



**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MAY 12, 2026
7:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.islandsatdoralnecdd.org

786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park – 2nd Floor Conference Room
11400 NW 82nd Street
Doral, Florida 33178
REGULAR BOARD MEETING

May 12, 2026
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. October 14, 2025 Regular Board Meeting Minutes.....Page 3
- G. New Business
 - 1. Update Regarding the Master Association Response and/or Actions pertaining to the existing Maintenance Agreement and the 2nd Amendment
 - 2. Consider Resolution No. 2026-01 – Approving a Proposed Budget for FY 2026/2027.....Page 7
 - 3. Consider Approval of Billing Cochran Rate Adjustment Request.....Page 14
 - 4. Consider Approval of Alvarez Engineers Rate Adjustment Request.....Page 16
 - 5. Consider Approval of Alvarez Engineers ArcGIS Proposal.....Page 18
 - 6. Consider Approval of Raptor Proposal for the Issuance of the Stormwater Management System Class V Permit and Rate Sheet.....Page 20
 - 7. Consider Approval of Raptor Proposal for Phase 1.....Page 22
 - 8. Sidewalks Maintenance Repairs & Replacements
 - a. Consider Approval of Florida Sidewalk Solutions Repairs Proposal.....Page 26
 - b. Consider Approval of Sidewalk Replacements Proposal.....Page 39
 - Accept and Receive the District Engineer Sidewalk Replacement Detail
- H. Old Business
- I. Administrative Matters
 - 1. Financial Update.....Page 64
 - 2. Qualified Elector (Registered Voter) Certification Announcement.....Page 68
- J. District Counsel Report
- K. Board Member/Staff Comments and Requests
- L. Adjourn



AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57876	IPL0276275	Legal Ad - IPL0276275		1.0	76.0L

ATTENTION: Islands at Doral - NE Community Development Distri IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

**ISLANDS AT DORAL (NE)
 COMMUNITY DEVELOPMENT
 DISTRICT
 FISCAL YEAR 2025/2026
 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Islands at Doral (NE) Community Development District will hold Regular Meetings at **7:00 p.m.** in the Doral Legacy Park, 2nd Floor Conference Room, located at 11400 NW 82nd Street, Doral, Florida 33178, on the following dates:

- October 14, 2025**
- January 13, 2026**
- March 10, 2026**
- May 12, 2026**
- August 11, 2026**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 347-2711 Ext 2011 and/or at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

**ISLANDS AT DORAL (NE)
 COMMUNITY DEVELOPMENT
 DISTRICT**

www.islandsdoralnecdd.org
 IPL0276275
 Oct 3 2025

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

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

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

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Sherry Chasteen



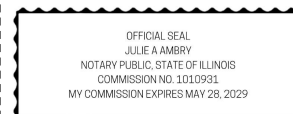
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
 me on

Oct 3, 2025, 9:39 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE**

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

**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT
DISTRICT**

**www.islandsdoralnecdd.org
IPL0276275
Oct 3 2025**

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 14, 2025**

A. CALL TO ORDER

The October 14, 2025, Regular Board Meeting of the Islands at Doral (NE) Community Development District (the “District”) was called to order at 7:12 p.m. in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Street, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 3, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Jesus Arias, Vice Chairman Nestor Garcia and Supervisor Denis Schiavi constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER BOARD RESIGNATION

Mrs. Perez advised that she had received a letter of resignation from Ilka Sanchez and presented the same in the meeting materials, noting that the effective date would be the date on the letter of August 23, 2025.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed accepting the resignation of Ilka Sanchez from Seat No. 3, effective August 23, 2025, and simultaneously declaring a vacancy in Seat No. 3.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

Supervisor Schiavi pulled up a records request email and asked District Counsel legal questions that he had with regards to the District including but not limited to Chapter 190, the Ordinance, Oversight, etc. Ms. Wald addressed Mr. Schiavi’s questions and discussions ensued. Ms. Wald also confirmed that all units were being assessed equally pursuant to the Assessment Methodology.

G. APPROVAL OF MINUTES

1. August 14, 2025, Public Hearing & Special Board Meeting

The minutes of August 14, 2025, Public Hearing & Special Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Schiavi and unanimously passed approving the minutes of the August 14, 2025, Public Hearing & Special Board Meeting, as presented.

H. NEW BUSINESS

1. Consider Resolution No. 2025-08 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mrs. Perez presented Resolution No. 2025-08, entitled:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2025. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed adopting Resolution No. 2025-08, adopting a Fiscal Year 2024/2025 Amended Budget, as presented.

2. Consider Resolution No. 2025-09 – Goals and Objectives Annual Report

Mrs. Perez presented Resolution No. 2025-09, entitled:

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Fernandez-Perez provided an overview of the Resolution Adopting Goals and Objectives.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Schiavi and passed unanimously adopting Resolution No. 2025-09, as presented.

3. Consider Resolution No. 2025-10 – Consider Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website and Authorizing Signatories

Mrs. Perez presented Resolution No. 2025-10, entitled:

RESOLUTION 2025-10

A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT")

RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE.

Mrs. Perez provided a recap of the presented Miami-Dade County Advertisement Interlocal Agreement and explained that during the previous meeting the agreement on its own had been approved by the Board. She added that Miami-Dade County had requested that the agreement be adopted via resolution and for it to include the authorized signers.

A **MOTION** was made by Garcia, seconded by Schiavi and passed unanimously adopting Resolution No. 2025-10, as presented.

4. Update on Master Association Response and/or Actions pertaining to the existing Maintenance Agreement and the 2nd Amendment

Mrs. Perez advised that no action had been taken by the Master Association on this matter and provided a verbal recap of the process to date, noting that late last year to early this year the Master Association provided the District with a termination letter effective November 1, 2025, for the removal of the requested responsibilities from the existing maintenance agreement between the District and the Master Association. The District prepared a 2nd Amendment and forwarded same to the Master Association for consideration. In this same time period, the Master Association board completely changed to a new Board. Mrs. Perez provided several communications to the Property Manager and the President of the Master Association and was advised that additional time was needed to review the Agreement and 2nd Amendment. To date no response has been received. A discussion ensued and Supervisor Schiavi advised that the property management company had been or was to be changed. A brief discussion ensued and the Board agreed to have Chairman Arias reach out to the President of the Master Association directly to request a meeting between the District Manager, the District Chairman and the President of the Master Association to discuss this matter.

I. OLD BUSINESS

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

J. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement. She pointed out that the available funds as of September 30, 2025, were \$72,226.54.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and passed unanimously ratifying and approving the financial statement, as presented.

K. DISTRICT COUNSEL REPORT

Mrs. Fernandez-Perez reminded the District Supervisors that they are required to complete four (4) hours of ethics training annually and in order to comply with the 2025 Form 1, due by July 1, 2026, the hours must be completed no later than December 31, 2025. She further noted that links to two training sessions were available on the website.

L. BOARD MEMBER/STAFF COMMENTS

Mrs. Perez advised that the next meeting was scheduled for January 13, 2026.

M. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Garcia, seconded by Supervisor Schiavi and passed unanimously adjourning the Regular Board Meeting at 7:29 p.m.

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Islands at Doral (NE) Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for August 11, 2026 at 7:00 p.m. in the Doral Legacy Park, 2nd Floor Conference Room located at 11400 NW 82nd Street, Doral, Florida 33178, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 12th day of May, 2026.

ATTEST:

**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Islands At Doral (NE)
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

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

PROPOSED BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	89,662
Maintenance Assessments	105,859
Debt Assessments	554,723
Interest Income	1,200
TOTAL REVENUES	\$ 751,444
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance Contingency	5,000
Roadway Maintenance/Reserve	63,508
Stormwater Management/Reserve	37,000
Storm Drainage/Class V Permit	3,500
Field Operations	1,500
Sidewalks Maintenance	15,000
Engineering/Inspections	4,000
TOTAL MAINTENANCE EXPENDITURES	\$ 129,508
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	35,232
Secretarial	4,200
Legal	11,500
Assessment Roll	7,500
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	8,200
Legal Advertisements	4,000
Miscellaneous	800
Postage	425
Office Supplies	450
Dues & Subscriptions	175
Trustee Fees	4,200
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 88,782
TOTAL EXPENDITURES	\$ 218,290
REVENUES LESS EXPENDITURES	\$ 533,154
Bond Payments	(524,213)
BALANCE	\$ 8,941
County Appraiser & Tax Collector Fee	(14,080)
Discounts For Early Payments	(28,161)
EXCESS/ (SHORTFALL)	\$ (33,300)
Carryover From Prior Year	33,300
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	90,665	89,705	89,662	Expenditures Less Interest & Carryover (40%)/.94
Maintenance Assessments	8,537	105,859	105,859	Expenditures & Carryover (60%) / .94
Debt Assessments	554,722	554,723	554,723	Bond Payments/.94
Interest Income	6,703	960	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 660,627	\$ 751,247	\$ 751,444	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance Contingency	0	5,000	5,000	No Change From 2025/2026 Budget
Roadway Maintenance/Reserve	0	63,508	63,508	No Change From 2025/2026 Budget
Stormwater Management/Reserve	0	22,000	37,000	\$15,000 Increase From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Field Operations	0	1,500	1,500	No Change From 2025/2026 Budget
Sidewalks Maintenance	0	0	15,000	Sidewalks Maintenance
Engineering/Inspections	3,947	4,000	4,000	No Change From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 3,947	\$ 99,508	\$ 129,508	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,800	5,000	5,000	No Change From 2025/2026 Budget
Payroll Taxes (Employer)	214	400	400	Projected At 8% Of Supervisor Fees
Management	33,348	34,308	35,232	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	13,137	10,500	11,500	\$1,000 Increase From 2025/2026 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	6,858	7,300	8,200	Fiscal Year 2025/2026 Expenditure Was \$7,769
Legal Advertisements	4,173	3,500	4,000	\$500 Increase From 2025/2026 Budget
Miscellaneous	803	800	800	No Change From 2025/2026 Budget
Postage	1,422	450	425	\$25 Decrease From 2025/2026 Budget
Office Supplies	1,024	450	450	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	4,246	4,100	4,200	\$100 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 86,400	\$ 85,283	\$ 88,782	
TOTAL EXPENDITURES	\$ 90,347	\$ 184,791	\$ 218,290	
REVENUES LESS EXPENDITURES	\$ 570,280	\$ 566,456	\$ 533,154	
Bond Payments	(530,049)	(524,213)	(524,213)	2027 Principal & Interest Payments
BALANCE	\$ 40,231	\$ 42,243	\$ 8,941	
County Appraiser & Tax Collector Fee	(6,303)	(14,081)	(14,080)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(22,696)	(28,162)	(28,161)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 11,232	\$ -	\$ (33,300)	
Carryover From Prior Year	0	0	33,300	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 11,232	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	14,753	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	530,049	524,213	524,213	NAV Tax Collection
Total Revenues	\$ 544,802	\$ 525,413	\$ 525,713	
EXPENDITURES				
Principal Payments	305,000	315,000	325,000	Principal Payment Due In 2027
Interest Payments	93,459	71,321	53,226	Interest Payments Due In 2027
Additional Principal Payments	225,000	139,092	147,487	Additional Principal Payments
Total Expenditures	\$ 623,459	\$ 525,413	\$ 525,713	
Excess/ (Shortfall)	\$ (78,657)	\$ -	\$ -	

Series 2014 Refunding Bond Information

Original Par Amount =	\$5,925,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2014		
Maturity Date =	May 2029		

Par Amount As Of 1/1/2026 = \$1,860,000

Original Principal Amount Due In May 2029: \$2,225,000

Current Principal Amount Due In May 2029: \$880,000

Islands At Doral (NE) Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 108.50	\$ 166.58	\$ 168.94	\$ 168.86
Maintenance For Single Family Homes	\$ 13.03	\$ 16.03	\$ 199.36	\$ 199.36
<u>Debt For Single Family Homes</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>
Total	\$ 1,709.21	\$ 1,770.29	\$ 1,955.98	\$ 1,955.90
Administrative For Townhomes	\$ 108.50	\$ 166.58	\$ 168.94	\$ 168.86
Maintenance For Townhomes	\$ 13.03	\$ 16.03	\$ 199.36	\$ 199.36
<u>Debt For Townhomes</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>
Total	\$ 1,255.14	\$ 1,316.22	\$ 1,501.91	\$ 1,501.83
Administrative For Condominiums	\$ 108.50	\$ 166.58	\$ 168.94	\$ 168.86
Maintenance For Condominiums	\$ 13.03	\$ 16.03	\$ 199.36	\$ 199.36
<u>Debt For Condominiums</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>
Total	\$ 1,028.10	\$ 1,089.18	\$ 1,274.87	\$ 1,274.79

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Single Family Homes	66
Townhomes	125
<u>Condominiums</u>	<u>340</u>
Total Units	531

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

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WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
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MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOUFLE

February 2, 2026

VIA E-MAIL ONLY— gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Islands at Doral (NE) Community Development District
Our File: 555.03240**

Dear Gloria:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

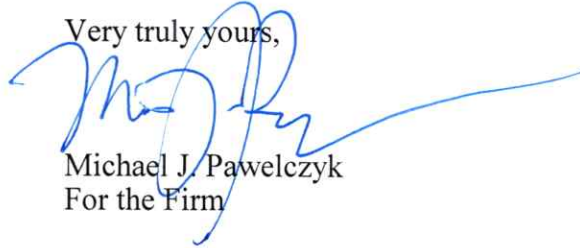
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Gloria Perez
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Michael J. Pawelczyk', with a long horizontal flourish extending to the right.

Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

January 2, 2026

Board of Supervisors
Islands at Doral NE Community Development District
Attn: District Manager Gloria Perez
Special District Services, Inc.
2501 Burns Road
Palm Beach Gardens, FL 33410

**Reference: Islands at Doral NE Community Development District
Alvarez Engineers Personnel Billing Rates**

Via: Email Only: gperez@sdsinc.org

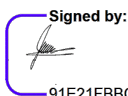
Dear Board of Supervisors,

I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2026 rates as shown in the attached table.

With this proposed adjustment, we do not expect to exceed the Engineering budget adopted by the Board of Supervisors for fiscal year 2026.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

Signed by:


91E21FBBCEDD4E0...
Juan R. Alvarez, President
Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email Alvarez@AlvarezEng.com

Website www.alvarezeng.com

Islands at Doral NE CDD			
Current 2006 Rates		Proposed 2026 Rates	
Principal	\$ 170.00	Principal	\$ 240.00
		Chief Engineer	\$ 230.00
		Project Manager	\$ 215.00
Senior Project Engineer	\$ 125.00	Senior Engineer	\$ 185.00
Project Engineer	\$ 105.00	Engineer 2	\$ 165.00
		Engineer 1	\$ 155.00
		Electrical Engineer	\$ 155.00
Engineer Intern	\$ 90.00	Engineer Intern	\$ 140.00
Computer Aided Design and Drafter (CADD)	\$ 75.00	Senior Designer	\$ 120.00
		CADD/Computer Technician	\$ 105.00
		Senior Engineering Technician	\$ 110.00
Engineering Technician	\$ 73.00	Engineering Technician	\$ 100.00
Secretary/Clerical	\$ 40.00	Senior Administrative	\$ 95.00
		Administrative	\$ 70.00

Staff Classification

Definition

Principal	
Chief Engineer	Professional Engineer with 15+ years of experience
Project Manager	Professional Engineer with 10+ years of experience
Senior Engineer	Professional Engineer with 10+ years of experience (production)
Engineer 2	Professional Engineer with 5+ years of experience
Engineer 1	Professional Engineer with 0+ years of experience
Electrical Engineer	Electrical Engineer with 2+ years of post-graduate experience
Engineer Intern	Entry level with engineering degree; Engineering Intern License
Senior Designer	15+ years of design experience, non-registered
CADD/Computer Technician	Design and Drafting with 1+ years of experience
Senior Engineering Technician	5+ years of experience
Engineering Technician	Entry level with 0-4 years of experience
Senior Administrative	Degreed executive assistant with 8+ years of experience
Administrative	Secretary / Clerical



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

May 6, 2025

Islands at Doral NE CDD
Attn: District Manager
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Via: Email Only: gperez@sdsinc.org

Reference: Digitization of Existing Stormwater Infrastructure Data into ArcGIS for Islands at Doral NE Community Development District

Dear Gloria and CDD Board of Supervisors,

It is recommended that Islands at Doral NE Community Development District (the "District" or "CDD") adopt a comprehensive stormwater infrastructure maintenance program utilizing Geographic Information Systems ("GIS") as a management tool.

1. Comprehensive Stormwater Infrastructure Management Strategy

- a. A properly structured maintenance program will include the following key components:
 - i. **Comprehensive Asset Inventory:** Establishing a detailed inventory of maintained stormwater infrastructure provides a foundation for informed decision-making. This inventory ensures all assets are accounted for and facilitates effective tracking over time.
 - ii. **Detailed Maintenance Records:** Accurate records of maintenance activities enable districts to monitor system performance, plan for future needs, and provide transparency in reporting to regulatory agencies and stakeholders.
 - iii. **Proactive Maintenance:** Minimizes risks such as flooding and system failures while reducing costly emergency repairs. Prioritizing critical structures based on factors like previous service dates ensures efficient resource allocation.
 - iv. **Regular Reporting:** Routine reporting on the condition and upkeep of stormwater infrastructure ensures accountability and supports compliance with local and state requirements.
- b. GIS will serve as the cornerstone of the recommended maintenance program and will provide advanced management tools to:
 - i. **Visualize and Manage Spatial Data:** Create detailed geospatial maps of stormwater systems to streamline asset management.
 - ii. **Track Maintenance Activities:** Log deficiencies, corrections, and service dates for comprehensive system oversight.



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email Alvarez@AlvarezEng.com

Website www.alvarezeng.com

- iii. **Ensure Regulatory Compliance:** Meet requirements such as Miami-Dade County's GIS-based infrastructure reporting for CDDs with stormwater management systems that connect to downstream County-owned stormwater facilities, and Class V Dewatering Permit tracking for any maintenance dewatering activity of stormwater systems.
- iv. **Support Long-Term Planning:** Use GIS data to project trends, budget for unforeseen expenses, and align with SFWMD's 20-Year Assessment under Chapter 403.9302.

2. Scope of Services

Therefore, with this letter of engagement, we are offering the District the following scope of services:

a. Digitization of existing CDD-owned and operated stormwater infrastructure data into ArcGIS:

- i. Implement a GIS platform to map, analyze, and monitor stormwater systems, including basins, detention ponds, and drainage infrastructure
- ii. Conduct field visits to verify, assess, and document the condition of infrastructure and environmental assets within the district, ensuring alignment with GIS data and regulatory compliance
- iii. Upload the latest maintenance record of each asset

3. Compensation

Total compensation for the digitization of stormwater infrastructure data will be a lump sum amount of \$8,750.00. Invoices will be prepared by Alvarez Engineers at the completion of digitization services. It is our understanding that invoices are due and payable by the District thirty days after the invoice has been submitted.

Please acknowledge acceptance of this proposal by signing below. We look forward to working with the District on this project.

For the District
Date:

DocuSigned by:

01E24FBB6EDD4E0...

Juan R. Alvarez, PE
President, Alvarez Engineers, Inc.



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

CLASS V DEWATERING PERMIT RUNNING

PROPOSAL SUBMITTED TO: Islands at Doral NE CDD % SDS, Inc.	PROJECT NAME: Islands at Doral NE CDD
BUSINESS ADDRESS: 2501A Burns Road, Palm Beach Gardens, FL	PROJECT LOCATION: 10860 NW 85th Terrace, Doral, FL 33178
CONTACT: Management	DATE: March 3, 2026

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: The contractor is pleased to submit the attached price sheet for storm drain maintenance services to be conducted within the District as required. Contractor will conduct permit running of Miami Dade County’s Class V Dewatering Permit as a courtesy to the District should Contractor be engaged as service provider for the District. The District will be responsible for the permit annual cost of \$2,150.00.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$_____

_____ **Dollars and 00/100 Cents**

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative’s Signature

Date of Acceptance

Raptor Vac-Systems, Inc.

Price Sheet

Islands at Doral NE CDD - 10860 NW 85th Terrace, Doral, FL 33178

Improvement/Item Type	Unit Price
Catch Basin/Manhole Cleaning	\$135.00
Baffle Removal/Reinstall	\$150.00
Pneumatic plug Install/Removal (12" to 24" plug included, larger sizes, same install rate plus rental price).	\$150.00
Baffle Replacement (New one, Install Included)	\$500.00
3" Water Pump and Hoses (Daily)	\$250.00
Truck Load (Disposal tickets to be provided)	\$200.00
Mobilization (Daily)	\$400.00
Dewatering Storm Drain Filter	\$150.00/each (usually one throughout project)
Support Pick Up Truck (Daily)	\$100.00
6" Vacuum Hose for Open Space Area Structures (Daily)	\$200.00 (up to 150LF)

Pipeline Improvements Cleaning

Description	Price per Linear Foot	
	Medium Duty	Heavy Duty
12" Pipe Cleaning	\$1.50	
15" Pipe Cleaning	\$3.50	
18" Pipe Cleaning	\$4.50	
24" Pipe Cleaning	\$6.00	

Pipeline Improvement CCTV Inspection

	Price per Linear Foot
All size(s) Pipeline	\$2.00
Mobilization (Daily)	\$350.00

Permitting

	Price
Class V Permit Running	\$0.00
Class V Permit Cost	Refer to Miami-Dade County Pricing*
Quarterly Reports Completion and Submission	\$0.00

*Note: All Miami Dade County Costs to be paid by District. Submittal and processing to be conducted by Raptor Vac as courtesy to District. Annual permit cost as of latest County communication is \$2,150.00



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORMWATER DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Islands at Doral NE CDD % SDS, Inc.	PROJECT NAME: Islands at Doral NE CDD
BUSINESS ADDRESS: 2501A Burns Road, Palm Beach Gardens, FL	PROJECT LOCATION: 10860 NW 85th Terrace, Doral, FL 33178
CONTACT: Management	DATE: May 5, 2026

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-con combination sewer cleaner to clean storm drain structures, pipelines, remove and reinstall baffles, replace baffles and CCTV pipelines in accordance with tabulation table provided by District engineer. The project shall be conducted during the dry season with low water table levels.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$35,980.00

Thirty Five Thousand Nine Hundred Eighty Dollars and 00/100 Cents

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

ISLANDS AT DORAL NE CDD- MAINTENANCE OF THE DRAINAGE SYSTEM

Structure		Quantities					Unit Price				Cost (\$)				Total
From	To	French Drain [FD] (ft)	Solid Pipe [SP] (ft)	Structure (ea)	Baffle Detach Re-Attach (ea)*	Baffle Replace (ea)*	FD & SP Clean & Video (\$/ft)	Structure Clean (\$/ea)	Baffle Detach Re-attach (\$/ea)	Baffle Replace (\$/ea)	FD & SP Clean & Video	Structure Clean	Baffle Detach Re-attach	Baffle Replace	
10B	8B		30	1			\$6.50	\$135.00	\$150.00	\$500.00	\$195.00	\$135.00	\$0.00	\$0.00	
9B	8B		40	1			\$6.50	\$135.00	\$150.00	\$500.00	\$260.00	\$135.00	\$0.00	\$0.00	
8B	7B		70	1			\$6.50	\$135.00	\$150.00	\$500.00	\$455.00	\$135.00	\$0.00	\$0.00	
7B	6B	70	10	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$520.00	\$135.00	\$150.00	\$0.00	
6B1	6B		20	1			\$6.50	\$135.00	\$150.00	\$500.00	\$130.00	\$135.00	\$0.00	\$0.00	
6B	5B		40	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$260.00	\$135.00	\$150.00	\$0.00	
5B	5B1		30	2			\$6.50	\$135.00	\$150.00	\$500.00	\$195.00	\$270.00	\$0.00	\$0.00	
5B	4B	100	10	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$715.00	\$135.00	\$150.00	\$0.00	
4B	3B		130	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$845.00	\$135.00	\$150.00	\$0.00	
3B1	3B		20	1			\$6.50	\$135.00	\$150.00	\$500.00	\$130.00	\$135.00	\$0.00	\$0.00	
3B	2B		30	1			\$6.50	\$135.00	\$150.00	\$500.00	\$195.00	\$135.00	\$0.00	\$0.00	
13B	12B		40	1			\$6.50	\$135.00	\$150.00	\$500.00	\$260.00	\$135.00	\$0.00	\$0.00	
14B	12B		30	1			\$6.50	\$135.00	\$150.00	\$500.00	\$195.00	\$135.00	\$0.00	\$0.00	
12B	11B	65	10	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$487.50	\$135.00	\$150.00	\$0.00	
17B	16B		25	1			\$6.50	\$135.00	\$150.00	\$500.00	\$162.50	\$135.00	\$0.00	\$0.00	
16B	15B		40	1			\$6.50	\$135.00	\$150.00	\$500.00	\$260.00	\$135.00	\$0.00	\$0.00	
15B1	15B		30	1			\$6.50	\$135.00	\$150.00	\$500.00	\$195.00	\$135.00	\$0.00	\$0.00	
15B	11B	100	10	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$715.00	\$135.00	\$150.00	\$0.00	
11B	2B		30	1	2		\$6.50	\$135.00	\$150.00	\$500.00	\$195.00	\$135.00	\$300.00	\$0.00	
2B	1B		70	1			\$6.50	\$135.00	\$150.00	\$500.00	\$455.00	\$135.00	\$0.00	\$0.00	
1B	B		50	2			\$6.50	\$135.00	\$150.00	\$500.00	\$325.00	\$270.00	\$0.00	\$0.00	
5A1	5A		20	1			\$6.50	\$135.00	\$150.00	\$500.00	\$130.00	\$135.00	\$0.00	\$0.00	
5A	4A		100	1			\$6.50	\$135.00	\$150.00	\$500.00	\$650.00	\$135.00	\$0.00	\$0.00	
4A	3A		110	1			\$6.50	\$135.00	\$150.00	\$500.00	\$715.00	\$135.00	\$0.00	\$0.00	
3A	2A		70	1			\$6.50	\$135.00	\$150.00	\$500.00	\$455.00	\$135.00	\$0.00	\$0.00	
2A	1A	100	10	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$715.00	\$135.00	\$150.00	\$0.00	
1A	A		50	2			\$6.50	\$135.00	\$150.00	\$500.00	\$325.00	\$270.00	\$0.00	\$0.00	
1D	8D		110	1			\$6.50	\$135.00	\$150.00	\$500.00	\$715.00	\$135.00	\$0.00	\$0.00	

8D	7D	60	10	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$455.00	\$135.00	\$150.00	\$0.00	
7D	6D		70	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$455.00	\$135.00	\$150.00	\$0.00	
6D1	6D		20	1			\$6.50	\$135.00	\$150.00	\$500.00	\$130.00	\$135.00	\$0.00	\$0.00	
6D	5D		100	1			\$6.50	\$135.00	\$150.00	\$500.00	\$650.00	\$135.00	\$0.00	\$0.00	
5D	4D	92	10	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$663.00	\$135.00	\$150.00	\$0.00	
4D1	4D		20	1			\$6.50	\$135.00	\$150.00	\$500.00	\$130.00	\$135.00	\$0.00	\$0.00	
4D	3D		120	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$780.00	\$135.00	\$150.00	\$0.00	
17D	16D	122	10	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$858.00	\$135.00	\$150.00	\$0.00	
16D1	16D		20	1			\$6.50	\$135.00	\$150.00	\$500.00	\$130.00	\$135.00	\$0.00	\$0.00	
16D	3D		120	1			\$6.50	\$135.00	\$150.00	\$500.00	\$780.00	\$135.00	\$0.00	\$0.00	
3D	2D	134	10	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$936.00	\$135.00	\$150.00	\$0.00	
2D1	2D		20	1			\$6.50	\$135.00	\$150.00	\$500.00	\$130.00	\$135.00	\$0.00	\$0.00	
2D	1D		155	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$1,007.50	\$135.00	\$150.00	\$0.00	
1D	D		40	2			\$6.50	\$135.00	\$150.00	\$500.00	\$260.00	\$270.00	\$0.00	\$0.00	
15C	16C		40	1			\$6.50	\$135.00	\$150.00	\$500.00	\$260.00	\$135.00	\$0.00	\$0.00	
16C	14C		40	1			\$6.50	\$135.00	\$150.00	\$500.00	\$260.00	\$135.00	\$0.00	\$0.00	
14C	13C	100	10	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$715.00	\$135.00	\$150.00	\$0.00	
13C	12C		110	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$715.00	\$135.00	\$150.00	\$0.00	
12C1	12C		20	1			\$6.50	\$135.00	\$150.00	\$500.00	\$130.00	\$135.00	\$0.00	\$0.00	
12C1	1C	110	10	1	1		\$6.50	\$135.00	\$150.00	\$500.00	\$780.00	\$135.00	\$150.00	\$0.00	
1C	C		40	2			\$6.50	\$135.00	\$150.00	\$500.00	\$260.00	\$270.00	\$0.00	\$0.00	
											\$21,339.50	\$7,290.00	\$2,850.00	\$0.00	
Total		1053	2230	54	19	5	\$6.50	\$135.00	\$150.00	\$500.00	21,340	7,290	2,850	2,500	33,980

* Baffle Replacement to be 25 % of the baffle detach-reattach

Note: Enter Prices in the Yellow Cells

Additional costs based on price
Truck Load \$200 (each) x 10 : \$2,000.00

FINAL TOTAL \$35,980.00



ALVAREZ ENGINEERS, INC.
ISLANDS AT DORAL (NE) CDD
DRAINAGE SYSTEM MAINTENANCE

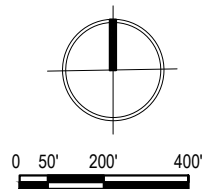


EXHIBIT 2



April 22, 2026
Revised 04/28/2026

Islands at Doral(NE) Community Development District C/O Special District
Services Inc.
2501A Burns Rd
Palm Beach Gardens, FL 33410
Ref. to **Mediterranean Townhomes Sidewalks**
C/O Gloria Perez

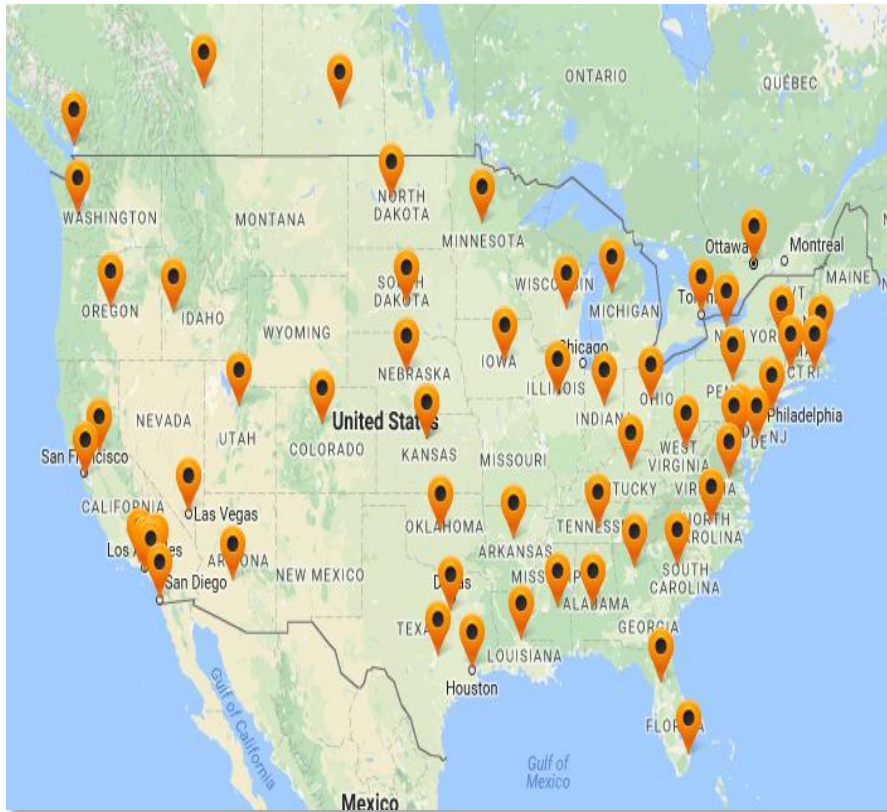
SIDEWALK SAFETY EVALUATION





Islands at Doral(NE) Community Development District
 C/O Special District Services Inc.
 2501A Burns Rd
 Palm Beach Gardens, FL 33410
 Ref. to **Mediterranean Townhomes Sidewalks**
 C/O Gloria Perez

WHO WE ARE



Florida Sidewalk Solutions (FSS) is an affiliate of Precision Concrete Cutting, the global leader in Sidewalk Asset Management. FSS has been servicing South Florida since 2005, utilizing six U.S. patents awarded for trip hazard removal, equipment and technique.

U.S. Pat. No. 6,827,074
 U.S. Pat. No. 7,000,606
 U.S. Pat. No. 7,201,644

U.S. Pat. No. 6,896,604
 U.S. Pat. No. 7,143,760
 U.S. Pat. No. 7,402,095

Florida Sidewalk Solutions assesses thousands of miles of sidewalk infrastructure each year for both cities and communities using our proprietary Geographical Information Systems Surveying Technology. This technology provides the insight and knowledge our clients need to make data driven, well-informed decisions about repairing their uneven sidewalk trip hazards.



Islands at Doral(NE) Community Development
District C/O Special District Services Inc.
2501A Burns Rd
Palm Beach Gardens, FL 33410
Ref. to **Mediterranean Townhomes Sidewalks**
C/O Gloria Perez

OUR PROMISE TO YOU...

Florida Sidewalk Solutions

Proprietary and
Patented Cutting
Technology to
repair trip hazards.



Our work is guaranteed to offer the following benefits:

- **Cost Savings** - Remove trip hazards at a fraction of the cost of other methods
- **ADA Compliance** - Approved and Compliant with ADA standards
- **Mapping Services** - GPS mapping integrated with Google Earth Map
- **Clean** - No mess left behind = Reduced resident complaints
- **Safety** - Decrease liability on your pedestrian SIDEWALKs by increasing safety
- **Low Impact** - Average removal time is less than 20 minutes per repair
- **Minimum Disruption** - No sidewalk closures or incidental costs
- **Full-Service Contractor** - Sidewalk Maintenance Program and Consultation Services

Before & After – Liability Removed



GRINDING VS. SAW CUT TECHNOLOGY

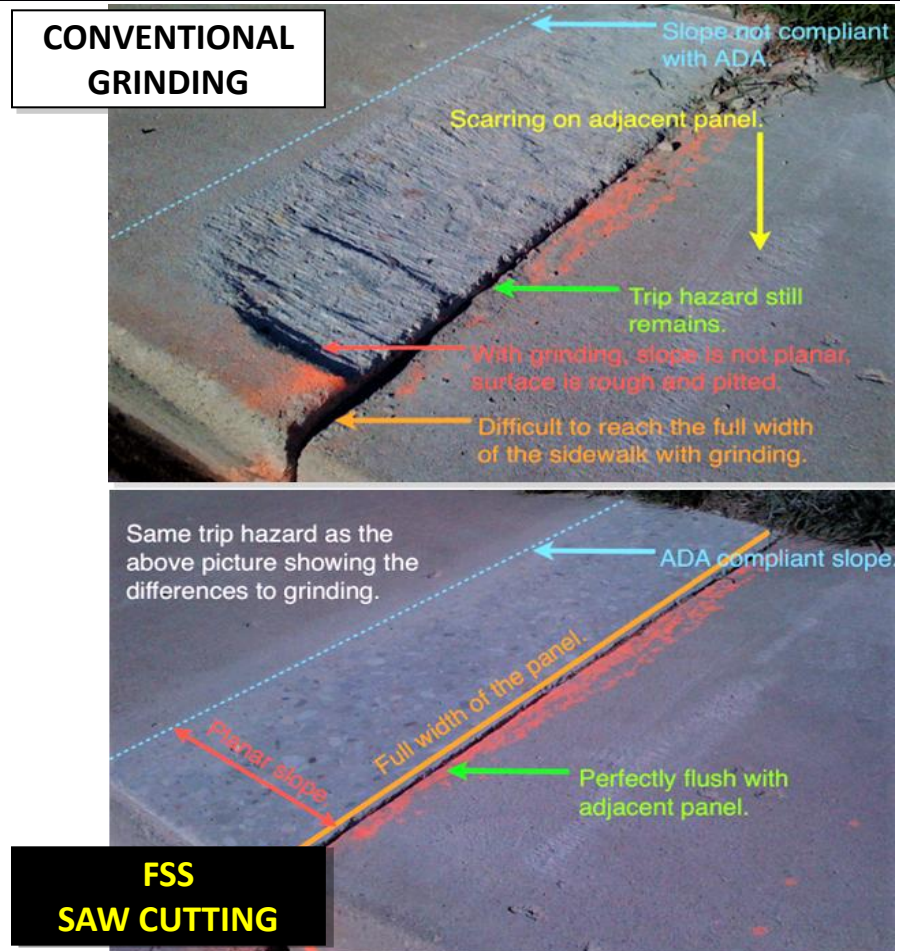
The biggest contrast between grinding and the Florida Sidewalk Solutions repair method is the quality, aesthetics, and ADA Compliance our patented saw-cutting offers.

Grinding Limitations:

- Damages the concrete, breaks edges, knocks out aggregate
- Looks rough, unfinished, and highlights the uneven scarring
- Does not meet ADA slope requirements

FSS Advantage:

- Our finish is the **finest**
- Our slope meets **ADA specifications**
- Our sidewalks are the **safest**
- Our technique is the **fastest**
- Our service is the **best**





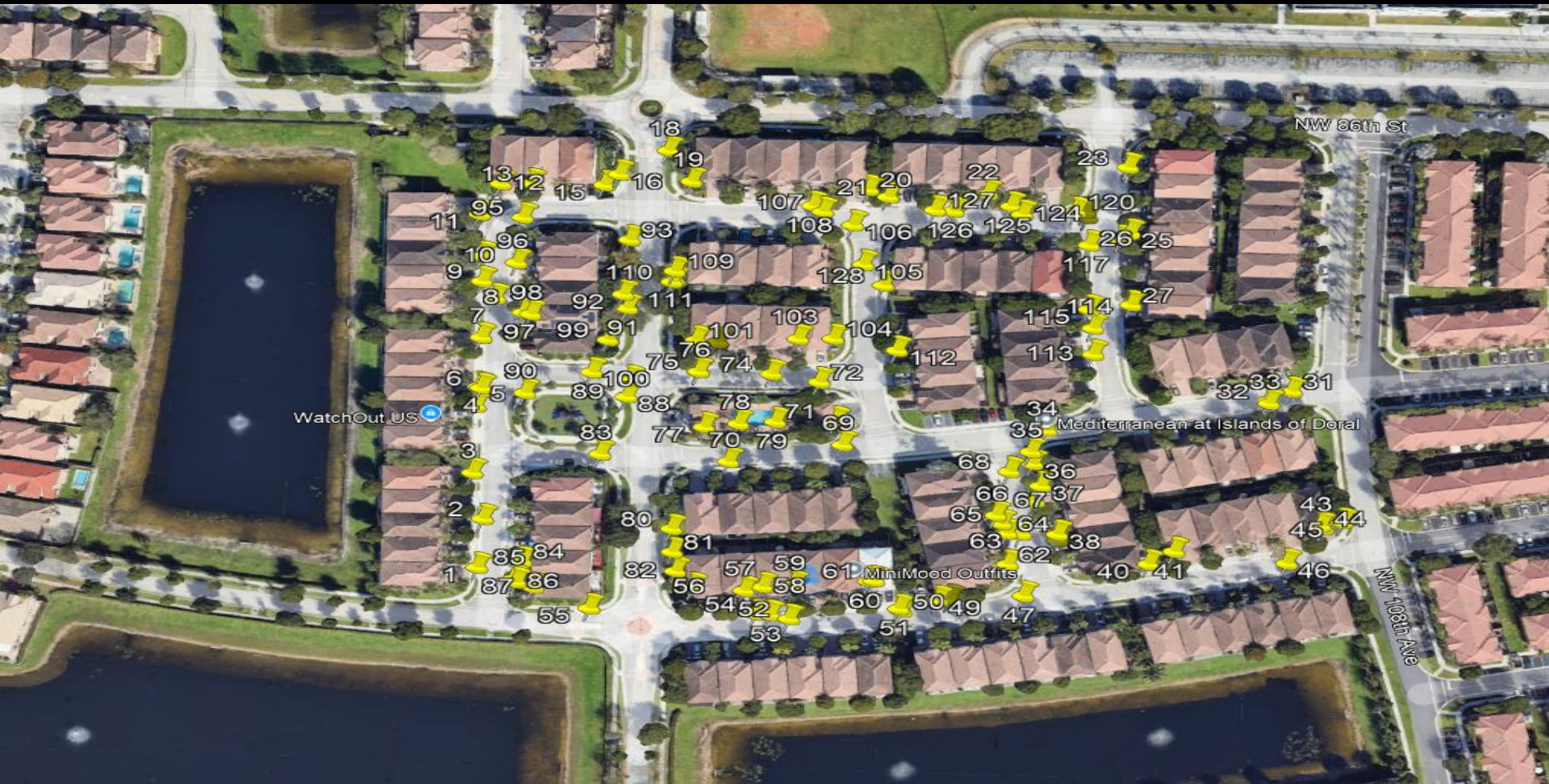
📌 Within scope of repair

Revised 04/28/2026

Mediterranean Townhomes CDD

Complete Area Snapshot

TRIP HAZARD REPAIR MAP



Sidewalk Management

Why Do Repairs First?

ADDRESS LIABILITY TODAY

*Trip hazard repairs are fast, safe
and budget-friendly.*

*Replacements can be scheduled
gradually, but Safety and Liability
can't be delayed.*





Revised 04/28/2026

Islands at Doral(NE) Community Development District
C/O Special District Services Inc.
2501A Burns Rd
Palm Beach Gardens, FL 33410
Ref. to **Mediterranean Townhomes Sidewalks**
C/O Gloria Perez

SIDEWALK SURVEY RESULTS

Complete Survey Results :

- Trip Hazards Listed: **115** (selected by Customer)
- Repair Location: Islands at Doral(NE)
Community Development District C/O Special
District Services Inc. -**Mediterranean
Townhomes CDD**
- Trip Hazard Repair Quote: **\$11,745.00**

The above quote reflects a 10% discount detailed on the following page

Disclaimer: We want to make sure you are aware that any lifted sidewalks-walkways above ¼ of an inch are considered a trip hazard according to the specifications of the ADA (American with Disabilities Act) used by FSS when surveying. Please be advised any remaining trip hazards on your property leaves you open to liability of trip and falls and is unsafe for pedestrian traffic.





April 22, 2026
Revised 04/28/2026

Islands at Doral(NE) Community Development District C/O
Special District Services Inc.
2501A Burns Rd
Palm Beach Gardens, FL 33410
Ref. to **Mediterranean Townhomes Sidewalks**
C/O Gloria Perez

DISCOUNT OPTION

Proposed Sidewalk Trip Hazards Corrections - 115

Repair Quote

\$13,050.00

Pricing valid 90-days

***Quick Approval Incentive Offer**

\$11,745.00

10% Discount = \$1,3050.00 Off

To approve by 05/31/2026

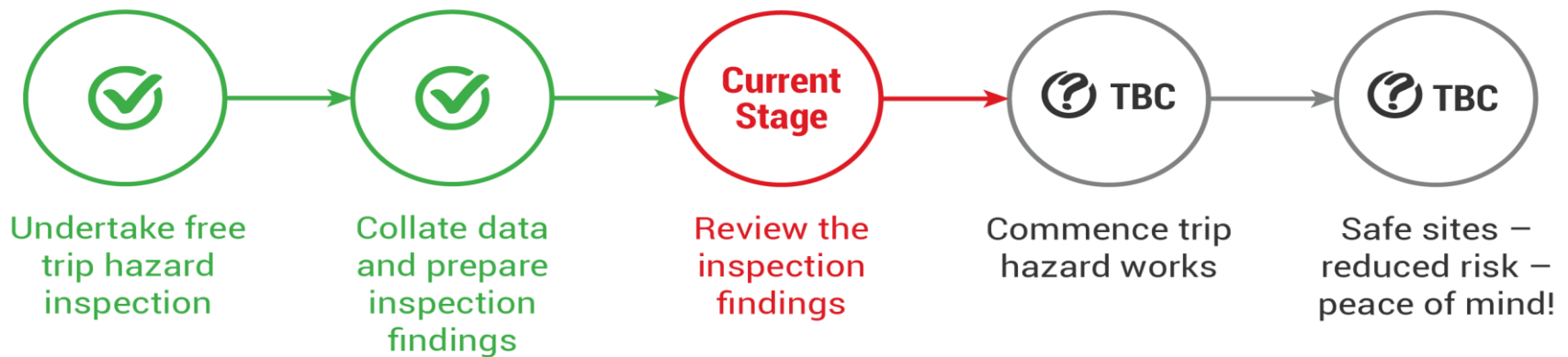
***QUICK APPROVAL DISCOUNT:**

- To take advantage of the **\$1,3050.00 SAVINGS** approval must be received before **May 31, 2026**. This prompt permission to move forward will ensure the numbers on the ground on each trip hazard do not fade away.

WHAT'S NEXT

Where are we at?

Inspection delivered - Recommendations Made – Awaiting Approval





Islands at Doral(NE) Community Development
District C/O Special District Services Inc.
2501A Burns Rd
Palm Beach Gardens, FL 33410
Ref. to **Mediterranean Townhomes Sidewalks**
C/O Gloria Perez

Florida Sidewalk Solutions

ABOUT OUR WORK:

- Please note this survey in no way constitutes or guarantees the identification of every trip hazard on site. Therefore, the final determination of the work to be performed shall be the sole responsibility of the customer. Florida Sidewalk Solutions (FSS) removes only those trip hazards specifically requested by customers and therefore makes no guarantee or representation that the property is free of trip hazards after the project is completed.
- ALL jobs require a Florida Sidewalk Solutions signed Notice to Proceed / Contract for Patented – Saw Cutting Trip Hazard Removal in order to be scheduled. Any changes or additions are subject to contract document legal fees.
- Our work requires the use of generators; therefore, we cannot work in rainy conditions or with wet concrete.
- Florida Sidewalk Solutions does not remove or replace sidewalks. This property has **fifteen** locations that are beyond our scope of work and in need of replacement. Areas noted for replacement are recommendations only and are not included in this proposal. A list of replacement addresses / locations will be provided upon project approval. Replacements are the sole responsibility of the customer.
- Town of Davie Occupational license: #41998 /Broward County Occupational license: #329-30464
- Miami-Dade County Occupational license: #607999-0 /Certificate of Competency: E0600786 / Federal Tax ID: #56-2520955
- Certificate of Liability includes: General Liability=\$2,000,000/General Aggregate=\$2,000,000 / Automobile=\$1,000,000/ Worker's Comp=\$1,000,000 / Please let us know in advance if you need to be listed as a *Certificate Holder* on our policy.



Notice to Proceed / Contract for Patented-Saw Cutting Trip Hazard Removal

THIS CONTRACT is made and entered into this 28th day of April 2026 by and between **Florida Sidewalk Solutions, LLC**, whose principal address is 7051 S.W. 22nd Court, Davie, Florida 33317, and Islands at Doral(NE) Community Development District c/o Special District Services Inc., whose principal address is 2501A Burns Road Palm Beach Gardens, FL 33410 (herein referred to as “**Property Owner**”). Property Owner has retained Florida Sidewalk Solutions to perform services at the property located at 2501A Burns Road Palm Beach Gardens, FL 33410 (herein referred to as “**Project Location**”).

1. DEFINITIONS

The following are the definitions of material terms used in this Contract:

(a) “Trip Hazard” is an uneven condition at the juncture between concrete slabs of a sidewalk which is characterized by a vertical change of over 1/4 inch or more.

(b) “Subterranean Conditions” are conditions below the ground’s visible surface which can change the slope and levels of a sidewalk’s concrete slabs. These conditions include but are not limited to tree roots and ground settling.

2. SCOPE OF WORK

Florida Sidewalk Solutions will remove 115 trip hazards at the Project Location. This task will be completed using a patented, ADA-compliant saw-cutting method. Please note this contract only reflects the removal of specific locations requested by the Board and/or Property Mgmt. Company. The customer acknowledges that said estimate was reviewed and approved and as such, does not constitute the removal of every trip hazard on site.

Florida Sidewalk Solutions will cut trip hazards at a slope of 1 to 12 ratio. Florida Sidewalk Solutions will reduce these trip hazards to a “0” vertical height. The patented saw will cut completely across the sidewalk’s edges leaving a uniform finish. Florida Sidewalk Solutions cannot cut next to any pavers. Our patented saw cutting method is a horizontal saw cutting method and cutting next to any type of pavers would be considered “out of the scope” of our work. Florida Sidewalk Solutions does not replace sidewalks. Any areas noted in our estimate for replacement are only recommendations and are the sole responsibility of the customer. **Florida Sidewalk Solutions warrants our workmanship for a period of 90 days from the completion date.**

3. PRICING

115 Cuts at the Total Cost of \$11,745.00

Initial Deposit due prior to commencement is \$5,872.50

Balance Due at Completion of project is \$5,872.50

4. PAYMENT TERMS

Property Owner should make all checks payable to Florida Sidewalk Solutions, LLC.

Property Owner must pay the initial deposit prior to the start date. The Property Owner’s remaining balance becomes due and owing thirty (30) days from the completion date. If the Property Owner fails to pay the remaining balance in full within thirty (30) days from the completion date, an additional 10% of the total contract price is added to the remaining balance.

If the Property Owner fails to pay the remaining balance in full within sixty (60) days from the completion date, an additional 20% of the total contract price is added to the remaining balance.

5. LIABILITY

5.1 LIMITATION OF LIABILITY

FLORIDA SIDEWALK SOLUTIONS SHALL NOT BE LIABLE FOR PROPERTY DAMAGES OR PERSONAL INJURY CAUSED BY (1) SUBTERRANEAN CONDITIONS OF THE PROJECT LOCATION WHICH ARISE NINETY DAYS OR MORE FROM FLORIDA SIDEWALK SOLUTIONS' COMPLETION OF ITS WORK, OR (2) ANY WILLFUL DAMAGES, NEGLIGENCE, ALTERATIONS OR REPAIRS OF THE PROJECT LOCATION BY THE PROPERTY OWNER, ITS EMPLOYEES, AGENTS, OR THIRD-PARTIES AFTER FLORIDA SIDEWALK SOLUTIONS COMPLETES ITS WORK.

5.2 INDEMNIFICATION

PROPERTY OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS FLORIDA SIDEWALK SOLUTIONS, ITS PARENT AND AFFILIATED COMPANIES, SUBSIDIARIES, AND ITS RESPECTIVE OWNERS, MEMBERS, EMPLOYEES, AND AGENTS FROM AND AGAINST ANY AND ALL LOSSES, CLAIMS, DEMANDS, ACTIONS, OR OTHER PROCEEDINGS, INCLUDING BUT NOT LIMITED TO ALL DAMAGES, LOSSES, LIABILITIES, JUDGEMENTS, COSTS, AND EXPENSES ARISING FROM ANY TRIP HAZARDS NOT LISTED ON ESTIMATE AND/OR INVOICE CUT SHEET.

5.3 INDEMNIFICATION

PROPERTY OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS FLORIDA SIDEWALK SOLUTIONS, ITS PARENT AND AFFILIATED COMPANIES, SUBSIDIARIES, AND ITS RESPECTIVE OWNERS, MEMBERS, EMPLOYEES, AND AGENTS FROM AND AGAINST ANY AND ALL LOSSES, CLAIMS, DEMANDS, ACTIONS, OR OTHER PROCEEDINGS, INCLUDING BUT NOT LIMITED TO ALL DAMAGES, LOSSES, LIABILITIES, JUDGEMENTS, COSTS, AND EXPENSES ARISING FROM ANY CONDITION(S) OF THE PROJECT LOCATION'S SIDEWALKS WHICH IS/ARE ARISING OUT OF (1) SUBTERRANEAN CONDITIONS AT THE PROJECT LOCATION WHICH ARISE NINETY DAYS OR MORE FROM FLORIDA SIDEWALK SOLUTIONS' COMPLETION OF ITS WORK, OR (2) ANY WILLFUL DAMAGES, NEGLIGENCE, ALTERATIONS OR REPAIRS OF THE PROJECT LOCATION BY THE PROPERTY OWNER, ITS EMPLOYEES, AGENTS, OR THIRD-PARTIES AFTER FLORIDA SIDEWALK SOLUTIONS COMPLETES ITS WORK.

5.4 EFFECT OF TERMINATION; SURVIVAL

FLORIDA SIDEWALK SOLUTIONS AND PROPERTY OWNER EXPRESSLY AGREE THAT THE RESPECTIVE OBLIGATIONS AND DUTIES SET FOR IN SECTIONS 5.1 AND 5.2 SHALL SURVIVE FLORIDA'S SIDEWALK SOLUTIONS' COMPLETION OF WORK AND THE TERMINATION OR EARLY TERMINATION OF THIS CONTRACT.

6. WEATHER CONDITIONS

FLORIDA SIDEWALK SOLUTIONS IS UNABLE TO WORK IN RAINY CONDITIONS OR WHEN THERE IS WET CONCRETE BECAUSE ITS WORK REQUIRES GENERATORS. FLORIDA SIDEWALK SOLUTIONS SHALL NOT BE RESPONSIBLE FOR OR LIABLE IN ANY WAY FOR DELAYS RESULTING FROM AN ACT OF GOD OR WEATHER CONDITION OUTSIDE OF ITS CONTROL.

7. BINDING EFFECT

This Contract shall be binding upon, and inures to the benefit of, the parties to this Contract and their respective successors and assigns.

8. ATTORNEY'S FEES

If any action in law or in equity is brought to enforce or interpret the provisions of this Contract, the prevailing party will be entitled to reasonable attorney's fees in addition to any other relief to which the prevailing party may be entitled.

Florida Sidewalk Solutions

By: _____
Print Name: _____
Title: _____
Date: _____

Property Owner

By: _____
Print Name: _____
Title: _____
Date: _____

IAD-NE Islands at Doral NE CDD Sidewalks Replacement Project

Chaer Construction	Garnet Engineering	Rose Paving / Atlantic Southern Paving	Southern Asphalt Engineering
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Following a detailed sidewalk inspection conducted by Florida Sidewalk Solutions in coordination with the Field Operations Manager, it was determined that a total of twelve (12) sidewalk panels require replacement. Eight (8) of these are standard 5' x 5' sidewalk panels, while the remaining four (4) panels contain water and/or utility meter boxes. All sidewalk installations shall be completed in accordance with the specific criteria provided by the District Engineer and at the locations identified in the enclosed map.

\$7,695.00	\$9,000.00	\$7,535.16	\$5,685.00
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		<p><i>Although the proposal shows a lower pricing (\$6,685.16), the price in the previous row includes an \$850.00 charge for Permit Processing, as noted in Section 9 of their proposal.</i></p>	
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*These prices include the permit processing fees charged by the vendors; however, they **do not include any permit fees** payable to the City of Doral, Miami-Dade County, or any other governmental agency*

Sample Pictures (Just for Illustration):



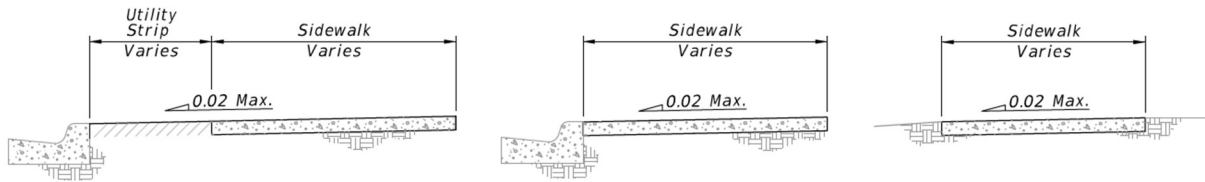
SIDEWALK FLAG RECONSTRUCTION

1. Sidewalk Flag Replacement Criteria

- Raised panel $\geq \frac{1}{4}$ inch vertical displacement caused by roots
- Panel tilting or rocking due to roots
- Cracks or gaps caused by roots
- Exposed roots under or along panel

2. Sidewalk Slope Requirement

- Cross slope 2% Max
- Running slope 5% Max (along pedestrian path)



3. Sidewalk Flags with Water Meters (*Follow WASD WS 2.10 Detail Below*)

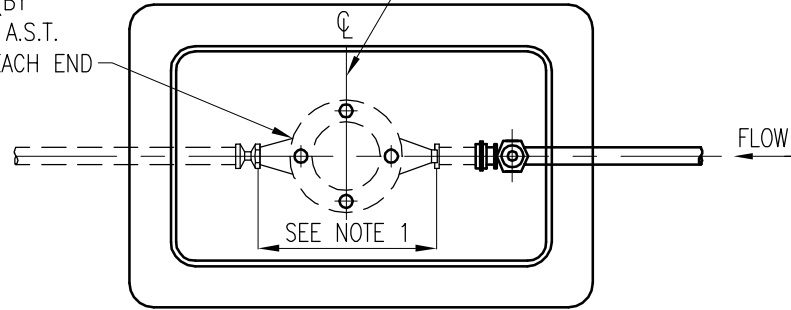
- Protect existing water meter box and water lines
- Adjust frame to finished grade and ensure lid remains fully accessible
- Verify ADA compliance and operability of the meter lid

Scope

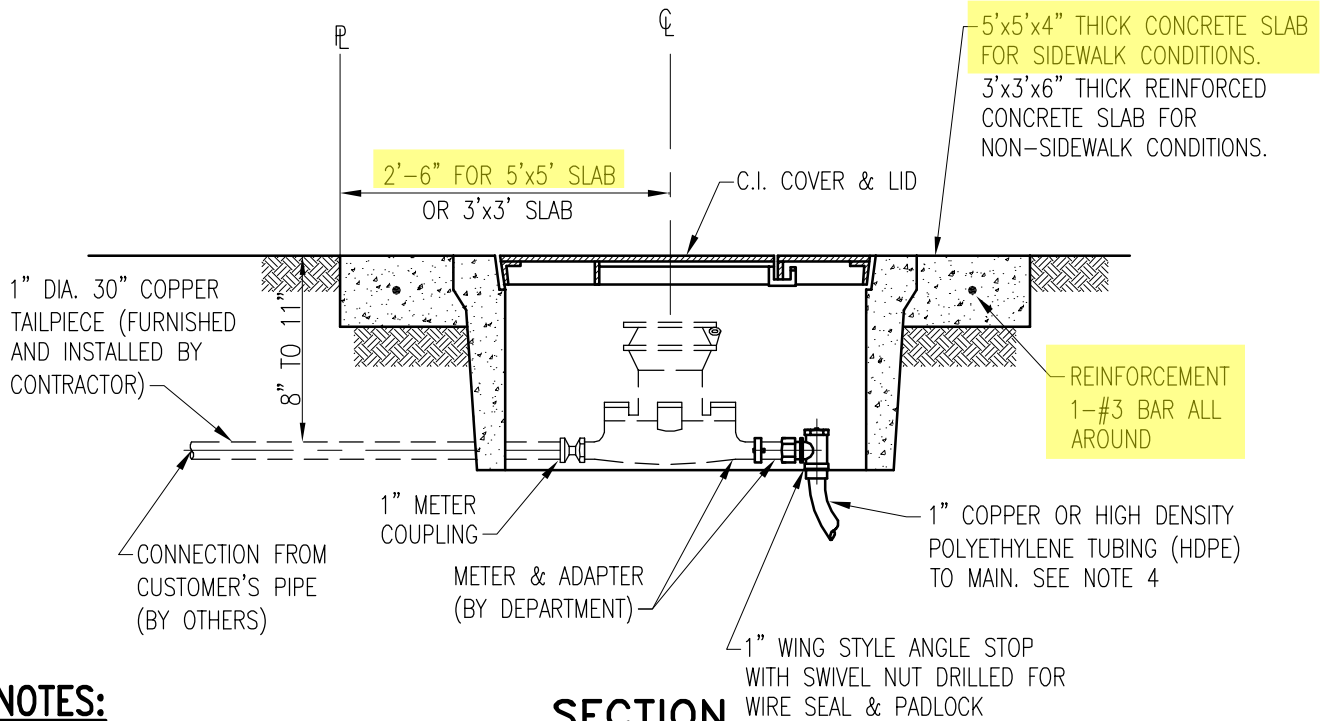
- Sidewalk replacement shall be constructed in accordance with applicable MDC standards and/or FDOT Standard Plans Index 522-001.
- Provide 4" thick concrete sidewalk (6" where subject to vehicle loading) with a minimum compressive strength of 3,000 PSI at 28 days.
- Subgrade, if disturbed, shall be compacted to a minimum of 95% of maximum density (AASHTO T-180).
- Sidewalk shall have a broom finish, be slip-resistant, and match existing grades and cross-slopes.
- Work shall include removal and replacement of lifted or tilted sidewalk flags to restore proper grade, installation of root barriers where required, and selective root pruning performed under the supervision and approval of a certified arborist.
- Contractor shall verify all field conditions prior to construction and shall restore all disturbed areas, including adjacent pavement, turf, and landscaping, to equal or better condition.
- Contractor shall exercise caution around existing utilities and coordinate with utility owners as required.

5/8" x 3/4" WATER METER (BY DEPARTMENT) WITH 1 1/4" A.S.T. MALE CONNECTION ON EACH END

METER SHALL BE ALIGNED WITH CL OF METER BOX AS SHOWN. (TYP.)



PLAN



SECTION

NOTES:

- METER LAYING LENGTH AS SHOWN:
10 3/4" (OUTLET TO OUTLET) FOR 5/8" OR 1" METER (11" WITH GASKETS).
- USE SINGLE METER BOX.
- CONCRETE SLAB REINFORCEMENT SHALL HAVE 1-#3 BAR ALL AROUND.
- USE 1" BLUE COLOR HDPE OR 1" COPPER TUBING FOR POTABLE WATER SERVICE. USE ONLY 1" PURPLE COLOR HDPE (NO COPPER ALLOWED) FOR RECLAIMED WATER SERVICE.
- METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.
- WHEN USING 1" HDPE SERVICE A TEN GAUGE BLUE (PURPLE FOR RECLAIMED WATER) DIRECT BURY STANDARD COPPER TRACE WIRE IS TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE SHALL BE ATTACHED TO WATER MAIN. WIRE MUST EXTEND INTO METER BOX.
- IF USED FOR RECLAIMED WATER, THE COVER SHALL BE PERMANENTLY EMBOSSED WITH THE WORDING: "RECLAIMED WATER-DO NOT DRINK-NO BEBER-PA BOUE".
- ALL SPACER TUBES AND TAILPIECES SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.
- REPAIRS TO SLAB AND METER ARE PROHIBITED.

1" SERVICE CONNECTION	WS 4.11	
TYPICAL SERVICE PLAN	WS 4.10	
ITEM	CROSS REF.	SPEC. REF.



ISSUE DATE	APPROVED BY
06/01/2008	V.F.C.

STANDARD DETAIL
SINGLE METER BOX
INSTALLATION

WS
2.10
SHEET 1 OF 3



Chaer Construction, LLC

Quote -0504

The Following Jobs Include Materials, Labors and Equipments.

Description	IF IS ONLY BY OWNER
Remove dirt soil / existing floor	
Dump removed materials	
Prepare the soil, form, and give a plain finish to:	
Installation of Eight New Concrete Sidewalk (5 x5 ft)	
Installation of 4 New Concrete Sidewalk (5 x5 ft) - Utility Box	
Permit Fee Process	
Install new grass in the border for inspection	
TOTAL :	\$7,695.00

CHAER CONSTRUCTION WILL MAKE AN EXTRA DISCOUNT OF \$100 FOR EACH NEW CLIENT REFERRED BY THE OWNER.

PROPERTY OWNER(S):

[ISLANDS AT DORAL NE COMMUNITY DEVELOPMENT](#)

PROJECT ADDRESS:

2501 A Burns Rd.
Palm Beach Gardens, FL. 33410

NOTES:

- The extra discount will be applicable for each referred neighbor that contract Chaer Construction LLC for their fence project.

-City Permit Fee is not Including

- 50 % of the quote must be deposited in advance, on the same day of starting work.

- Sidewalk thickness 6 inches -

- Paperwork for HOA approval is included in the scope of work.

- Trees and roots removal is not included in th scope of work.

- Contractor will try its best to protect roots, sprinkler lines, water lines, sewer pipes, electrical lines, walls and other existing items; however, some times is inevitable to break or damage some of these existing items. If any of these itmes shall be removed, replaced, painted, repaired or relocated, it will be on owner expenses. If owner wants the contractor to do so then a change of scope will be made and a a new quote will be provided for the extra work.

- Our standard warranty covers defects in workmanship for one year after installation.

- The warranty does not cover damage caused by acts of god, weather, incidental damage by humans or pets, and impact or other conditions beyond our control.

- You will also void your warranty if you make any structural changes / alterations to your fence after installation.

- Chaer Construction LLC will not be responsible for any damage incurred to any utility facility during construction.

Garnet Engineering and Contracting, LLC

1430 S. Dixie Hwy Ste. 105 Coral Gables, FL33146

D: (305) 491-4028

E: Aleman@GarnetBuild.us

CGC 1534216 | PE No. 99139

PROPOSAL

GARNET ENGINEERING AND CONTRACTING, LLC. (Acting as Engineer) agrees to provide services as listed in the scope of services.

For: _____

POC: _____

Phone: _____

Client address: _____

Zoning : _____

Project address: _____

Tax Folio: _____

Category:

Scope of Services:

Contracting Services as Requested by:

Optional Services:

Not Included in Contract Cost:

Contract Acceptance: _____

Due at Final Walk-through: _____

Owner Signature: _____

Contract Total: _____

Owner Name: _____

Date: _____

Garnet Rep. Signature: _____



**YOUR NATIONWIDE PAVEMENT
MAINTENANCE SOLUTION**

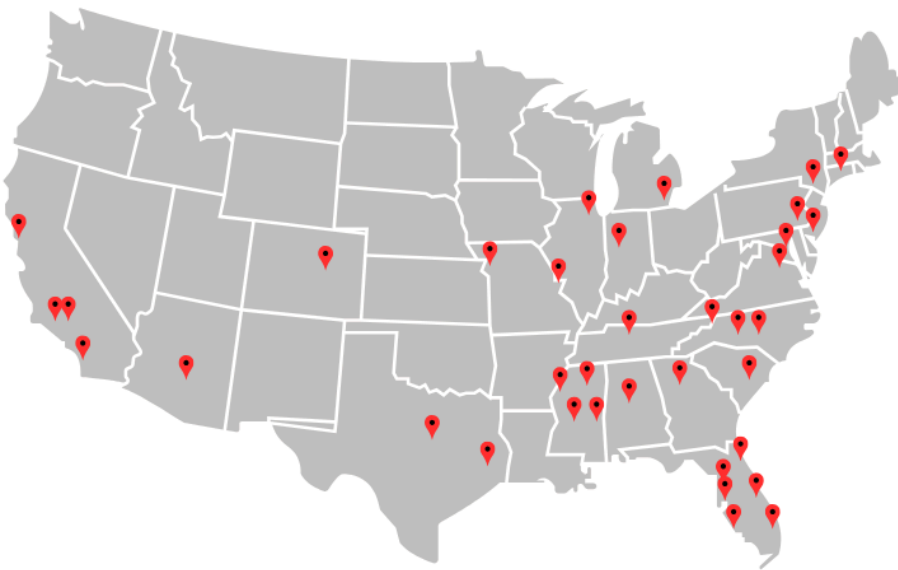
OPP-26-022959
10820 NW 85th Ter
Ronald Galvis

Ben Prince
ben.prince@rosepaving.com



Paving Our Path

In December 2024, **Rose Paving** and **Atlantic Southern Paving (ASP)** merged to form one of the largest self-performing paving companies in the United States. This strategic union combines their complementary geographic footprints, creating an expansive nationwide network with unparalleled reach. Operating under the Rose Paving name, the merger unites over 1,000 employees across 36 offices, enhancing their ability to deliver best-in-class paving solutions and superior service to clients nationwide.



Completing 20,000+ Jobs Every Year



Providing 80+ Years of Trusted Service



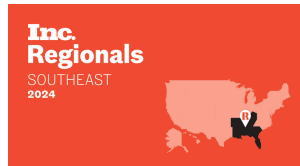
Serving Commercial & Residential HOAs/COAs



Same great team



36 Regional Offices



www.PaveWithASP.com (954) 581-5805



Learn more about **Rose Paving** at www.RosePaving.com

Account Information
Account Name: Islands at Doral NE Community Development District
Street Address: 10820 NW 85th Ter
City State Zip: Doral FL 33178-1545

Contact Information
Contact Name: Ronald Galvis
Contact Email: rgalvis@sdsinc.org
Contact Phone: 786-503-1633

Rose Paving Information
Account Executive: Ben Prince
Email: ben.prince@rosepaving.com
Cell: 954.235.8725

Notes/Exclusions
<p>*Damage to utilities could occur during demolition of damaged sidewalks. Rose Paving will do everything we can to avoid this. If damage does occur, Rose Paving is not responsible for damaged/broken utility lines/boxes. An additional charge of \$200 will apply to any boxes needing replacement by Rose Paving. Utility line repairs by others.</p> <p>*Client provided measurements. Actual field measurement will prevail.</p> <p>*See scope detail page below.</p>

PRICING TABLE

Service Line Name	QTY	U of M	Depth	Subtotal
Concrete Flatwork - Remove and Replace	300	SF	4"	\$6,685.16

Total \$6,685.16

CUSTOMER APPROVAL

Total Dollars Approved: **\$6,685.16**

Name:

Authorized Signature:

BILLING INSTRUCTIONS:

Scope Detail

Service Line Name	Service Description
Concrete Flatwork - Remove and Replace	<p>4" thickness standard, driveway thickness 6" 12 flags, 300 sf</p> <ul style="list-style-type: none"> -Saw and excavate damaged concrete down to specified depth. -Remove debris to approved facility. -Mechanically compact sub-grade to an unyielding condition. -Dowel into adjacent concrete as needed. -Set forms as necessary to achieve proper grades. -Pour 3500 PSI concrete flush with adjacent surface. -Re-establish joints per existing. -Remove forms and construction debris after concrete has cured.

Rose Paving Terms & Conditions

- 1. CONTRACT DOCUMENTS:** The Contract Documents consist only of these Terms & Conditions, the attached Proposal and terms contained therein, and specification sheets, drawings and other documentation attached to this Proposal, or otherwise made part of this agreement in writing. Such Contract Documents constitute the entire agreement between Rose Paving and Customer, and no other terms shall serve to alter the terms hereof without written agreement signed by both parties. Pricing in the Proposal is based on the specifications and terms set forth in the Proposal. If Customer requires different or additional terms, or compliance with any set of specifications, whether designed by an engineer or architect on Customer's behalf, or any governmental specification, other than those set forth in the Proposal, the Proposal price may need to be adjusted. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written change orders and will become an extra charge over and above the Proposal price.
- 2. TIME LIMITATION:** The Proposal price is valid for fifteen (15) calendar days after the date of issuance. After fifteen (15) calendar days from the date of issuance, please contact the identified Account Executive to confirm pricing.
- 3. ESCALATION:** This Proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases Customer agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 4. DELAY:** Rose Paving shall not be responsible or in any way charged for unavoidable delays in work, including but not limited to delays caused by weather, government orders, Acts of God, labor strikes, pandemic, and other similar delays.
- 5. QUANTITIES LISTED:** Customer understands and agrees that all quantities are estimates; due to site conditions or other obstacles, the completed quantities may vary from those estimated, and any additional quantities needed will be paid to Rose Paving in full, without need for change order or other written authorization.
- 6. TAXES:** The price quoted in this Proposal is inclusive of any sales, use, or similar taxes imposed on the material or labor provided.
- 7. PAYMENT TERMS:** Net balance due within 30 days after completion of the work, or after issuance of the invoice, whichever is earlier. Progress payments, if any, are due within 30 days of the invoice date. Unpaid balances will accrue a late fee of 1% per month until paid in full. The Proposal and Invoice price reflect a 4% discount for payments by cash, check, or ACH.
- 8. DEPOSIT:** If the Proposal exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 9. CANCELLATION OR DEFAULT:** If Customer cancels the work described herein for any reason, Customer agrees to pay Rose Paving for any sums incurred or expended through the date of cancellation in complying with this Proposal, and further agrees to pay Rose Paving the proportionate Proposal price for all work completed to that time. If Customer is in default under this Proposal, including but not limited to Customer's failure to pay any progress billings, Rose Paving shall have the right to stop work and cancel any remaining work.
- 10. PERMITS AND FEES:** Customer is responsible for obtaining and paying for any required permits, bonds, or licenses. Unless noted otherwise, the Proposal price excludes the cost of building permits and bonds required to perform the work required hereunder, and further excludes plans required to obtain such permits or bonds. However, for an additional charge of \$850.00, in addition to the cost of the permits, Rose Paving will apply for and obtain building permits, if requested, after receipt of a change order signed by both parties. If Owner/Authorized Agent directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner/Authorized Agent. Customer is responsible for engaging and paying an engineer or architect to prepare any engineering or architectural plans required to obtain building permits.

11. UNMARKED / UNDOCUMENTED UTILITIES: The Customer is responsible for ordering and scheduling any required private and/or public utility locates. Rose Paving shall not be responsible for any damage to private utility lines damaged during the course of work that were unmarked, undocumented, or non-conforming to prevailing codes. Rose Paving will be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming utility lines. Rose Paving shall not be liable for additional damages or costs associated with utility interruption regardless of whether the damaged utility lines were marked, documented, or conforming to prevailing codes.

12. WORK ACCESSIBILITY: The Proposal price is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time. Rose Paving reserves the right to adjust the agreed upon Proposal price to include all additional expenses incurred, including but not limited to additional labor and material charges, and trip charges.

13. SOIL CONDITIONS: The Proposal price is contingent on the existing subsoil or base being adequate to support the ordered work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, or similar deficiencies. Unless stated within the Proposal, Rose Paving will not conduct core samples or engage the services of an engineer to determine the adequacy of the subsoil or base.

14. WATER DRAINAGE: On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. Rose Paving shall not be held liable for ponding or retention in areas surrounding the work area. Customer acknowledges that on projects where the scope of work includes an asphalt overlay, the asphalt overlay will follow the contour of the existing base surface and Rose Paving does not guarantee or warranty and will not be liable for drainage issues in the work area or surrounding areas. Customer understands and agrees that grading issues fall outside the scope of Rose Paving's work hereunder.

15. CLEANING EXPENSES: Customer understands that the work called for in this agreement is a messy process. Rose Paving is not responsible for cleaning dust generated by the work blown outside of the work area. Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, floor, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees or its subcontractors.

16. INSURANCE: Rose Paving will maintain insurance coverage including Comprehensive General Liability, Automobile, and Worker's Compensation as required by law. Customer agrees that it is responsible for any other coverage needed or desired relative to the location described above and work performed hereunder and is not relying on Rose Paving for any such coverage.

17. INDEMNITY: Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions while performing work. However, once installation is complete and Customer takes possession of the work area, Customer understands and agrees that Rose Paving cannot be responsible for materials or area maintenance and safety, and therefore Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.

18. CHOICE OF LAW & VENUE: To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Connecticut	Connecticut	State of Connecticut Judicial Branch Hartford Judicial District or United States District Court District of Connecticut.
D.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
E.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
F.	North Carolina	North Carolina	Mecklenburg Circuit Court or the U.S. District Court Western District of North Carolina
G.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
H.	Virginia	Virginia	Fairfax Circuit Court or the U.S. District Court Eastern District of Virginia
I.	All other states	Illinois	Circuit Court of Cook County or U.S. District Northern District of Illinois Eastern Division

19. ATTORNEY FEES & COSTS: In the event of litigation between the parties arising from this Proposal, Rose Paving shall be entitled to reasonable collection agency fees, attorneys fees and costs.

20. JURY WAIVER: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES THE RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

21. WARRANTY: Rose Paving will complete its work in a workmanlike manner according to standard industry practices for similar projects in the area where the work was performed. Rose Paving warrants that all labor and materials furnished will be free from defects due to defective materials or workmanship for a period of one year from the date of completion. Notwithstanding the foregoing, temporary or semi-permanent repairs such as pothole filling, crackseal, and infrared are offered with no express or implied warranties. Asphalt overlays are not warranted against reflective cracking. This warranty does not include normal wear and tear, damage caused by oil or chemical spills, snowplows, excessive weight, tire tears, lack of parking lot maintenance, and/or product abuse. Under this warranty, Rose Paving will be provided with the opportunity to have one of its representatives assess any purported defect caused by Rose Paving employees and/or material installed by Rose Paving. If Rose Paving determines the claimed defect was the fault of Rose Paving's workmanship and/or materials, Rose Paving will, at no cost to Customer, repair or replace the affected work. Rose Paving will be under no obligation to perform punch-list work until 95% of the Proposal price, as adjusted by any change orders, has been paid. Rose Paving will be under no obligation to perform warranty work, and no warranty will be valid, until 100% of the Proposal price, as adjusted by any change orders, has been paid.

22. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS: Customer consents to Rose Paving using images and videos of jobsite as described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have the right to use the name, logos, trademarks, trade names, service marks or other marks of Customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

23. NON-DISCLOSURE: Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed, or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

24. ALTERATIONS TO THIS PROPOSAL: Pricing is contingent on Customer accepting the Proposal as submitted. Alterations or notations on or to this Proposal will not be valid unless accepted in writing by a General Manager or Vice-President of the Rose Paving division issuing this Proposal, or an officer of Rose Paving.

25. SEVERABILITY OF TERMS: Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force .

26. AUTHORITY TO SIGN: The undersigned represents and warrants to Rose Paving that such individual is fully authorized to bind Customer, and has been expressly given, received, and accepted authority to enter into this binding agreement.

NOTICE TO CUSTOMERS FOR HOME IMPROVEMENTS CONTRACTS

"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."

**As a duly authorized representative of Islands at Doral NE
Community Development District, I agree to these Terms &
Conditions**

Concrete Sidewalk Repair Proposal

Special District Services, Inc.

Ronald Galvis

Project:

Islands at Doral NE Community Development District

10860 NW 85 Street
Doral, Florida



Your Pavement Professionals

Company Info



Southern Asphalt Engineering Inc.
13110 NW 14 Street
Miami, FL 33182

P: 305-667-8390
<http://www.southernasphaltengineering.com>

Contact Person

Jose Franco
CEO
franco@southernasphaltengineering.com
Cell: 305-970-1476
Office 305-667-8390 Ext 225

About Us

Your Partners in Asphalt Restoration & Maintenance!

Southern Asphalt Engineering, Inc. has proudly served South Florida since 1998. We are a full service Asphalt Pavement, Restoration, and Maintenance Contractor which provide a wide range of services, including Design, Construction, and Maintenance services for Commercial, Industrial, & Professionally Managed Commercial and Residential Properties.

We submit the following proposal detailing the requested scope of work we propose to perform for your consideration. Please feel free to contact us at any time should you have any questions in relation to the provided proposal.

Proposal: Islands at Doral NE Community Development District

Concrete Repair 6" Thickness

1. **Concrete Restoration of 300 Square Feet of 6" thick Sidewalk in (12) location(s).**
2. Provide (Barricades, Cones, Caution Tape) traffic control devices for specified work area(s).
3. Saw-cut removal and disposal of existing damaged concrete.
4. Forming the perimeter of proposed concrete pavement area.
5. Supply and placement of 3000 PSI concrete.
6. Finishing of placed concrete to a smooth broom finish.

Water Meter Box Replacement

1. Supply and Install (4) (Single Meter Box(s) & Lid(s))

Permit Processing & Procurement Fees Inclusive

1. Any municipal fee charged for actual permit cost is not included and will be billed as a pass thru cost which is typically 3% of cost of work

Price Breakdown: Islands at Doral NE Community Development District

Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on May 01, 2026. **Job Number:** 2026-00374

Item	Description	Cost
1.	Concrete Repair 6" Thickness	Included
2.	Water Meter Box Replacement	Included
3.	Permit Processing & Procurement Fees Inclusive	Included
Total:		\$5,685.00

Authorization to Proceed & Contract

Authorization to Proceed & Contract:

ACCEPTED: Prices, specifications, terms, and conditions are satisfactory and hereby accepted. You are authorized to perform the work as specified. Payment will be made as per the payment terms outlined. Upon acceptance, this proposal becomes a contract.

We understand that if any additional work is required above and beyond from that which is stated in this proposal/contract, it will be added to this contract or performed under a new contract.

Proposal: Islands at Doral NE Community Development District

Acceptance

We agree to pay the total sum or balance in full 30 days after the completion of work.

I am authorized to approve and sign this proposal as per scope of work submitted. We agree to pay the total sum or balance in full upon completion of this project in accordance with the payment terms listed.

30% Upon Acceptance of Contract, 70% Upon Completion.

Work will be scheduled upon receiving the signed proposal and payment of deposit.

Date: _____



Ronald Galvis
Special District Services, Inc.
2501 Burns Rd suite a
Palm Beach Gardens, Florida 33410
rgalvis@sdsinc.org
C: 786-503-1633
O: 786-503-1633

Jose Franco | CEO
Southern Asphalt Engineering Inc.
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P: 305-667-8390 Ext 225
<http://www.southernasphaltengineering.com>

Additional Info: Islands at Doral NE Community Development District

Contract Terms & Conditions.

1. -Weather Conditions

All work shall be performed weather permitting. If weather conditions prevent work on the scheduled service date, SAE shall postpone the work and notify the client to reschedule. If adverse weather occurs after installation, the affected areas must remain closed and the project coordinator notified promptly. SAE monitors weather conditions and will perform reasonable touch-ups required due to unforeseen storms.

-Irrigation Systems

All sprinkler and irrigation systems must be shut off a minimum of 24 hours prior to service and remain off for 48 hours following completion. All surfaces must be dry upon crew arrival. SAE shall not be responsible for damage resulting from non-compliance with this requirement.

-Notice to Occupants and Vendors

The property owner or authorized representative is solely responsible for notifying tenants, residents, and all third-party service providers of scheduled work, restricted areas, and access limitations. In the event of rescheduling, the owner or representative shall provide updated notice to all affected parties.

-Vehicles and Obstructions

All vehicles, equipment, and obstructions must be removed from designated work areas no later than 7:30 a.m. on the scheduled work date unless otherwise agreed in writing. If towing services are required, arrangements must be made in advance and towing services must be available on-site.

Failure to clear work areas may result in delays and additional mobilization charges as follows: Asphalt Repair Crew: \$1,500, Asphalt Paving Crew: \$5,850.00, Concrete Crew: \$2,500 Sealcoating Crew: \$1,200, Striping Crew \$895.00

-Work Hours

Work shall be performed Monday through Friday, between 7:00 a.m. and 6:00 p.m., excluding holidays, unless otherwise stated in the proposal. Night, weekend, or holiday work is available at an additional cost if requested or required.

-Warranty

SAE provides a twelve (12) month warranty on workmanship and materials, commencing upon substantial completion of work and receipt of full payment. Warranty coverage is limited to the scope of work performed and applicable written warranty provisions.

-Site Safety and Barricades

All cones, barricades, and caution tape must remain in place for the duration of the project and curing periods. SAE shall not be responsible for their removal by others, nor for damage, injury, or property loss resulting from unauthorized access to active or uncured work areas.

-Landscaping

Removal of trees, vegetation, and restoration of sod or landscaping adjacent to work areas is excluded unless expressly stated and shall be performed by others.

-Underground Utilities

SAE shall not be responsible for damage to underground utilities, including but not limited to irrigation lines, electrical, water, sewer, gas, or communications services, that are not properly identified, marked, or installed in accordance with applicable codes. All known private and public utilities must be located, relocated, or protected by others prior to commencement of work.

-Permits

Permit costs and fees are not included unless expressly stated. Permit procurement services may be provided by SAE for \$785 per permit, which includes application support, one (1) submission, municipal monitoring, and up to three (3) municipal visits. Additional visits or revisions shall be billed at \$100 per occurrence.

Government permit fees are additional. Any work required as a condition of permit approval is excluded and shall be billed separately. If the client directs SAE to proceed without required permits, or elects not to proceed with a submitted permit, all incurred procurement fees and related costs shall remain payable.

-Site Plans and Surveys

The owner or authorized representative shall provide two (2) current site plans or surveys required for permitting. If unavailable, SAE may provide surveying or engineering services at an additional cost.

-ADA Compliance

SAE makes no representation or warranty regarding compliance with the Americans with Disabilities Act (ADA) or other accessibility requirements. Evaluation by a licensed Florida professional is recommended.

-Payment Terms

Payments shall be made in accordance with the agreed payment schedule. Approved change orders shall be invoiced separately and are payable upon execution.

Any unpaid balance outstanding more than thirty (30) days from invoice date shall accrue interest at 1.5% per month

Proposal: Islands at Doral NE Community Development District



(18% annually), as permitted under Florida law. All contract amounts and approved change orders must be paid prior to completion of punch list items, subject to a maximum 10% retainage, if applicable.

-Pricing Validity

All prices are valid for thirty (30) days from the proposal date. SAE reserves the right to revise pricing prior to commencement of work due to material cost increases or if permitting delays exceed ninety (90) days.

-Cancellation

If the client cancels the project prior to commencement, any deposits shall be refunded less a 15% cancellation fee of the contract price, plus reimbursement for materials, permits, surveys, procurement costs, and other expenses incurred by SAE.

-Collections and Legal Fees

If collection action is required, the client agrees to pay all associated costs, including reasonable attorney's fees and collection agency fees. In any dispute arising from this agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs. Venue shall be Miami-Dade County, Florida.

-Exclusions

Unless expressly stated, this proposal excludes as-built drawings, surveys, engineering, testing, permits, staking, utility adjustments, detector loops, badges, background checks, special wage requirements, bonding, and similar items. Any such services provided by SAE shall be billed separately upon client approval.

-Entire Agreement

No SAE employee or representative has authority to waive or modify these terms except by written agreement. Oral statements shall not supersede written terms. These Terms and Conditions shall form a legally binding attachment to any contract between SAE and the financially responsible party and shall not be superseded by conflicting provisions.

Services Terms & Conditions

1. Asphalt Services

-Warranty: Materials and workmanship are guaranteed for one (1) year, excluding normal wear and tear, third-party damage, or misuse. Drainage improvements are subject to existing site conditions (contours, slopes, elevations). No guarantee is expressed or implied for standing water in areas with less than a 1% slope or where grading, base work, or compaction was performed by others. SAE is not responsible for water ponding, uneven surfaces, or reflective cracking resulting from underlying asphalt conditions.

-Roots: Only surface roots will be removed. Removal of underlying roots is the responsibility of the owner or management and may require an arborist. SAE is not responsible for tree integrity.

-Compaction: SAE is not responsible for failures where sub-base compaction was performed by others.

-Use of New Asphalt: Avoid turning vehicle wheels while stationary on fresh asphalt this may cause cosmetic scuffing, which will blend over time.

Asphalt Over-Run: Asphalt over-run will be billed at \$170.00 per ton. Asphalt leveling required to correct excessive depressions will be billed at \$195.00 per ton.

Sealcoating Services

-Warranty: Materials and workmanship are guaranteed for one (1) year against peeling and flaking, excluding areas of ponding water, oil saturation, and normal wear. Warranty begins upon substantial completion.

-Use of Sealed Surface: Turning vehicle wheels while stationary on freshly sealed surfaces may cause cosmetic scuffing that will fade over time.

-Lawn Fertilization: Fertilizer shall not be applied within seven (7) days before or after sealcoating.

-Curing & Limitations: Sealer requires a minimum of 30 days to fully cure and is sensitive to water, irrigation stains, animal and tree droppings, oil, and tire markings during this period. Shaded areas may require additional curing time. Sealcoating is a maintenance application and does not eliminate existing cracks or correct heavily oil-saturated pavement. Pressure washing is recommended prior to repainting oil-affected car stops.

-Overspray: Minor overspray on adjacent landscaping is normal and temporary. SAE is not responsible for overspray on vehicles or property left within or near the work zone.

Concrete Services

-Adjacent asphalt, concrete, or pavers may chip or loosen during concrete removal. Any unforeseen additional repairs are not included and will be performed at an additional cost upon owner approval.

Attachments

Please click any of the links below to view and print all documents.

Company Attachments

[About Southern Asphalt Engineering Inc.](#)

[Liability, Workers Comp & Auto Ins.](#)

[W-9 Form](#)

Islands At Doral (NE)
Community Development District

**Financial Report For
April 2026**

Islands at Doral (NE) Community Development District
Budget vs. Actual
October 2025 through April 2026

	<u>Oct 25 - Apr 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin Assessment Income	82,097.33	89,705.00	-7,607.67	91.52%
363.101 · Maint Assessment Income	96,080.40	105,859.00	-9,778.60	90.76%
363.810 · Debt Assessment	503,417.76	554,723.00	-51,305.24	90.75%
363.820 · Debt Assessment-Paid To Trustee	-479,134.82	-524,213.00	45,078.18	91.4%
363.830 · Assessment Fees	-6,546.39	-14,081.00	7,534.61	46.49%
363.831 · Discounts For Early Payments	-26,299.46	-28,162.00	1,862.54	93.39%
369.401 · Interest Income	4,203.94	960.00	3,243.94	437.91%
Total Income	<u>173,818.76</u>	<u>184,791.00</u>	<u>-10,972.24</u>	<u>94.06%</u>
Expense				
511.122 · Payroll Expense	45.90	400.00	-354.10	11.48%
511.131 · Supervisor Fee	600.00	5,000.00	-4,400.00	12.0%
511.305 · Maintenance Contingency	0.00	5,000.00	-5,000.00	0.0%
511.307 · Roadway Maintenance/Reserve	0.00	63,508.00	-63,508.00	0.0%
511.307 · Stormwater Maintenance/Reserve	0.00	22,000.00	-22,000.00	0.0%
511.308 · Storm Drainage/Class V Permit	0.00	3,500.00	-3,500.00	0.0%
511.309 · Field Operations	875.00	1,500.00	-625.00	58.33%
511.310 · Engineering	1,048.38	4,000.00	-2,951.62	26.21%
511.311 · Management Fees	20,013.00	34,308.00	-14,295.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.315 · Legal Fees	5,577.50	10,500.00	-4,922.50	53.12%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
511.330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	7,769.00	7,300.00	469.00	106.43%
511.480 · Legal Advertisements	532.76	3,500.00	-2,967.24	15.22%
511.512 · Miscellaneous	348.77	800.00	-451.23	43.6%
511.513 · Postage and Delivery	35.50	450.00	-414.50	7.89%
511.514 · Office Supplies	355.15	450.00	-94.85	78.92%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,100.00	-4,100.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,166.62	2,000.00	-833.38	58.33%
Total Expense	<u>40,992.58</u>	<u>184,791.00</u>	<u>-143,798.42</u>	<u>22.18%</u>
Net Income	<u><u>132,826.18</u></u>	<u><u>0.00</u></u>	<u><u>132,826.18</u></u>	<u><u>100.0%</u></u>

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Apr-26	Year To Date Actual 10/1/25 - 4/30/26
REVENUES			
Administrative Assessments	89,705	0	82,097
Maintenance Assessments	105,859	0	96,080
Debt Assessments	554,723	0	503,418
Interest Income	960	0	4,204
Total Revenues	\$ 751,247	\$ -	\$ 685,799
MAINTENANCE EXPENDITURES			
Maintenance Contingency	5,000	0	0
Roadway Maintenance/Reserve	63,508	0	0
Stormwater Management/Reserve	22,000	0	0
Storm Drainage/Class V Permit	3,500	0	0
Field Operations	1,500	125	875
Engineering/Inspections	4,000	340	1,048
TOTAL MAINTENANCE EXPENDITURES	\$ 99,508	\$ 465	\$ 1,923
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	600
Payroll Taxes (Employer)	400	0	46
Management	34,308	2,859	20,013
Secretarial	4,200	350	2,450
Legal	10,500	0	5,578
Assessment Roll	7,500	0	0
Audit Fees	3,600	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	7,300	0	7,769
Legal Advertisements	3,500	0	533
Miscellaneous	800	0	349
Postage	450	19	36
Office Supplies	450	90	355
Dues & Subscriptions	175	0	175
Trustee Fees	4,100	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	166	1,166
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 85,283	\$ 3,484	\$ 39,070
TOTAL EXPENDITURES	\$ 184,791	\$ 3,949	\$ 40,993
Revenues Less Expenditures	\$ 566,456	\$ (3,949)	\$ 644,806
Bond Payments	(524,213)	0	(479,135)
Balance	\$ 42,243	\$ (3,949)	\$ 165,671
County Appraiser & Tax Collector Fee	(14,081)	0	(6,546)
Discounts For Early Payments	(28,162)	0	(26,299)
Excess/ (Shortfall)	\$ -	\$ (3,949)	\$ 132,826
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (3,949)	\$ 132,826

Note: Reserve Balances To Be Updated On 10/1/26.

Bank Balance As Of 4/30/26	\$ 225,649.68
Accounts Payable As Of 4/30/26	\$ 20,362.72
Accounts Receivable As Of 4/30/26	\$ -
Roadway Maintenance/Reserve As of 4/30/26	\$ -
Stormwater/Management Reserve As Of 4/30/26	\$ -
Available Funds As Of 4/30/26	\$ 205,286.96

**ISLANDS AT DORAL (NE) CDD
TAX COLLECTIONS
2025-2026**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Fees	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$750,289.00	\$89,707.00	\$105,860.00	\$ 554,722.00	\$89,707.00	\$105,860.00	\$554,722.00	
									\$709,004.00	\$85,283.00	\$99,508.00	\$ 524,213.00	\$85,283.00	\$99,508.00	\$524,213.00	\$524,213.00
1	1	Miami-Dade Tax Collector	11/12/25	NAV Taxes	\$ 1,274.87		\$ (12.24)	\$ (50.99)	\$ 1,211.64	\$ 152.48	\$ 179.88	\$ 942.51	\$ 144.92	\$ 170.96	\$ 895.76	\$ 895.76
2	2	Miami-Dade Tax Collector	11/28/25	NAV Taxes	\$ 67,376.11		\$ (646.81)	\$ (2,695.15)	\$ 64,034.15	\$ 8,058.18	\$ 9,506.77	\$ 49,811.16	\$ 7,658.48	\$ 9,035.22	\$ 47,340.45	\$ 47,340.45
3	3	Miami-Dade Tax Collector	12/05/25	NAV Taxes	\$ 463,914.40		\$ (4,453.56)	\$ (18,556.78)	\$ 440,904.06	\$ 55,484.16	\$ 65,458.32	\$ 342,971.92	\$ 52,732.13	\$ 62,211.56	\$ 325,960.37	\$ 325,960.37
4	4	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 61,089.11		\$ (586.46)	\$ (2,443.60)	\$ 58,059.05	\$ 7,306.26	\$ 8,619.67	\$ 45,163.18	\$ 6,943.86	\$ 8,192.13	\$ 42,923.06	\$ 42,923.06
5	5	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 10,522.22		\$ (100.09)	\$ (512.97)	\$ 9,909.16	\$ 1,258.45	\$ 1,484.69	\$ 7,779.08	\$ 1,185.13	\$ 1,398.19	\$ 7,325.84	\$ 7,325.84
6	6	Miami-Dade Tax Collector	12/24/25	NAV Taxes	\$ 27,994.81		\$ (269.72)	\$ (1,023.79)	\$ 26,701.30	\$ 3,348.18	\$ 3,950.07	\$ 20,696.56	\$ 3,193.48	\$ 3,767.55	\$ 19,740.27	\$ 19,740.27
7	7	Miami-Dade Tax Collector	02/28/26	NAV Taxes	\$ 11,107.11		\$ (108.85)	\$ (222.16)	\$ 10,776.10	\$ 1,328.41	\$ 1,567.21	\$ 8,211.49	\$ 1,288.82	\$ 1,520.50	\$ 7,966.78	\$ 7,966.78
8	Int. -1	Miami-Dade Tax Collector	01/26/26	Interest		\$ 657.10			\$ 657.10	\$ 657.10			\$ 657.10			\$ -
9	8	Miami-Dade Tax Collector	03/11/26	NAV Taxes	\$ 17,935.54		\$ (177.15)	\$ (219.88)	\$ 17,538.51	\$ 2,145.10	\$ 2,530.70	\$ 13,259.74	\$ 2,097.63	\$ 2,474.67	\$ 12,966.21	\$ 12,966.21
10	9	Miami-Dade Tax Collector	01/09/26	NAV Taxes	\$ 19,724.22		\$ (191.51)	\$ (574.14)	\$ 18,958.57	\$ 2,359.01	\$ 2,783.09	\$ 14,582.12	\$ 2,267.43	\$ 2,675.06	\$ 14,016.08	\$ 14,016.08
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
16									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
19									\$ -							\$ -
20									\$ -							\$ -
21									\$ -							\$ -
					\$ 680,938.39	\$ 657.10	\$ (6,546.39)	\$ (26,299.46)	\$ 648,749.64	\$ 82,097.33	\$ 96,080.40	\$ 503,417.76	\$ 78,168.98	\$ 91,445.84	\$ 479,134.82	\$ 479,134.82

Assessment Roll	
Admin:	\$89,707.14
Maint:	\$105,860.16
Debt:	\$554,721.93
Total	\$750,289.23

Collections	
	90.76%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

\$	680,938.39	
\$	657.10	\$ 648,749.64
\$	(82,097.33)	\$ (78,168.98)
\$	(96,080.40)	\$ (91,445.84)
\$	(503,417.76)	\$ (479,134.82)
\$	-	\$ -

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



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

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

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Islands at Doral (NE) Community Development District**, as described in the attached **MAP**, has **862** voters.

Alina Garcia
Supervisor of Elections

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

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