



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 Special Assessment
Improvements Bond Series 2014A-1 Project (the "North Parcel Assessment Area
Project" or "Grand Bay North 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 Regions Bank, dated October 1, 2014 (the "Indenture"), Alvarez Engineers has conducted inspections of the portions of the Series 2014A-1 Project (the "North Parcel Project" or "Grand Bay North") that are currently owned by the District.

The North Parcel Project is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on June 3, 2014 and revised on October 31, 2014 (the "2014 Engineer's Report"). Copies of the Master Trust Indenture and the 2014 Engineer's Report are included in the Limited Offering Memorandum of November 6, 2014 related to the issuance of Special Assessment Improvement Bonds Series 2014-1 and Special Assessment Refunding Bonds Series 2014A-2. A copy of the Limited Offering Memorandum may be obtained at the following link:

<https://www.munios.com/munios-notice.aspx?e=XE7RS>

This 2026 Engineer's Report (the "Report") sets forth the following:

1. Our findings as to whether the portions of the Grand Bay North Project owned by the CDD are maintained in good repair, working order, and condition.
2. Our recommendations for the proper maintenance, repair and operation of the portions of the Grand Bay North 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 Grand Bay North Project.

The Grand Bay North Project is comprised within the plat of Grand Bay North recorded in the public records of Miami-Dade County at PB 170, PG 64 and is generally bounded by NW 107 Avenue and Midtown Doral on the west, NW 90 Street on the north, NW 102 Avenue on the east,

and the Wetland Conservation Area and Grand Bay South on the south. Refer to Exhibits 1, 2, and 3 attached to this report.

Portions of the Grand Bay North 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 90 Street, NW 88 Street and NW 102 Avenue adjacent to Grand Bay North, 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 number: 305-593-6740.
2. **Onsite Roadways and Drainage.** The onsite road right of ways and improvements within are owned and maintained by the Homeowners Associations of Grand Bay North (the "HOAs"). The drainage systems within the onsite road right of ways and in the condominium parcel, are owned and maintained by the District, towards that purpose the District was granted the easements listed below. Refer to Exhibit 3 for the location of the easements, the folio numbers of the parcels, and the official records book and page numbers where the easements were recorded.
 - a. Tract "G", PB 170, PG 64 (Item A)
 - b. Tract "H", PB 170, PG 64 (Item B)
 - c. Tract "Y", PB 170, PG 64 (Item C)
3. **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 parcels listed below. Grand Bay North contributes proportionately towards their maintenance. Refer to Exhibit 3 for the location of the deeds, the folio numbers of the wetland tracts owned by the CDD, and the official records book and page numbers where the deeds were recorded.
 - a. Tract "A1", PB 170, PG 64 (Item 1)
 - b. Tract "Z", PB 170, PG 64 (Item 2)
 - c. Tract "A", PB 170, PG 64 (Item 3)
4. **Entry Features, Walls, Landscaping and Irrigation Improvements.** In 2019 and 2021 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. Refer to Exhibit 3 for the location of the deeds, the folio numbers of the tracts owned by the CDD, and the official records book and page numbers where the deeds were recorded.
 - a. Portion of Tract "W", PB 170, PG 64 (Item 4)
 - b. Portion of Tract "D", PB 170, PG 64 (Item 5)
 - c. Portion of Tract "I", PB 170, PG 64 (Item 6)

- d. Portion of Tract "S", PB 170, PG 64 (Item 7)
- e. Portion of Tract "I", PB 170, PG 64 (Item 9)
- f. Tract "C", PB 170, PG 64, (Item 10)

5. Public Communications Parcel. The District owns the following parcel, which use is public communications. Refer to Exhibit 3 for the location of the deed, the folio number of the tract owned by the CDD, and the official records book and page number where the deed was recorded.

- a. Portion of Tract "X", PB 170, PG 64 (Item 8)

6. Water Distribution and Sanitary Sewer Improvements. The completed water and sewer systems, except for the lift station described below, 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).

7. Sanitary Sewer Lift Station. In 2016 the Developer granted the CDD the completed private lift station and gravity sanitary sewer collection system within the condominium tract for ownership and maintenance. The Developer granted the CDD an easement over the land that contains these facilities. The easement is listed below. Refer to Exhibit 3 for the location of the easement, the folio number of the tract where the easement is located, and the official records book and page number where the easement was recorded.

- a. Sanitary Lift Station in Tract "Y", PB 170, PG 64 (Item D)

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. Entry Features, Walls, Landscaping and Irrigation Improvements.** The entry features, walls, landscaping and irrigation system, are in good working order and condition.
- 4. Sanitary Sewer Lift Station.** The sanitary sewer lift station and related gravity sewer and force main, 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. Onsite Roadways Drainage Systems.** 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 100 drainage structures and 8,015 Linear Feet of pipes in the District. It is also estimated that 4-5 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	28	230.00	6,440
	Baffle Detachment	EA	25	50.00	1,250
	Baffle Replacement	EA	6	600.00	3,600
	Pipe Cleaning and CCTV	LF	2,636	6.75	17,793
	Cost				29,083
(Y2)	Structures Cleaning	EA	18	236.00	4,248
	Baffle Detachment	EA	11	51.00	561
	Baffle Replacement	EA	3	615.00	1,845
	Pipe Cleaning and CCTV	LF	1,345	6.92	9,307
	Cost				15,961
(Y3)	Structures Cleaning	EA	18	242.00	4,356
	Baffle Detachment	EA	11	53.00	583
	Baffle Replacement	EA	3	630.00	1,890
	Pipe Cleaning and CCTV	LF	1,345	7.09	9,536
	Cost				16,365
(Y4)	Structures Cleaning	EA	18	248.00	4,464
	Baffle Detachment	EA	11	54.00	594
	Baffle Replacement	EA	3	646.00	1,938
	Pipe Cleaning and CCTV	LF	1,345	7.27	9,778
	Cost				16,774
(Y5)	Structures Cleaning	EA	18	254.00	4,572
	Baffle Detachment	EA	12	55.00	660
	Baffle Replacement	EA	3	662.00	1,986
	Pipe Cleaning and CCTV	LF	1,344	7.45	10,013
	Cost				17,231
Total	Total Structures Cleaning	EA	100		
	Total Baffle Detachment	EA	70		
	Total Baffle Replacement	EA	18		
	Total Pipe Cleaning and CCTV	LF	8,015		

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
	Total Cost				95,414.00
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

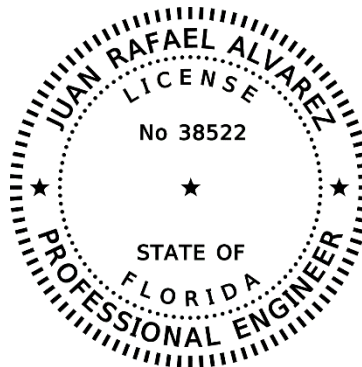
The District currently carries General Liability, Property, Hired Non-Owned Auto, Employment Practices Liability, Public Officials Liability and Deadly Weapon Protection under Agreement Number 100125034 of Florida Insurance Alliance. The CDD has budgeted enough funds for the \$10,091 policy premium.

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 me at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

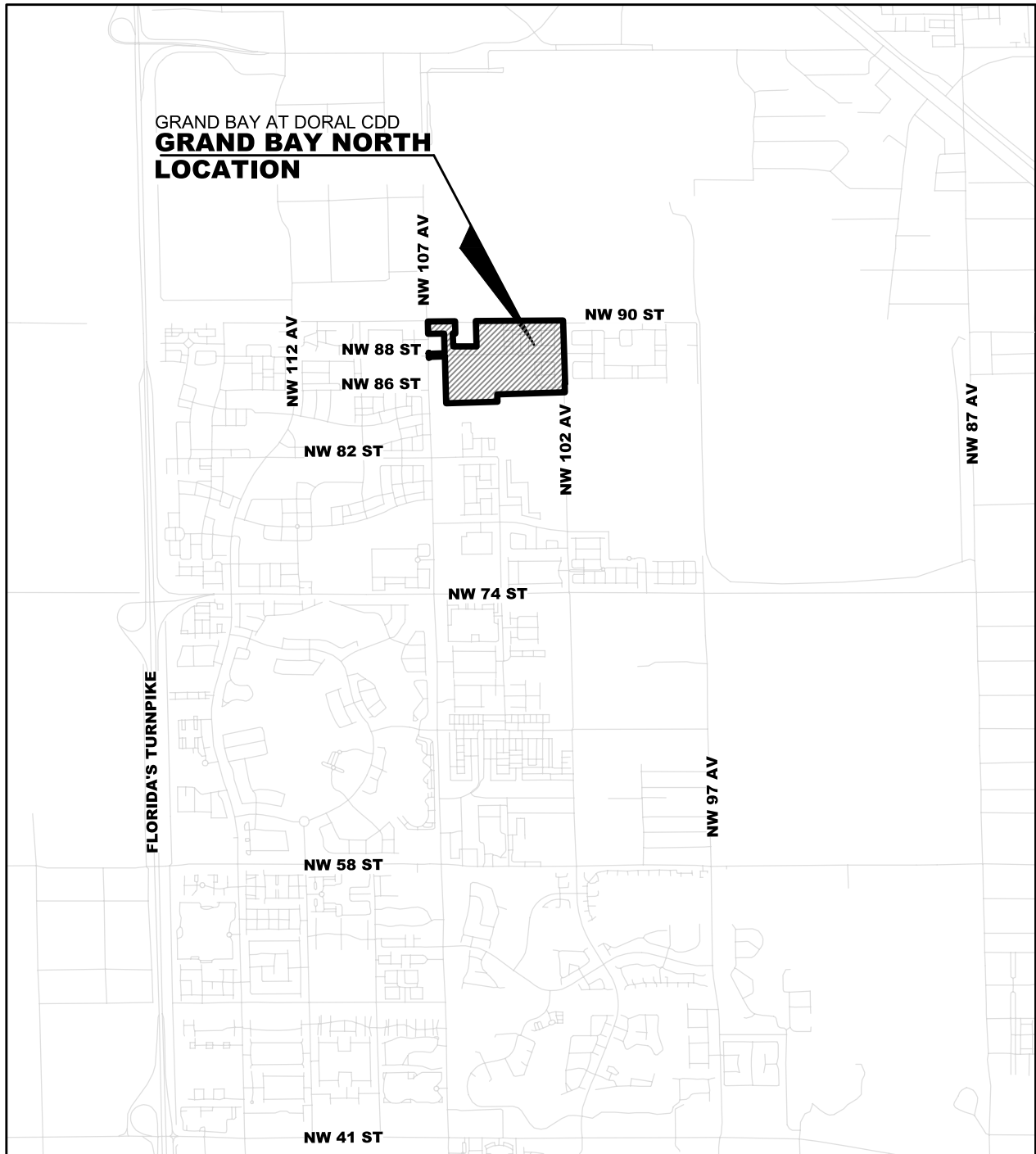
Juan R. Alvarez, PE
District Engineer
Date: June 30, 2026



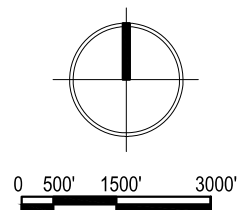
This item has been digitally signed and sealed by
Juan R. Alvarez, PE on June 30, 2026.

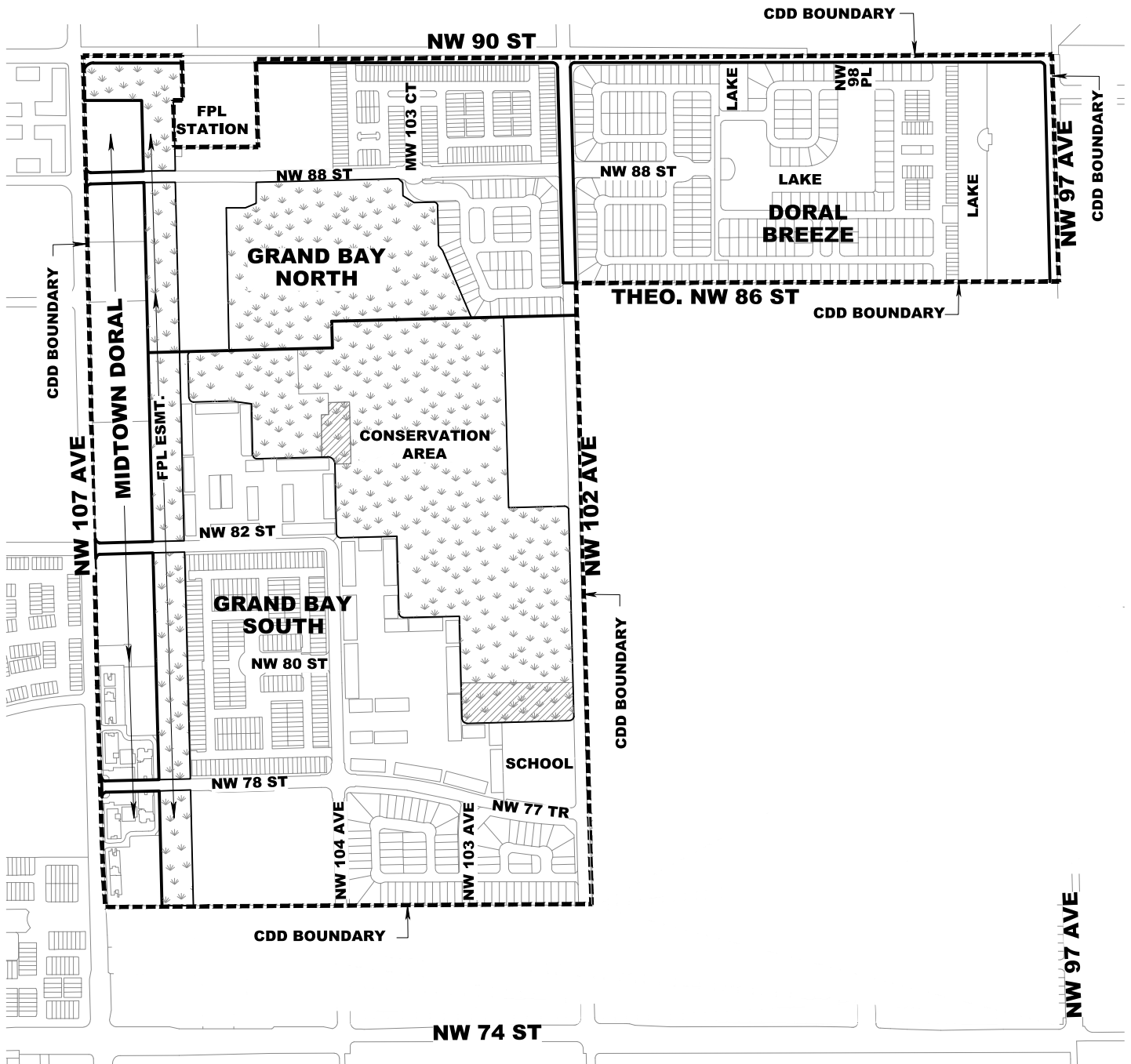
Signature must be verified on any electronic copies

Cc Michael Pawelczyk, District Counsel mjp@bclmr.com



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

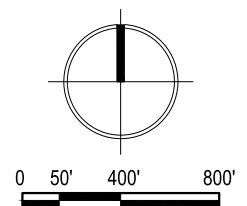


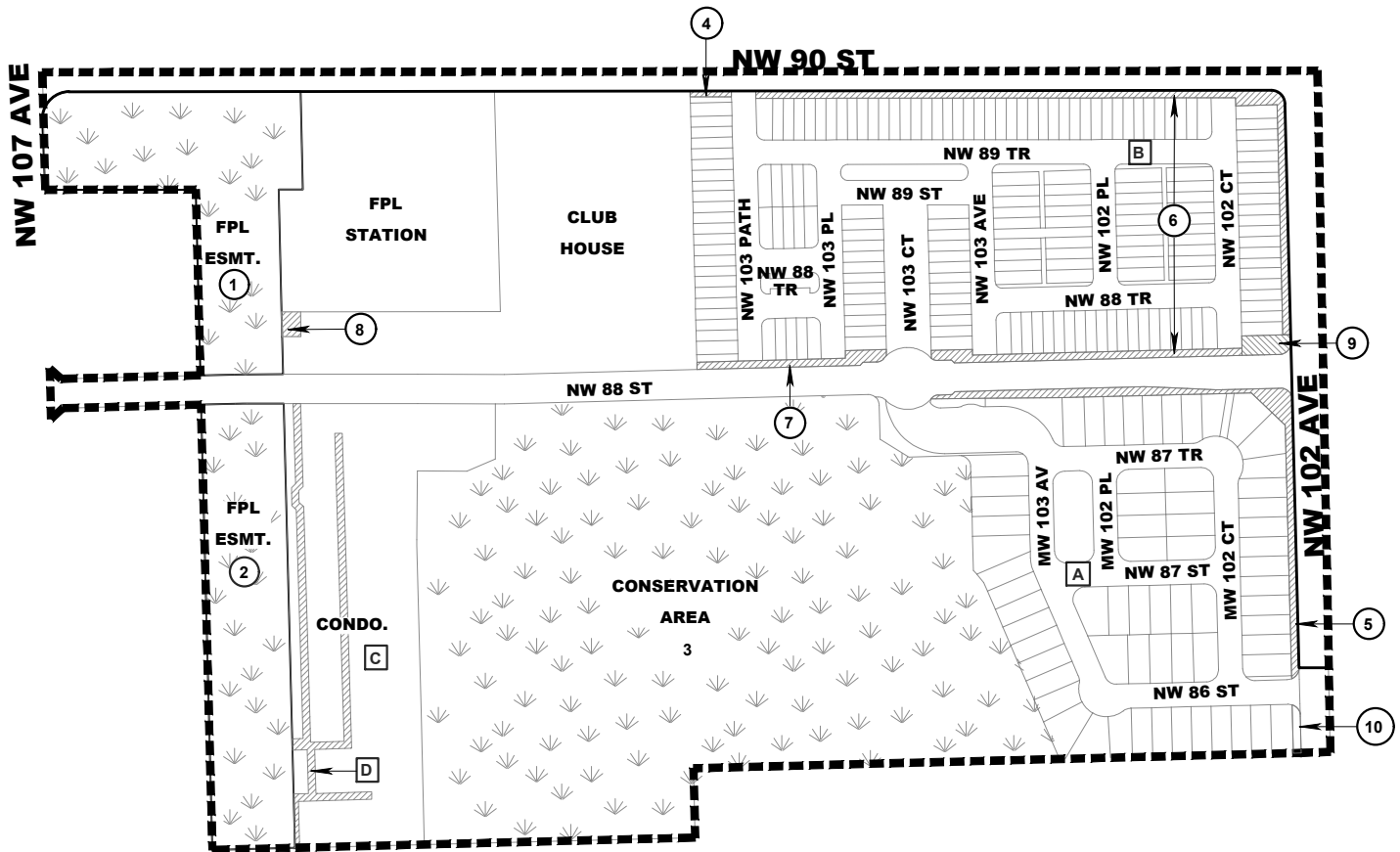


ALVAREZ ENGINEERS, INC.

GRAND BAY AT DORAL CDD
DISTRICT BOUNDARY AND DEVELOPMENTS

EXHIBIT 2





CDD OWNERSHIP

- ① TRACT "A1" (PB 170, PG 64)
FOLIO: 35-3008-005-2630
ORB 29982, PG 297
CATEGORY: STORMWATER
- ② TRACT "Z" (PB 170, PG 64)
FOLIO: 35-3008-005-2620
ORB 29982, PG 297
CATEGORY: STORMWATER
- ③ TRACT "A" (PB 170, PG 64)
FOLIO: 35-3008-005-2370
ORB 25858, PG 1796 AND
ORB 25871, PG 2673
CATEGORY: CONSERVATION AREA
- ④ PORTION OF TRACT "W" (PB 170, PG 64)
FOLIO: 35-3008-005-2590
ORB 31354, PG 4929
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION
- ⑤ PORTION OF TRACT "D" (PB 170, PG 64)
FOLIO: 35-3008-005-2405
ORB 31354, PG 4916
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION

- ⑥ PORTION OF TRACT "I" (PB 170, PG 64)
FOLIO: 35-3008-005-2455
ORB 31354, PG 4937
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION
- ⑦ PORTION OF TRACT "S" (PB 170, PG 64)
FOLIO: 35-008-005-2550
ORB 31355, PG 40
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION
- ⑧ PORTION OF TRACT "X" (PB 170, PG 64)
FOLIO: 35-3008-005-2605
ORB 29921, PG 3104
CATEGORY: COMMUNICATION
- ⑨ PORTION OF TRACT "I" (PB 170, PG 64)
FOLIO: 35-3008-005-2450
ORB 32942, PG 4201
CATEGORY: LANDSCAPE
- ⑩ TRACT "C" (PB 170, PG 64)
FOLIO: 35-3008-005-2390
ORB 32935, PG 2461
CATEGORY: LANDSCAPE

CDD EASEMENTS

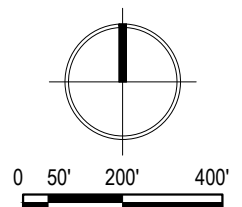
- A TRACT "G" (PB 170, PG 64)
FOLIO: 35-3008-005-2430
ORB 30130, PG 3656
CATEGORY: INTERIOR ROADS DRAINAGE
- B TRACT "H" (PB 170, PG 64)
FOLIO: 35-3008-005-2440
ORB 30130, PG 3656
CATEGORY: INTERIOR ROADS DRAINAGE
- C TRACT "Y" (PB 170, PG 64)
FOLIO: 35-3008-008-0001
ORB 30130, PG 3656
CATEGORY: INTERIOR ROADS DRAINAGE
- D SANITARY SEWER LIFTSTATION
FOLIO: 35-3008-008-0001
ORG 30352, PG 1306
CATEGORY: SANITARY SEWERS

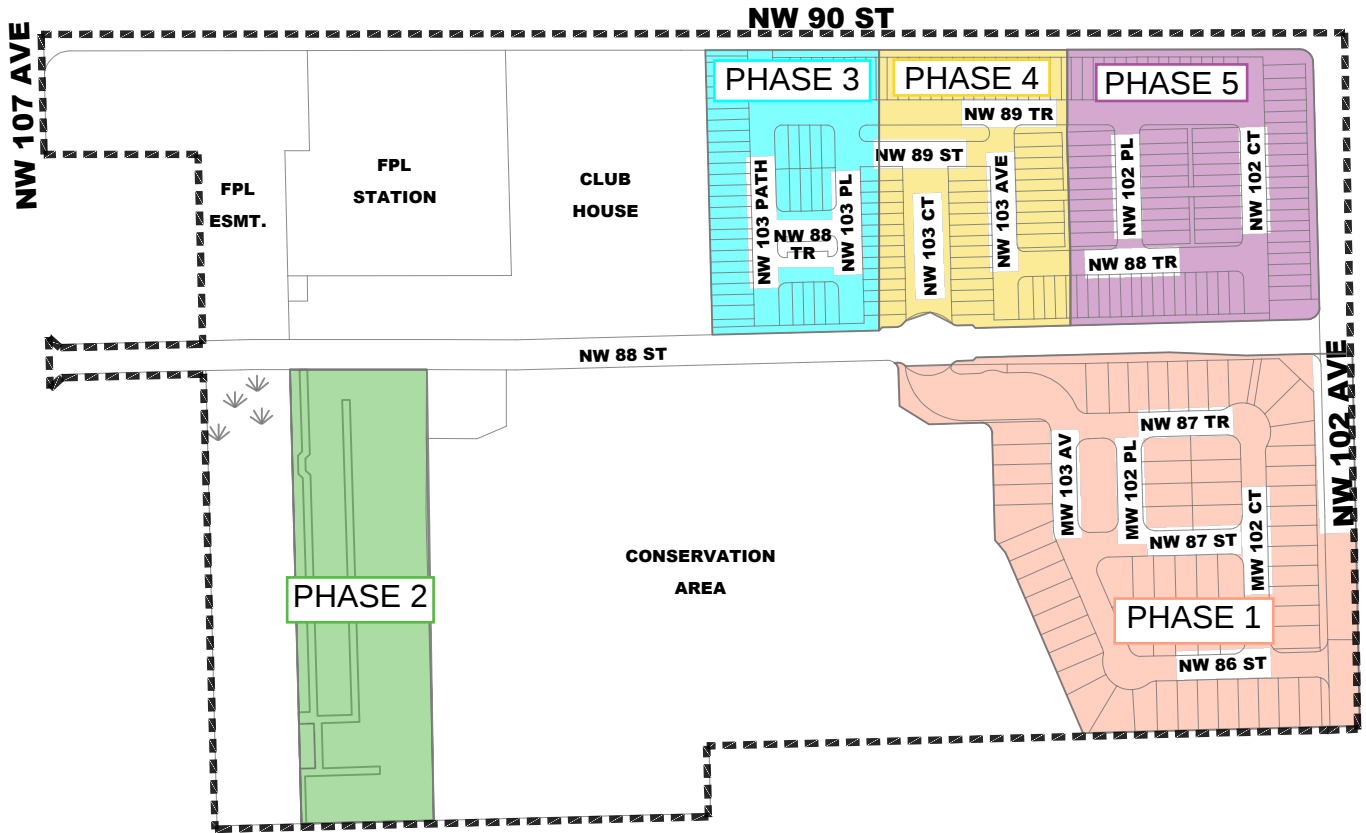
ALVAREZ ENGINEERS, INC.

GRAND BAY AT DORAL CDD

GRAND BAY NORTH CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 3





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

