------------|---------------------------------|---|
| REVENUES: | | | | | |
| Special Assessments - Tax Roll | \$ 57,272 | \$ 50,499 | \$ 6,773 | \$ 57,272 | \$ 57,272 |
| Interest Income | - | 736 | 399 | 1,135 | - |
| Carry Forward Surplus ⁽¹⁾ | 35,886 | - | 35,886 | 35,886 | 36,546 |
| TOTAL REVENUES | \$ 93,158 | \$ 51,236 | \$ 43,058 | \$ 94,294 | \$ 93,819 |
| EXPENDITURES: | | | | | |
| Interest - 11/1 | \$ 18,874 | \$ 18,874 | \$ - | \$ 18,874 | \$ 18,399 |
| Interest - 5/1 | 18,874 | - | 18,874 | 18,874 | 18,399 |
| Principal - 5/1 | 20,000 | - | 20,000 | 20,000 | 21,000 |
| TOTAL EXPENDITURES | \$ 57,748 | \$ 18,874 | \$ 38,874 | \$ 57,748 | \$ 57,798 |
| EXCESS REVENUES (EXPENDITURES) | \$ 35,411 | \$ 32,362 | \$ 4,184 | \$ 36,546 | \$ 36,021 |

⁽¹⁾ Carry Forward is Net of Reserve Requirement

| | |
|----------------------|-----------------|
| Interest Due 11/1/25 | \$17,834 |
| | <u>\$17,834</u> |

Islands at Doral III
Community Development District
Amortization Schedule
Debt Service Series 2014 Special Assessment Bonds

| Period | Outstanding Balance | Principal | Interest | Total |
|--------------|---------------------|-------------------|---------------------|--------|
| 05/01/25 | \$ 705,000 | \$ 20,000 | \$ 18,874 | \$ - |
| 11/01/25 | 685,000 | - | 18,399 | 57,273 |
| 05/01/26 | 685,000 | 21,000 | 18,399 | |
| 11/01/26 | 664,000 | - | 17,834 | 57,233 |
| 05/01/27 | 664,000 | 22,000 | 17,834 | |
| 11/01/27 | 642,000 | - | 17,243 | 57,078 |
| 05/01/28 | 642,000 | 23,000 | 17,243 | |
| 11/01/28 | 619,000 | - | 16,625 | 56,868 |
| 05/01/29 | 619,000 | 24,000 | 16,625 | |
| 11/01/29 | 595,000 | - | 15,980 | 56,605 |
| 05/01/30 | 595,000 | 26,000 | 15,980 | |
| 11/01/30 | 569,000 | - | 15,281 | 57,261 |
| 05/01/31 | 569,000 | 27,000 | 15,281 | |
| 11/01/31 | 542,000 | - | 14,556 | 56,837 |
| 05/01/32 | 542,000 | 28,000 | 14,556 | |
| 11/01/32 | 514,000 | - | 13,803 | 56,359 |
| 05/01/33 | 514,000 | 30,000 | 13,803 | |
| 11/01/33 | 484,000 | - | 12,997 | 56,800 |
| 05/01/34 | 484,000 | 32,000 | 12,997 | |
| 11/01/34 | 452,000 | - | 12,137 | 57,134 |
| 05/01/35 | 452,000 | 33,000 | 12,137 | |
| 11/01/35 | 419,000 | - | 11,250 | 56,387 |
| 05/01/36 | 419,000 | 35,000 | 11,250 | |
| 11/01/36 | 384,000 | - | 10,266 | 56,516 |
| 05/01/37 | 384,000 | 37,000 | 10,266 | |
| 11/01/37 | 347,000 | - | 9,225 | 56,491 |
| 05/01/38 | 347,000 | 39,000 | 9,225 | |
| 11/01/38 | 308,000 | - | 8,128 | 56,353 |
| 05/01/39 | 308,000 | 42,000 | 8,128 | |
| 11/01/39 | 266,000 | - | 6,947 | 57,075 |
| 05/01/40 | 266,000 | 44,000 | 6,947 | |
| 11/01/40 | 222,000 | - | 5,709 | 56,656 |
| 05/01/41 | 222,000 | 47,000 | 5,709 | |
| 11/01/41 | 175,000 | - | 4,388 | 57,097 |
| 05/01/42 | 175,000 | 49,000 | 4,388 | |
| 11/01/42 | 126,000 | - | 3,009 | 56,397 |
| 05/01/43 | 126,000 | 52,000 | 3,009 | |
| 11/01/43 | 74,000 | - | 1,547 | 56,556 |
| 05/01/44 | 74,000 | 55,000 | 1,547 | |
| Total | \$ 686,000 | \$ 468,395 | \$ 1,097,848 | |

RESOLUTION 2025-05

A RESOLUTION OF THE ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2026; 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 2026 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.

PASSED AND ADOPTED THIS _____ DAY OF _____.

Secretary / Assistant Secretary

Chairman / Vice Chairman

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: February 10, 2025

RE: Stormwater system legal requirements update

As district counsel, throughout the year we continuously monitor state legislation and municipal and county ordinances that may be applicable to the governance and operation of our special district clients. Below is a summary of the current stormwater system requirements for Miami-Dade County, Florida (which include requirements imposed statewide by the Florida legislature, requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD), and requirements exclusive to Miami-Dade County imposed by county ordinances). We suggest that you review the legal requirements with the district engineer of each special district to ensure that appropriate inspections, reporting and funding for the applicable stormwater management system are in place.

2021 Requirements for Districts with Stormwater Systems:

In 2021, the Florida legislature created Section 403.9302, Florida Statutes, which required that local governments, including special districts, develop a 20-year needs analysis of the stormwater management system. This required each special district to provide a report no later than June 30, 2022, to the county in which the special district was located providing the following:

- (1) Description of stormwater management program or system and its facilities and projects;
- (2) Number of current and projected residents served in 5-year increments;
- (3) Current and projected service area for stormwater management program and system;
- (4) Current and projected costs of providing services in 5-year increments;
- (5) Estimated remaining useful life of facility or its major components;
- (6) Recent 5-year history of annual contributions and capital expenditures for maintenance or expansion; and
- (7) Special district's plan to fund the maintenance or expansion of the facility or its major components.

Each county was required to compile and submit a cumulative report to the state. Thereafter, the state issued a comprehensive report on its findings. Unless a further change in state legislation occurs, each special district must submit this stormwater management needs report again on **June 30, 2027**.

New Requirements for Districts with Stormwater Systems:
Chapter 2024-275, Laws of Florida

During this past legislative session, the state enacted Chapter 2024-275, effective June 28, 2024, known as the Florida Stormwater Ratification Bill, which codified several significant changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environment Protection (FDEP) (the “FDEP Handbook”).

Operation and Maintenance Plan:

As it relates to stormwater management systems, the FDEP Handbook requires that an applicant for construction, alteration or operation of a stormwater management system shall provide a written operation and maintenance plan (“O&M Plan”) at the time of application. The O&M Plan shall provide the following:

- (1) List and details of all stormwater system components, including location, type, how systems connect, etc.;
- (2) List and description of maintenance and inspection tasks for the system and its components (specific procedures provided);
- (3) Regular inspection and maintenance schedules;
- (4) Inspection checklists;
- (5) Copies of or references to pertinent sections of covenants, conditions, restrictions or other documents, permits approvals, and agreements that govern operation and maintenance of the stormwater system; and
- (6) Permitted or as-built plans of the stormwater system.

The O&M Plan must also include a list of after-hours telephone numbers for key maintenance personnel in case of emergencies and information necessary for reviewing copies of maintenance and inspection records. This O&M Plan must be maintained by the operation and maintenance entity, and if a third party performs the operation and maintenance, the permittee remains responsible for all the requirements.

Additional Inspections and Reports – Florida Requirements:

The new legislation also requires additional inspections and reports from districts with stormwater infrastructure. The FDEP Handbook provides that the applicant may propose a maximum frequency of inspections for a stormwater system of **5 years**, but FDEP may determine that the stormwater system requires a greater minimum frequency of inspections and includes a chart of the type of system and the inspection frequency for that system, which could require yearly inspections. The stormwater management system inspections conducted on or after **June 28, 2025**, require a qualified inspector to conduct the inspection and submit the reports. FDEP also has adopted additional requirements for each regional water management district, including the South Florida Water Management District (SFWMD). These additional requirements, including the inspection checklist, are available on SFWMD’s website (www.sfwmd.gov), which provides for the reporting requirements and signature of the inspector. The inspection report shall be submitted within **30 days** of the date of the inspection.

Transfer of Permits for Stormwater Management Systems:

Based on this new legislation and the requirements for permit applications, prior to the acceptance of the transfer of any permit for the stormwater management system, the district manager should obtain the O&M Plan from the developer and confirm that the above requirements have been met. Additionally, the district manager will need to budget for the required inspections and reporting by a qualified inspector.

New Requirements for Districts located in Miami-Dade County

Additional Inspections and Reports – Miami-Dade County Requirements:

In Miami-Dade County, the County Commission enacted an ordinance imposing new stormwater management reporting and inspection requirements which commence **3 years** after adoption of the ordinance (**September 4, 2027**). These new ordinance amendments require owners and operators of stormwater management systems that connect to or drain into a public right-of-way drainage infrastructure to certify the stormwater system and submit an asset inventory of the stormwater system and structures, inspections/maintenance records, and maintenance standard operating procedures to the County. After the first certification, the stormwater management system will need to be certified every **10 years thereafter**, unless the County determines an earlier recertification is required.

If the requirements above apply to the special district, the district manager should discuss with the district engineer the anticipated costs of certifying the stormwater system, including the asset inventory of the structures, maintenance standard operating procedures and maintenance report formats to comply with the new County requirements.

Miami-Dade County Class V Dewatering Permits:

Additionally, the Miami-Dade County Commission amended the code of ordinances to require **Class V permits** for dewatering operations associated with the cleaning and maintenance of stormwater management systems. Dewater means to discharge either on- or off-site water from an excavation, underground structure, or depressed lands, which includes the cleaning of stormwater infrastructure systems in the special districts. Presently, a special district, or its contractor, will need to apply for and obtain a permit from Miami-Dade County Department of Environmental Resource Management (DERM) prior to the stormwater cleaning. Previously, the special district did not have to obtain a permit from DERM to perform stormwater structure cleaning. There are multiple costs involved, which vary depending upon the length of time of the permit. According to the information provided by DERM, the fee for a one-year permit is \$2,150, as provided on the permit application form. The permit must be issued before work commences, otherwise there will be fines equal to double the permit cost imposed by Miami-Dade County. It is imperative that the permit be issued, and that this requirement is included in the agreement with a contractor. There are also other requirements that the contractor will need to adhere to as a part of the cleaning of the stormwater system under the permit, including, but not limited to, a description of the portion of the infrastructure to be cleaned, the equipment to be used for cleaning,

the standard operating procedure for the cleaning, details and specifications of required pre-treatment system if discharged into same stormwater infrastructure, information on how the filtrate will be collected, transported, and disposed of, details for the authorized facility where the solid content of the truck will be transported, visual inspection of the drainage structure and content for signs of contamination, and proper use of the equipment.

Recommendation

Taking all of these current and new requirements into account, it would benefit the special district for the district engineer to review the current stormwater management systems, including having the district engineer make a determination of: whether mapping is required to identify the location of the stormwater infrastructure, the current condition of the infrastructure, the required maintenance of the system, a maintenance plan, the estimate for the future needs of the stormwater system as a whole and the estimated costs for the regular maintenance (including permit costs) and future capital costs.

Islands at Doral III
COMMUNITY DEVELOPMENT DISTRICT

Check Register

| <i>Date</i> | <i>Check Numbers</i> | <i>Amount</i> |
|--------------|----------------------|-----------------------|
| 11/12/24 | 1350-1353 | \$8,969.39 |
| 12/10/24 | 1354-1360 | \$1,255,086.73 |
| 12/23/24 | 1361-1362 | \$3,600.00 |
| 1/14/25 | 1363-1366 | \$8,025.02 |
| 2/11/25 | 1367-1370 | \$105,981.92 |
| 2/19/25 | 1371-1372 | \$2,072.67 |
| TOTAL | | \$1,383,735.73 |

AP300R
*** CHECK NOS. 001350-001372

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ISLANDS AT DORAL III - GF
BANK A ISLANDS AT DORAL III

RUN 2/20/25

PAGE 1

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|----------------------------------|--------|----------|-----------------------------|
| 11/12/24 | 00007 | 11/05/24 8096 | 202411 310-51300-31100 | | * | 2,887.50 | |
| | | | SVCS THRU 11/01/24 | | | | |
| | | | | ALVAREZ ENGINEERS, INC. | | | 2,887.50 001350 |
| 11/12/24 | 00047 | 10/01/24 90761 | 202410 310-51300-54000 | | * | 175.00 | |
| | | | ANNUAL FEE | | | | |
| | | | | FLORIDACOMMERCE | | | 175.00 001351 |
| 11/12/24 | 00032 | 11/04/24 01038-10 | 202410 320-53800-43000 | | * | 487.72 | |
| | | | SVCS-10/24 | | | | |
| | | 11/04/24 74001-10 | 202410 320-53800-43000 | | * | 209.00 | |
| | | | SVCS-10/24 | | | | |
| | | 11/04/24 97535-10 | 202410 320-53800-43000 | | * | 707.11 | |
| | | | SVCS-10/24 | | | | |
| | | | | FPL | | | 1,403.83 001352 |
| 11/12/24 | 00011 | 11/01/24 249 | 202411 310-51300-34000 | | * | 4,034.33 | |
| | | | MGMT FEES-11/24 | | | | |
| | | 11/01/24 249 | 202411 310-51300-44000 | | * | 200.00 | |
| | | | RENT | | | | |
| | | 11/01/24 249 | 202411 310-51300-35100 | | * | 83.33 | |
| | | | COMPUTER TIME | | | | |
| | | 11/01/24 249 | 202411 310-51300-31300 | | * | 100.00 | |
| | | | DISSEMINATION AGT SVCS | | | | |
| | | 11/01/24 249 | 202411 310-51300-35110 | | * | 83.33 | |
| | | | WEBSITE ADMINISTRATION | | | | |
| | | 11/01/24 249 | 202411 310-51300-42000 | | * | 2.07 | |
| | | | POSTAGE AND DELIVERY | | | | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 4,503.06 001353 |
| 12/10/24 | 00005 | 10/31/24 190261 | 202410 310-51300-31500 | | * | 855.00 | |
| | | | SVCS 10/24 | | | | |
| | | 11/30/24 190649 | 202411 310-51300-31500 | | * | 1,642.50 | |
| | | | SVCS 11/24 | | | | |
| | | | | BILLING COCHRAN LYLES MAURO & | | | 2,497.50 001354 |
| 12/10/24 | 00032 | 12/04/24 01038-11 | 202411 320-53800-43000 | | * | 487.72 | |
| | | | SVCS 11/24 | | | | |
| | | 12/04/24 74001-11 | 202411 320-53800-43000 | | * | 209.00 | |
| | | | SVCS 11/24 | | | | |
| | | 12/04/24 97635-11 | 202411 320-53800-43000 | | * | 707.14 | |
| | | | SVCS 11/24 | | | | |
| | | | | FPL | | | 1,403.86 001355 |
| 12/10/24 | 00011 | 12/01/24 250 | 202412 310-51300-34000 | | * | 4,034.33 | |
| | | | MGMT FEE 12/24 | | | | |

ID3 ISLANDS DORAL JWASSERMAN

AP300R
*** CHECK NOS. 001350-001372

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ISLANDS AT DORAL III - GF
BANK A ISLANDS AT DORAL III

RUN 2/20/25

PAGE 2

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------|--------|--------------|----------------------------|
| | | 12/01/24 250 | 202412 310-51300-44000 | | * | 200.00 | |
| | | RENT 12/24 | | | | | |
| | | 12/01/24 250 | 202412 310-51300-35100 | | * | 83.33 | |
| | | COMPUTER TIME 12/24 | | | | | |
| | | 12/01/24 250 | 202412 310-51300-31300 | | * | 100.00 | |
| | | DISSEMINATION AGENT SVCS | | | | | |
| | | 12/01/24 250 | 202412 310-51300-35110 | | * | 83.33 | |
| | | WEBSITE ADMIN 12/24 | | | | | |
| | | 12/01/24 250 | 202412 310-51300-42000 | | * | 4.83 | |
| | | POSTAGE & DELIVERY 12/24 | | | | | |
| | | | GOVERNMENTAL MANAGEMENT SERVICES | | | | 4,505.82 001356 |
| 12/10/24 | 00030 | 12/10/24 12102024 | 202412 300-20700-10100 | | * | 9.79 | |
| | | TRANSFER TAX RECEIPTS | | | | | |
| | | | ISLANDS AT DORAL III CDD | | | | 9.79 001357 |
| 12/10/24 | 00030 | 12/10/24 12102024 | 202412 300-20700-10100 | | * | 1,199,556.56 | |
| | | TRANSFER TAX RECEIPTS | | | | | |
| | | | ISLANDS AT DORAL III CDD | | | | 1,199,556.56 001358 |
| 12/10/24 | 00034 | 12/10/24 12102024 | 202412 300-20700-10100 | | * | .38 | |
| | | TRANSFER TAX RECEIPTS | | | | | |
| | | | ISLANDS AT DORAL III CDD | | | | .38 001359 |
| 12/10/24 | 00034 | 12/10/24 12102024 | 202412 300-20700-10100 | | * | 47,112.82 | |
| | | TRANSFER TAX RECEIPTS | | | | | |
| | | | ISLANDS AT DORAL III CDD | | | | 47,112.82 001360 |
| 12/23/24 | 00007 | 12/03/24 8144 | 202411 310-51300-31100 | | * | 3,095.00 | |
| | | 11/24 SVCS | | | | | |
| | | | ALVAREZ ENGINEERS, INC. | | | | 3,095.00 001361 |
| 12/23/24 | 00005 | 9/30/24 189697 | 202409 310-51300-31500 | | * | 505.00 | |
| | | 09/24 SVCS | | | | | |
| | | | BILLING COCHRAN LYLES MAURO & | | | | 505.00 001362 |
| 1/14/25 | 00007 | 1/06/25 8193 | 202501 310-51300-31100 | | * | 1,255.00 | |
| | | SVCS 01/25 | | | | | |
| | | | ALVAREZ ENGINEERS, INC. | | | | 1,255.00 001363 |
| 1/14/25 | 00005 | 12/31/24 191148 | 202412 310-51300-31500 | | * | 820.00 | |
| | | SVCS 12/24 | | | | | |
| | | | BILLING COCHRAN LYLES MAURO & | | | | 820.00 001364 |
| 1/14/25 | 00032 | 1/06/25 01038-12 | 202412 320-53800-43000 | | * | 502.33 | |
| | | SVCS 12/24 | | | | | |

ID3 ISLANDS DORAL JWASSERMAN

AP300R
*** CHECK NOS. 001350-001372

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ISLANDS AT DORAL III - GF
BANK A ISLANDS AT DORAL III

RUN 2/20/25

PAGE 3

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|---|-------------|--------|----------|-----------------------------|
| | | 1/06/25 | 74001-12 202412 320-53800-43000 SVCS 12/24 | | * | 215.69 | |
| | | 1/06/25 | 97535-12 202412 320-53800-43000 SVCS 12/24 | | * | 729.63 | |
| | | | FPL | | | | 1,447.65 001365 |
| 1/14/25 | 00011 | 1/01/25 | 251 202501 310-51300-34000 MGMT FEE 01/25 | | * | 4,034.33 | |
| | | 1/01/25 | 251 202501 310-51300-44000 RENT 01/25 | | * | 200.00 | |
| | | 1/01/25 | 251 202501 310-51300-35100 COMPUTER TIME 01/25 | | * | 83.33 | |
| | | 1/01/25 | 251 202501 310-51300-31300 DISSEMINATION AGENT 01/25 | | * | 100.00 | |
| | | 1/01/25 | 251 202501 310-51300-35100 WEBSITE ADMIN 01/25 | | * | 83.33 | |
| | | 1/01/25 | 251 202501 310-51300-42000 POSTAGE & DELIVERY 01/25 | | * | 1.38 | |
| | | | GOVERNMENTAL MANAGEMENT SERVICES | | | | 4,502.37 001366 |
| 2/11/25 | 00032 | 2/05/25 | 01038-01 202501 320-53800-43000 SVCS 01/25 | | * | 504.07 | |
| | | 2/05/25 | 74001-01 202501 320-53800-43000 SVCS 01/25 | | * | 216.39 | |
| | | 2/05/25 | 97535-01 202501 320-53800-43000 SVCS 01/25 | | * | 732.02 | |
| | | | FPL | | | | 1,452.48 001367 |
| 2/11/25 | 00011 | 2/01/25 | 252 202502 310-51300-34000 MGMT FEE 02/25 | | * | 4,034.33 | |
| | | 2/01/25 | 252 202502 310-51300-44000 RENT 02/25 | | * | 200.00 | |
| | | 2/01/25 | 252 202502 310-51300-35100 COMPUTER TIME 02/25 | | * | 83.33 | |
| | | 2/01/25 | 252 202502 310-51300-31300 DISSEMINATION AGENT SVCS | | * | 100.00 | |
| | | 2/01/25 | 252 202502 310-51300-35110 WEBSITE ADMIN 02/25 | | * | 83.33 | |
| | | 2/01/25 | 252 202502 310-51300-42000 POSTAGE & DELIVERY 02/25 | | * | 3.45 | |
| | | | GOVERNMENTAL MANAGEMENT SERVICES | | | | 4,504.44 001368 |
| 2/11/25 | 00017 | 2/04/25 | 26808 202502 310-51300-32200 AUDIT FYE 09/30/2024 | | * | 3,600.00 | |
| | | | GRAU & ASSOCIATES | | | | 3,600.00 001369 |

ID3 ISLANDS DORAL JWASSERMAN

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|-------------------------------|-------|-----------------------------------|--|-------------|--------|--------------|-----------------------------|
| 2/11/25 | 00046 | 2/07/25 116 | 202502 320-53800-46900 | | * | 89,625.00 | |
| | | STORM DRAIN MAINT 02/25 | | | | | |
| | | 2/07/25 117 | 202502 320-53800-46900 | | * | 6,800.00 | |
| | | STORM DRAIN MAINT 02/25 | | | | | |
| RAPTOR VAC-SYSTEMS | | | | | | | 96,425.00 001370 |
| 2/19/25 | 00007 | 2/10/25 8235 | 202501 310-51300-31100 | | * | 1,572.67 | |
| | | SVCS 01/25 | | | | | |
| ALVAREZ ENGINEERS, INC. | | | | | | | 1,572.67 001371 |
| 2/19/25 | 00005 | 1/31/25 191774 | 202501 310-51300-31500 | | * | 500.00 | |
| | | SVCS 01/25 | | | | | |
| BILLING COCHRAN LYLES MAURO & | | | | | | | 500.00 001372 |
| TOTAL FOR BANK A | | | | | | 1,383,735.73 | |
| TOTAL FOR REGISTER | | | | | | 1,383,735.73 | |

Islands at Doral III
Community Development District

Unaudited Financial Reporting
January 31, 2025



Table of Contents

| | |
|-----|--------------------------------------|
| 1 | <u>Balance Sheet</u> |
| 2 | <u>General Fund</u> |
| 3 | <u>Debt Service Fund Series 2013</u> |
| 4 | <u>Debt Service Fund Series 2014</u> |
| 5-6 | <u>Month to Month</u> |
| 7 | <u>Long Term Debt Report</u> |
| 8 | <u>Assessment Receipt Schedule</u> |

Islands at Doral III
Community Development District
Balance Sheet
January 31, 2025

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|--------------------------------------|
| Assets: | | | |
| <u>Cash:</u> | | | |
| Operating Account | \$ 200,152 | \$ - | \$ 200,152 |
| Due from General Fund | - | 89,614 | 89,614 |
| <u>Investments:</u> | | | |
| State Board of Administration - Surplus | 16,342 | - | 16,342 |
| State Board of Administration - Reserves | 741,774 | - | 741,774 |
| BankUnited Money Market | 101,081 | - | 101,081 |
| <u>Series 2013</u> | | | |
| Reserve | - | 729,116 | 729,116 |
| Revenue | - | 2,370,554 | 2,370,554 |
| <u>Series 2014</u> | | | |
| Reserve | - | 15,000 | 15,000 |
| Revenue | - | 65,070 | 65,070 |
| General Redemption | - | 10 | 10 |
| Deposits-Electric | 1,003 | - | 1,003 |
| Total Assets | \$ 1,060,352 | \$ 3,269,364 | \$ 4,329,715 |
| Liabilities: | | | |
| Accounts Payable | \$ 99,950 | \$ - | \$ 99,950 |
| Due to Debt Service | 89,614 | - | 89,615 |
| Total Liabilities | \$ 189,565 | \$ - | \$ 189,565 |
| Fund Balance: | | | |
| Nonspendable: | | | |
| Deposits | \$ 1,003 | \$ - | \$ 1,003 |
| Restricted for: | | | |
| Debt Service | - | 3,269,364 | 3,269,364 |
| Assigned for: | | | |
| Capital Reserves | 741,774 | - | 741,774 |
| Unassigned | 128,010 | - | 128,010 |
| Total Fund Balances | \$ 870,787 | \$ 3,269,364 | \$ 4,140,151 |
| Total Liabilities & Fund Balance | \$ 1,060,352 | \$ 3,269,364 | \$ 4,329,715 |

Islands at Doral III
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|--------------------|--------------------|--------------------|
| | Budget | Through 01/31/25 | Through 01/31/25 | Variance |
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 98,514 | \$ 59,108 | \$ 86,864 | \$ 27,755 |
| HOA Contributions | 14,250 | 4,750 | 3,694 | (1,056) |
| Interest Income | 30,000 | 10,000 | 13,305 | 3,305 |
| Unassigned Fund Balance | 296,463 | 98,821 | - | (98,821) |
| Total Revenues | \$ 439,227 | \$ 172,679 | \$ 103,862 | \$ (68,817) |
| Expenditures: | | | | |
| <u>General and Administrative:</u> | | | | |
| Supervisors Fees | \$ 6,000 | \$ 2,000 | \$ 800 | \$ 1,200 |
| FICA Taxes | 459 | 153 | 61 | 92 |
| Engineering | 20,000 | 6,667 | 8,810 | (2,144) |
| Arbitrage Calculation | 600 | 200 | - | 200 |
| Assessment Roll | 2,000 | 2,000 | 2,000 | - |
| Attorney | 10,000 | 3,333 | 3,818 | (484) |
| Dissemination | 1,200 | 400 | 400 | - |
| Annual Audit | 3,600 | 1,200 | - | 1,200 |
| Trustee Fees | 10,500 | 3,500 | - | 3,500 |
| Management Fees | 48,412 | 16,137 | 16,137 | 0 |
| Information Technology | 1,000 | 333 | 333 | |
| Website Maintenance | 1,000 | 333 | 333 | 0 |
| Postage and Delivery | 250 | 83 | 11 | 72 |
| Printing and Binding | 1,000 | 333 | - | 333 |
| Rentals and Leases | 2,400 | 800 | 800 | |
| Insurance General Liability | 8,768 | 8,768 | 7,826 | 942 |
| Legal Advertising | 750 | 250 | - | 250 |
| Other Current Charges | 500 | 167 | 143 | 24 |
| Office Supplies | 250 | 83 | - | 83 |
| Dues, Licenses and Subscriptions | 175 | 175 | 175 | - |
| Total General and Administrative | \$ 118,864 | \$ 46,917 | \$ 41,648 | \$ 5,269 |
| <u>Operations and Maintenance</u> | | | | |
| Electricity-Madeira | \$ 6,000 | \$ 2,000 | \$ 2,014 | \$ (14) |
| Electricity-Antilles/Belize | 14,250 | 4,750 | 3,694 | 1,056 |
| Stormwater Management Cleaning | 119,500 | 119,500 | 119,500 | - |
| Water Pump and Hose Service | - | - | 6,800 | (6,800) |
| Pavement Resurfacing and Repainting | 176,963 | 58,988 | - | 58,988 |
| Contingency | 3,650 | 1,217 | - | 1,217 |
| Total Operations & Maintenance | \$ 320,363 | \$ 186,454 | \$ 132,008 | \$ 54,446 |
| Total Expenditures | \$ 439,227 | \$ 233,371 | \$ 173,656 | \$ 59,715 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 0 | \$ (60,692) | \$ (69,794) | \$ (9,102) |
| Fund Balance - Beginning | | | \$ 940,581 | |
| Fund Balance - Ending | | | \$ 870,787 | |

Islands at Doral III
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|---------------------|-------------------|---------------------|-------------------|
| | Budget | Through 01/31/25 | Through 01/31/25 | Variance |
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 1,458,233 | \$ 874,940 | \$ 1,285,784 | \$ 410,845 |
| Interest Income | - | - | 33,410 | 33,410 |
| Total Revenues | \$ 1,458,233 | \$ 874,940 | \$ 1,319,195 | \$ 444,255 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 257,553 | \$ 257,553 | \$ 257,553 | \$ (0) |
| Interest - 5/1 | 257,553 | - | - | - |
| Principal - 5/1 | 925,000 | - | - | - |
| Total Expenditures | \$ 1,440,106 | \$ 257,553 | \$ 257,553 | \$ (0) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 18,127 | \$ 617,387 | \$ 1,061,642 | \$ 444,255 |
| Net Change in Fund Balance | \$ 18,127 | \$ 617,387 | \$ 1,061,642 | \$ 444,255 |
| Fund Balance - Beginning | | | \$ 2,124,255 | |
| Fund Balance - Ending | | | \$ 3,185,897 | |

Islands at Doral III
Community Development District
Debt Service Fund Series 2014
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|------------------|------------------|------------------|------------------|
| | Budget | Through 01/31/25 | Through 01/31/25 | Variance |
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 57,272 | \$ 34,363 | \$ 50,499 | \$ 16,136 |
| Interest Income | - | - | 736 | 736 |
| Total Revenues | \$ 57,272 | \$ 34,363 | \$ 51,236 | \$ 16,873 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 18,874 | \$ 18,874 | \$ 18,874 | \$ - |
| Interest - 5/1 | 18,874 | - | - | - |
| Principal - 5/1 | 20,000 | - | - | - |
| Total Expenditures | \$ 57,748 | \$ 18,874 | \$ 18,874 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ (476) | \$ 15,489 | \$ 32,362 | \$ 16,873 |
| Fund Balance - Beginning | | | \$ 51,105 | |
| Fund Balance - Ending | | | \$ 83,467 | |

Islands at Doral III
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|------------------|------------------|------------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| <u>Revenues:</u> | | | | | | | | | | | | | |
| Special Assessments - Tax Roll | \$ - | \$ 13,836 | \$ 69,559 | \$ 3,468 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 86,864 |
| HOA Contributions | 916 | 916 | 916 | 945 | - | - | - | - | - | - | - | - | 3,694 |
| Interest Income | 3,329 | 3,349 | 3,354 | 3,273 | - | - | - | - | - | - | - | - | 13,305 |
| Unassigned Fund Balance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Revenues | \$ 4,245 | \$ 18,102 | \$ 73,830 | \$ 7,686 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 103,862 |
| <u>Expenditures:</u> | | | | | | | | | | | | | |
| <u>General and Administrative:</u> | | | | | | | | | | | | | |
| Supervisors Fees | \$ - | \$ 800 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 800 |
| FICA Taxes | - | 61 | - | - | - | - | - | - | - | - | - | - | 61 |
| Engineering | - | 5,983 | - | 2,828 | - | - | - | - | - | - | - | - | 8,810 |
| Arbitrage Calculation | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Assessment Roll | 2,000 | - | - | - | - | - | - | - | - | - | - | - | 2,000 |
| Attorney | 855 | 1,643 | 820 | 500 | - | - | - | - | - | - | - | - | 3,818 |
| Dissemination | 100 | 100 | 100 | 100 | - | - | - | - | - | - | - | - | 400 |
| Annual Audit | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Trustee Fees | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Management Fees | 4,034 | 4,034 | 4,034 | 4,034 | - | - | - | - | - | - | - | - | 16,137 |
| Information Technology | 83 | 83 | 83 | 83 | - | - | - | - | - | - | - | - | 333 |
| Website Maintenance | 83 | 83 | 83 | 83 | - | - | - | - | - | - | - | - | 333 |
| Postage and Delivery | 3 | 2 | 5 | 1 | - | - | - | - | - | - | - | - | 11 |
| Printing and Binding | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Rentals and Leases | 200 | 200 | 200 | 200 | - | - | - | - | - | - | - | - | 800 |
| Insurance General Liability | 7,826 | - | - | - | - | - | - | - | - | - | - | - | 7,826 |
| Legal Advertising | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Other Current Charges | 55 | 15 | 58 | 15 | - | - | - | - | - | - | - | - | 143 |
| Office Supplies | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dues, Licenses and Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| Total General & Administrative | \$ 15,415 | \$ 13,004 | \$ 5,384 | \$ 7,845 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 41,648 |

Islands at Doral III
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|--------------------|------------------|------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------------|
| <i>Operations & Maintenance</i> | | | | | | | | | | | | | |
| Electricity-Madeira | \$ 488 | \$ 488 | \$ 532 | \$ 507 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,014 |
| Electricity-Antilles/Belize | 916 | 916 | 916 | 945 | - | - | - | - | - | - | - | - | 3,694 |
| Stormwater Management Cleaning | 29,875 | - | - | 89,625 | - | - | - | - | - | - | - | - | 119,500 |
| Water Pump and Hose Service | - | - | - | 6,800 | - | - | - | - | - | - | - | - | 6,800 |
| Pavement Resurfacing and Repainting | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Contingency | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Operations & Maintenance | \$ 31,279 | \$ 1,404 | \$ 1,448 | \$ 97,877 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 132,008 |
| Total Expenditures | \$ 46,694 | \$ 14,408 | \$ 6,831 | \$ 105,723 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 173,656 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (42,449) | \$ 3,694 | \$ 66,998 | \$ (98,037) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (69,794) |
| Net Change in Fund Balance | \$ (42,449) | \$ 3,694 | \$ 66,998 | \$ (98,037) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (69,794) |

Islands at Doral III
Community Development District
Long Term Debt Report

| Series 2013, Special Assessment Refunding Bonds | | |
|---|---------------------------|---------------------|
| Original Amount: | \$21,150,000 | |
| Interest Rate: | 1.125% - 4.125% | |
| Maturity Date: | May 1, 2014 – May 1, 2035 | |
| Bonds Outstanding - 9/30/24 | | \$12,630,000 |
| Less: | May 1, 2025 (Mandatory) | - |
| Current Bonds Outstanding | | \$12,630,000 |

| Series 2014, Special Assessment Bonds | | |
|---------------------------------------|---------------------------|------------------|
| Original Amount: | \$838,000 | |
| Interest Rate: | 4.75% - 5.625% | |
| Maturity Date: | May 1, 2025 – May 1, 2044 | |
| Bonds Outstanding - 9/30/24 | | \$686,000 |
| Less: | May 1, 2025 (Mandatory) | - |
| Current Bonds Outstanding | | \$686,000 |

| | | |
|--|--|---------------------|
| Total Current Bonds Outstanding | | \$13,316,000 |
|--|--|---------------------|

Islands at Doral III
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County

| | | | | | | | | |
|-------------------|----|------------|----|--------------|----|-----------|----|--------------|
| Gross Assessments | \$ | 103,698.88 | \$ | 1,534,981.98 | \$ | 60,286.72 | \$ | 1,698,967.58 |
| Net Assessments | \$ | 98,513.94 | \$ | 1,458,232.88 | \$ | 57,272.38 | \$ | 1,614,019.20 |

ON ROLL ASSESSMENTS

| | | Allocation in % | | | | | | | | | | |
|--------------|--------------------|------------------------|-------------------------|---------------------|-----------------|------------------------|------------------------|--------------------------|--------------------------|-----------|---------------------|--|
| | | | | | | | | 6.10% | 90.35% | 3.55% | 100.00% | |
| <i>Date</i> | <i>Description</i> | <i>Gross Amount</i> | <i>Discount/Penalty</i> | <i>Commission</i> | <i>Interest</i> | <i>Net Receipts</i> | <i>O&M Portion</i> | <i>2013 Debt Service</i> | <i>2014 Debt Service</i> | | <i>Total</i> | |
| 11/25/24 | 11/1/24-11/11/24 | \$ 143,426.56 | \$ 5,737.24 | \$ 1,376.89 | \$ - | \$ 136,312.43 | \$ 8,320.02 | \$ 123,155.45 | \$ 4,836.95 | \$ | 136,312.42 | |
| 11/26/24 | 11/12/24-11/18/24 | 95,084.04 | 3,791.32 | 912.93 | - | \$ 90,379.79 | 5,516.46 | 81,656.27 | 3,207.07 | | 90,379.80 | |
| 12/04/24 | 6/1/24-11/1/24 | 20,957.13 | 1,111.58 | 198.46 | - | \$ 19,647.09 | 1,199.19 | 17,750.74 | 697.16 | | 19,647.09 | |
| 12/09/24 | 11/19/24-11/30/24 | 1,137,752.75 | 45,511.61 | 10,922.42 | - | \$ 1,081,318.72 | 65,999.81 | 976,949.04 | 38,369.87 | | 1,081,318.72 | |
| 12/19/24 | 12/1/24-12/13/24 | 40,513.40 | 1,451.32 | 390.59 | - | \$ 38,671.49 | 2,360.37 | 34,938.89 | 1,372.23 | | 38,671.49 | |
| 01/10/25 | 12/14/24-12/31/24 | 59,151.21 | 1,759.18 | 573.94 | - | \$ 56,818.09 | 3,467.97 | 51,333.97 | 2,016.15 | | 56,818.09 | |
| TOTAL | | \$ 1,496,885.09 | \$ 59,362.25 | \$ 14,375.23 | \$ - | \$ 1,423,147.61 | \$ 86,863.82 | \$ 1,285,784.36 | \$ 50,499.43 | \$ | 1,423,147.61 | |

| | |
|-------------------|-------------------------------------|
| 88.11% | Percent Collected |
| \$ 202,082 | Balance Remaining to Collect |