



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 8, 2026
6:30 P.M.**

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

www.islandsdoralswccd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ISLANDS AT DORAL (SW)
COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park Second Floor Conference Room
11400 NW 82 Terrace
Doral, Florida 33178
REGULAR BOARD MEETING
June 10, 2026
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation (Olga Navon – Seat 4, Eff. 2/20/26).....Page 3
- E. Consider Resignation (Jairo Zapata – Seat 5, Eff. 5/8/26).....Page 4
- F. Consider Appointments to Vacant Seats (Seat 4, Exp. 2028 & Seat 5, Exp. 2028)
- G. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- H. Election of Officers
- I. Additions or Deletions to Agenda
- J. Comments from the Public for Items Not on the Agenda
- K. Approval of Minutes
 - 1. September 10, 2025 Regular Board Meeting Page 5
- L. Old Business
- M. New Business
 - 1. Stormwater System Cleaning Update
 - 2. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 9
 - 3. Discussion Regarding Geographic Information Systems (Alvarez Engineers).....Page 16
 - 4. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 18
- N. Administrative & Operational Matters
 - 1. Consider Resolution No. 2026-02 – Authorizing Electronic Approvals & Check Signers.....Page 20
 - 2. Qualified Elector Certification (1,266 Voters).....Page 21
 - 3. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 1 & 2)
 - 4. Reminder 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)
 - 5. Reminder: Required 4-Hour Ethics Training (Due December 31, 2026)
- O. Board Member & Staff Closing Comments
- P. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57899	IPL0273308	Legal Ad - IPL0273308		1.0	82.0L

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

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

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Islands at Doral (SW) Community Development District** (the "District") will hold Regular Meetings in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178 at **6:30 p.m.** on the following dates:

October 8, 2025
November 12, 2025
December 10, 2025
February 11, 2026
March 11, 2026
April 8, 2026
June 10, 2026
September 9, 2026

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

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

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

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

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

ISLANDS AT DORAL (SW)
community development
district
IPL0273308
Sep 24 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.

1.0 insertion(s) published on:
09/24/25 Print

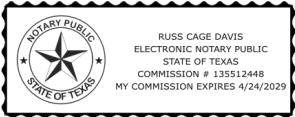
[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela

Sworn to and subscribed before
me on

Sep 24, 2025, 11:36 AM EDT



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

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

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Islands at Doral (SW) Community Development District** (the "District") will hold Regular Meetings in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178 at **6:30 p.m.** on the following dates:

**October 8, 2025
November 12, 2025
December 10, 2025
February 11, 2026
March 11, 2026
April 8, 2026
June 10, 2026
September 9, 2026**

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

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

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

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

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

**ISLANDS AT DORAL (SW)
community development
district
IPL0273308
Sep 24 2025**

From: [Olga Navon](#)
To: [Nancy Nguyen](#)
Subject: Re: Islands at Doral (SW) - Olga Navon Resignation
Date: Friday, February 20, 2026 10:53:30 AM

To whom concern

I want to resign to my position in the Board of Directors, please with this email I appreciate you accept my resignation.

Thanks
Olga Navon
Sent from my iPhone

On Feb 20, 2026, at 10:33 AM, Nancy Nguyen <nnguyen@sdsinc.org> wrote:

Hi Olga,

I truly hope that you are doing well. Any updates on your desire to resign from the Islands at Doral (SW) CDD Board?

Thanks,

Nancy Nguyen
305-778-8331

From: Nancy Nguyen
Sent: Wednesday, November 12, 2025 10:12 AM
To: 'Olga Navon' <olganavon@hotmail.com>
Subject: RE: Islands at Doral (SW) - Olga Navon Resignation

Olga:

It's me again. I wanted to follow up on this.

Thanks,

Nancy Nguyen
305-778-8331

From: Nancy Nguyen
Sent: Tuesday, November 4, 2025 9:46 AM
To: Olga Navon <olganavon@hotmail.com>

Miami, April 24, 2026

Dear Members of the Board,

I hope this message finds you well.

I am writing to formally submit my resignation from the Community Development District board S.W. of Islands at Doral, effective May 8th, 2026.

This decision has not been easy, as it has been a privilege to be part of this community for over 21 years and member of the board for the last 16 years to contribute to its growth and well-being. However, due to a personal condition with my health and well-being, I must step down from my position.

I am truly grateful for the opportunity to serve alongside such dedicated individuals and to support the residents of Islands at Doral. I appreciate the collaboration, trust, and shared commitment that have defined my time with the CDD.

Please let me know how I can assist during the transition to ensure a smooth handover of my responsibilities.

Thank you again for the opportunity to serve.

Sincerely,



Jairo Zapata
Board of directors seat #5

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 10, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 10, 2025, Regular Board Meeting of the Islands at Doral (SW) Community Development District (the “District”) to order at 6:31 p.m. in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on September 20, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Jairo Zapata, Vice Chairwoman Elizabeth Canchola, and Supervisors Oscar De Cardenas and Delia Arcelus (who arrived at approximately 6:50 p.m.), constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no other additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. June 11, 2025, Regular Board Meeting & Public Hearing

Ms. Nguyen presented the minutes of the June 11, 2025, Regular Board Meeting and Public Hearing and asked if there were any changes.

There being no changes, a **motion** was made by Mr. De Cardenas, seconded by Mr. Zapata and unanimously passed approving the minutes of the June 11, 2025, Regular Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

1. Update Regarding Roadway Repairs and Restriping (Polynesian Subdivision)

Ms. Nguyen informed the Board that the roadway repairs and restriping of the Polynesian subdivision District owned roads has been completed.

H. NEW BUSINESS

1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2025 Amended Budget

Ms. Nguyen presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) 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.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$445,000 at the end of the fiscal year. A discussion ensued after which:

A motion was made by Mr. Zapata, seconded by Ms. Canchola and unanimously passed to adopt Resolution No. 2025-06, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

2. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report

Ms. Nguyen presented Resolution No. 2025-07, entitled:

RESOLUTION 2025-07

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

Ms. Nguyen read the resolution into the record and explained that pursuant to legislation enacted in 2024, effective October 1, 2024, the District is required to establish goals and objectives for the District and to adopt performance measures and standards to evaluate the District’s achievement of these goals and objectives. She further noted that at the conclusion of each fiscal year, the Board must review and determine whether such goals have been met.

Ms. Nguyen presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Mr. De Cardenas, seconded by Ms. Canchola and unanimously passed accepting Resolution No. 2025-07, as presented, further adopting the Islands at Doral (SW) Community Development District’s Goals and Objectives Annual Report.

3. Consider Resolution No. 2025-08 – Interlocal Agreement for Local Government Publications

Ms. Nguyen presented Resolution No. 2025-08, entitled:

RESOLUTION 2025-08

A RESOLUTION OF THE ISLANDS AT DORAL (SW) 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

Ms. Nguyen explained that she would like to discuss the District's required publications, and the costs associated with them. Ms. Nguyen stated that due to the closing of the Miami Daily Business Review, the District has had to advertise in The Miami Herald. Ms. Nguyen further explained that a standard publication costs approximately \$800 with The Miami Herald. She further explained that this prompted her office to seek an alternative option for publications. Ms. Nguyen noted that it has been determined that advertising on Miami-Dade County's (the "County") website meets Florida Statute requirements and the County's attorney has authorized entering into an Interlocal Agreement (the "ILA") with community development districts to allow them to advertise on the County's website. She further noted that the cost to advertise on the County's website for an unlimited amount of advertisements per year is \$707. Mr. Cochran explained that the District will need to publish an initial advertisement in the Miami Herald annually notifying the public of its intent to advertise on the County's website for the next year. Ms. Nguyen noted that this will still result in costs savings for the District.

Ms. Nguyen explained that this resolution authorizes Nancy Nguyen as District Manager, Jairo Zapata as Chairman, and Elizabeth Canchola as Vice Chairwoman, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Mr. Zapata, seconded by Mr. De Cardenas and unanimously passed to approve and adopt Resolution No. 2025-08; thereby authorizing Nancy Nguyen as District Manager, Jairo Zapata as Chairman, and Elizabeth Canchola as Vice Chairwoman, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

4. 2025 Legislative Update Memo (BCLMR)

Mr. Cochran explained that his firm annually prepares a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Mr. Cochran provided the Board an explanation of the laws that pertain to the District. He further informed the Board that if they have any questions regarding these new laws, they may contact his office or the District Manager.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Reminder: Required Ethics Training

Mr. Cochran reminded the Board members of the importance of completing their 4-hour ethics training annually by December 1st.

The Board asked Ms. Nguyen to email the Board the links prepared by District Counsel to the ethics training videos. Ms. Nguyen acknowledged the Board's request.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until November 11, 2025.

NOTE: Ms. Arcelus arrived at approximately 6:50 p.m.

There were no further comments from Board Members or District Staff.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Canchola, seconded by Mr. Zapata and unanimously passed adjourning the Regular Board Meeting at 6:51 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Islands at Doral (SW) Community Development District (the “District”) is required by Section 190.008(2)(a), *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 (SW) 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 September 9, 2026 at 6:30 p.m. in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and BECOMES EFFECTIVE this 10th day of June, 2026.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (SW)
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 (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	78,664
Maintenance Assessments	35,585
Debt Assessments	572,496
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 687,945
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering Report/Inspections	2,000
Storm Drain Inlet Maintenance	13,000
Street/Roadway Maintenance - Polynesian Subdivision	4,200
Miscellaneous General Maintenance	2,650
Storm Drainage/Class V Permit	3,500
Miscellaneous Stormwater System Maintenance	8,100
TOTAL MAINTENANCE EXPENDITURES	\$ 33,450
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	36,036
Secretarial & Field Operations	6,000
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,700
Insurance	7,900
Legal Advertisements	2,750
Miscellaneous	2,800
Postage	275
Office Supplies	375
Dues & Subscriptions	175
Trustee Fees	4,300
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	300
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 86,344
TOTAL EXPENDITURES	\$ 119,794
REVENUES LESS EXPENDITURES	\$ 568,151
Bond Payments	(538,146)
BALANCE	\$ 30,005
County Appraiser & Tax Collector Fee	(13,735)
Discounts For Early Payments	(27,470)
EXCESS/ (SHORTFALL)	\$ (11,200)
Carryover From Prior Year	11,200
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
ISLANDS AT DORAL (SW) 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	81,110	78,833	78,664	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	30,506	35,585	35,585	Expenditures /.94
Debt Assessments	568,171	572,496	572,496	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	12,782	1,080	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 692,569	\$ 687,994	\$ 687,945	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering Report/Inspections	2,530	2,000	2,000	No Change From 2025/2026 Budget
Storm Drain Inlet Maintenance	0	13,000	13,000	No Change From 2025/2026 Budget
Street/Roadway Maintenance - Polynesian Subdivision	18,640	4,200	4,200	No Change From 2025/2026 Budget
Miscellaneous General Maintenance	0	2,650	2,650	No Change From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Miscellaneous Stormwater System Maintenance	0	8,100	8,100	No Change From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 21,170	\$ 33,450	\$ 33,450	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,000	5,000	5,000	No Change From 2025/2026 Budget
Payroll Taxes (Employer)	153	383	383	Supervisor Fees *7.65%
Management	34,080	35,100	36,036	CPI Adjustment
Secretarial & Field Operations	6,000	6,000	6,000	No Change From 2025/2026 Budget
Legal	8,038	7,500	8,000	\$500 Increase From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2025/2026 Budget
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,400	7,900	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	1,165	3,000	2,750	\$250 Decrease From 2025/2026 Budget
Miscellaneous	2,782	2,400	2,800	\$400 Increase From 2025/2026 Budget
Postage	173	275	275	No Change From 2025/2026 Budget
Office Supplies	297	400	375	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	4,031	4,300	4,300	No Change 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
Administrative Contingency	0	300	300	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,602	\$ 84,183	\$ 86,344	
TOTAL EXPENDITURES	\$ 98,772	\$ 117,633	\$ 119,794	
REVENUES LESS EXPENDITURES	\$ 593,797	\$ 570,361	\$ 568,151	
Bond Payments	(538,340)	(538,146)	(538,146)	2027 Principal & Interest Payments
BALANCE	\$ 55,457	\$ 32,215	\$ 30,005	
County Appraiser & Tax Collector Fee	(6,353)	(13,738)	(13,735)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(23,451)	(27,477)	(27,470)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 25,653	\$ (9,000)	\$ (11,200)	
Carryover From Prior Year	0	9,000	11,200	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 25,653	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

ISLANDS AT DORAL (SW) 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	9,190	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	538,340	538,146	538,146	Maximum Debt Service Collection
Total Revenues	\$ 547,530	\$ 539,146	\$ 539,646	
EXPENDITURES				
Principal Payments	407,000	416,000	429,000	Principal Payment Due In 2027
Interest Payments	135,926	119,382	108,017	Interest Payments Due In 2027
Bond Redemption	0	3,764	2,629	Estimated Excess Debt Collections
Total Expenditures	\$ 542,926	\$ 539,146	\$ 539,646	
Excess/ (Shortfall)	\$ 4,604	\$ -	\$ -	

Series 2020 Refunding Bonds Information

Original Par Amount =	\$6,945,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.69%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2020		
Maturity Date =	May 2035		
Par Amount As Of 1/1/26 =	\$4,646,000		

**Islands At Doral (SW) Community Development District
Assessment Comparison**

Lot Size		Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
23	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.48
	Maintenance	\$ 49.51	\$ 49.51	\$ 47.99	\$ 47.99	\$ 53.60
	<u>Debt</u>	\$ 713.00	\$ 713.00	\$ 713.00	\$ 713.00	\$ 713.00
	Total For Lot Size 23	\$ 885.57	\$ 885.49	\$ 885.44	\$ 885.35	\$ 885.08
32	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.48
	Maintenance	\$ 49.51	\$ 49.51	\$ 47.99	\$ 47.99	\$ 53.60
	<u>Debt</u>	\$ 857.00	\$ 857.00	\$ 857.00	\$ 857.00	\$ 857.00
	Total For Lot Size 32	\$ 1,029.57	\$ 1,029.49	\$ 1,029.44	\$ 1,029.35	\$ 1,029.08
35	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.48
	Maintenance	\$ 49.51	\$ 49.51	\$ 47.99	\$ 47.99	\$ 53.60
	<u>Debt</u>	\$ 905.00	\$ 905.00	\$ 905.00	\$ 905.00	\$ 905.00
	Total For Lot Size 35	\$ 1,077.57	\$ 1,077.49	\$ 1,077.44	\$ 1,077.35	\$ 1,077.08
50	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.48
	Maintenance	\$ 49.51	\$ 49.51	\$ 47.99	\$ 47.99	\$ 53.60
	<u>Debt</u>	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00
	Total For Lot Size 50	\$ 1,386.57	\$ 1,386.49	\$ 1,386.44	\$ 1,386.35	\$ 1,386.08

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Twenty Three Foot Lots	280
Thirty Two Foot Lots	120
Thirty Five Foot Lots	163
<u>Fifty Foot Lots</u>	<u>101</u>
Total Units	664



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email Alvarez@AlvarezEng.com

Website www.alvarezeng.com

July 11, 2025

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

Via: Email Only: nnguyen@sdsinc.org

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

Dear Nancy and CDD Board of Supervisors,

We are please to submit this proposal to Islands at Doral SW Community Development District (the "District" or "CDD") for the preparation and implementation of a comprehensive infrastructure maintenance program utilizing Geographic Information Systems ("GIS") as a management tool.

1. Comprehensive 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 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. **Regular Reporting:** Routine reporting on the condition and upkeep of infrastructure ensures accountability and supports compliance with internal standards and community expectations.
- 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 lighting, landscaping, roadway, common areas, and other infrastructure to streamline asset management.
 - ii. **Support Long-Term Planning:** Use GIS data to project trends, budget for unforeseen expenses, and optimize the use of District resources.



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

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.
- b. **Digitization of additional existing CDD-owned and operated infrastructure data into ArcGIS:** Scope of work includes compiling, verifying, and integrating existing infrastructure records for ongoing asset management and planning. This effort includes:
 - i. **Roadway**
 Digitize roadways and right-of-way boundaries. Include attributes such as ownership and maintenance responsibility.
 - ii. **Landscaping & Irrigation**
 Digitize landscaping tracts and irrigation areas. Include attributes such as associated as-built plans, ownership and maintenance responsibility.

3. Compensation

Total compensation for the work detailed in the Scope of Services will be as follows:

- a. Stormwater Infrastructure: \$14,000.00
- b. Additional Infrastructure: \$ 3,000.00

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:

04E24F8B8C8DB4E0...

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

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)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
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. WOLFE

February 2, 2026

VIA E-MAIL ONLY– nnguyen@sdsinc.org

Ms. Nancy Nguyen
District Manager
Special District Services
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Islands at Doral (SW) Community Development District
Our File: 486.02003**

Dear Nancy:

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:

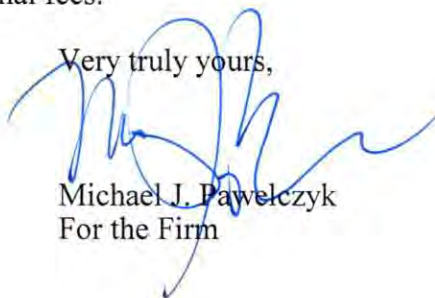
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

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. Nancy Nguyen
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,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Islands at Doral (SW) Community Development District (the "District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

WHEREAS, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

WHEREAS, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Nancy Nguyen, and _____ to serve as the signatories, as required, on the District checking/operating account; and

WHEREAS, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

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

Section 1. The above recitals are hereby adopted by the Board.

Section 2. Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

Section 3. When necessary to write checks, the signatures of two (2) of the designated signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved by the Board.

PASSED, ADOPTED and becomes EFFECTIVE this 10th day of June, 2026.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

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 (SW) Community Development District**, as described in the attached **MAP**, has **1266** 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.

