

June 12, 2020

Ms. Nancy Nguyen
District Manager
Islands at Doral (SW) Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2020 Islands at Doral (SW) CDD Report

Dear Ms. Nguyen:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by Islands at Doral (SW) Community Development District (the “District” or “CDD”); 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District’s infrastructure and; 4) To report on the insurance being carried by the District. This report aims to comply with the requirements of Article IX, Sections 9.22 and 9.15 of the Trust Indenture between Islands at Doral (SW) Community Development District and Wachovia Bank, National Association (the “Trustee”) dated August 1, 2003.

The District is located in Section 7, Township 53S, Range 40E, in Miami-Dade County. It is bounded by NW 117 Avenue on the west, NW 80 Terrace on the north, NW 112 Avenue on the east, and NW 74 Street and NW 76 Street on the south. Refer to Exhibit 1.

1. Infrastructure Ownership

a. Roads

Within the boundaries of the District, NW 114 Avenue and the roads located to the east of NW 114 Avenue, were financed by the District. The roads west of NW 114 Avenue are private roads that were not financed by the District. The roads east of NW 114 Avenue are owned by the City in the northern section of the community (north of the lake), and by the CDD in the south (south of the lake). Refer to Exhibit 1 for the location of the CDD-owned roads.

The right-of-ways for the roads were dedicated for ownership as follows:

- i. City Roads: The roads and right-of-way within the District for NW 112 Avenue, NW 112 Place, NW 113 Avenue, NW 113 Place, NW 114 Avenue, NW 74 Street, NW 77 Terrace, NW 78 Street, NW 78 Lane and NW 79 Lane were dedicated to the City of Doral for the perpetual use of the public. This was accomplished by the recording of the following plats:
 1. “Doral Isles North Section One” Recorded on March 4, 2004 in Miami Dade County Plat Book 161, Page 57.
 2. “Doral Isles North Section Two” Recorded on March 5, 2004 in Miami Dade County Plat Book 161, Page 58.

- ii. CDD Roads: The road improvements that belong to the District are within an ingress and egress tract (Tract L of Doral Isles North Section One). Such tract is owned by Polynesian at Islands at Doral Neighborhood Association, Inc. (see Exhibit 1). This tract was conveyed to the Polynesian at Islands at Doral Neighborhood Association, Inc. by Quit Claim Deeds recorded at ORB 24679, PG 1666 on June 29, 2006 and ORB 24835, PG 1949 on August 18, 2006. The Folio Number given is 35-3007-002-2670. The deeds include easements for maintenance by government agencies and successors and assigns of the Developer.
 - iii. The private, non-CDD roads west of NW 114 Avenue have been deeded as follows:
 - 1. Islands at Doral Neighborhood Association, Inc. (Folio No 35-3007-003-4020) conveyed by Corrective Quitclaim Deed recorded at ORB 24796, PG 2668 on August 7, 2006, which includes an easement for maintenance.
 - 2. Netherlands Neighborhood Association Inc. (Folio No 35-3007-003-4021) conveyed by Corrective Quit Claim Deed at ORB 25290, PG 4238 on January 19, 2007, which includes an easement for maintenance.
 - iv. The entrance at NW 74 Street and NW 113 Court was closed due to Right of Way taking by the Florida Department of Transportation (FDOT) and Miami-Dade County for the construction of a noise wall relating to the construction of the interchange at NW 74 Street and the Homestead Extension of Florida's Turnpike (State Road 821). The CDD and the FDOT came to a mutually agreed settlement arrangement and entered into a Settlement Agreement to effectuate the construction of the wall as well as the drainage and open space modifications due to the closing. Construction of the wall and closure of the street were completed.
 - v. The District Board, through the approval of a "Soft Gate" License Agreement with the Polynesian at Islands at Doral Neighborhood Association, Inc. authorized a plan to control traffic within the CDD roads by installing soft gates at the NW 114 Avenue entrances to the CDD roads at NW 77 Lane and NW 75 Lane and modifying the intersections at NW 112 Avenue and NW 74 Terrace, NW 75 Terrace and NW 75 Lanes into one-way exits only. The soft gates and traffic control plan were completed.
- b. Stormwater Management System
- i. The road system within City roads was dedicated to the City of Doral for the perpetual use of the public by the recording of the plats described above and by the acceptance of the improvements by the City.
 - ii. The road drainage improvements within the ingress and egress tracts located east and west of NW 114 Avenue, and as described in the Engineer's Report of 5/14/2003, are owned by the District. (See Exhibits 2 and 3). The Quit Claim Deeds include easements for drainage.

Alvarez Engineers, Inc.

FL Certificate of Authorization No. 7538

8935 NW 35 Lane, Suite 101

Doral, FL 33172

Telephone (305) 640-1345 Fax (305) 640-1346 E-Mail: Juan.Alvarez@AlvarezEng.com

- iii. The lake improvements throughout the District, and as described in the Engineer's Report of 5/14/2003, are owned by the CDD. The lake tracts were dedicated to the Islands at Doral Master Association, Inc. by Quit Claim Deeds recorded at ORB 24679, Page 1445 on June 29, 2006 (Folio No 35-3007-003-4022, Tracts R, S, T and U) and ORB 24679, Page 1378 (Folio No 35-3007-002-2651, Tracts B, C and D). The deeds provide for drainage easements. (See Exhibits 2 and 3).
- iv. Several tracts of green areas, including swales and lake slopes (Folio No. 35-3007-002-2650), were dedicated to the Galapagos at Islands at Doral Neighborhood Association, Inc. by the Quit Claim Deed recorded at ORB 24679, Pages 1708-1710, including an easement for drainage. Other green areas, including swale and lake slopes, are included in Tract L, Folio No 35-3007-002-2670, which, as discussed above, were conveyed with a maintenance easement to the Polynesian at Islands at Doral Neighborhood Association, Inc.

c. Water and Sewer Systems

The water and sewer systems are owned and maintained by Miami-Dade County under Agreement No. 17675.

2. State, Working Order and Condition of the Infrastructure Owned by the District

Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District and reports the following regarding the CDD Roads and drainage system:

a. Roads

The CDD roads are generally in good working order and condition.

b. Stormwater Management System

The system is in good physical state, working order and condition. The lakes are in good working order and condition.

Maintenance of the drainage system within the City of Doral right of ways may be requested at the City of Doral Public Works Department telephone phone number: 305-593-6740.

c. Water and Sewer Systems

The systems appear to be in good working order and condition. Future issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

3. Estimated Maintenance Costs for District-Owned Infrastructure

a. General

The CDD 2020-2021 Fiscal Year budget has the following amounts for maintenance expenditures:

2020-2021 Budget for Maintenance	
Engineering Report/Inspections	\$1,500
Storm Drain Inlet Maintenance	\$9,000
Street/Roadway Maintenance - Polynesian Subdivision	\$4,200
Miscellaneous General Maintenance	\$3,600
Miscellaneous Stormwater System Maintenance	\$12,600
Total	\$ 30,900

For more detailed information on the 2020-2021 Fiscal Year Budget please visit the District's website at the following link:

<http://islandsdoralswccd.org/financials/>

Alvarez Engineers finds the District's maintenance budget for Fiscal Year 2020-2021 adequate, but recommends considering the following suggestions for future budgets:

b. District Roads

Funds will be needed to replace the wearing roadway asphalt layer in about 13 years, when the asphalt has reached its estimated 30-year service life. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 13 years or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2003	2033	2020	13	25,325	\$5.75	\$145,619	\$212,167	0.25%	\$16,077
* Using Florida Department of Transportation Inflation Factors									

c. Stormwater Drainage System

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the drainage system for which the CDD is responsible. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 211 drainage structures and 15,273 Linear Feet of pipes that the District is responsible for. The program may be

financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure	Cost/LF Pipe	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
211	15273	43					\$150.00	\$5.00	\$21,800
			43				\$150.00	\$5.00	\$21,800
				43			\$150.00	\$5.00	\$21,800
					43		\$150.00	\$5.00	\$21,800
						43	\$150.00	\$5.00	\$21,800

d. Master Stormwater Management System (Lakes).

In accordance with Special Condition 2 of SFWMD Permit No. 13-01931-P, the Islands at Doral Master Association, Inc. will continue the operation and maintenance of the lakes under their budget. It is recommended that CDD Management coordinates with the Association to ensure that CDD improvements are properly maintained and that enough funds are allocated in the Association's budget for that purpose.

e. Water and Sewer Systems

The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance.

The District currently carries insurance for General Liability, Hired Non-Owned Auto, Employment Practices Liability and Public Officials Liability coverage under policy number 100119039, administered by Florida Insurance Alliance, for the period between October 1, 2019 and October 1, 2020. The District has budgeted enough funds to cover the \$5,251 annual premium of the policy.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers' personnel, the District Engineer's Report, public documents available and communications with the District's field operations staff.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

Juan R. Alvarez, PE

District Engineer

Florida Engineer License No. 38522

Digitally Signed Date: June 12, 2020



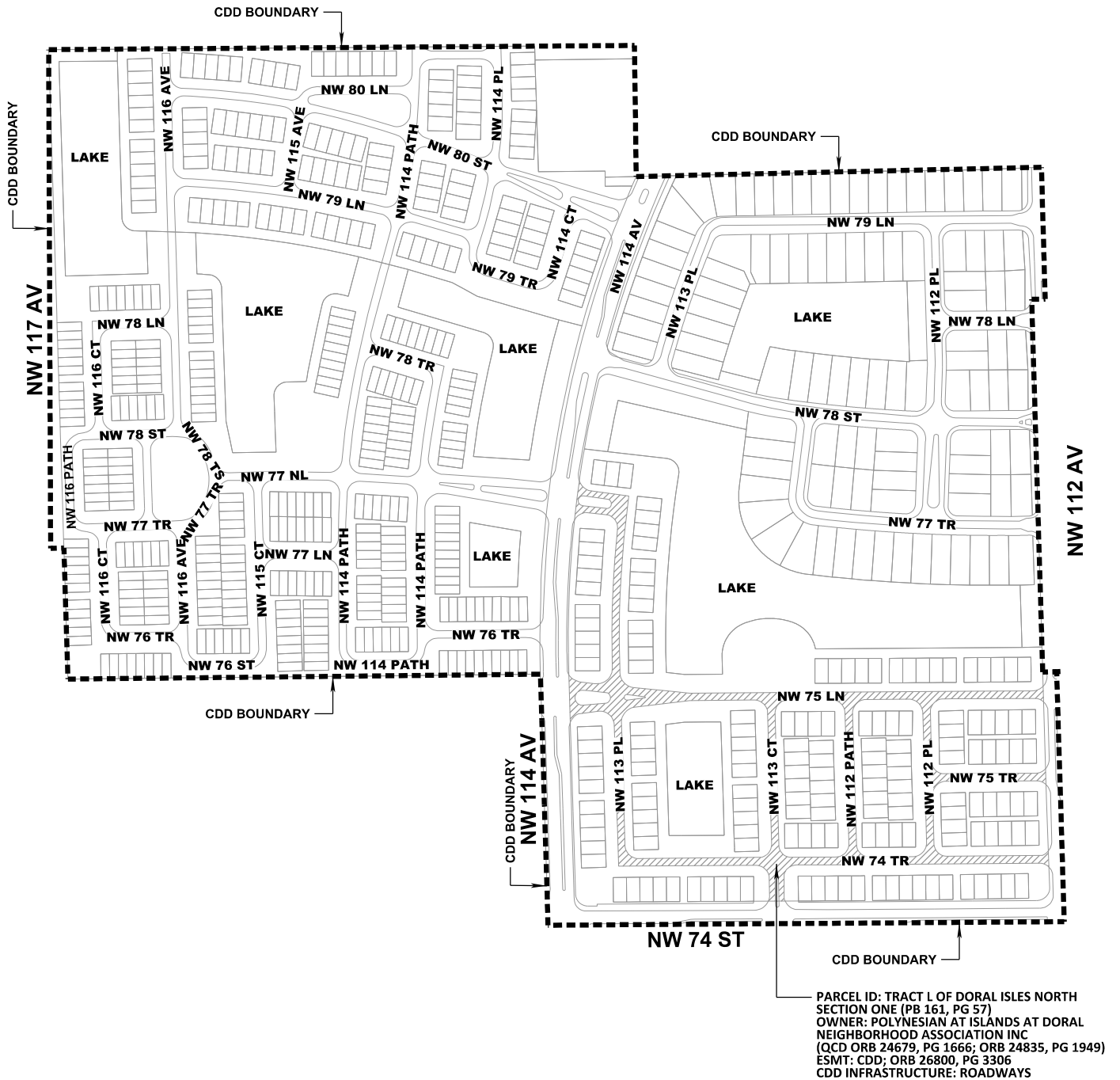
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FL Certificate of Authorization No. 7538

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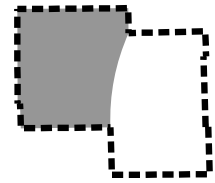
Telephone (305) 640-1345 Fax (305) 640-1346 E-Mail: Juan.Alvarez@AlvarezEng.com



ALVAREZ ENGINEERS, INC.

ISLANDS AT DORAL (SW) C.D.D. INFRASTRUCTURE: ROADWAY OWNERSHIP

EXHIBIT 1



KEY MAP

PARCEL ID: PORTION OF TRACT V OF DORAL ISLES
NORTH SECTION TWO (PB 161, PG 58)
OWNER: NETHERLANDS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QDC ORB 25290, PG 4238)
ESMT: CDD; ORB 26634, PG 4751
CDD INFRASTRUCTURE: DRAINAGE

PARCEL ID: TRACT R OF DORAL ISLES NORTH
SECTION TWO (PB 161, PG 58)
OWNER: ISLANDS AT DORAL MASTER
ASSOCIATION INC (QCD ORB 24679, PG 1445)
CDD INFRASTRUCTURE: LAKE

PARCEL ID: TRACT R OF DORAL ISLES NORTH
SECTION TWO (PB 161, PG 58)
OWNER: ISLANDS AT DORAL MASTER
ASSOCIATION INC (QCD ORB 24679, PG 1445)
CDD INFRASTRUCTURE: LAKE

PARCEL ID: PORTION OF TRACT V OF DORAL ISLES
NORTH SECTION TWO (PB 161, PG 58)
OWNER: WINDWARD AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24796, PG 2668)
ESMT: CDD; ORB 26595, PG 1798
CDD INFRASTRUCTURE: DRAINAGE

PARCEL ID: TRACT T OF DORAL ISLES NORTH
SECTION TWO (PB 161, PG 58)
OWNER: ISLANDS AT DORAL MASTER
ASSOCIATION INC (QCD ORB 24679, PG 1445)
CDD INFRASTRUCTURE: LAKE

PARCEL ID: TRACT U OF DORAL ISLES
NORTH SECTION TWO (PB 161, PG 58)
OWNER: ISLANDS AT DORAL MASTER
ASSOCIATION INC (QCD ORB 24679, PG 1445)
CDD INFRASTRUCTURE: LAKE

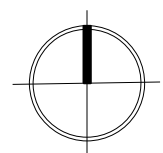
LEGEND:
ESMT: EASEMENT
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE
QCD: QUIT CLAIM DEED

ALVAREZ ENGINEERS, INC.

ISLANDS AT DORAL (SW) C.D.D.

INFRASTRUCTURE: STORMWATER OWNERSHIP

EXHIBIT 2

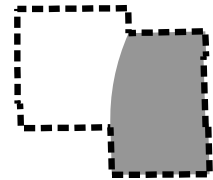


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PARCEL ID: TRACT M OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CDD INFRASTRUCTURE: DRAINAGE

PARCEL ID: TRACT E OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CDD INFRASTRUCTURE: DRAINAGE

PARCEL ID: TRACT B OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: ISLANDS AT DORAL MASTER
ASSOCIATION INC (QCD ORB 24679, PG 1378)
CDD INFRASTRUCTURE: LAKE



KEY MAP

PARCEL ID: TRACT H OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CDD INFRASTRUCTURE: DRAINAGE

PARCEL ID: TRACT J OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CDD INFRASTRUCTURE: DRAINAGE

PARCEL ID: TRACT G OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CDD INFRASTRUCTURE: ROADWAYS, DRAINAGE

PARCEL ID: TRACT K OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CDD INFRASTRUCTURE: DRAINAGE

PARCEL ID: TRACT F OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CDD INFRASTRUCTURE: DRAINAGE

PARCEL ID: TRACT N OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CDD INFRASTRUCTURE: DRAINAGE

PARCEL ID: TRACT P OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CDD INFRASTRUCTURE: DRAINAGE

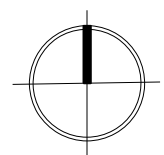
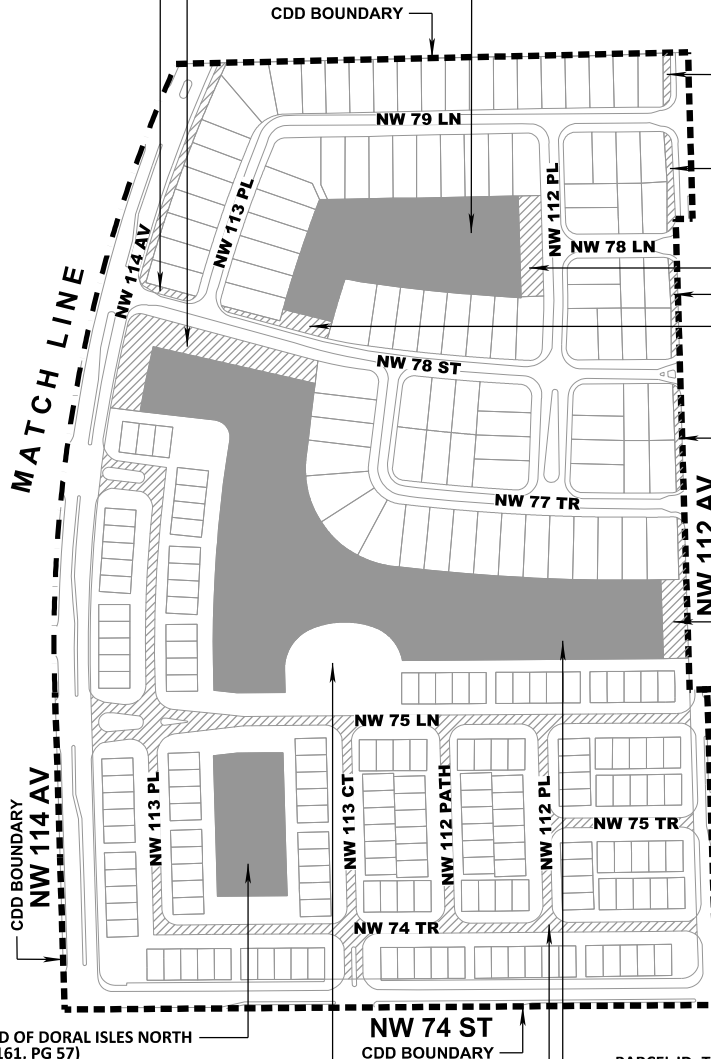
PARCEL ID: TRACT C OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: ISLANDS AT DORAL MASTER
ASSOCIATION INC (QCD ORB 24679, PG 1378)
CDD INFRASTRUCTURE: LAKE

PARCEL ID: TRACT L OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: POLYNESIAN AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679, PG 1666; ORB 24835, PG 1949)
ESMT: CDD; ORB 26800, PG 3306
CDD INFRASTRUCTURE: DRAINAGE

PARCEL ID: TRACT D OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: ISLANDS AT DORAL MASTER
ASSOCIATION INC (QCD ORB 24679, PG 1378)
CDD INFRASTRUCTURE: LAKE

PARCEL ID: TRACT Q OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: POLYNESIAN AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679, PG 1666)
ESMT: CDD; ORB 26800, PG 3306
CDD INFRASTRUCTURE: DRAINAGE

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ESMT: EASEMENT
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ISLANDS AT DORAL (SW) C.D.D.

INFRASTRUCTURE: STORMWATER OWNERSHIP

EXHIBIT 3