



FL Certificate of Authorization No. 7538
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June 30, 2026

Mr. Armando Silva
District Manager
Grand Bay at Doral Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2026 Engineer's Report Regarding the Status of the Series 2012 Project (a.k.a. the Doral Breeze Project)

Dear Mr. Silva,

For the purpose of complying with Sections 9.14 and 9.21 of the Master Trust Indenture between Grand Bay at Doral Community Development District (the "District" or "CDD") and Wells Fargo Bank, national Association dated October 1, 2012, Alvarez Engineers has conducted inspections of the portions of the Series 2012 Project (the "Doral Breeze Project") that are currently owned by the District.

The Doral Breeze Project is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on June 22, 2012 (the "2012 Engineer's Report"). Copies of the Master Trust Indenture and the 2012 Engineer's Report are included in the Limited Offering Memorandum of October 9, 2012 and may be obtained at the following link:

<https://www.munios.com/munios-notice.aspx?e=OPM5R>

This Year 2026 Engineer's Report sets forth the following:

1. Our findings as to whether such portions of the Doral Breeze Project owned by the CDD have been maintained in good repair, working order and condition.
2. Our recommendations as to the proper maintenance, repair and operation of the portions of the Doral Breeze Project owned by the District during the ensuing Fiscal Year and an estimate of the amount of money necessary for such purposes.
3. The amount of Public Liability and Property Damage Insurance carried by the District.

Location of the Doral Breeze Project.

The Doral Breeze Project is located within the boundaries of the District and is bounded by NW 102 Avenue on the west, NW 90 Street on the north, NW 97 Avenue on the east, and Theoretical NW 86 Street on the south. Refer to Exhibits 1, 2, and 3.

Portions of the Doral Breeze Project Owned by the CDD as of the Date of this Report.

1. **Offsite Roadways, Drainage, Landscaping and Irrigation.** The completed improvements within the right of ways of NW 97 Avenue, NW 102 Avenue and NW 90 Street adjacent to Doral Breeze, were conveyed to the City of Doral. The City will be responsible for maintaining the roads and drainage, and the CDD will maintain the special landscaping and irrigation located in the medians. Maintenance concerns may be reported to the City of Doral Public Works Department at telephone phone number: 305-593-6740.
2. **Onsite Roadways and Drainage.** The onsite roads right of way and improvements are owned and maintained by the Homeowners Association of Doral Breeze (the "HOA"). The drainage systems within the onsite roads right of ways and in the condominium parcel, are owned and maintained by the District.
3. **Stormwater Management Lake Tracts.** The CDD owns and maintains the lake tracts within Doral Breeze listed below. Refer to Exhibit 2 for their location, folio numbers and the official record book and page number of Miami-Dade County where the deed granting the lakes to the CDD was recorded.
 - a. Lake Tract "C", PB 168, PG 48 (Item 1 in Exhibit 3)
 - b. Lake Tract "D", PB 168, PG 48 (Item 2 in Exhibit 3)
 - c. Lake Tract "I", PB 168, PG 48 (Item 3 in Exhibit 3)
4. **Wetland Conservation/Preservation Area and FPL Wetland Conservation Tracts.** The District owns and maintains the wetland preservation areas and the FPL patrol trail within the boundaries of the CDD. Doral Breeze contributes proportionately towards their maintenance. Refer to Exhibit 2 for the location of the conservation area and tracts.
5. **Entry Features, Walls, Landscaping and Irrigation Improvements.** In 2019 the District was granted the tracts of land listed below for the purpose of owning and maintaining the entry features, walls, landscaping and irrigation improvements within the tracts.
 - a. Portion of Tract "E", PB 168, PG 48. (Item 4 in Exhibit 3)
 - b. Portion of Tract "D", PB 168, PG 48. (Item 5 in Exhibit 3)
6. **Water Distribution and Sanitary Sewer Improvements.** The completed water and sewer systems were conveyed to Miami-Dade County Water and Sewer Department ("WASD") for permanent ownership and maintenance. Concerns may be reported to WASD at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

State of the Properties and Improvements Currently Owned by the District

1. **Offsite Roadways Landscaping and Irrigation.** The landscaping and irrigation system within the offsite roads are in good working order and condition.

2. **Onsite Roadways Drainage Systems.** The drainage systems of the onsite roads are in good working order and condition. Alvarez Engineers is not aware of any drainage complaints.
3. **Stormwater Management Lake Tracts.** The lake tracts are in good working order and condition.
4. **Entry Features, Walls, Landscaping and Irrigation Improvements.** The entry features, walls, landscaping and irrigation system in tracts E and D, are in good working order and condition.

Estimated Maintenance Costs for District Owned Infrastructure

1. **General.** We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <http://grandbayatdoralcdd.org/financials/> for the FY 2026-2027 Proposed Budget).
2. **Stormwater Management System.** We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. 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 be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 170 drainage structures and 12,635 Linear Feet of pipes in the District. It is also estimated that 3-4 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. Refer to Exhibit 4.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y1)	Structures Cleaning	EA	25	230.00	5,750
	Baffle Detachment	EA	18	50.00	900
	Baffle Replacement	EA	5	600.00	3,000
	Pipe Cleaning and CCTV	LF	2,172	6.75	14,661
	Cost				24,311
(Y2)	Structures Cleaning	EA	36	236.00	8,496
	Baffle Detachment	EA	12	51.00	612
	Baffle Replacement	EA	3	615.00	1,845
	Pipe Cleaning and CCTV	LF	2,616	6.92	18,103
	Cost				29,056
(Y3)	Structures Cleaning	EA	36	242.00	8,712
	Baffle Detachment	EA	12	53.00	636
	Baffle Replacement	EA	3	630.00	1,890
	Pipe Cleaning and CCTV	LF	2,616	7.09	18,547
	Cost				29,785

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y4)	Structures Cleaning	EA	36	248.00	8,928
	Baffle Detachment	EA	12	54.00	648
	Baffle Replacement	EA	3	646.00	1,938
	Pipe Cleaning and CCTV	LF	2,616	7.27	19,018
	Cost				30,532
(Y5)	Structures Cleaning	EA	37	254.00	9,398
	Baffle Detachment	EA	11	55.00	605
	Baffle Replacement	EA	2	662.00	1,324
	Pipe Cleaning and CCTV	LF	2,615	7.45	19,482
	Cost				30,809
Total	Total Structures Cleaning	EA	170		
	Total Baffle Detachment	EA	65		
	Total Baffle Replacement	EA	16		
	Total Pipe Cleaning and CCTV	LF	12,635		
	Total Cost				144,493.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$					
Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$					

Public Liability and Property Damage Insurance Carried by the District

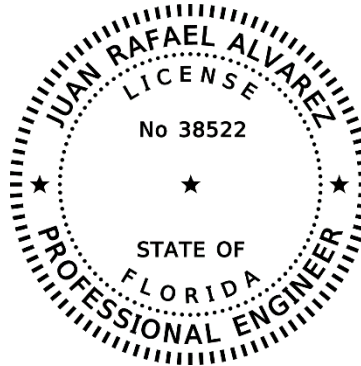
The District currently carries General Liability, Property, Hired Non-Owned Auto, Employment Practices Liability, Public Officials Liability and Deadly Weapon Protection under Agreement Number 100125034 of Florida Insurance Alliance. The District has budgeted enough funds to cover the \$10,091 policy premium.

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 staff.

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

Sincerely,
Alvarez Engineers, Inc.

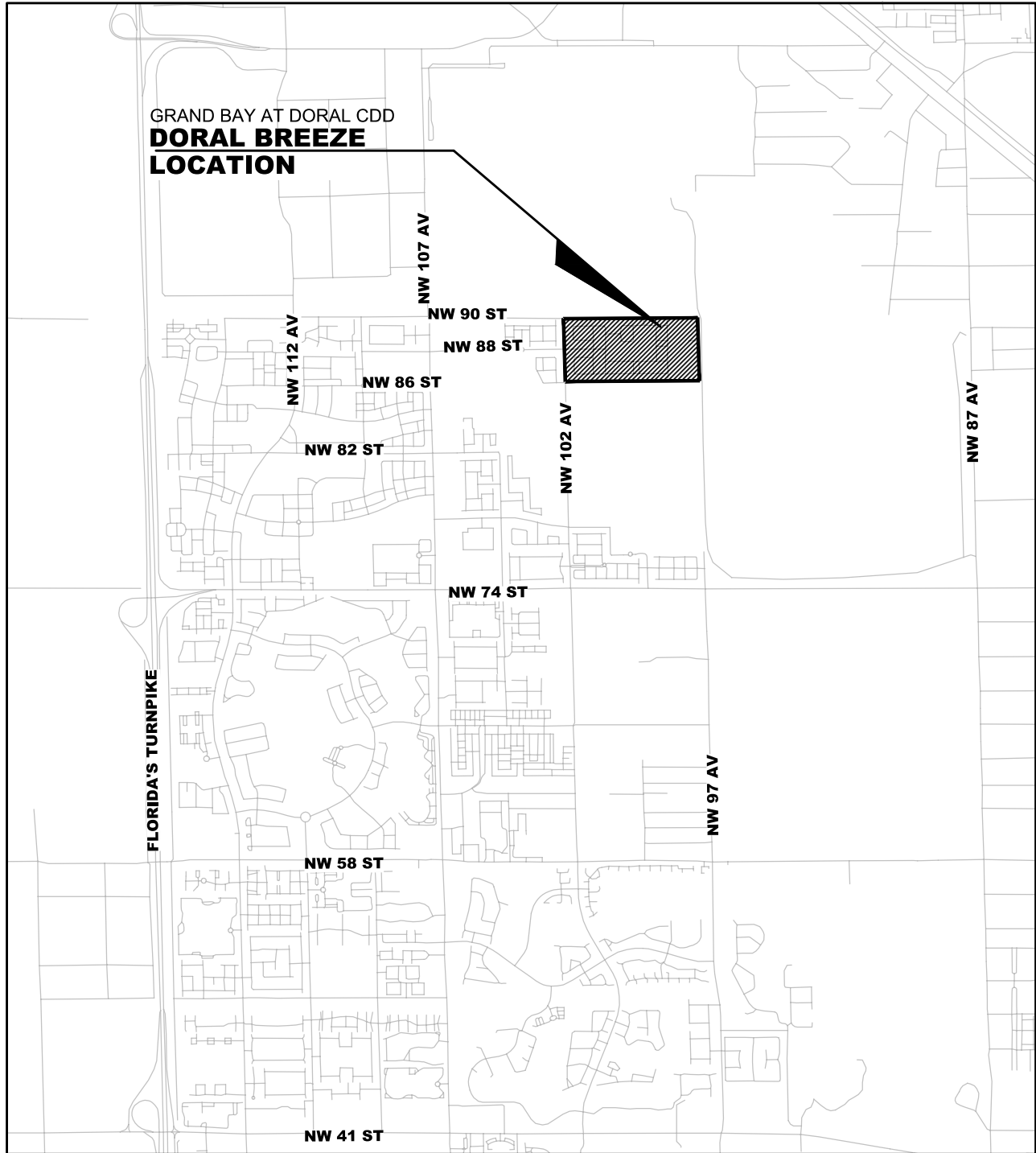
Juan R. Alvarez, PE
District Engineer
Date: June 30, 2026



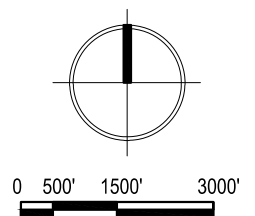
This item has been digitally signed and sealed by
Juan R. Alvarez, PE on the date adjacent to the seal

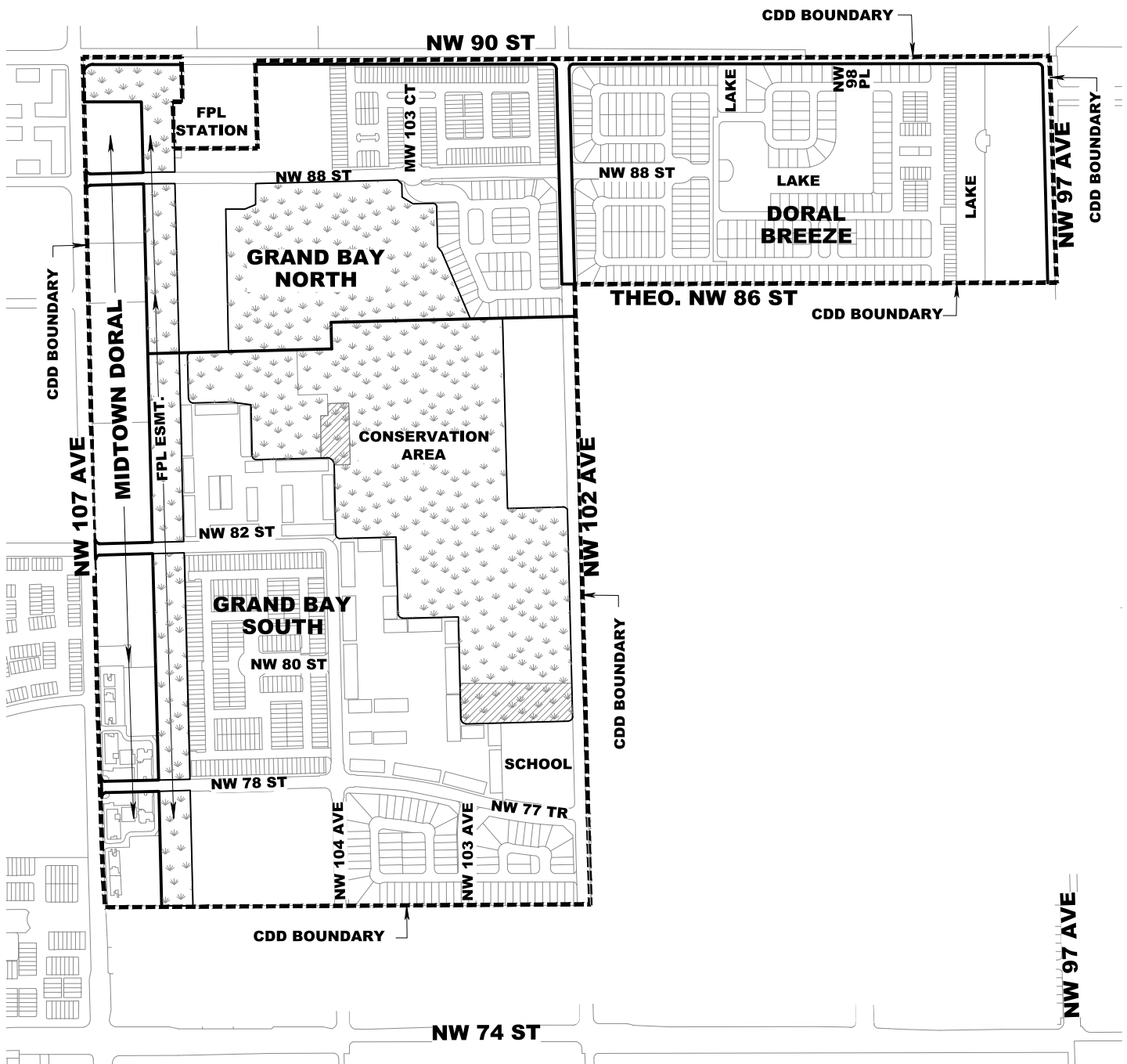
Signature must be verified on any electronic copies

Cc Michael Pawelczyk, District Counsel mjp@bclmr.com



ALVAREZ ENGINEERS, INC.
GRAND BAY AT DORAL CDD
DORAL BREEZE
LOCATION MAP

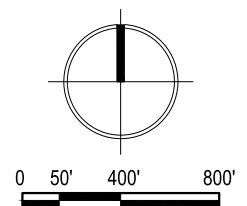


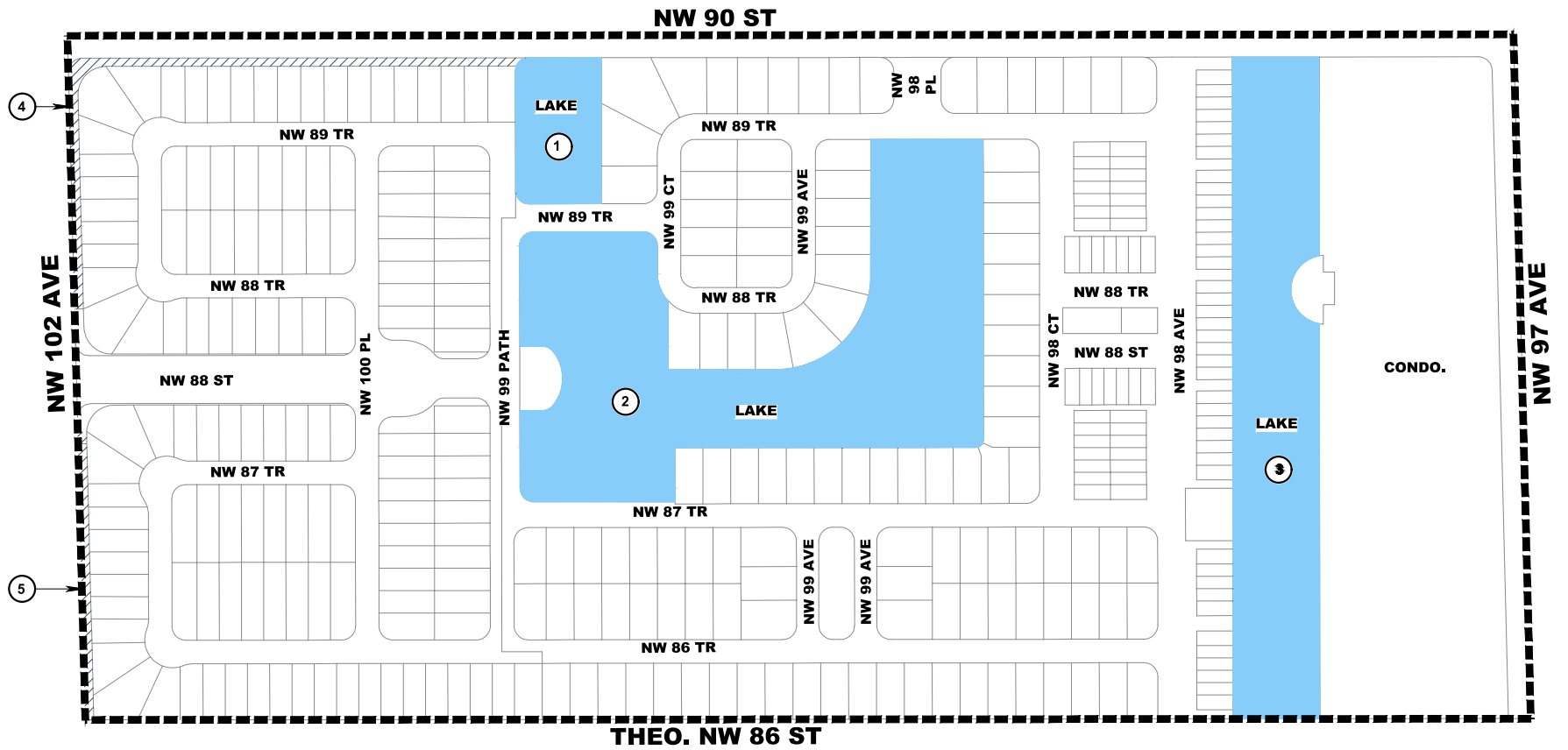


ALVAREZ ENGINEERS, INC.

GRAND BAY AT DORAL CDD
DISTRICT BOUNDARY AND DEVELOPMENTS

EXHIBIT 2



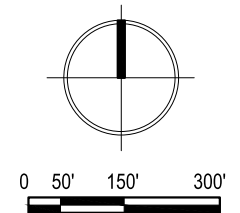


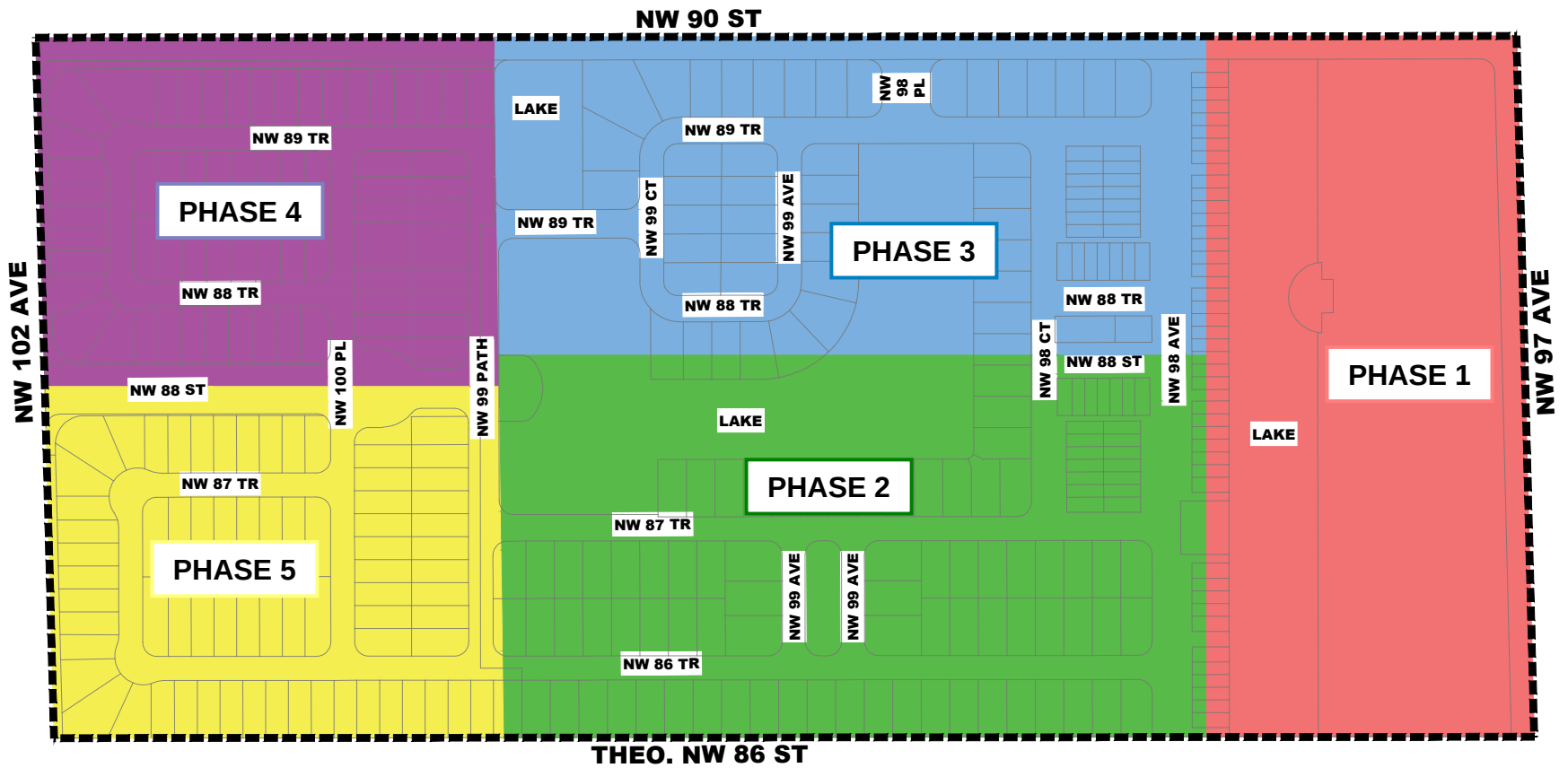
CDD OWNERSHIP

- ① TRACT "C" (PB 169, PG 48)
FOLIO: 35-3008-002-2700
SWD: ORB 28331, PG 956
CATEGORY: STORMWATER MANAGEMENT
- ② TRACT "D" (PB 169, PG 48)
FOLIO: 35-3008-002-2710
SWD: ORB 28331, PG 956
CATEGORY: STORMWATER MANAGEMENT
- ③ TRACT "I" (PB 169, PG 48)
FOLIO: 35-3008-002-2760
SWD: ORB 28331, PG 956
CATEGORY: STORMWATER MANAGEMENT

- ④ PORTION OF TRACT "E"
FOLIO: 35-3008-003-1440
QCD: ORB 31354, PG 4906
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION
- ⑤ PORTION OF TRACT "D"
FOLIO: 35-3008-003-1430
QCD: ORB 31355, PG 77
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION

ALVAREZ ENGINEERS, INC.
GRAND BAY AT DORAL CDD
DORAL BREEZE
CDD LAND OWNERSHIP





ALVAREZ ENGINEERS, INC.
 GRAND BAY AT DORAL CDD
DORAL BREEZE
DRAINAGE SYSTEM MAINTENANCE

