***Biscayne Drive Estates***
***Community Development District***
***August 6, 2026***

# Biscayne Drive Estates

## Community Development District

*(Sedona Estates/Rambo/Redlands Abess)*

***Revised Special Meeting Agenda***

| | |
|---|---|
| Seat 1: Teresa Baluja – C. | |
| Seat 5: Carmen Orozco – V.C. | |
| Seat 2: Lilibeth Hauck– A.S. | |
| Seat 3: Marc Szasz – A.S. | |
| Seat 4: Vanessa Perez – A.S. | |

**Thursday**
**August 6, 2026**
**10:30 a.m.**

**The Offices of Lennar Homes**
**5505 Waterford District Drive Miami, Florida**
**Join the meeting now**
**Meeting ID: 225 805 336 610 375 and Passcode: nC2hd6YZ**
**1 872-240-4685 and Phone Conference ID: 769 058 792#**

1. Roll Call

2. Approval of Minutes of the June 26, 2026 Meeting **– Page 4**

3. Public Hearing to Consider the Imposition of Special Assessments
   A. Motion to Open the Public Hearing

   B. Public Comment and Discussion

   C. Acceptance of Engineers Report **– Page 34**

   D. Acceptance of Master Assessment Methodology **– Page 59**

   E. Approving the Project and Declaring Special Assessments will Fund the Project

   F. Equalization of Assessments

   G. Adoption of **Resolution #2026-08** Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds **– Page 74**

   H. Motion to Close the Public Hearing

4. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 **– Page 81**

5. Staff Reports
   A. Attorney

   B. Engineer – District Engineer's Report for Fiscal Year 2026-2027 **– Page 86**

   C. Field

   D. Manager
      1) Form 1 Financial Disclosure Due July 1, 2026 – ***everyone has filed* – Page 94**

      2) Reminder to Complete Annual Ethics Training by December 31, 2026

      3) District Updates **– Page 97**

6. Financial Reports
    A. Acceptance of Check Register **– Page 104**

    B. Acceptance of Unaudited Financials **– Page 106**

7. Supervisors Requests and Audience Comments

8. Adjournment

***Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: https://www.biscaynedriveestatescdd.com/***

# MINUTES OF MEETING
# BISCAYNE DRIVE ESTATES
# COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Biscayne Drive Estates Community Development District was held on June 26, 2026, at 10:39 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

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| Teresa Baluja | Chairperson |
| Carmen Orozco | Vice Chairperson |
| Vanessa Perez | Assistant Secretary |

Also present were:

| | |
|---|---|
| Juliana Duque | District Manager |
| Michael Pawelczyk | District Counsel |
| Juan Alvarez | District Engineer |
| Steve Sanford | Bond Counsel |

## FIRST ORDER OF BUSINESS — Roll Call

Ms. Duque called the meeting to order and took roll. Three Board members were present in person, constituting a quorum.

## SECOND ORDER OF BUSINESS — Approval of the Minutes of the March 20, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the March 20, 2026 meeting. This is the moment to present any additional correction or changes to the minutes. If there is none, a motion to approve will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the March 20, 2026, Meeting were approved.

## THIRD ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2026 Budget

### A. Motion to Open the Public Hearing

Ms. Duque: Let's move forward to the public hearing to adopt the Fiscal Year 2026 budget. I will ask a motion to open the public hearing.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Opening the Public Hearing, was approved.

### B. Public Comment and Discussion

Ms. Duque: Let's move forward to public comment and discussion. At this time, I would like to take the opportunity to take any public comments and questions on the proposed Fiscal Year 2027 budget and also the associated CDD assessments. Before I go to that portion, since the budget has been discussed and perhaps with my presentation some of those questions will be answered, I would like to mention to the Board of Supervisors that I received several objection letters that are part of your agenda package. The reason for the objection to that increase is part of those letters as well. For context, let's compare Fiscal Year 2026 with the 2027 budget. For Fiscal Year 2026, the General Fund total revenue and expenditures were $1,046,895. For the proposed Fiscal Year 2027, the expenditures increase to $1,213,895. There is an increase of $167,000 in the operating budget. Now, on the revenue side, three things are happening. Number one is the special assessments are now on the tax roll and are increasing from $100,935 to $197,895. The developer contributions are being eliminated. Last year there was almost $36,000 in developer contributions. For this Fiscal Year 2027, there are zero developer contributions. Several residents have asked why the operations and maintenance budget and the assessment changed. It is very important to mention that there are restricted covenants that were in place when the District was established. Those restricted covenants will not allow the District to increase that assessment for the first three years. After that, any cost needed to operate and maintain the community has to be paid directly.

That used to be paid directly by the developer and is now being paid by those homeowners. As I just mentioned, at this stage, the CDD can adjust those O&M budget assessments to reflect the actual and ongoing cost of maintenance for the community. The carry forward surplus is slightly higher, meaning whatever amounts were not used last year are being rolled over and used for this fiscal year. It is about $10,000 budgeted for Fiscal Year 2027. For the 147 single-family homes, this translates into the O&M operating assessment, which goes from $717.89 per unit to $1,407.50 per unit. There is a $689.61 increase per home. The debt service, which are the Series Bonds 2022, stayed the same. As the Board is aware, this is a fixed amount for a 30-year term and is $1,949.78 per home. The total CDD assessment, which is the combined O&M plus the debt, goes from $2,767.67, which was last year, to $3,357.28 per unit. Once again, this is due to the $689.61 increase per year. Now, walking the Board and also the residents joining us today through the big changes under the field expenditures, the largest changes are related to the maintenance of the mail kiosk, which was a $5,000 increase. There is also $30,000 included for resurfacing roads. This is the amount that was provided by our District engineer. Taking into consideration that this $30,000 is in a five-year program plan, there is always room for the Board to reallocate that amount if there is a need. There is also the stormwater management drain increase, which went from $3,360 that we had before to $23,560. Once again, this is for the ongoing cleaning and maintenance of the inlets, the pipes, and also the storm drains. This again is in connection with the District engineer report, a line item that the Board can, if you decide, change or decrease. There is also a $10,000 contingency line. That is for the annual storm drain cleaning and also any anticipated fuel needs. The electrical lighting remains the same, which is $36,000. But once again, this before was a developer contribution. Now this is being rolled into those assessments for each individual unit. Under the debt service, there are no changes, as stated. It stays the same. And then for the several objection letters that we received, they are attached to your agenda package. I do not know if the Board would like me to walk through some of those responses, or whether we should hear from the community first and then go back to those responses. It is up to the Board.

Ms. Baluja: Yeah, that’s fine. If there’s somebody wanting to speak, I’m fine with it.

Ms. Duque: Okay. Let's go back to any comments from the community. We do have a resident present today. If you have any comments, please provide me with your name. The meeting is being recorded. It is also important to mention for those joining us today that the way the District conducts its meetings is very similar to the manner in which county commissioners conduct their meetings. Members of the public will have the opportunity to speak, but we will ask that audience comments be kept to approximately three minutes per speaker, and we appreciate you providing your comments within that time frame. When you are recognized, we will ask you to please state your name and address. Again, the meeting is being recorded.

Resident (Jhonhattann Cote, 29075 Southwest 167th Court.): Hi, I'm one of the homeowners. Our property is 29075 Southwest 167 Court. It says homestead, but it's Miami-Dade Florida 33030. I'm representing actually my house. That's what I'm here for and I would like to get some answers.

Ms. Duque: Thank you, Mr. Cote. Is there any specific comments that you would like to make in terms of the budget?

Resident (Jhonhattann Cote, 29075 Southwest 167th Court.): Actually, I'm going through it and in the meantime, I don't have any questions right now.

Ms. Duque: Thank you. We appreciate it.

Resident (Tilson,16803 Southwest 290 Lane): Mr. Tilson, can you hear me?

Ms. Duque: Yes, we can hear you. I was about to move next to any comments from those joining us over the teleconference. Mr. Tilson, go ahead.

Resident (Tilson,16803 Southwest 290 Lane): Yes, I'm located at the 16803 Southwest 290 Lane, Homestead Florida. My quick concerns are you did the breakdown. On my side of the community, which I am between Southwest 167 and 169 Avenue, kind of, I don't know about the other community, but I've only seen maybe twice anybody attending these mailboxes. For an amount of $5,000, I find that very exaggerating. I don't know what type of structure you have. Aside to that landscaping, who is in charge of making sure that these individuals are attending this maintenance? And to be honest with you, I see that, particularly on the landscape side, for the past two years or three years, to say at least, that landscape company that was contracted or won the bid for your services, I've only seen them work certain areas and not the 292 street between 167 and

169 Avenue, which leads me to think that you're hiring people and there's nobody to actually be accountable to make sure that these people are doing their job. I would advise you, if these monies are being paid for these companies, they should be accountable to making sure that they're doing the job. Recently I just noticed that they've been cutting it for some reason or another. I guess they got the memo that this meeting was going to take place. And as far as the mailboxes, I only saw someone attending these boxes maybe once or twice, and that's it. So, an exaggeration of $5,000, that's kind of mind blowing. I really wanted to know as well, these increases, is this going to be like a practice that's going to be done every three years or every year because of the economy and so forth?

Ms. Duque: Thank you so much, Tilson, for your comments. Let me start with your first comment, which is related to landscape performance. The Board has contracted with Tony's Nursery and Gardening for the common areas. Just so you understand, not all of the common areas within the District are the responsibility of the CDD. On Southwest 292nd Street, the entire easement is not CDD responsibility. Only the section between Southwest 168th Court and Southwest 167th Court on 292nd Street is District responsibility. Everything else outside of that tract is not CDD responsibility. Those smaller easements should be maintained, I assume, by those homeowners. There are also two tracts, Tract C and Tract F, which are related to the mailboxes, and those are the District's responsibility for maintenance. On Southwest 167th Avenue, the District also maintains Tract L and Tract K. There is also a CDD boundary behind the properties located at Southwest 290th Lane, which we will discuss further because it is being used by residents as a trash collection and dumping area. The current landscape company has had to remove various items, including barbecues, televisions, tires from vehicles, and even an AC unit that had been replaced. That is a very problematic area. As of today, all of that has been picked up by your landscape company at no additional charge to the District, but we will discuss that further with the Board of Supervisors. There are also two additional tracts maintained by the District, located on Southwest 288th Street and Southwest 172nd Avenue. Mr. Tilson, I can tell you that we hold monthly meetings with the landscape company to inspect the areas, and they have been providing the work described in our landscape contract and agreement. There are also small trees and shrubs along Southwest 297th Street, and a hard cut was done in those areas because they were very small and were not looking good. On Southwest 167th Avenue, since the summer season started, we have been dealing with a lot of weeds, and that is also part of the work being performed. The bottom line is that the landscaping services provided by Tony's Nursery and Gardening are coordinated through the field team and GMS. We do meet on site, and I would be more than happy to meet with you on site as well, if you would like, so I can walk those areas with you and better understand the concerns. Now, in reference to the maintenance of the mail kiosks and that section, once again, there is not much there currently included today because that is not being covered under your budget. That is why you have seen that specific increase related to the mailboxes. It goes back to the question of why no services are being provided to that specific section, and the answer is that there are no particular funds allocated for it. I don't know if there is anything else we would like to address.

Resident (Tilson,16803 Southwest 290 Lane): Basically, you said that the landscape company covers on the 292nd street between Southwest 168th Court and the 292 Terrace. Is that correct?

Ms. Duque: No, it is only between 168th Court and 167th Court. Just that portion of land, which includes part of where one of the mailboxes is located, and the other section where I believe there are only five single-family units.

Resident (Tilson,16803 Southwest 290 Lane): See my question is you have, that Road, 292, it's considered Miami-Dade. And you have the landscape that actually customers have went above and beyond to cut the back of that property because they don't want that to look all disruptive. They have fences and they have their landscape company do it. But the area that you're talking about, I saw them cut it yesterday and I'm telling you that I've actually witnessed this for the past two years now. What type of meeting and address you have with the company, that's one thing. If you don't have anybody coming in and out of your office to literally say, okay, Tony's is going to this section here and evaluate the area that they're servicing, that's something to think about because it wouldn't look good if a company's paying somebody and we're just going by a certain word of mouth meeting and not looking at actually the work being performed. I just wanted to throw that out. And as far as the increases are concerned, is this something that every year you're going to go through a budget, and if the budget increases or decreases because of the economy or what have you, is this going to be a periodic practice from this company?

Ms. Duque: Mr. Tilson, to address your two comments: first, the meetings are held on site with the vendor. I actually walk and drive the area with the current landscape vendor. It is not as if we have a teleconference call and simply discuss the area; we actually meet on site and inspect the areas. There are pictures attached to the updates in today's District reports. Those pictures are presented to the Board of Supervisors, and if there are any additional concerns about those areas, they are brought to their attention for discussion, and we will include them at the following meeting. Second, regarding the increase, it depends. Your budget has two portions. One is the debt assessment related to the Series Bonds that were issued to finance the infrastructure of the District. The other is related to operations and maintenance. The debt assessment is a fixed amount, and it never changes. It is a fixed amount for 30 years. It could change if the bonds are refinanced, but we are not there yet. Now, for the O&M portion, it depends on the needs of the District. As you can see, the developer was actually paying the $36,000 for the FPL street lights. They are no longer paying that moving forward, so that amount is being rolled into the residents' responsibility along with the other line items I already discussed. It is up to this Board of Supervisors. Mr. Tilson, give me one second. Sorry. Yes, once again, it is up to this Board of Supervisors to discuss the budget in case they need to decrease it. Mr. Tilson, I am going to move forward with the next resident. If you would like, you can email me or meet with me on site, and I will be more than happy to continue answering any further questions.

Resident (Tilson,16803 Southwest 290 Lane): Okay.

Ms. Duque: Do I have any other comments from the residents joining us today?

Resident (Grace): My name is Grace. I came in a little bit late and I do apologize. If I missed this, please forgive me. You're saying that we're paying $5,000 a year for a very small landscaping amount. Is that correct?

Ms. Duque: No, Grace. The $5,000 that we mentioned is related to the maintenance of the mail kiosk. That is $5,000 per year, and that is not the amount you are currently paying. That is the amount that is being proposed and discussed right now for the Board to consider for inclusion in Fiscal Year 2027.

Resident (Grace): Okay, so my issue with that with the mailboxes are one, 90% of the keys do not work. Two, my packages are steady being misdelivered or returned to sender because the mail people are either not putting them in the boxes or they're being stolen. I myself would prefer to have my own mailbox associated with my own house. That way I can take care of my own mail and my packages are not being returned. I'm able to get my packages that I paid for and so forth. How can we go about doing something like that?

Ms. Duque: Yes, that is not something that we can control. The District owns the land. However, when it comes to the mailboxes themselves and the services related to them, any questions or concerns will need to be addressed directly with the post office.

Resident (Grace): But since you guys are paying for it to be maintained, then the key should be able to work, and I should be able to access my packages. Yes.

Ms. Duque: No, that statement is not correct. We only maintain the area. We are not responsible for the mailbox itself or for whether the keys are working.

Resident (Grace): So, when you say maintain the area, what are you guys maintaining?

Ms. Duque: There is a structure on top of the mailboxes, an awning. In the event that it needs to be replaced, for example, if a hurricane were to damage or remove that structure, the District would be responsible for replacing it. There are also concrete slabs where the mailboxes are located, and if there is a crack or any damage to that concrete slab, the District would be responsible for maintaining it. There are also lights related to that section, and the District is responsible for those lights. In addition, there are common areas, meaning the grass that needs to be maintained. There is also a parking lot, and the asphalt in that parking lot would be the CDD’s responsibility if any work needs to be done. Finally, there are vehicle stoppers in each parking space, and the District is responsible for maintaining those as well.

Resident (Grace): These are all minimal things. Who's responsible for maintaining the uptake keep of the clustered mailboxes?

Ms. Duque: With all due respect, they are not minimal things. I do not know that answer. That will be a question for the post office.

Resident (Grace): Well, I mean it's listed on your property. I'm trying to figure out who do I contact for the cluster? Because you guys set up for it clustered. Is there a way that we can petition to have our own mailboxes?

Ms. Duque: I really don't know that answer. If you can petition that.

Ms. Baluja: Ms. Grace. This is Theresa. I'm one of the Supervisors on the Board. The U.S. post office, in 2013 I want to say, sent out notice that all future new developments of single-family homes would no longer be allowed to have individual mailboxes at their curbside. They require that a cluster area be set up as part of the development. As a matter of fact, it is a requirement of the planning process that that be submitted to them, and they are the ones who designate and approve where and how. If you wanted to change that method of delivery, you would have to directly petition the U.S. post office. But it's my understanding that they are no longer allowing for curbside service on new developments.

Resident (Grace): Okay. That makes total sense and I appreciate you clarifying that for me. My next point would be the post office on that. Then, it comes up, when you just mentioned your title, how many people on the Board live in Sedona Estates?

Ms. Duque: Grace, right now the Board is controlled by the developer. We have five Supervisors, and all five are affiliated with the developer.

Resident (Grace): Okay, affiliated, but who lives in Sedona Estate?

Ms. Duque: None of them live in Sedona.

Resident (Grace): Okay, so how can we petition to get folks from our community to be on the CDD Board?

Ms. Duque: There are two items that need to be accomplished before we move in that direction: six years from the establishment of the District and 250 registered voters. Right now, and this is also part of today's discussion, we have 216 registered voters. We have not yet reached the 250 registered voters threshold.

Resident (Grace): Okay, and when we're saying Biscayne Drive Estates Community Development District. This is Sedona Estates. The new houses that you guys are building on, what is that? 173rd and 286ish as well as the townhomes and single-family homes on 163rdish and 288. Or is it just the Sedona Estates?

Ms. Duque: So, there is a section that is currently being developed, Grace, and that section is being annexed to the District. Discussion about that will also take place during today's meeting. But right now, the discussion of the budget and this particular proposed Fiscal Year 2027 budget relates to the 147 units that are part of Sedona Estates, as you know it is being called.

Resident (Grace): When you guys sent the letter, you guys mentioned an amount that we paid. Can you confirm that amount that you say we pay every year?

Ms. Duque: Yes. For Fiscal Year 2026, the O&M assessment was $717.89. The proposed budget being discussed today for Fiscal Year 2027 increases that amount to $1,407.50, which represents an increase of $689.61. For the annual debt assessment, which is related to the Series Bonds, the Fiscal Year 2026 amount was $1,949.78, and for Fiscal Year 2027, you will be paying the same amount. That, once again, is a fixed amount, and it does not change. Right now, the budget being discussed by the Board reflects an increase of $689.61, which represents only the O&M assessment. Ms. Grace, I am receiving direction from the Board to continue moving forward with the rest of the residents in case anyone has any other questions.

Resident (Grace): I do have another concerning question about my taxes. Last year I paid $2,667.67 to the CDD.

Ms. Duque: That is correct. Yes.

Resident (Grace): But you're saying it should have been less.

Ms. Duque: No, because your taxes are a combination of those two assessments: the O&M assessment and the debt assessment, the two amounts that I just mentioned. The O&M amount for last year was $717.89, plus the $1,949.78 debt assessment. That totals $2,667.67, which is how much you paid.

Resident (Grace): Where can I find this breakdown at?

Ms. Duque: You can find the budget on the website. It's biscayndriveestatecdd.com.

Resident (Grace): Okay, thank you. I'll voice my concerns at a later time.

Ms. Duque: Thank you, Grace. You can also contact me directly, and I'll be more than happy to provide you with further information.

Resident (Grace): What's your name?

Ms. Duque: Juliana. My name is Juliana, and I am the District manager.

Resident (Grace): Thank you.

Ms. Duque: Thank you. Let’s move forward with any other comments or questions from the rest of the residents.

Ms. Baluja: If you don't have any others. I do have some comments and questions myself.

Ms. Duque: Go ahead.

Ms. Baluja: Talking about the mail kiosk, I see that there's a $5,000 increase. Now, I know all these things were part of the report from the engineer. I'm wondering if that can be lowered at all on the mailbox kiosk. Because it seems to me there's probably, I don't know how many kiosks there are out here.

Ms. Duque: There are two big clusters.

Ms. Baluja: Two big clusters. Yeah. My understanding is that, for example, if your key break stops working, whatever, the box itself is property of the post office, U.S. post office. And so, we're not legally able to go touch it because it's a federal fence, Mr. Attorney?

Mr. Pawelczyk: That’s correct. Post office owns the box.

Ms. Baluja: So, if the key breaks, typically you have to coordinate with them to get it replaced, whatever. I think our portion of the maintenance here is, like you said, the slab it sits on, the structure, if somebody tags it up and you have to clean it, whatever. I think maybe we can lower this. I don't know what you think might be reasonable, maybe $2,000 instead?

Ms. Duque: Definitely. I think we could. I will say that this will also apply to resurfacing of roads.

Ms. Baluja: I’ll get there.

Ms. Duque: Okay.

Ms. Baluja: Yeah. For the mailbox kiosk, that's my feedback. On the resurfacing of the roads, again, I know that this was taken from the engineers, and I think the engineer is on the phone.

Ms. Duque: Correct, and there is a five-year plan.

Ms. Baluja: My question is, I know we have to have a five-year plan based on the requirements of the county and all that but is it the intention that we're collecting $3,000 for five years to then that's going to be the cost of it? Because these roads are not yet necessarily lifted, which means that the clock on our side has not started ticking.

Ms. Duque: Correct.

Ms. Baluja: Right now, it's still under the developer and they have to do a second and final lift. That's when really the maintenance starts on the CDD side. Right?

Ms. Duque: Yes.

Ms. Baluja: So would it be reasonable to say, can we lower this to $5,000, $10,000, something like that. Right. For this coming year, knowing that once it's done, then we have to start the ticking clock, and the engineer will confirm for us, hey, yeah, now you have to start counting that.

Ms. Duque: Yes. And it is important to mention that those are projected numbers. We propose the budget, but the Board can always review those numbers and decrease the amount if necessary.

Ms. Baluja: Yeah, I get that, but we take information from staff also. I want to make sure that what I'm proposing is also real. We're not going to just be taking off a line item and then needing the money.

Ms. Duque: Of course. Yes. It's important.

Ms. Baluja: Right. It’s a balance.

Ms. Duque: We can ask Juan for more information and perhaps some guidance. They do create what is called a sinking fund, which is intended to finance the capital expense at the end of the service life of those road pavements. The same thing applies to the stormwater management District, where they are considering a five-year program to service those inlets, manholes, pipes, and French drains. You can certainly budget less than that amount. Based on Juan’s five-year report, you may choose to do it year by year, but if you proceed that way, you may need to increase that amount each year if necessary.

For the first year, the stormwater management system was discussed at approximately \$16,000. For the roads, there is approximately \$18,379, and \$8,627 for pavements. Juan, will you be able to provide the Board with more insight as to what you think needs to be done and how we can reallocate those amounts?

Mr. Alvarez: Yes, Juliana. As everybody knows, with the exception of Southwest 292 Street, which belongs to the county, all of the other roads within the District belong to the CDD. It is a good practice to put aside nearly some funds for the eventual resurfacing of the roads. It's not an obligation, but at the time when you need to have the money to resurface the road, you will have the funds. Okay. The decision could be made to fund the resurfacing of the road at one time, at the very end when it's needed. But it's going to be a very large amount, and the assessment will really go up at the end. It's better to be putting aside money for that eventual need. And I think that's what this budget is proposing. However, it's not an obligation and you can postpone putting aside the money and do it later. Okay. But yes, we recommended that to put aside \$18,000 and some other money for the paint for thrust walls and something like that. As I said, it's not an obligation, it's an option.

Ms. Baluja: Juan, this is Terri. Based on the five-year plan, you're saying your goal was to achieve \$150,000 at the end of five years. Right? Am I wrong?

Mr. Alvarez: No, the five years is something else. The five-year plan.

Ms. Duque: It’s for the storm drainage system.

Ms. Baluja: Oh, I’m sorry.

Mr. Alvarez: For the drainage.

Ms. Baluja: Yeah.

Mr. Alvarez: I only spoke right now about the road.

Ms. Baluja: I guess the question is at what time frame? I know different components have different lifespans, right? Like paint, seven years, drainage has to be in five years. How long from the day that the road is complete do you think we will have before we have to resurface? Is it 10, 15, 20 years? What are we thinking?

Mr. Alvarez: Yeah. No, 30 years.

Ms. Baluja: 30 years.

Mr. Alvarez: The roads were completed in 2025, and they will need to be resurfaced in 30 years from now. You either put aside $18,000 every year or at the end of the 30th year, you're going to incur something like close to $600,000 in order to resurface all the roads.

Ms. Baluja: Okay. If I'm understanding correct, we’re saying it's going to cost $540,000 in 30 years?

Ms. Duque: We divide that by 30 years.

Ms. Baluja: He says that he's saying his report says $18,000.

Ms. Duque: $18, 379. Correct. Plus, the $8,627 for the pavement marketing and signing.

Ms. Baluja: Can we reduce maybe? I don't know what the right word is, but can we slowly get there? I want to be sensitive to all the factors.

Mr. Pawelczyk: For those listening, this is the attorney. I've seen this done multiple ways where it’s good to have this fund. I'm not saying you need to do it now. I'm not advocating for anything like that. But it's good to have this fund. Then, in 20 years, the Board looks at it and says, *“how am I going to be able to pay for this million dollar project?”* If they've got $600,000 there and they can borrow the other $400,000, and borrow that over five years, which would reduce that assessment rather than borrowing a million dollars. Especially for this community, which is relatively small in unit types. There are not a lot of units there.

Ms. Baluja: Right.

Mr. Pawelczyk: It's up to the Board to determine when that's going to take place, when they're going to start saving money. It could be this Board; it could be the next Board.  Say next year on an annual basis. It's up to you. You don't need the money now and the District does have the ability to borrow money if you need it. Of course, if you borrow money, there's cost to borrow money. It's like getting a mortgage. So that's the difficult situation you're in. On top of the stormwater issues, which we have to address because I think those are mandated.

Ms. Baluja: That's correct. I know the stormwater is a mandate. That is a Florida change that happened or whatever. I get that. That was something that the State of Florida changed.

Mr. Pawelczyk: The gentleman that first spoke. He said, is this going to be an every year basis that we're going to increase the assessments? It can be or it might not be. My understanding is if you provided for this larger increase that's almost 100%, you provide for that 100% increase this year, you probably aren't going to have to increase next year. But you can lower this and just stagger your increase if you wanted to. In other words, increase the total assessment per unit $300 and then say next year we're going to probably have to do the same. And maybe that's not as big a hit on some of the residents.

Ms. Baluja: Yeah. I think I'm leaning towards the staggering just because we don't need the money now because none of this needs to be replaced now and I do want to be sensitive to that increase obviously for the residents.

Mr. Pawelczyk: I know you're concerned, Terri, and I don't want to speak for you, but having sat with you in other meetings is you don't live there. Right. If they're going to have to increase to resurface the roads, that should probably be a resident decision at the end of the day once the residents take over the Board in a couple years.

Ms. Baluja: Right. I think probably a nominal amount should be kept just because if there is damage for whatever reason, we should have some money to make that repair. What do you think? What would you recommend would be a nominal amount that we can keep for repairs?

Ms. Duque: For the resurfacing of roads, you can reduce it from $30,000 all the way to $5,000 to $10,000, just to be on the safe side. We are also allocating a $10,000 contingency. That is a line item we could use as well in case we need additional funds.

Ms. Baluja: Right.

Ms. Duque: But it’s up to the Board.

Mr. Pawelczyk: If you don't use that contingency next year, you can carry forward and say, I want to take that $10,000 that we never used in 2027 and put it in the road resurfacing fund for 2028.

Ms. Baluja: Okay. I had proposed already mailbox, I would say $2,000 and resurfacing road at the $10,000 as recommended.

Resident (Grace): I have a question.

Ms. Duque: We are currently in Supervisor discussions. We have already completed public comment, and we will return to public comment again later.

Ms. Baluja: On the stormwater drainage, this is for the five-year plan that we have to do.

Ms. Duque: Correct.

Ms. Baluja: And so, this is the Florida mandate I came across.

Ms. Duque: Yes.

Ms. Baluja: Was the number in the engineer’s report that $23,560?

Ms. Duque: Correct, it's a five-year program. Definitely, it's an amount that you could also lower.

Ms. Baluja: Right. But the next year it would have to increase again?

Ms. Duque: Yes.

Ms. Baluja: What the report is saying is that we'll probably spend this amount of money every year cleaning the portion that we're supposed to clean?

Ms. Duque: I’m going to give you an example, Terri, and we will discuss this further with the field team. We received a call from a resident reporting that the area where she lives was flooding. We sent the truck and the vacuum vendor to inspect the inlets, and he found sediment in the area. There were two areas that needed to be cleaned, and there was a $1,000 fee that we will discuss. Maybe we did not need to do the cleaning throughout the entire community. It may be that the sediment is only in some of those buffers. However, we do not know that right now because we have not completed an inspection, and we do not have money allocated for that specific line item.

Ms. Baluja: Do we know what an inspection would cost?

Ms. Duque: It could be around that amount, approximately $1,000. We have seen District cleaning costs range anywhere from $5,000 to $30,000. It really depends on the circumstances. This is a very new District, so I do not expect to see costs at that level.

Ms. Baluja: Right. Because the developer cleans up the stuff before they hand it over.

Ms. Duque: Correct.

Ms. Baluja: Okay, so then what you're saying is that we could reduce this and what are we thinking to like $10,000, like the other one?

Ms. Duque: Yeah. I think you can lower that one to $10,000 too, just to be safe.

Ms. Baluja: Okay.

Ms. Duque: Juan, what's your opinion about keeping the stormwater drainage at a $10,000 for Fiscal Year 2027 according to your report too?

Mr. Alvarez: The amounts that we give in the yearly reports are recommendations. Part of the funds that we used doing some videoing of the pipes. Perhaps when you do the inspections, you determine that there isn't a lot of sediments and perhaps there's no need for doing the videoing and you can save on that. It's a matter of a constant management of the program. Of course, the amounts that we give are on the conservative side, you could say, just to make sure. But if observations show something else, I think you can modify the amount that we recommend. The development is relatively new. I don't think you will have a lot of sedimentation. But the thing is that the engineer has to certify at the end of the fifth year that 100% of the inlets were serviced during the previous five years. We need to make sure that at the end of the five years, 100% of the pipes and inlets are serviced one way or the other. Maybe by using the contingency funds or whatever. If you lower the amount that we recommend, you can use contingency points later. It's kind of flexible. If you want to lower it for the sake of the residence and the total amounts, that will be fine. You will notice that in our reports we always say that this is subject to the Board's decision.

Resident (Grace): Please let me know when I can speak because I have a lot of things to say.

Ms. Baluja: The inspection you said was about $1,000. And then if we are dividing the community in five to clean the inlets. So, Juan, if we do the inspection right, and the inspection doesn't show a requirement to clean, do we still have to clean?

Mr. Alvarez: No. And one option that you could have is to do all of the work on the fifth year. If you want to lower or you put aside every year and do the whole thing on the fifth year, you can also do that and put the funds or whatever funds you are still missing on the fifth year, put it that year and just do inspections to see if there's any accumulated degrees or whatever. It's very flexible. Whatever you want to do.

Ms. Baluja: Thank you, Juan. I'm fine with the recommendation.

Ms. Duque: So, we will lower those three line items. We will lower the mail kiosk, we will lower the resurfacing roads, and also the stormwater drainage. We will take care of that. Once again, the public comment section has already passed. It is up to the Board if you would like to go back to any public comments or questions. Please let me know how you would like me to proceed.

Ms. Baluja: I think they would benefit from a more direct communication with you, Juliana, so they can answer questions and then you can respond and they'll likely have additional follow up questions. I think that if you take their information and reach out to them directly, they will benefit from that.

Ms. Duque: I will follow that direction.

### C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Ms. Duque: Let's move forward then to consideration of Resolution 2026-03, which is the Annual Appropriation Resolution. This resolution adopts the Fiscal Year budget attached as Exhibit A, including the changes that were provided by the Board and the General Fund. That amount will be decreased from the total amount. It also increases the debt service fund for the Series 2022 Bonds. In addition, it appropriates those sums as necessary to defray all expenditures for the year and authorizes future budget amendments in accordance with Florida Statute. A motion to consider Resolution 2026-03 will now take place.

Mr. Pawelczyk: Subject to the changes to the proposed budget, which I believe, according to my calculation, reduced the appropriation amount by $33,000. Is that correct?

Ms. Duque: Yes, about that amount. Thank you, Mike.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Annual Appropriation Resolution Subject to Changes to the Proposed Budget, was approved.

### D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Ms. Duque: Let's move forward to consideration of Resolution 2026-04, which is the levy of non-ad valorem assessments. This resolution confirms that the services, facilities, and operations in the adopted budget provide a special and peculiar benefit to the lands within the District. It also imposes and levies the operations and maintenance assessments. It confirms the existence of the Series 2022 debt service assessment. It also adopts the assessment roll, which will be included as Exhibit B after we make the calculations with the decreases requested by the Board. In addition, it certifies the roll to the Miami-Dade County Tax Collector so that the assessment can be collected using the uniform method of collection. A motion will now take place.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments, was approved.

**E. Motion to Close the Public Hearing**

Ms. Duque: Let's move forward to motion to close the public hearing.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Closing the Public Hearing, was approved.

## FOURTH ORDER OF BUSINESS Discussion of Financing Matters Related to Expansion Area

**A. Consideration of First Supplemental Engineers Report**

Ms. Duque: Let's move forward to the discussion of financing matters related to the expansion area. The first item is consideration of the First Supplemental Engineer's Report. The report has been prepared by Alvarez Engineering, and we have Juan joining us over the teleconference. Juan, please go ahead.

Mr. Pawelczyk: Before we start this, just for everybody who's listening, this is for the expansion area only. The next several items only apply to that. That includes the engineer's report, the methodology report, the two assessment resolutions and the bond authorizing resolution.

Mr. Alvarez: Thank you for that clarification, Mike. Yes, this is all about the expansion area. The District requested from the county, from the Board of Supervisors of commissioners to expand the District by 54.43 acres and an additional 166 single family. The county granted the expansion earlier this year. We studied the plans for the roadways, the sanitary sewers, the water mains and the drainage system to support the development within the expansion area. And we estimated that the construction cost for those four components is going to cost about $12,316,000. Everything is described in the engineer report that is in your agenda. The idea is that the HOA will own all of the opening tracts within the expansion area and the county will own the road rights-of-way within the expansion area. The District really will not own any land in the expansion area, but it will own grants of Eastman for drainage. The District at the end is going to own only the drainage system, but it will finance the elements that are public: the roadways, the water, the sewer and the drainage. But out of those four components, it will, at the very end, will only own the drainage system. So, there's a lot of detail in the engineer report that you have with you. You can see that all the permits are approved. The construction is very well advance. In fact, the northern part of the expansion has houses and it's almost essentially complete. The southern portion is under construction but is very well advanced. That's really the essence of the report. If you have any questions, I'll be very happy to answer them.

Ms. Duque: Do I have any questions from the Board?

Mr. Pawelczyk: And we need to ask anybody from the public because we are going to vote on it.

Ms. Duque: Are there any questions or comments from the audience, whether present or joining by teleconference? Hearing none, a motion to consider the First Supplemental Engineer’s Report for the expansion area will now take place

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the First Supplemental Engineers Report, was approved.

### B. Consideration of Master Assessment Methodology

Ms. Duque: Let’s move forward to consideration of the Master Assessment Methodology Report. This methodology report explains how the cost of the expansion area public infrastructure will be allocated among the 166 new lots through the special assessment, as well as how those assessments related to the future Series 2026 Bonds will be allocated. It also sets the maximum principal amount per product type, the lien structure, and how those benefits and allocations are determined to be fair and reasonable. Unless there are any questions about the Master Assessment Methodology Report, I will ask for a motion from the Board to consider the report.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Master Assessment Methodology, was approved.

### C. Consideration of Resolution #2026-05 Declaring Special Assessments

Ms. Duque: Let's move forward to consideration of Resolution 2026-05, declaring the special assessments. This resolution states the Board's intent to levy a special assessment to help finance the expansion area project. It also approves the Engineer's Report and the Assessment Methodology as the basis for those assessments and directs the preparation of the preliminary assessment roll. Unless there are any questions, a motion to consider Resolution 2026-05 will now take place.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-05 Declaring Special Assessments, was approved.

### D. Consideration of Resolution #2026-06 Calling for a Public Hearing to Impose Special Assessments

Ms. Duque: Let's move forward to consideration of Resolution 2026-06, calling for a public hearing to impose the special assessments. This resolution sets the date and time of the public hearing to receive public comments on the levy of those non-ad valorem special assessments. It also directs publication of the notice of the hearing, including the maximum annual assessment amounts per product type, and requires a mailed notice to each affected property within the expansion area at least 30 days before the public hearing.

Ms. Baluja: Okay.

Ms. Duque: So, August 26th?

Mr. Pawelczyk: Before you do that, I'm anticipating this wanting to move forward a little faster because you already have homes built in there in terms of the issuance of bonds and going through the validation process. As you know, once I file the complaint, I can't get a hearing until two to three weeks after this public hearing on the assessment.

Ms. Baluja: Okay.

Mr. Pawelczyk: So, you might want to think about moving that hearing up to July sometime. I'm just throwing that out there.

Ms. Baluja: What's the soonest that we can do it based on the notice required?

Ms. Duque: That's what I'm checking right now, Terri. That timing would place the hearing in the first week of August.

Resident (Romon): Before you continue, I heard something about assessment, and you didn't ask any question about the people involved here?

Ms. Duque: I mean, July. I'm sorry. July 29th.

Ms. Baluja: Yeah, July 29 is no good. That's my 20 year wedding anniversary.

Ms. Duque: We could schedule it for the first week of August and advertise it as a special meeting.

Mr. Pawelczyk: What about August 7?

Ms. Duque: August 7. Will the Board be available on August 7?

Mr. Pawelczyk: I can do the sixth, the fourth.

Ms. Baluja: In the morning?

Mr. Pawelczyk: I'm good anytime, except for I'm just not available, I come back on the fifth. So, I'm good for the sixth or the seventh.

Ms. Duque: Sixth or seventh.

Mr. Pawelczyk: Anytime. If you want to do it that first week.

Ms. Baluja: Can we do it the sixth?

Mr. Pawelczyk: I'm okay with that.

Ms. Baluja: Yeah. Are you good with the sixth?

Ms. Orozco I'm not good with the sixth.

Ms. Baluja: Okay.

Ms. Orozco But we have two other Board members, so.

Ms. Baluja: Okay.

Ms. Duque: So, August 6th. And then it will be at the same time and location. That will be 10:30 a.m. at the offices of Lennar Homes. Right? Once again, at this moment, I'll ask a Board for a motion to consider Resolution 2026-06 calling for the public hearing to impose those special assessments on the annexed area for August 6th at 10:30 a.m. at the offices of Lennar Home.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-06 Calling for a Public Hearing to Impose Special Assessments, was approved.

Mr. Pawelczyk: Just for those still listening, this is the attorney again. These assessments relate to properties that are within the Abess and Abess South Plat. If you're one of the 147 homes for which we discussed the budget about the original boundary of the District, this doesn't technically concern you as a homeowner. And these assessments that we're talking about would not be placed on those 147 homes from the original boundary. Just to clarify that.

Ms. Duque: Thank you for clarifying that.

**E. Consideration of Resolution #2026-07 Bond Authorizing Resolution**

**1) Exhibit**

Ms. Duque: Let’s move on to the next item, which is consideration of Resolution 2026-07, the bond authorization resolution. We also have our bond counsel, Steve Sanford, joining us via teleconference.

Mr. Sanford: Resolution 2026-07 is what I call the authorizing validation resolution. Even though this District has issued bonds and has validated those bonds, because the expansion area, which is what this resolution pertains to, is effectively a new portion of the District, we have to go through that same process. And to do that, we have to authorize one more series of bonds and a principle amount determined by Juliana's methodology report not exceeding $14,330,000 to finance a portion of the public infrastructure relating to and for the benefit of the expansion area. In order to do that, any bonds which have a maturity of more than five years has to be validated. To get into circuit court, we have to authorize bonds. That's what this resolution is doing for a particular purpose. The purpose is as what Juan describes in his supplemental engineers report. We're asking the Board to approve a form of second supplemental indenture with U.S. Bank as your bond trustee. There's an existing master trust indenture, which would govern these series of bonds, so we don't need a new document in that regard. This is the first of two resolutions relating to the bonds. Once the bonds are validated, we'll come back to the Board and have other authorizations and approvals of various documents. The principal amount of $14,330,000 does not bind the Board to issue that amount of bonds. That's just a maximum amount that we're validating. And for any of the residents that are in the audience, the debt to pay these bonds will not be levied against the existing boundaries of the District. Looking for a motion to adopt 2026-07.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-07 Bond Authorizing Resolution, was approved.

Ms. Duque: Thank you so much, Steve.

Mr. Sanford: Okay, thank you.

Mr. Pawelczyk: Just to clarify, Steve said the existing boundaries. He meant the original boundaries.

Mr. Sanford: Sorry about that.

Ms. Duque: Thank you, Mike.

## FIFTH ORDER OF BUSINESS — Ratification of First Amended Notice of Establishment

Ms. Duque: Let’s move forward to the next item, which is ratification of the First Amendment to the Notice of Establishment. This amended notice updates the public records to reflect the expanded boundaries of the District and the existence of the CDD under both the establishment and expansion ordinances. A motion to ratify will now take place.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the First Amended Notice of Establishment, was ratified.

## SIXTH ORDER OF BUSINESS — Discussion of Drainage System

Ms. Duque: Let's move forward to the discussion of the drainage system. As the Board is aware, I contacted Raptor Vac, who went on site and assisted with cleaning out sediment that had accumulated in the buffer areas of the drainage system. Some photos of the work completed are included in the field report. Raptor Vac has indicated that it is important to inspect the full length of the pipes to confirm their condition and ensure there are no hidden blockages. Typically, the vacuum truck service costs about 950 dollars and the pipe inspection camera about 650 dollars. However, they have offered to perform both services for a total of 1,000 dollars. The work already performed has not yet been invoiced to the District, and a portion of that will be included in this amount. At this time, I am requesting a Board motion approving an amount not to exceed 1,000 dollars for these services, noting that although the standard combined cost would be higher, the vendor is willing to complete all of the work for 1,000 dollars.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Not to Exceed $1,000 Raptor Vac, was approved.

Ms. Duque: It is important to note that this type of drainage inspection and cleaning was not budgeted in the Fiscal Year 2026 budget, which is why we intend to continue this work in Fiscal Year 2027. Now, let's move on to the staff reports.

## SEVENTH ORDER OF BUSINESS Staff Reports

### A. Attorney – Memorandum – 2026 Legislative Update

Mr. Pawelczyk: The only thing that we have on the agenda is the legislative update. And I'm not going to bore you too much with that, other than to point out that the important pieces of legislation are the sovereign immunity liability limitations, which is referenced in number one. Those are increasing, which means insurance for local governments, including this special District, will probably increase again next year. Not that it wasn't going to increase anyway. Insurance is what it is. The second item is there is a recall process for bad actor CDD Supervisors. Now, it's statutory. That's referenced in item five of the memorandum. Coupled with that, I did want to report that we will work to file that bond validation complaint that you authorized with Resolution 2026-07 as soon as possible and work to try to get a hearing date sometime in late August, early September to move that process forward. That's all I have unless there's any questions for me.

Ms. Duque: Thank you so much, Mike. Not hearing any additional questions from the Board, let's move forward.

### B. Engineer

Ms. Duque: Nothing further to report under the Engineer's items, unless Juan has any additional comments.

Mr. Alvarez: No, nothing else.

### C. Field

Ms. Duque: For the landscape areas, you have the field report. Tract T and Tract H along SW 292nd Street, Tract A along SW 288th Street, and Tract D along SW 172nd Avenue are all receiving regular landscape services from the District's vendor. We are currently working with the landscaper to improve weed control along the berm on SW 167th Avenue. There are also other common areas within the community that are not CDD property and are not being properly maintained. We wanted to bring this back to today's meeting so residents understand that, although these areas appear to be common areas, they are not part of the District's property or responsibility. In addition, I have a concern about Folio 30-79-06-010-1610, which is being used informally as a dumping area for trash and bulk items. In the past, our landscape company has assisted the District at no cost by removing items such as tires, barbecue grills, and other debris from this location, but they cannot continue to perform this work without compensation. Most recently, an air conditioning unit was left in this area, and I will need direction from the Board on how you would like to proceed with the removal of this item, as well as with future cleanups and enforcement. I am not sure if the Board has already directed Tony to remove it

Ms. Baluja: It's our area, right?

Ms. Duque: It is. And you're going to be able to see it on the picture too.

Ms. Baluja: Are we able to identify?

Ms. Duque: It is very difficult.

Ms. Baluja: I've seen in some general Miami-Dade County areas where they put signs that say illegal dumping fines. If we catch somebody dumping, because that's not very kind of them to dump a random air conditioning unit or tires or whatever. If we figure out one day somebody happens to capture a picture of the dumping.

Ms. Duque: There are also residents along that berm who have palm trees, and when they trim the palms, they throw the cut fronds onto our section. You can see this in the attached photos.

Ms. Baluja: I'm thinking more like the AC unit and the tires.

Mr. Pawelczyk: Well, if you catch anybody dumping on your property they're responsible for it. We can't fine them, but we can certainly sue them for it.

Ms. Baluja: Should we put a sign?

Mr. Pawelczyk: Yeah, we could put signage up.

Ms. Baluja: Can we look into that, please?

Ms. Duque: Yes.

Ms. Baluja: In case it’s not already obvious.

Mr. Pawelczyk: There might be a violation of the county code as well to dump.

Ms. Baluja: Yeah, maybe we can work with the county. And maybe the county has an ordinance that we can use for the signage or whatever. In case it wasn't already obvious that they shouldn't be dumping, then maybe a signage will help.

Ms. Duque: Sure.

Mr. Pawelczyk: I have in my neighborhood a sign there that says no dumping. Where does everybody throw all their palm fronds and stuff?

Ms. Baluja: Right at the sign.

Mr. Pawelczyk: The people that live next to that area.

Ms. Baluja: That’s awful.

Mr. Pawelczyk: I said put a trail camera out there and get them. Anyway, that's one way to get them.

Ms. Duque: Thank you, Mike. I will make sure a “No Dumping” sign is installed in that area. All trees along SW 292nd Street that are on CDD property have been hard-pruned to promote healthier and more controlled growth. Regarding the mailbox areas in Tract F and Tract G, as requested by the Board of Supervisors, a letter was sent to

Montalvo Transportation directing them to remove their vans. All of the vans have been removed, and they are no longer using that area for parking. The District has already adopted parking rules and regulations, and we need to ensure they continue to be enforced. I now need direction from the Board on whether you would like me to explore additional enforcement measures, such as a towing agreement. As of today, the previous parking issue has been resolved

Ms. Orozco: I think if we're not having that issue anymore, then we can table that unless we see problems again, I think.

Ms. Duque: Perfect. The rest of the Board agrees with that statement?

Ms. Baluja: Yes.

Ms. Duque: Perfect. I will bring this back to the Board if we identify any additional concerns in that area. Now, moving on to the drainage system: once again, the District was contacted by a resident regarding localized flooding in certain areas. I already discussed this at the beginning of the meeting, but photos of the affected locations are attached for your information. Finally, I have attached some photographs of the expansion area for informational purposes only.

### D. Manager

#### 1) District Updates

Ms. Duque: Let's move on to the manager's report. The next item is District updates, for which we have included recent photos for informational purposes only.

#### 2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Duque: Consideration of the proposed Fiscal Year 2027 meeting schedule: It is my understanding that the Board would like to meet on the fourth Wednesday of each month for Fiscal Year 2027, at the same time and location. Motion.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule, was approved.

Mr. Pawelczyk: That's with the adjustment to the landowners meeting as well.

Ms. Duque: Thank you so much, Mike.

### 3) Form 1 Financial Disclosure Due July 1, 2026

Ms. Duque: Next Item is Form 1 financial disclosure, which is due on July 1. Everyone has filed, so thank you so much.

### 4) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Duque: Now a reminder to complete your annual ethics training by December 31.

### 5) Number of Registered Voters in the District

Ms. Duque: We receive certification from the Supervisors of Elections, which is on page 164, confirming that there are currently 216 registered voters within the District.

## EIGHTH ORDER OF BUSINESS Financial Reports

### A. Acceptance of Check Register

### B. Acceptance of Unaudited Financials

Ms. Duque: Next item is the financial reports. Tab A is the acceptance of the check register, and Tab B is the acceptance of the unaudited financials. Unless there is any question, a motion to approve will take place.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Check Register and Unaudited Financials was approved.

## NINTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

## TENTH ORDER OF BUSINESS Adjournment

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the meeting was adjourned.

______________________________ ______________________________

Secretary /Assistant Secretary Chairman / Vice Chairman

**Biscayne Drive Estates Community Development District**

**First Supplemental**
**Engineer's Report for the Expansion Area**
Infrastructure Improvements



Prepared for
**Biscayne Drive Estates Community Development District**
**Board of Supervisors**
Miami-Dade County, Florida

Prepared by
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**June 26, 2026**

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**Appendix**



**Tables (Estimate of Construction Costs Details)**



**FOURTH DRAFT**

## I. Introduction.

The Biscayne Drive Community Development District (the “District”) was established by the enactment of Miami-Dade County Ordinance No. 21-101 (the “Establishment Ordinance”) on October 5, 2021 by the Board of County Commissioners of Miami-Dade County (the “BOCC”). Such Ordinance became effective ten days later on October 15, 2021. The District measured approximately 64.02 acres and contained 148 single family residential units (the “Original District”). The public infrastructure supporting the development within the Original District was described in the District Engineer’s Report dated November 19, 2021 (the “Initial Engineer’s Report”). As of the date of this First Supplemental Report (the “Report”), construction of the infrastructure described in the Initial Engineer’s Report has been completed.

The Board of Supervisors of the District petitioned the BOCC to expand the boundaries of the CDD by adding approximately 54.43 acres to the Original District and to plan for 166 additional single family residential units (the “Expansion Area”). The expansion was approved by the BOCC by enacting Miami-Dade County Ordinance No. 26-40 on June 2, 2026. Such Ordinance became effective ten days later on June 12, 2026 (the “Expansion Ordinance”).

The Expansion Area is contained within two plats, one to the north of SW 286 Street (the “Abess” plat), and the other to the south of SW 286 Street (the “Abess South” plat). Both plats lie wholly within unincorporated Miami-Dade County, Florida (the “County”), in an area bounded by SW 177 Avenue/Krome Avenue on the west, SW 284 Street on the north, SW 172 Avenue on the east, and SW 292 Street on the south (Refer to Exhibits 1 and 2). The District will partially finance the public infrastructure that supports the residential development within the Expansion Area (the “Development”). The developer of the Development is Lennar Homes LLC (the “Developer”). The current owners of the land within the Expansion Area are listed in the Master Assessment Methodology report prepared by Governmental Management Services-South Florida, LLC (“GMS”.)

The Abess plat measures 26.28 acres and contains 78 single family residential units. The Abess South plat measures 28.15 acres and contains 88 single family residential units. Together, the two plats constitute the 166-residential-unit Development located within the 54.43-acre Expansion Area of the District.

The Abess plat was recorded on September 29, 2025 in Plat Book 179, on Page 29, and the Abess South plat was recorded on May 22, 2026 in Plat Book 179, on Page 97 of the Public Records of Miami-Dade County.

The Development within the Expansion Area consists of the construction of the 166 residential units with associated roadway improvements, stormwater drainage, potable water, and sanitary sewer collection systems. The roads, drainage, water, and sewer systems constitute the improvements to be partially financed by the District and are hereinafter referred to as the “Public Infrastructure.” Such Public Infrastructure is estimated to cost approximately $12,316,000.

## II. Purpose of this Engineer’s Report.

The District will partially finance the acquisition or construction of the Public Infrastructure that supports the Development. This Report was prepared for the purpose of describing the following: **(i)** the composition of the land within the District and the intended future ownership of the Public Infrastructure tracts, and easements to be granted; **(ii)** the Public Infrastructure; **(iii)** the future ownership and entity responsible for operating and maintaining of the Public Infrastructure; **(iv)** the current status of construction permits; **(v)** the intended schedule of construction and; **(vi)** the estimated Public Infrastructure construction costs.

**FOURTH DRAFT**

## III. Composition of the Land Within the Expansion Area, Intended Future Ownerships and Easements to be Granted to the CDD.

The Expansion Area of the District is subdivided by plat into 166 residential lots, landscape buffers, sanitary pump station, mailbox facility, dog park, road rights of way, and common space tracts as shown in Tables 1 and 2 below. It is intended that the HOA own the landscape buffers, the mail facilities, and the common space tracts, and utilities tracts.. The sanitary pump station and the road rights of way have been dedicated to the County by plat for ownership and maintenance.

It is intended that the Landowners grant the drainage easement to the CDD indicated in Tables 1 and 2 at no cost.

**Table 1. CDD Area Composition, Future Ownership and CDD Easements - Abess.**

| Abess | Use | Square Footage | Acreage | Future Ownership | | | | CDD Drainage Easements |
|---|---|---|---|---|---|---|---|---|
| | | | | CDD | HOA | County | Private | |
| A | Landscape Buffer | 4,266 | 0.10 | | X | | | X |
| B | Landscape Buffer | 1,639 | 0.04 | | X | | | X |
| C | Sanitary Pump Station | 3,375 | 0.08 | | | X | | |
| D | USPS Mailboxes | 6,694 | 0.15 | | X | | | X |
| E | Dog Park | 10,084 | 0.23 | | X | | | X |
| ROW | County-dedicated Road ROWs | 281,398 | 6.46 | | | X | | |
| 78 | Single Family Residential Lots | 837,301 | 19.22 | | | | X | |
| Total Abess Plat | | 1,144,756 | 26.28 | | | | | |

**Table 2. CDD Area Composition, Future Ownership and CDD Easements - Abess South.**

| Abess South | Use | Square Footage | Acreage | Future Ownership | | | | CDD Drainage Easements |
|---|---|---|---|---|---|---|---|---|
| | | | | CDD | HOA | County | Private | |
| A | Common Space and Utilities | 12,457 | 0.29 | | X | | | X |
| ROW | County-dedicated Road ROWs | 202,356 | 4.65 | | | X | | |
| 88 | Single Family Residential Lots | 1,011,401 | 23.22 | | | | X | |
| Total Abess South | | 1,226,214 | 28.15 | | | | | |

## IV. Description of the Public Infrastructure.

The Public Infrastructure, as described in this Report, consists of roadway improvements, stormwater management and drainage, and water and sanitary sewer improvements that will give service and access to the Development located within the Expansion Area. The proposed Public Infrastructure, as outlined herein, is necessary for the functional development of the Expansion Area and provides a direct and special benefit to the assessable lots within the Expansion Area. All of the Public Infrastructure will be constructed on land owned by units of local government, or on land subject to a perpetual easement in favor of the District or other units of local government.

**a. Roadway Improvements.**

The roadway improvements to be financed by the District comprise the construction of roads in County right of ways, including the payment of Miami-Dade County Mobility Impact fees. The onsite and offsite roadway improvements will be constructed in accordance with County-approved paving, grading and drainage plans prepared by Hadonne Corp. for Abess and for Abess South..

The Miami-Dade County Road Mobility Impact Fees are included in the estimated cost of CDD roadway improvements. The Developer intends to advance the funds to pay for such impact fees on behalf of the District.

The District will not finance the cost of any earthwork that involves transportation to, or the spreading or grading on, the private lots.

**b. Stormwater Management and Drainage Facilities.**

The District will fund the construction or the acquisition of the drainage system that supports the Development. Once the drainage system is completed and conveyed to the District, the District will transfer to the County the portion of the drainage system that is located within County-owned right of ways for permanent ownership and maintenance and will retain the remainder of the drainage facilities for ownership and maintenance.

The onsite and offsite stormwater management and drainage improvements will be constructed in accordance with County-approved paving, grading and drainage plans prepared by Hadonne Corp. for the Abess and Abess South plats.

The Developer intends to grant the CDD the drainage easements on the open tracts indicated in Tables 1 and 2 to construct or acquire the drainage improvements mentioned above.

**c. Water Distribution and Sewer Collection Systems.**

The construction of the water and sewer systems is included in the Public Infrastructure. The systems extend from the point of connection with County facilities to the property lines of the residential lots.

The Developer intends to grant the District, at no cost, the necessary easements for accessing these improvements. The District intends to convey to the County the completed water distribution and sewer collection systems for future ownership and maintenance.

The Connection Charges for water and sewer are included in the estimated costs of the Public Infrastructure improvements. The Developer intends to advance the funds to pay for the connection charges on behalf of the District.

The onsite and offsite water and sewer improvements will be constructed in accordance with County-approved water and sewer plans prepared by Hadonne Corp. for the Abess and Abess South plats.

**d. Property to be Transferred, and Easements to be Granted, to the CDD.**

The Developer intends to grant the CDD at no cost, the easements identified in Tables 1 and 2 above.

### V. Ownership and Maintenance.

The District will partially finance the acquisition and/or construction of the Public Infrastructure. It will then transfer certain of the improvements to the following agencies for ownership and maintenance:

**Table 3**

| Description | Future Ownership | Future Maintenance |
|---|---|---|
| Road Improvements in County Right of Ways | County | County |
| Stormwater Drainage Systems in County Right of Ways | County | County |
| Stormwater Drainage Systems in Common Tracts and Buffers | CDD | CDD |
| Water Distribution System | County | County |
| Sanitary Sewer | County | County |

### VI. Permitting Status.

Table 4 reflects the permitting status of the Development as of the date of this Report.

**Table 4**

| Permit | Agency | In Process | Approved | Date/Anticipated |
|---|---|---|---|---|
| Ordinance to Create CDD | County | | X | June 12, 2026 |
| Recorded Plat for Abess PB 179, PG 29 | County | | X | September 29, 2025 |
| Recorded Plat for Abess South PB 179, PG 97 | County | | X | May 22, 2026 |
| Abess Plat Approvals: | | | | |
| Paving, Drainage Section | County | | X | April 9, 2025 |
| Env. Monitoring and Restoration Division. | County | | X | April 10, 2025 |
| Highway Division - Roadway | County | | X | April 9, 2025 |
| Traffic Engineering Division | County | | X | April 10, 2025 |
| Tree and Forest Resources Section | County | | X | April 10, 2025 |
| Water Control Section | County | | X | April 10, 2025 |
| RER-DERM Water | County | | X | June 12, 2025 |
| RER Sewerage Facilities | County | | X | June 12, 2025 |
| FL. Dept. of Health | County | | X | July 2, 2025 |
| Water and Sewer Dept. (WASD) | County | | X | June 11, 2025 |
| Storm Drainage Design Section | County | | X | April 9, 2025 |
| Abess South Plat Approvals: | | | | |
| Paving, Drainage Section | County | | X | November 17, 2025 |
| Env. Monitoring and Restoration Division. | County | | X | September 24, 2025 |
| Highway Division - Roadway | County | | X | November 17, 2025 |
| Traffic Engineering Division | County | | X | November 18, 2025 |
| Tree and Forest Resources Section | County | | X | November 17, 2025 |
| Water Control Section | County | | X | November 17, 2025 |
| RER-DERM Water | County | | X | December 19, 2025 |

**FOURTH DRAFT**

| Table 4 | | | | |
|---|---|---|---|---|
| Permit | Agency | In Process | Approved | Date/Anticipated |
| RER Sewerage Facilities | County | | X | December 23, 2025 |
| FL. Dept. of Health | County | | X | December 23, 2025 |
| Water and Sewer Dept. (WASD) | County | | X | December 18, 2025 |
| Fire Department | County | | X | December 22, 2025 |
| Pollution Remediation Section | County | | X | November 17, 2025 |

## VII. Schedule of Construction.

Table 4 reflects the intended schedule of construction of the Development as of the date of this Engineer's Report.

| Table 5 | | | | | | |
|---|---|---|---|---|---|---|
| **Development** | **Earthwork and Drainage** | | **Roads** | | **Water and Sewer** | |
| | **Start** | **End** | **Start** | **End** | **Start** | **End** |
| Entire Site | Q3/2025 | Q3/2026 | Q3/2025 | Q3/2026 | Q3/2025 | Q3/2026 |

## VIII. Estimate of Public Infrastructure Costs.

| Table 6 | |
|---|---|
| **Infrastructure Component (1)** | **Total ($)** |
| Roadway Improvements (2) | 4,195,000 |
| Stormwater Management | 2,036,000 |
| Water System (3) | 2,279,000 |
| Sanitary Sewers (4) | 3,806,000 |
| Total | 12,316,000 |

(1) Rounded Up to Nearest $1,000.
(2) Includes County Mobility Impact Fees (f.k.a. Road Impact Fees) for 166 Single Family Residential Units.
(3) Includes Water connection Fees for 166 Single Family Residential Units.
(4) Includes Sewer connection Fees for 166 Single Family Residential Units

Details of the estimates of costs may be found in the cost tables in the Appendix.

## IX. Engineer's Certification.

It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs set forth herein are fair and reasonable, and that the landowners and residents that will live or own residential units within the Expansion Area within the District will receive a direct and special benefit equal to or greater than the cost of such improvements, and that the general public will also receive incidental benefits. We believe that the improvements comprised of the Public Infrastructure can be permitted, constructed, and installed at the costs described in this Report. The District will pay the actual cost or fair market value of the Public Infrastructure, whichever is less.

I hereby certify that the foregoing is a true and correct copy of the First Supplemental Engineer's Report for the Biscayne Drive Estates Community Development District.

Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
June 26, 2026

# APPENDIX



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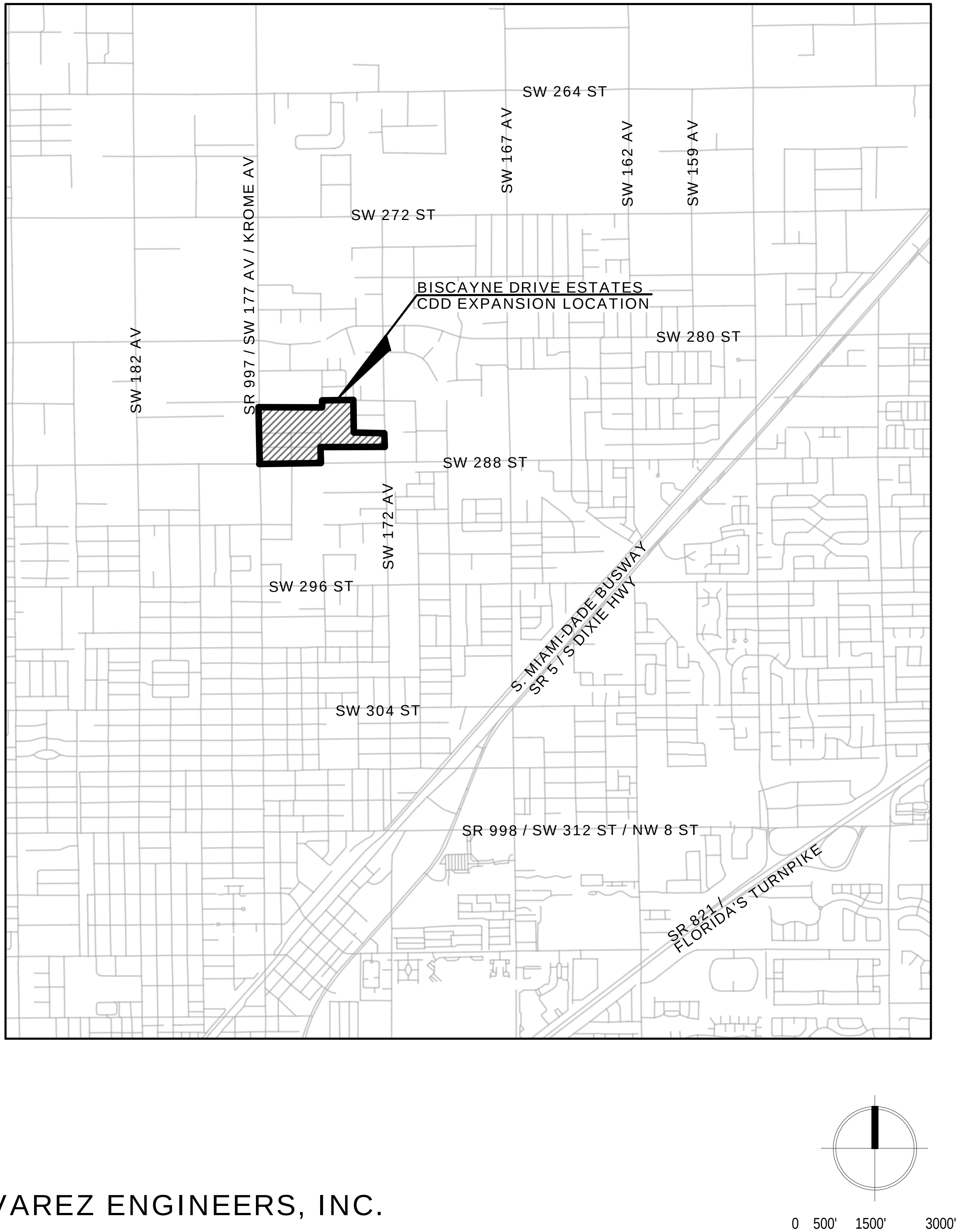
Telephone (305) 640-1345 E-Mail: Alvarez@AlvarezEng.com

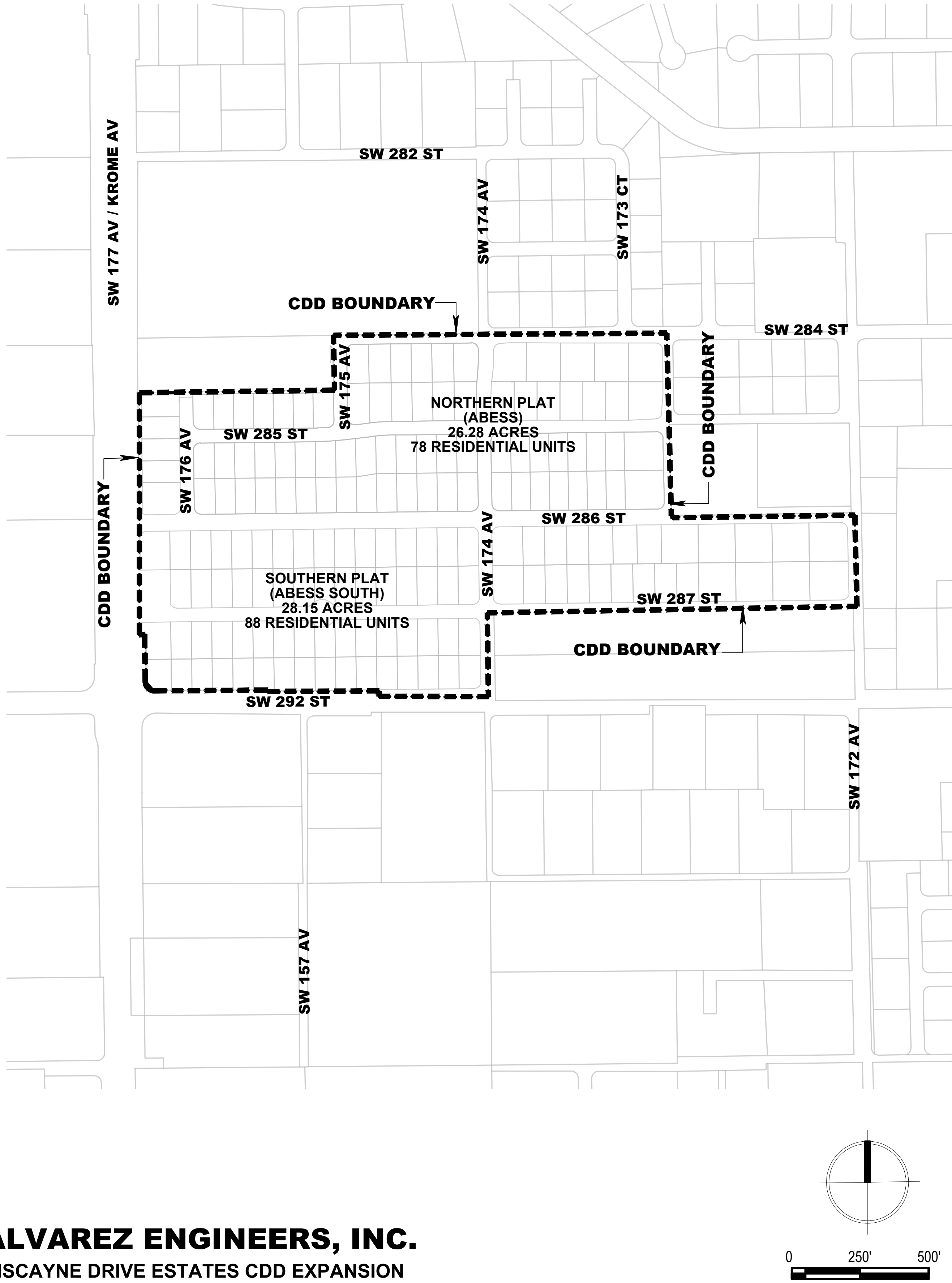



ALVAREZ ENGINEERS, INC.

**BISCAYNE DRIVE ESTATES CDD EXPANSION**

LOCATION MAP

**EXHIBIT 1**




# ALVAREZ ENGINEERS, INC.

BISCAYNE DRIVE ESTATES CDD EXPANSION

## CDD BOUNDARY MAP

EXHIBIT 2

## Summary of BISCAYNE DRIVE CDD Expansion Area
## Estimated Construction Costs and Schedule of Construction

| Description | Estimated Costs (4) ($) | Estimated Construction Schedule (Quarter/Year) | | |
|---|---|---|---|---|
| **Infrastructure Component** | | **Begin** | **End** | **Remarks** |
| Roadway Improvements (1) | 4,195,000 | Q3/2025 | Q3/2026 | |
| Stormwater Management System | 2,036,000 | Q3/2025 | Q3/2026 | |
| Water Distribution System (2) | 2,279,000 | Q3/2025 | Q3/2026 | |
| Sanitary Sewer System (3) | 3,806,000 | Q3/2025 | Q3/2026 | |
| **Total** | **12,316,000** | | | |

(1) Includes Miami-Dade County Mobility Impact Fees for 166 SFH

(2) Includes Water Connection Fees for 166 SFH

(3) Includes Sanitary Sewer Connection Fees for 166 SFH

(4) Rounded up to the nearest $1000.00

# Biscayne Drive Estates CDD Expansion Area
## Estimate of Construction Costs
## Abess Plat

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) CDD | Proportion (%) Non-CDD | Estimated Cost ($) CDD | Estimated Cost ($) Non-CDD | Estimated Cost ($) Total |
|---|---|---|---|---|---|---|---|---|---|
| | **DEMOLITION** | | | | | | | | |
| 1 | Asphalt Removal | 90.00 | SY | $5.00 | 24.58 | 75.42 | 110.62 | 339.38 | 450.00 |
| 2 | Sawcut Existing | 1.00 | LS | $515.00 | 24.58 | 75.42 | 126.59 | 388.41 | 515.00 |
| 3 | Remove Existing Sign | 10.00 | EA | $50.00 | 24.58 | 75.42 | 122.91 | 377.09 | 500.00 |
| 4 | MOT & Traffic Control | 1.00 | LS | $100.00 | 24.58 | 75.42 | 24.58 | 75.42 | 100.00 |
| **Total DEMOLITION** | | | | | | | **384.70** | **1,180.30** | **1,565.00** |
| | **EARTHWORK** | | | | | | | | |
| 1 | Disc Site | 26.00 | AC | $412.00 | 24.58 | 75.42 | 2,633.16 | 8,078.84 | 10,712.00 |
| 2 | Silt Fence (No Maintenance) | 5,245.00 | LF | $1.96 | 100.00 | - | 10,280.20 | - | 10,280.20 |
| 3 | Washed Rock Entrance | 1.00 | EA | $3,610.00 | 100.00 | - | 3,610.00 | - | 3,610.00 |
| 4 | Proof Roll Site | 123,940.00 | SY | $0.11 | 24.58 | 75.42 | 3,351.29 | 10,282.11 | 13,633.40 |
| 5 | Strip ROW 6" & Stockpile | 4,605.00 | CY | $1.85 | 24.58 | 75.42 | 2,094.15 | 6,425.10 | 8,519.25 |
| 6 | Move to Site (Outside ROW) | 4,605.00 | CY | $2.60 | 24.58 | 75.42 | 2,943.14 | 9,029.86 | 11,973.00 |
| 7 | Import Fill | 51,770.00 | TN | $21.93 | 24.58 | 75.42 | 279,077.04 | 856,239.06 | 1,135,316.10 |
| 8 | Miscellaneous Landscape Grading | 389,225.00 | SF | $0.06 | 24.58 | 75.42 | 5,740.63 | 17,612.87 | 23,353.50 |
| 9 | Laser Grade Building Pad @ +12.00 NGVD | 658,215.00 | SF | $0.06 | - | 100.00 | - | 39,492.90 | 39,492.90 |
| 10 | Survey | 1.00 | LS | $15,850.00 | 24.58 | 75.42 | 3,896.16 | 11,953.84 | 15,850.00 |
| **Total EARTHWORK** | | | | | | | **313,625.76** | **959,114.59** | **1,272,740.35** |
| | **PAVEMENT: ASPHALT** | | | | | | | | |
| 1 | 12" Compacted Subgrade | 14,280.00 | SY | $1.09 | 100.00 | - | 15,565.20 | - | 15,565.20 |
| 2 | 8" Rock Base | 13,535.00 | SY | $15.82 | 100.00 | - | 214,123.70 | - | 214,123.70 |
| 3 | 1" Type SP-9.5 Asphalt (1st Lift) | 12,825.00 | SY | $7.50 | 100.00 | - | 96,187.50 | - | 96,187.50 |
| 4 | 1" Type FC-9.5 Asphalt (2nd Lift) | 12,825.00 | SY | $7.50 | 100.00 | - | 96,187.50 | - | 96,187.50 |
| 5 | MOT & Traffic Control | 1.00 | LS | $2,000.00 | 100.00 | - | 2,000.00 | - | 2,000.00 |
| 6 | Survey | 1.00 | LS | $8,580.00 | 100.00 | - | 8,580.00 | - | 8,580.00 |
| **Total PAVEMENT: ASPHALT** | | | | | | | **432,643.90** | **-** | **432,643.90** |
| | **CONCRETE** | | | | | | | | |
| 1 | 2' Valley Gutter | 9,525.00 | LF | $14.25 | 100.00 | - | 135,731.25 | - | 135,731.25 |
| 2 | 6" x 18" Type "D" Curb | 85.00 | LF | $10.50 | 100.00 | - | 892.50 | - | 892.50 |
| 3 | Survey | 1.00 | LS | $3,580.00 | 100.00 | - | 3,580.00 | - | 3,580.00 |
| **Total CONCRETE** | | | | | | | **140,203.75** | **-** | **140,203.75** |
| | **SIGNS & MARKINGS** | | | | | | | | |
| 1 | R1-1 | 2.00 | EA | $196.00 | 100.00 | - | 392.00 | - | 392.00 |
| 2 | R1-1 w/ (2) D3-1 | 8.00 | EA | $232.00 | 100.00 | - | 1,856.00 | - | 1,856.00 |
| 3 | R1-1 w/ (2) D3-1, R3-5R & R6-1R | 1.00 | EA | $285.00 | 100.00 | - | 285.00 | - | 285.00 |
| 4 | R1-1 w/ (2) D3-1 & R5-1 | 1.00 | EA | $285.00 | 100.00 | - | 285.00 | - | 285.00 |
| 5 | R1-1 w/ (2) D3-1 & R3-2 | 2.00 | EA | $285.00 | 100.00 | - | 570.00 | - | 570.00 |
| 6 | R5-1 | 1.00 | EA | $196.00 | 100.00 | - | 196.00 | - | 196.00 |
| 7 | R5-1 w/ (2) R6-1R | 2.00 | EA | $232.00 | 100.00 | - | 464.00 | - | 464.00 |
| 8 | R6-1R | 2.00 | EA | $196.00 | 100.00 | - | 392.00 | - | 392.00 |
| 9 | W1-1R | 1.00 | EA | $196.00 | 100.00 | - | 196.00 | - | 196.00 |
| 10 | W1-2 | 1.00 | EA | $196.00 | 100.00 | - | 196.00 | - | 196.00 |
| 11 | W1-6R w/ OM-1 (Yellow Reflectors) | 2.00 | EA | $196.00 | 100.00 | - | 392.00 | - | 392.00 |
| 12 | OM-1 w/ Red Reflectors | 3.00 | EA | $196.00 | 100.00 | - | 588.00 | - | 588.00 |
| 13 | OM-1 w/ Yellow Reflectors | 4.00 | EA | $196.00 | 100.00 | - | 784.00 | - | 784.00 |
| 14 | 6" Yellow 2' - 4' Skip (P) | 30.00 | LF | $0.80 | 100.00 | - | 24.00 | - | 24.00 |
| 15 | 6" Yellow 10' - 30' Skip (P) | 415.00 | LF | $0.80 | 100.00 | - | 332.00 | - | 332.00 |
| 16 | 6" Double Yellow (P) | 890.00 | LF | $1.20 | 100.00 | - | 1,068.00 | - | 1,068.00 |
| 17 | 6" White (P) | 835.00 | LF | $0.80 | 100.00 | - | 668.00 | - | 668.00 |
| 18 | 6" White (P)<br>*6" White At SW 286th Street Not Shown* | 1,890.00 | LF | $0.80 | 100.00 | - | 1,512.00 | - | 1,512.00 |
| 19 | 6" Yellow (P) | 805.00 | LF | $0.80 | 100.00 | - | 644.00 | - | 644.00 |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 20 | 12" White (P) | 985.00 | LF | $1.55 | 100.00 | - | 1,526.75 | - | 1,526.75 |
| 21 | 18" Yellow (P) | 95.00 | LF | $1.95 | 100.00 | - | 185.25 | - | 185.25 |
| 22 | 24" White (P) | 205.00 | LF | $2.20 | 100.00 | - | 451.00 | - | 451.00 |
| 23 | 6" Yellow 2' - 4' Skip (T) | 30.00 | LF | $1.10 | 100.00 | - | 33.00 | - | 33.00 |
| 24 | 6" Yellow 10' - 30' Skip (T) | 415.00 | LF | $1.10 | 100.00 | - | 456.50 | - | 456.50 |
| 25 | 6" Double Yellow (T) | 890.00 | LF | $1.66 | 100.00 | - | 1,477.40 | - | 1,477.40 |
| 26 | 6" White (T) | 835.00 | LF | $1.10 | 100.00 | - | 918.50 | - | 918.50 |
| 27 | 6" White (T) | 1,890.00 | LF | $1.10 | 100.00 | - | 2,079.00 | - | 2,079.00 |
| 28 | 6" Yellow (T) | 805.00 | LF | $1.10 | 100.00 | - | 885.50 | - | 885.50 |
| 29 | 12" White (T) | 985.00 | LF | $2.15 | 100.00 | - | 2,117.75 | - | 2,117.75 |
| 30 | 18" Yellow (T) | 95.00 | LF | $2.95 | 100.00 | - | 280.25 | - | 280.25 |
| 31 | 24" White (T) | 205.00 | LF | $3.30 | 100.00 | - | 676.50 | - | 676.50 |
| 32 | White Directional Arrow (T) | 6.00 | EA | $69.00 | 100.00 | - | 414.00 | - | 414.00 |
| 33 | Pavement Message "ONLY" (P) | 1.00 | EA | $100.00 | 100.00 | - | 100.00 | - | 100.00 |
| 34 | Double Parking Stall (P) | 2.00 | EA | $7.00 | 100.00 | - | 14.00 | - | 14.00 |
| 35 | Handicap Stall w/ Sign & Logo (P) | 1.00 | EA | $315.00 | 100.00 | - | 315.00 | - | 315.00 |
| 36 | Handicap Walkway (P) | 1.00 | EA | $70.00 | 100.00 | - | 70.00 | - | 70.00 |
| 37 | Concrete Wheelstops (no paint) | 3.00 | EA | $45.00 | 100.00 | - | 135.00 | - | 135.00 |
| 38 | Loading Zone (P) | 1.00 | EA | $200.00 | 100.00 | - | 200.00 | - | 200.00 |
| 39 | RPMs Amber / Amber | 62.00 | EA | $6.00 | 100.00 | - | 372.00 | - | 372.00 |
| 40 | RPMs Blue | 14.00 | EA | $6.00 | 100.00 | - | 84.00 | - | 84.00 |
| 41 | Hydro Blasting | 1.00 | LS | $4,500.00 | 100.00 | - | 4,500.00 | - | 4,500.00 |
| 42 | MOT & Traffic Control | 1.00 | LS | $2,500.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 43 | Survey | 1.00 | LS | $2,440.00 | 100.00 | - | 2,440.00 | - | 2,440.00 |
| **Total SIGNS & MARKINGS** | | | | | | | **33,075.40** | **-** | **33,075.40** |
| | | | | **STORM DRAIN** | | | | | |
| 1 | 18" French Drain w/ P-HDPE (3.5' x 15' Trench) | 1,260.00 | LF | 184.50 | 100.00 | - | 232,470.00 | - | 232,470.00 |
| 2 | 18" HDPE<br>*Solid Pipe Added Between Structure #60 And Structure #61* | 4,535.00 | LF | 52.29 | 100.00 | - | 237,135.15 | - | 237,135.15 |
| 3 | Pipe Bedding | 1,250.00 | TN | 30.83 | 100.00 | - | 38,537.50 | - | 38,537.50 |
| 4 | Catch Basin 48" Dia. w/ USF 4155-6210 | 28.00 | EA | 3,750.00 | 100.00 | - | 105,000.00 | - | 105,000.00 |
| 5 | Catch Basin 60" Dia. w/ USF 4155-6210 | 2.00 | EA | 5,650.00 | 100.00 | - | 11,300.00 | - | 11,300.00 |
| 6 | Valley Inlet 48" Dia.w/ USF 5105-6148 | 32.00 | EA | 3,650.00 | 100.00 | - | 116,800.00 | - | 116,800.00 |
| 7 | Valley Inlet 60" Dia.w/ USF 5105-6148 | 2.00 | EA | 4,500.00 | 100.00 | - | 9,000.00 | - | 9,000.00 |
| 8 | Ditch Bottom Inlet 48" Dia. w/ USF 6607 PTD | 1.00 | EA | 6,300.00 | 100.00 | - | 6,300.00 | - | 6,300.00 |
| 9 | Storm Manhole 48" Dia. w/ USF 310 | 8.00 | EA | 3,850.00 | 100.00 | - | 30,800.00 | - | 30,800.00 |
| 10 | Storm Manhole 60" Dia. w/ USF 310 | 1.00 | EA | 4,200.00 | 100.00 | - | 4,200.00 | - | 4,200.00 |
| 11 | Concrete Apron for Catch Basin | 29.00 | EA | 385.00 | 100.00 | - | 11,165.00 | - | 11,165.00 |
| 12 | Concrete Collar for Catch Basin | 1.00 | EA | 385.00 | 100.00 | - | 385.00 | - | 385.00 |
| 13 | PRB's for 18" FD (CMP)<br>*Per Sheet C-16, Structure Table* | 23.00 | EA | 670.00 | 100.00 | - | 15,410.00 | - | 15,410.00 |
| 14 | 18" Endcap HDPE | 1.00 | EA | 250.00 | 100.00 | - | 250.00 | - | 250.00 |
| 15 | Coredrill & Connect | 1.00 | EA | 850.00 | 100.00 | - | 850.00 | - | 850.00 |
| 16 | Excavate & Connect to Existing | 1.00 | EA | 750.00 | 100.00 | - | 750.00 | - | 750.00 |
| 17 | Trench Box | 1.00 | LS | 57,950.00 | 100.00 | - | 57,950.00 | - | 57,950.00 |
| 18 | Filter Fabric in Grates | 65.00 | EA | 25.00 | 100.00 | - | 1,625.00 | - | 1,625.00 |
| 19 | Filter Fabric in Existing Grates | 4.00 | EA | 25.00 | 100.00 | - | 100.00 | - | 100.00 |
| 20 | Vacuum Structures For Derm Walk-through | 74.00 | EA | 250.00 | 100.00 | - | 18,500.00 | - | 18,500.00 |
| 21 | Vacuum Existing Structures at Final | 4.00 | EA | 250.00 | 100.00 | - | 1,000.00 | - | 1,000.00 |
| 22 | Steel Plate Rental | 1.00 | LS | 1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 23 | Survey | 1.00 | LS | 5,850.00 | 100.00 | - | 5,850.00 | - | 5,850.00 |
| **Total STORM DRAIN** | | | | | | | **907,267.65** | **-** | **907,267.65** |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| | **WATER** | | | | | | | | |
| 1 | 8" DIP | 6,250.00 | LF | 72.00 | 100.00 | - | 450,000.00 | - | 450,000.00 |
| 2 | 6" DIP | 150.00 | LF | 58.00 | 100.00 | - | 8,700.00 | - | 8,700.00 |
| 3 | 8" Sleeves | 4.00 | EA | 1,250.00 | 100.00 | - | 5,000.00 | - | 5,000.00 |
| 4 | Blueline Paint Water Main | 6,400.00 | LF | 0.40 | 100.00 | - | 2,560.00 | - | 2,560.00 |
| 5 | Pipe Bedding for Water Main | 2,250.00 | TN | 30.83 | 100.00 | - | 69,367.50 | - | 69,367.50 |
| 6 | Fire Hydrant w/ Mega Lug | 14.00 | EA | 4,550.00 | 100.00 | - | 63,700.00 | - | 63,700.00 |
| 7 | 8" Gate Valve & Box w/ Mega Lug | 22.00 | EA | 2,850.00 | 100.00 | - | 62,700.00 | - | 62,700.00 |
| 8 | 6" Gate Valve & Box w/ Mega Lug | 13.00 | EA | 2,100.00 | 100.00 | - | 27,300.00 | - | 27,300.00 |
| 9 | 8" x 8" Cross w/ Mega Lug | 1.00 | EA | 1,075.00 | 100.00 | - | 1,075.00 | - | 1,075.00 |
| 10 | 8" x 8" Tee w/ Mega Lug | 9.00 | EA | 1,450.00 | 100.00 | - | 13,050.00 | - | 13,050.00 |
| 11 | 8" x 6" Tee w/ Mega Lug | 13.00 | EA | 1,250.00 | 100.00 | - | 16,250.00 | - | 16,250.00 |
| 12 | 8" 90 Bend w/ Mega Lug | 3.00 | EA | 890.00 | 100.00 | - | 2,670.00 | - | 2,670.00 |
| 13 | 8" 45 Bend w/ Mega Lug | 8.00 | EA | 890.00 | 100.00 | - | 7,120.00 | - | 7,120.00 |
| 14 | 8" 45 Offset Bend w/ Mega Lug | 76.00 | EA | 890.00 | 100.00 | - | 67,640.00 | - | 67,640.00 |
| 15 | 8" 11 Bend w/ Mega Lug | 8.00 | EA | $890.00 | 100.00 | - | 7,120.00 | - | 7,120.00 |
| 16 | 6" 45 Offset Bend w/ Mega Lug | 30.00 | EA | $480.00 | 100.00 | - | 14,400.00 | - | 14,400.00 |
| 17 | 8" Cap Tap 2" w/ Mega Lug | 3.00 | EA | $450.00 | 100.00 | - | 1,350.00 | - | 1,350.00 |
| 18 | 2" FVO Ass'y. | 3.00 | EA | $1,250.00 | 100.00 | - | 3,750.00 | - | 3,750.00 |
| 19 | Air Release Valve Ass'y. (manual) | 9.00 | EA | $3,250.00 | 100.00 | - | 29,250.00 | - | 29,250.00 |
| 20 | 1" Double Water Service<br>*Meter Box Not Included* | 23.00 | EA | $1,220.00 | 100.00 | - | 28,060.00 | - | 28,060.00 |
| 21 | 1" Single Water Service<br>*Meter Box Not Included* | 32.00 | EA | $1,220.00 | 100.00 | - | 39,040.00 | - | 39,040.00 |
| 22 | Wood Stakes | 78.00 | EA | $11.00 | 100.00 | - | 858.00 | - | 858.00 |
| 23 | 8" Pipe Joint Restraint | 111.00 | EA | $280.00 | 100.00 | - | 31,080.00 | - | 31,080.00 |
| 24 | 8" x 6" Tapping Sleeve & Valve | 1.00 | EA | $11,850.00 | 100.00 | - | 11,850.00 | - | 11,850.00 |
| 25 | Tie-In To Existing (Active 8" WM)<br>*Includes Notification Notice, WSDA Coordination Meetings, Testing And Crew/Equipment* | 2.00 | EA | $12,850.00 | 100.00 | - | 25,700.00 | - | 25,700.00 |
| 26 | 8" Fill & Flush Connection | 2.00 | EA | $1,850.00 | 100.00 | - | 3,700.00 | - | 3,700.00 |
| 27 | HRS & Sample Points | 1.00 | LS | $1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 28 | Sawcut Existing | 1.00 | LS | $515.00 | 100.00 | - | 515.00 | - | 515.00 |
| 29 | Steel Plate Rental | 1.00 | LS | $1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 30 | Base & Subgrade Restoration w/ CLR | 1.00 | LS | $3,500.00 | 100.00 | - | 3,500.00 | - | 3,500.00 |
| 31 | Pavement Restoration | 1.00 | LS | $3,500.00 | 100.00 | - | 3,500.00 | - | 3,500.00 |
| 32 | MOT & Traffic Control | 1.00 | LS | $1,500.00 | 100.00 | - | 1,500.00 | - | 1,500.00 |
| 33 | Survey | 1.00 | LS | $7,850.00 | 100.00 | - | 7,850.00 | - | 7,850.00 |
| **Total WATER** | | | | | | | **1,013,935.50** | **-** | **1,013,935.50** |
| | **SAN. SEWER** | | | | | | | | |
| 1 | 6" DIP Epoxy Coated<br>*(1,755' LF)Plan View + (8' LF)(78 EA) = 2,380' LF* | 2,380.00 | LF | 33.00 | 100.00 | - | 78,540.00 | - | 78,540.00 |
| 2 | 8" DIP Epoxy Coated 12/14 | 523.00 | LF | $145.00 | 100.00 | - | 75,835.00 | - | 75,835.00 |
| 3 | 8" DIP Epoxy Coated 14/16 | 2,133.00 | LF | $153.00 | 100.00 | - | 326,349.00 | - | 326,349.00 |
| 4 | 8" DIP Epoxy Coated 16/18 | 2,433.00 | LF | $164.00 | 100.00 | - | 399,012.00 | - | 399,012.00 |
| 5 | 8" DIP Epoxy Coated 18/20 | 481.00 | LF | $175.00 | 100.00 | - | 84,175.00 | - | 84,175.00 |
| 6 | 10" DIP Epoxy Coated 18/20 | 105.00 | LF | $222.00 | 100.00 | - | 23,310.00 | - | 23,310.00 |
| 7 | Pipe Bedding for Sewer Laterals | 360.00 | TN | $30.83 | 100.00 | - | 11,098.80 | - | 11,098.80 |
| 8 | Manhole 12/14 | 5.00 | EA | $5,500.00 | 100.00 | - | 27,500.00 | - | 27,500.00 |
| 9 | Manhole 14/16 | 8.00 | EA | $7,000.00 | 100.00 | - | 56,000.00 | - | 56,000.00 |

## ALVAREZ ENGINEERS, INC.

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 10 | Manhole 16/18 | 8.00 | EA | $9,300.00 | 100.00 | - | 74,400.00 | - | 74,400.00 |
| 11 | Manhole 18/20 | 3.00 | EA | $11,250.00 | 100.00 | - | 33,750.00 | - | 33,750.00 |
| 12 | Shrink Wrap/ PPC | 24.00 | EA | $620.00 | 100.00 | - | 14,880.00 | - | 14,880.00 |
| 13 | 8" Coupling DIP | 44.00 | EA | $975.00 | 100.00 | - | 42,900.00 | - | 42,900.00 |
| 14 | 10" Coupling DIP | 4.00 | EA | $1,550.00 | 100.00 | - | 6,200.00 | - | 6,200.00 |
| 15 | 8" Manhole Adaptor DIP | 44.00 | EA | $1,050.00 | 100.00 | - | 46,200.00 | - | 46,200.00 |
| 16 | 10" Manhole Adaptor DIP | 4.00 | EA | $2,150.00 | 100.00 | - | 8,600.00 | - | 8,600.00 |
| 17 | 8" x 6" Wye DIP | 78.00 | EA | $1,860.00 | 100.00 | - | 145,080.00 | - | 145,080.00 |
| 18 | 6" 45 Bend PVC C-900 | 195.00 | EA | $275.00 | 100.00 | - | 53,625.00 | - | 53,625.00 |
| 19 | 6" Cap PVC C-900 | 78.00 | EA | $120.00 | 100.00 | - | 9,360.00 | - | 9,360.00 |
| 20 | 6" Cleanout Ass'y. PVC C-900 | 78.00 | EA | $955.00 | 100.00 | - | 74,490.00 | - | 74,490.00 |
| 21 | Rainstoppers | 24.00 | EA | $90.00 | 100.00 | - | 2,160.00 | - | 2,160.00 |
| 22 | Wood Stakes | 78.00 | EA | $11.00 | 100.00 | - | 858.00 | - | 858.00 |
| 23 | Trench Box | 1.00 | LS | $47,708.00 | 100.00 | - | 47,708.00 | - | 47,708.00 |
| 24 | Clean & TV Sanitary Sewer (1 time only) | 5,675.00 | LF | $1.55 | 100.00 | - | 8,796.25 | - | 8,796.25 |
| 25 | Steel Plate Rental | 1.00 | LS | $1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 26 | MOT & Traffic Control | 1.00 | LS | $2,000.00 | 100.00 | - | 2,000.00 | - | 2,000.00 |
| 27 | Survey | 1.00 | LS | $6,850.00 | 100.00 | - | 6,850.00 | - | 6,850.00 |
| **Total SAN. SEWER** | | | | | | | **1,661,567.05** | **-** | **1,661,567.05** |
| | **FORCE MAIN** | | | | | | | | |
| 1 | 8" DIP Epoxy | 4,145.00 | LF | $105.00 | 100.00 | - | 435,225.00 | - | 435,225.00 |
| 2 | 8" Sleeves | 2.00 | EA | $1,250.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 3 | Paint for Forcemain Pipe | 4,145.00 | LF | $0.40 | 100.00 | - | 1,658.00 | - | 1,658.00 |
| 4 | Pipe Bedding | 1,450.00 | TN | $30.83 | 100.00 | - | 44,703.50 | - | 44,703.50 |
| 5 | Dump Truck | 5.00 | WK | $4,000.00 | 100.00 | - | 20,000.00 | - | 20,000.00 |
| 6 | 8" Gate Valve & Box w/ Mega Lug | 1.00 | EA | $2,850.00 | 100.00 | - | 2,850.00 | - | 2,850.00 |
| 7 | 8" Plug Valve w/ Box w/ Mega Lug | 1.00 | EA | $3,250.00 | 100.00 | - | 3,250.00 | - | 3,250.00 |
| 8 | 8" x 8" Tee w/ Mega Lug | 1.00 | EA | $1,450.00 | 100.00 | - | 1,450.00 | - | 1,450.00 |
| 9 | 8" x 6" Reducer w/ Mega Lug | 1.00 | EA | $1,350.00 | 100.00 | - | 1,350.00 | - | 1,350.00 |
| 10 | 8" 90 Bend w/ Mega Lug | 6.00 | EA | $1,450.00 | 100.00 | - | 8,700.00 | - | 8,700.00 |
| 11 | 8" 45 Bend w/ Mega Lug | 4.00 | EA | $1,450.00 | 100.00 | - | 5,800.00 | - | 5,800.00 |
| 12 | 8" 45 Offset Bend w/ Mega Lug | 40.00 | EA | $1,450.00 | 100.00 | - | 58,000.00 | - | 58,000.00 |
| 13 | 2" ARV Assembly (Automatic) | 3.00 | EA | $6,850.00 | 100.00 | - | 20,550.00 | - | 20,550.00 |
| 14 | Tie-In To Existing (Active 8" WM)<br>*Includes Notification Notice, WSDA Coordination Meetings, Testing And Crew/Equipment For 3 Days* | 1.00 | EA | $12,850.00 | 100.00 | - | 12,850.00 | - | 12,850.00 |
| 15 | 8" Pipe Joint Restraint | 39.00 | EA | $280.00 | 100.00 | - | 10,920.00 | - | 10,920.00 |
| 16 | Flush Test | 1.00 | LS | $1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 17 | Steel Plate Rental | 1.00 | LS | $1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 18 | Sawcut Existing | 6,080.00 | LF | $1.10 | 100.00 | - | 6,688.00 | - | 6,688.00 |
| 19 | Pavement Restoration (4' Wide)<br>*Milling & Overlay Not Shown, Not Included* | 1,355.00 | SY | $19.00 | 100.00 | - | 25,745.00 | - | 25,745.00 |
| 20 | Subgrade & Base Restoration w/ CLR (4' Wide) | 1,355.00 | SY | $13.00 | 100.00 | - | 17,615.00 | - | 17,615.00 |
| 21 | Pavement Marking Restoration | 1.00 | LS | $2,500.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 22 | MOT & Traffic Control | 1.00 | LS | $4,500.00 | 100.00 | - | 4,500.00 | - | 4,500.00 |
| 23 | Survey | 1.00 | LS | $5,850.00 | 100.00 | - | 5,850.00 | - | 5,850.00 |
| **Total FORCE MAIN** | | | | | | | **696,484.50** | **-** | **696,484.50** |
| | **LIFT STATION** | | | | | | | | |
| 1 | Lift Station<br>*No Generator or Building* | 1.00 | LS | 785,000.00 | 100.00 | - | 785,000.00 | - | 785,000.00 |
| **Total LIFT STATION** | | | | | | | **785,000.00** | **-** | **785,000.00** |
| | **LENNAR DISCOUNT** | | | | | | | | |
| 1 | Lennar discount on Sanitary Sewers | 1.00 | LS | -$346,705.00 | 100.00 | - | (346,705.00) | - | (346,705.00) |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| **Total LENNAR DISCOUNT** | | | | | | | **(346,705.00)** | **-** | **(346,705.00)** |
| **TOTAL CONTRACT** | | | | | | | **5,637,483.21** | **960,294.89** | **6,597,778.10** |
| | **CHANGE ORDERS** | | | | | | | | |
| | **CHANGE ORDER 1** | | | | | | | | |
| 1 | Cut & Stockpile | 535.00 | CY | $1.85 | 24.58 | 75.42 | 243.29 | 746.46 | 989.75 |
| 2 | Load, Haul & Place | 535.00 | CY | $2.60 | 24.58 | 75.42 | 341.93 | 1,049.07 | 1,391.00 |
| 3 | Import Fill | 1,975.00 | TN | $21.93 | 24.58 | 75.42 | 10,646.65 | 32,665.10 | 43,311.75 |
| 4 | Milling | 1.00 | LS | $4,000.00 | 24.58 | 75.42 | 983.26 | 3,016.74 | 4,000.00 |
| 5 | Laser Grade | 279,000.00 | SF | $0.06 | 24.58 | 75.42 | 4,114.93 | 12,625.07 | 16,740.00 |
| 6 | Survey | 1.00 | LS | $15,850.00 | 24.58 | 75.42 | 3,896.16 | 11,953.84 | 15,850.00 |
| **Total CHANGE ORDER 1 EARTHWORK** | | | | | | | **20,226.22** | **62,056.28** | **82,282.50** |
| | **CHANGE ORDER 2** | | | | | | | | |
| 1 | 6" PVC SDR-26 | 972.00 | LF | 27.50 | 100.00 | - | 26,730.00 | - | 26,730.00 |
| 2 | 8" PVC SDR-26 12/14 | 286.00 | LF | $77.00 | 100.00 | - | 22,022.00 | - | 22,022.00 |
| 3 | 8" PVC C-900 12/14 | 242.00 | LF | $88.50 | 100.00 | - | 21,417.00 | - | 21,417.00 |
| 4 | 8" PVC C-900 14/16 | 2,149.00 | LF | $96.00 | 100.00 | - | 206,304.00 | - | 206,304.00 |
| 5 | 8" PVC C-900 16/18 | 2,371.00 | LF | $111.60 | 100.00 | - | 264,603.60 | - | 264,603.60 |
| 6 | 8" PVC C-900 18/20 | 521.00 | LF | $118.50 | 100.00 | - | 61,738.50 | - | 61,738.50 |
| 7 | 10" PVC C-900 18/20 | 113.00 | LF | $161.00 | 100.00 | - | 18,193.00 | - | 18,193.00 |
| 8 | 8" Coupling SDR-26 | 4.00 | EA | $240.00 | 100.00 | - | 960.00 | - | 960.00 |
| 9 | 8" Coupling C-900 | 40.00 | EA | $280.00 | 100.00 | - | 11,200.00 | - | 11,200.00 |
| 10 | 10" Coupling C-900 | 4.00 | EA | $950.00 | 100.00 | - | 3,800.00 | - | 3,800.00 |
| 11 | 8" Manhole Adaptor SDR-26 | 4.00 | EA | $210.00 | 100.00 | - | 840.00 | - | 840.00 |
| 12 | 8" Manhole Adaptor C-900 | 40.00 | EA | $275.00 | 100.00 | - | 11,000.00 | - | 11,000.00 |
| 13 | 10" Manhole Adaptor C-900 | 4.00 | EA | $1,250.00 | 100.00 | - | 5,000.00 | - | 5,000.00 |
| 14 | 8" x 6" Wye SDR-26 | 5.00 | EA | $280.00 | 100.00 | - | 1,400.00 | - | 1,400.00 |
| 15 | 8" x 6" Wye C-900 | 79.00 | EA | $555.00 | 100.00 | - | 43,845.00 | - | 43,845.00 |
| 16 | 6" SDR-26 / C-900 Adaptor | 39.00 | EA | $220.00 | 100.00 | - | 8,580.00 | - | 8,580.00 |
| 17 | 6" 45 Bend PVC SDR-26 | 85.00 | EA | $100.00 | 100.00 | - | 8,500.00 | - | 8,500.00 |
| 18 | 6" Cap PVC SDR-26 | 34.00 | EA | $54.00 | 100.00 | - | 1,836.00 | - | 1,836.00 |
| 19 | 6" Cleanout Ass'y. PVC SDR-26 | 34.00 | EA | $510.00 | 100.00 | - | 17,340.00 | - | 17,340.00 |
| ***Subtotal*** | | | | | | | ***735,309.10*** | ***-*** | ***735,309.10*** |
| 1 | 6" PVC C-900 | (800.00) | LF | $33.00 | 100.00 | - | (26,400.00) | - | (26,400.00) |
| 2 | 8" DIP Epoxy Coated 12/14 | (523.00) | LF | $145.00 | 100.00 | - | (75,835.00) | - | (75,835.00) |
| 3 | 8" DIP Epoxy Coated 14/16 | (2,133.00) | LF | $153.00 | 100.00 | - | (326,349.00) | - | (326,349.00) |
| 4 | 8" DIP Epoxy Coated 16/18 | (2,433.00) | LF | $164.00 | 100.00 | - | (399,012.00) | - | (399,012.00) |
| 5 | 8" DIP Epoxy Coated 18/20 | (481.00) | LF | $175.00 | 100.00 | - | (84,175.00) | - | (84,175.00) |
| 6 | 10" DIP Epoxy Coated 18/20 | (105.00) | LF | $222.00 | 100.00 | - | (23,310.00) | - | (23,310.00) |
| 7 | 8" Coupling DIP | (44.00) | EA | $975.00 | 100.00 | - | (42,900.00) | - | (42,900.00) |
| 8 | 10" Coupling DIP | (4.00) | EA | $1,550.00 | 100.00 | - | (6,200.00) | - | (6,200.00) |
| 9 | 8" Manhole Adaptor DIP | (44.00) | EA | $1,050.00 | 100.00 | - | (46,200.00) | - | (46,200.00) |
| 10 | 10" Manhole Adaptor DIP | (4.00) | EA | $2,150.00 | 100.00 | - | (8,600.00) | - | (8,600.00) |
| 11 | 8" x 6" Wye DIP | (78.00) | EA | $1,860.00 | 100.00 | - | (145,080.00) | - | (145,080.00) |
| 12 | 6" 45 Bend PVC C-900 | (70.00) | EA | $275.00 | 100.00 | - | (19,250.00) | - | (19,250.00) |
| 13 | 6" Cap PVC C-900 | (28.00) | EA | $120.00 | 100.00 | - | (3,360.00) | - | (3,360.00) |
| 14 | 6" Cleanout Ass'y. PVC C-900 | (28.00) | EA | $955.00 | 100.00 | - | (26,740.00) | - | (26,740.00) |
| ***Subtotal*** | | | | | | | ***(1,233,411.00)*** | ***-*** | ***(1,233,411.00)*** |
| ***1*** | ***3% ADJUSTMENT*** | ***1.00*** | ***LS*** | ***$14,943.06*** | ***100.00*** | ***-*** | ***14,943.06*** | ***-*** | ***14,943.06*** |
| **Total CHANGE ORDER 2 SAN. SEWER** | | | | | | | **(483,158.84)** | **-** | **(483,158.84)** |
| | **CHANGE ORDER 3** | | | | | | | | |
| 1 | Trash Haul Off | 18.00 | LD | $1,500.00 | 24.58 | 75.42 | 6,636.99 | 20,363.01 | 27,000.00 |
| 2 | Tire Haul Off | 1.00 | LD | $1,500.00 | 24.58 | 75.42 | 368.72 | 1,131.28 | 1,500.00 |
| **Total CHANGE ORDER 3 EARTHWORK** | | | | | | | **7,005.71** | **21,494.29** | **28,500.00** |
| | **CHANGE ORDER 4** | | | | | | | | |

**ALVAREZ ENGINEERS, INC.**

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 1 | 12" Compacted Subgrade | 60.00 | SY | $1.09 | 100.00 | - | 65.40 | - | 65.40 |
| 2 | 8" Rock Base | 60.00 | SY | $15.82 | 100.00 | - | 949.20 | - | 949.20 |
| 3 | 1" Type SP-9.5 Asphalt (1st Lift) | 60.00 | SY | $7.50 | 100.00 | - | 450.00 | - | 450.00 |
| 4 | 1" Type FC-9.5 Asphalt (2nd Lift) | 60.00 | SY | $7.50 | 100.00 | - | 450.00 | - | 450.00 |
| ***Subtotal PAVEMENT: ASPHALT*** | | | | | | | ***1,914.60*** | ***-*** | ***1,914.60*** |
| 1 | 18" HDPE<br>*Solid Pipe Added Between Structure #60 And Structure #6 / Structures 16-16A - (Sheet C-10)* | 20.00 | LF | $52.29 | 100.00 | - | 1,045.80 | - | 1,045.80 |
| 2 | Pipe Bedding | 5.00 | TN | $30.83 | 100.00 | - | 154.15 | - | 154.15 |
| 3 | Valley Inlet 48" Dia.w/ USF 5105-6148 | 1.00 | EA | $3,650.00 | 100.00 | - | 3,650.00 | - | 3,650.00 |
| 4 | PRB's for 18" FD (CMP)<br>*Per Sheet C-16, Structure Table* | 5.00 | EA | $670.00 | 100.00 | - | 3,350.00 | - | 3,350.00 |
| 5 | Filter Fabric in Grates | 1.00 | EA | $25.00 | 100.00 | - | 25.00 | - | 25.00 |
| 6 | Vacuum Structures For Derm Walk-through | 1.00 | EA | $250.00 | 100.00 | - | 250.00 | - | 250.00 |
| ***Subtotal STORM DRAIN*** | | | | | | | ***8,474.95*** | ***-*** | ***8,474.95*** |
| 1 | Valley Inlet 60" Dia.w/ USF 5105-6148 | 1.00 | EA | $4,500.00 | 100.00 | - | 4,500.00 | - | 4,500.00 |
| 2 | Valley Inlet 48" Dia.w/ USF 5105-6148 | (1.00) | EA | $3,650.00 | 100.00 | - | (3,650.00) | - | (3,650.00) |
| ***Subtotal STORM DRAIN: STRUCTURE SIZE INCREASE - MARKED UP SHOP DRAWING*** | | | | | | | ***850.00*** | ***-*** | ***850.00*** |
| **Grand total CHANGE ORDER 4** | | | | | | | **11,239.55** | **-** | **11,239.55** |
| | | | | **CHANGE ORDER 5** | | | | | |
| 1 | 10" DIP Epoxy Coated 18/20 | 60.00 | LF | $222.00 | 100.00 | - | 13,320.00 | - | 13,320.00 |
| 2 | 10" Coupling DIP | 2.00 | EA | $1,550.00 | 100.00 | - | 3,100.00 | - | 3,100.00 |
| 3 | 10" Manhole Adaptor DIP | 2.00 | EA | $2,150.00 | 100.00 | - | 4,300.00 | - | 4,300.00 |
| ***Subtotal*** | | | | | | | ***20,720.00*** | ***-*** | ***20,720.00*** |
| 1 | 10" PVC C-900 18/20 | (60.00) | LF | $161.00 | 100.00 | - | (9,660.00) | - | (9,660.00) |
| 2 | 10" Coupling C-900 | (2.00) | EA | $950.00 | 100.00 | - | (1,900.00) | - | (1,900.00) |
| 3 | 10" Manhole Adaptor C-900 | (2.00) | EA | $1,250.00 | 100.00 | - | (2,500.00) | - | (2,500.00) |
| ***Subtotal*** | | | | | | | ***(14,060.00)*** | ***-*** | ***(14,060.00)*** |
| **Grand total CHANGE ORDER 5 SAN. SEWER: SCOPE FROM MANHOLE #5 TO LIFT STATION** | | | | | | | **6,660.00** | **-** | **6,660.00** |
| | | | | **CHANGE ORDER 6** | | | | | |
| 1 | Trenching | 7,220.00 | LF | $4.72 | 100.00 | - | 34,078.40 | - | 34,078.40 |
| 2 | Marking Wire | 9,780.00 | LF | $0.40 | 100.00 | - | 3,912.00 | - | 3,912.00 |
| 3 | 3" PVC Conduit (Sched. 80) | 670.00 | LF | $6.81 | 100.00 | - | 4,562.70 | - | 4,562.70 |
| 4 | 3" PVC Conduit (Sched. 40) | 1,325.00 | LF | $5.81 | 100.00 | - | 7,698.25 | - | 7,698.25 |
| 5 | 2" PVC Conduit (Sched. 80) | 605.00 | LF | $5.55 | 100.00 | - | 3,357.75 | - | 3,357.75 |
| 6 | 2" PVC Conduit (Sched. 40) | 7,180.00 | LF | $4.55 | 100.00 | - | 32,669.00 | - | 32,669.00 |
| 7 | 3" 90º Bends | 15.00 | EA | $38.00 | 100.00 | - | 570.00 | - | 570.00 |
| 8 | 2" 90º Bends | 55.00 | EA | $25.00 | 100.00 | - | 1,375.00 | - | 1,375.00 |
| 9 | 3" Coupling | 30.00 | EA | $10.00 | 100.00 | - | 300.00 | - | 300.00 |
| 10 | 2" Coupling | 110.00 | EA | $8.00 | 100.00 | - | 880.00 | - | 880.00 |
| 11 | Survey | 1.00 | LS | $2,598.30 | 100.00 | - | 2,598.30 | - | 2,598.30 |
| ***Subtotal PRIMARY: (FURNISH & INSTALL)*** | | | | | | | ***92,001.40*** | ***-*** | ***92,001.40*** |
| 1 | Trenching | 505.00 | LF | $4.72 | 100.00 | - | 2,383.60 | - | 2,383.60 |
| 2 | Marking Wire | 7,320.00 | LF | $0.40 | 100.00 | - | 2,928.00 | - | 2,928.00 |
| 3 | 2" PVC Conduit (Sched. 40) | 7,320.00 | LF | $4.55 | 100.00 | - | 33,306.00 | - | 33,306.00 |
| 4 | 2" 90º Bends | 156.00 | EA | $25.00 | 100.00 | - | 3,900.00 | - | 3,900.00 |
| 5 | 2" Coupling | 312.00 | EA | $8.00 | 100.00 | - | 2,496.00 | - | 2,496.00 |
| 6 | Survey | 1.00 | LS | $500.00 | 100.00 | - | 500.00 | - | 500.00 |
| ***Subtotal SECONDARY: (FURNISH & INSTALL)*** | | | | | | | ***45,513.60*** | ***-*** | ***45,513.60*** |
| **Grand total CHANGE ORDER 6** | | | | | | | **137,515.00** | **-** | **137,515.00** |
| | | | | **CHANGE ORDER 7** | | | | | |
| 1 | Import Fill (Sand Fill) | 4,658.27 | TN | $13.16 | 24.58 | 75.42 | 15,069.12 | 46,233.71 | 61,302.83 |
| **Grand total CHANGE ORDER 7 EARTHWORK** | | | | | | | **15,069.12** | **46,233.71** | **61,302.83** |
| | | | | **CHANGE ORDER 9** | | | | | |
| 1 | 8" DIP | 10.00 | LF | $72.00 | 100.00 | - | 720.00 | - | 720.00 |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 2 | 6" DIP | 40.00 | LF | $58.00 | 100.00 | - | 2,320.00 | - | 2,320.00 |
| 3 | Fire Hydrant w/ Mega Lug | 2.00 | EA | $4,550.00 | 100.00 | - | 9,100.00 | - | 9,100.00 |
| 4 | 6" Gate Valve & Box w/ Mega Lug | 1.00 | EA | $2,100.00 | 100.00 | - | 2,100.00 | - | 2,100.00 |
| 5 | 8" x 6" Tee w/ Mega Lug | 1.00 | EA | $1,250.00 | 100.00 | - | 1,250.00 | - | 1,250.00 |
| 6 | 8" 45 Offset Bend w/ Mega Lug | 4.00 | EA | $890.00 | 100.00 | - | 3,560.00 | - | 3,560.00 |
| 7 | 2" Sleeves | 2.00 | EA | $950.00 | 100.00 | - | 1,900.00 | - | 1,900.00 |
| 8 | 8" x 6" Tapping Sleeve & Valve | 1.00 | EA | $11,850.00 | 100.00 | - | 11,850.00 | - | 11,850.00 |
| ***Subtotal WATER*** | | | | | | | ***32,800.00*** | ***-*** | ***32,800.00*** |
| 1 | 6" PVC SDR-26 | 40.00 | LF | $27.50 | 100.00 | - | 1,100.00 | - | 1,100.00 |
| 2 | 8" PVC C-900 12/14 | 287.00 | LF | $88.50 | 100.00 | - | 25,399.50 | - | 25,399.50 |
| 3 | 8" x 6" Wye C-900 | 5.00 | EA | $555.00 | 100.00 | - | 2,775.00 | - | 2,775.00 |
| 4 | 6" 45 Bend PVC SDR-26 | 13.00 | EA | $100.00 | 100.00 | - | 1,300.00 | - | 1,300.00 |
| 5 | 6" Cap PVC SDR-26 | 5.00 | EA | $54.00 | 100.00 | - | 270.00 | - | 270.00 |
| 6 | 6" Cleanout Ass'y. PVC SDR-26 | 5.00 | EA | $510.00 | 100.00 | - | 2,550.00 | - | 2,550.00 |
| 7 | Wood Stakes | 5.00 | EA | $11.00 | 100.00 | - | 55.00 | - | 55.00 |
| 8 | Manhole 18/20 | 1.00 | EA | $11,250.00 | 100.00 | - | 11,250.00 | - | 11,250.00 |
| ***Subtotal SAN. SEWER*** | | | | | | | ***44,699.50*** | ***-*** | ***44,699.50*** |
| 1 | 8" PVC C-900 14/16 | (55.00) | LF | $96.00 | 100.00 | - | (5,280.00) | - | (5,280.00) |
| 2 | 8" PVC C-900 16/18 | (14.00) | LF | $111.60 | 100.00 | - | (1,562.40) | - | (1,562.40) |
| 3 | 8" PVC C-900 18/20 | (217.00) | LF | $118.50 | 100.00 | - | (25,714.50) | - | (25,714.50) |
| 4 | Manhole 14/16 | (1.00) | EA | $7,000.00 | 100.00 | - | (7,000.00) | - | (7,000.00) |
| ***Subtotal SAN. SEWER*** | | | | | | | ***(39,556.90)*** | ***-*** | ***(39,556.90)*** |
| 1 | 8" 45 Offset Bend w/ Mega Lug | 4.00 | EA | $1,450.00 | 100.00 | - | 5,800.00 | - | 5,800.00 |
| ***Subtotal FORCE MAIN*** | | | | | | | ***5,800.00*** | ***-*** | ***5,800.00*** |
| **Grand total CHANGE ORDER 9** | | | | | | | **43,742.60** | **-** | **43,742.60** |
| **Grand total CHANGE ORDERS** | | | | | | | **(241,700.64)** | **129,784.28** | **(111,916.36)** |
| **TOTAL CONTRACT & CHANGE ORDERS** | | | | | | | **5,395,782.57** | **1,090,079.17** | **6,485,861.74** |
| | | | | | | | | | |
| | | | **OTHER COSTS** | | | | | | |
| 1 | CDD Soft Cost and Contingency | 0.15 | % | 6,485,861.74 | 83.19 | 16.81 | 809,367.39 | 163,511.87 | 972,879.26 |
| 2 | Water Conn. Fee (78 SFH@ 210 GPD) | 16,380.00 | GPD | 1.39 | 100.00 | | 22,768.20 | - | 22,768.20 |
| 3 | Sewer Conn Fees (78 SFH@ 210 GPD) | 16,380.00 | GPD | 5.60 | 100.00 | | 91,728.00 | - | 91,728.00 |
| 4 | Mobility Fees for 78 SFH | 78.00 | EA | 10,625.00 | 100.00 | | 828,750.00 | - | 828,750.00 |
| **Sub-total Other Costs** | | | | | | | **1,752,613.59** | **163,511.87** | **1,916,125.46** |
| **GRAND TOTAL** | | | | | | | **7,148,396.16** | **1,253,591.04** | **8,401,987.20** |

## Summary of Biscayne Drive Estates CDD Expansion Area (the Abess Plat) Estimate of Construction Costs (Rounded to $1K)

| Item Description | Cost ($) | Begin Quarter/Year | End Quarter/Year |
|---|---|---|---|
| Roadway Improvements Including Miami-Dade Mobility Fees for 78 SFH | 2,096,000 | Q3/2025 | Q3/2026 |
| Stormwater Management and Drainage | 1,055,000 | Q3/2025 | Q3/2026 |
| Water Distribution System, Including Water Connection Fees for 78 SFH | 1,227,000 | Q3/2025 | Q3/2026 |
| Sanitary Sewer System, Including Connection Fees for 78 SFH | 2,773,000 | Q3/2025 | Q3/2026 |
| **Total** | **7,151,000** | | |

| Biscayne Drive Estates CDD Expansion Area<br>Estimate of Construction Costs<br>Abess South Plat | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| | **DEMOLITION** | | | | | | | | |
| 1 | Asphalt Removal | 3,950.00 | SF | 1.55 | 16.50 | 83.50 | 1,010.37 | 5,112.13 | 6,122.50 |
| 2 | Sawcut Existing | 1,615.00 | LF | 1.10 | 16.50 | 83.50 | 293.17 | 1,483.33 | 1,776.50 |
| 3 | MOT & Traffic Control | 1.00 | EA | 500.00 | 16.50 | 83.50 | 82.51 | 417.49 | 500.00 |
| **Total DEMOLITION** | | | | | | | **1,386.05** | **7,012.95** | **8,399.00** |
| | **EARTHWORK** | | | | | | | | |
| 1 | Disc Site | 30.00 | AC | 412.00 | 16.50 | 83.50 | 2,039.71 | 10,320.29 | 12,360.00 |
| 2 | Silt Fence (No Maintenance) | 6,625.00 | LF | 1.96 | 100.00 | - | 12,985.00 | - | 12,985.00 |
| 3 | Washed Rock Entrance | 1.00 | EA | 3,610.00 | 100.00 | - | 3,610.00 | - | 3,610.00 |
| 4 | Proof Roll Site | 134,760.00 | SY | 0.11 | 16.50 | 83.50 | 2,446.27 | 12,377.33 | 14,823.60 |
| 5 | Cut & Balance | 2,375.00 | CY | 1.55 | 16.50 | 83.50 | 607.50 | 3,073.75 | 3,681.25 |
| 6 | Import Fill | 104,985.00 | TN | 21.93 | 16.50 | 83.50 | 379,940.60 | 1,922,380.45 | 2,302,321.05 |
| 7 | Miscellaneous Landscape Grading | 375,605.00 | SF | 0.06 | 16.50 | 83.50 | 3,719.05 | 18,817.25 | 22,536.30 |
| 8 | Laser Grade Building Pad @ 12" Below FFE | 804,470.00 | SF | 0.06 | - | 100.00 | - | 48,268.20 | 48,268.20 |
| 9 | MOT & Traffic Control | 1.00 | LS | 3,500.00 | 16.50 | 83.50 | 577.59 | 2,922.41 | 3,500.00 |
| 10 | Survey | 1.00 | LS | 55,550.00 | 16.50 | 83.50 | 9,167.14 | 46,382.86 | 55,550.00 |
| **Grand total EARTHWORK** | | | | | | | **415,092.85** | **2,064,542.55** | **2,479,635.40** |
| | **PAVEMENT: ASPHALT** | | | | | | | | |
| 1 | 12" Compacted Subgrade | 15,645.00 | SY | 1.09 | 100.00 | - | 17,053.05 | - | 17,053.05 |
| 2 | 8" Rock Base | 14,830.00 | SY | 15.82 | 100.00 | - | 234,610.60 | - | 234,610.60 |
| 3 | 1" Type S-III Asphalt (1st Lift) | 9,415.00 | SY | 7.50 | 100.00 | - | 70,612.50 | - | 70,612.50 |
| 4 | 1" Type S-III Asphalt (2nd Lift) | 9,415.00 | SY | 7.50 | 100.00 | - | 70,612.50 | - | 70,612.50 |
| 5 | 2" Type S-III Asphalt (1st Lift) | 4,640.00 | SY | 15.00 | 100.00 | - | 69,600.00 | - | 69,600.00 |
| 6 | 1" Type S-III Asphalt (2nd Lift) | 4,640.00 | SY | 7.50 | 100.00 | - | 34,800.00 | - | 34,800.00 |
| 7 | 1" Milling Existing Asphalt | 4,605.00 | SY | 1.55 | 100.00 | - | 7,137.75 | - | 7,137.75 |
| 8 | 1" Type S-III Asphalt Overlay<br>*Overlay At SW 287th Street (1,705 SY) And SW 288th Street (2,900 SY)* | 4,605.00 | SY | 7.50 | 100.00 | - | 34,537.50 | - | 34,537.50 |
| 9 | Traffic Loop Restoration | 3.00 | EA | 3,000.00 | 100.00 | - | 9,000.00 | - | 9,000.00 |
| 10 | MOT & Traffic Control | 1.00 | LS | 2,500.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 11 | Survey | 1.00 | LS | 10,850.00 | 100.00 | - | 10,850.00 | - | 10,850.00 |
| **Grand total PAVEMENT: ASPHALT** | | | | | | | **561,313.90** | **-** | **561,313.90** |
| | **CONCRETE: SIDEWALK NOT INCLUDED** | | | | | | | | |
| 1 | 2' Valley Gutter | 9,265.00 | LF | 14.25 | 100.00 | - | 132,026.25 | - | 132,026.25 |
| 2 | 6" x 12" Type "D" Curb | 95.00 | LF | 10.50 | 100.00 | - | 997.50 | - | 997.50 |
| 3 | MOT & Traffic Control | 1.00 | LS | 500.00 | 100.00 | - | 500.00 | - | 500.00 |
| 4 | Survey | 1.00 | LS | 5,850.00 | 100.00 | - | 5,850.00 | - | 5,850.00 |
| **Grand total CONCRETE: SIDEWALK NOT INCLUDED** | | | | | | | **139,373.75** | **-** | **139,373.75** |
| | **SIGNS & MARKINGS: 2nd LIFT - ONE TIME ONLY** | | | | | | | | |
| 1 | R1-1 w/ (2) D3-1 | 8.00 | EA | 212.00 | 100.00 | - | 1,696.00 | - | 1,696.00 |
| 2 | R1-1 w/ R3-5R | 1.00 | EA | 212.00 | 100.00 | - | 212.00 | - | 212.00 |
| 3 | R4-7B | 4.00 | EA | 196.00 | 100.00 | - | 784.00 | - | 784.00 |
| 4 | R1-2 | 2.00 | EA | 196.00 | 100.00 | - | 392.00 | - | 392.00 |
| 5 | 6" White 2' - 4' Skip (P) | 785.00 | LF | 0.80 | 100.00 | - | 628.00 | - | 628.00 |
| 6 | 6" Yellow 10' - 30' Skip (P) | 1,340.00 | LF | 0.80 | 100.00 | - | 1,072.00 | - | 1,072.00 |
| 7 | 6" Double Yellow (P) | 790.00 | LF | 1.66 | 100.00 | - | 1,311.40 | - | 1,311.40 |
| 8 | 6" White (P) | 4,565.00 | LF | 0.80 | 100.00 | - | 3,652.00 | - | 3,652.00 |
| 9 | 6" Yellow (P) | 2,325.00 | LF | 0.80 | 100.00 | - | 1,860.00 | - | 1,860.00 |
| 10 | 12" White (P) | 615.00 | LF | 1.55 | 100.00 | - | 953.25 | - | 953.25 |
| 11 | 18" Yellow (P) | 315.00 | LF | 1.95 | 100.00 | - | 614.25 | - | 614.25 |
| 12 | 24" White (P) | 210.00 | LF | 2.20 | 100.00 | - | 462.00 | - | 462.00 |
| 13 | 6" White 2' - 4' Skip (T) | 785.00 | LF | 1.10 | 100.00 | - | 863.50 | - | 863.50 |

| Biscayne Drive Estates CDD Expansion Area<br>Estimate of Construction Costs<br>Abess South Plat | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 14 | 6" Yellow 10' - 30' Skip (T) | 1,340.00 | LF | 1.10 | 100.00 | - | 1,474.00 | - | 1,474.00 |
| 15 | 6" Double Yellow (T) | 790.00 | LF | 1.66 | 100.00 | - | 1,311.40 | - | 1,311.40 |
| 16 | 6" White (T) | 4,565.00 | LF | 1.10 | 100.00 | - | 5,021.50 | - | 5,021.50 |
| 17 | 6" Yellow (T) | 2,325.00 | LF | 1.10 | 100.00 | - | 2,557.50 | - | 2,557.50 |
| 18 | 12" White (T) | 615.00 | LF | 2.15 | 100.00 | - | 1,322.25 | - | 1,322.25 |
| 19 | 18" Yellow (T) | 315.00 | LF | 2.95 | 100.00 | - | 929.25 | - | 929.25 |
| 20 | 24" White (T) | 210.00 | LF | 3.30 | 100.00 | - | 693.00 | - | 693.00 |
| 21 | White Directional Arrow (T) | 27.00 | EA | 69.00 | 100.00 | - | 1,863.00 | - | 1,863.00 |
| 22 | Double Parking Stall (P) | 4.00 | EA | 7.00 | 100.00 | - | 28.00 | - | 28.00 |
| 23 | Handicap Stall w/ Sign & Logo (P) | 1.00 | EA | 315.00 | 100.00 | - | 315.00 | - | 315.00 |
| 24 | Handicap Walkway (P) | 1.00 | EA | 70.00 | 100.00 | - | 70.00 | - | 70.00 |
| 25 | Pavement Symbol "BICYCLE" (P) | 3.00 | EA | 320.00 | 100.00 | - | 960.00 | - | 960.00 |
| 26 | Pavement Message "ONLY" (P) | 5.00 | EA | 100.00 | 100.00 | - | 500.00 | - | 500.00 |
| 27 | RPMs Amber / Amber | 68.00 | EA | 6.00 | 100.00 | - | 408.00 | - | 408.00 |
| 28 | RPMs Blue | 10.00 | EA | 6.00 | 100.00 | - | 60.00 | - | 60.00 |
| 29 | MOT & Traffic Control | 1.00 | LS | 1,500.00 | 100.00 | - | 1,500.00 | - | 1,500.00 |
| 30 | Survey | 1.00 | LS | 5,850.00 | 100.00 | - | 5,850.00 | - | 5,850.00 |
| **Grand total SIGNS & MARKINGS: 2nd LIFT - ONE TIME ONLY** | | | | | | | **39,363.30** | **-** | **39,363.30** |
| **STORM DRAIN: STRUCTURE TABLE NEED TO BE UPDATED** | | | | | | | | | |
| 1 | 18" French Drain w/ P-HDPE (3.5' x 15' Trench) | 1,605.00 | LF | 184.50 | 100.00 | - | 296,122.50 | - | 296,122.50 |
| 2 | 24" French Drain w/ P-PP (4' x 15' Trench) | 555.00 | LF | 195.00 | 100.00 | - | 108,225.00 | - | 108,225.00 |
| 3 | 24" PP | 285.00 | LF | 85.00 | 100.00 | - | 24,225.00 | - | 24,225.00 |
| 4 | 18" HDPE | 335.00 | LF | 52.29 | 100.00 | - | 17,517.15 | - | 17,517.15 |
| 5 | Pipe Bedding | 850.00 | TN | 30.83 | 100.00 | - | 26,205.50 | - | 26,205.50 |
| 6 | Catch Basin 48" Dia. w/ USF 4155-6210 | 6.00 | EA | 3,450.00 | 100.00 | - | 20,700.00 | - | 20,700.00 |
| 7 | Valley Inlet 48" Dia.w/ USF 5112-6143 | 43.00 | EA | 3,650.00 | 100.00 | - | 156,950.00 | - | 156,950.00 |
| 8 | Concrete Collar for Catch Basin | 1.00 | EA | 385.00 | 100.00 | - | 385.00 | - | 385.00 |
| 9 | Concrete Collar for Existing Catch Basin | 1.00 | EA | 385.00 | 100.00 | - | 385.00 | - | 385.00 |
| 10 | Concrete Apron for Catch Basin | 4.00 | EA | 385.00 | 100.00 | - | 1,540.00 | - | 1,540.00 |
| 11 | PRB's for 24" FD (CMP) | 8.00 | EA | 870.00 | 100.00 | - | 6,960.00 | - | 6,960.00 |
| 12 | PRB's for 18" FD (CMP) | 46.00 | EA | 670.00 | 100.00 | - | 30,820.00 | - | 30,820.00 |
| 13 | 18" Endcap HDPE | 46.00 | EA | 250.00 | 100.00 | - | 11,500.00 | - | 11,500.00 |
| 14 | Trench Box | 1.00 | LS | 56,769.42 | 100.00 | - | 56,769.42 | - | 56,769.42 |
| 15 | Coredrill & Connect | 1.00 | EA | 850.00 | 100.00 | - | 850.00 | - | 850.00 |
| 16 | Excavate & Connect to Existing | 1.00 | EA | 850.00 | 100.00 | - | 850.00 | - | 850.00 |
| 17 | Adjust Existing Rim w/ Brick & Motar | 1.00 | EA | 550.00 | 100.00 | - | 550.00 | - | 550.00 |
| 18 | Filter Fabric in Grates | 49.00 | EA | 25.00 | 100.00 | - | 1,225.00 | - | 1,225.00 |
| 19 | Filter Fabric in Existing Grates | 20.00 | EA | 25.00 | 100.00 | - | 500.00 | - | 500.00 |
| 20 | Vacuum Structures For Derm Walk-through | 49.00 | EA | 250.00 | 100.00 | - | 12,250.00 | - | 12,250.00 |
| 21 | Steel Plate Rental | 1.00 | LS | 1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 22 | Base & Subgrade Restoration w/ CLR | 1.00 | LS | 3,500.00 | 100.00 | - | 3,500.00 | - | 3,500.00 |
| 23 | Pavement Restoration | 1.00 | LS | 3,500.00 | 100.00 | - | 3,500.00 | - | 3,500.00 |
| 24 | Sawcut Existing | 1.00 | LS | 515.00 | 100.00 | - | 515.00 | - | 515.00 |
| 25 | MOT & Traffic Control | 1.00 | LS | 2,500.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 26 | Survey | 1.00 | LS | 2,440.00 | 100.00 | - | 2,440.00 | - | 2,440.00 |
| **Grand total STORM DRAIN: STRUCTURE TABLE NEED TO BE UPDATED** | | | | | | | **788,874.57** | **-** | **788,874.57** |
| **WATER** | | | | | | | | | |
| 1 | 16" DIP | 665.00 | LF | 154.00 | 100.00 | - | 102,410.00 | - | 102,410.00 |
| 2 | 12" DIP | 1,315.00 | LF | 102.00 | 100.00 | - | 134,130.00 | - | 134,130.00 |
| 3 | 8" DIP | 2,130.00 | LF | 72.00 | 100.00 | - | 153,360.00 | - | 153,360.00 |
| 4 | 6" DIP | 180.00 | LF | 58.00 | 100.00 | - | 10,440.00 | - | 10,440.00 |
| 5 | Blueline Paint Water Main | 4,290.00 | LF | 0.40 | 100.00 | - | 1,716.00 | - | 1,716.00 |
| 6 | Pipe Bedding for Water Main | 2,050.00 | TN | 30.83 | 100.00 | - | 63,201.50 | - | 63,201.50 |

| Biscayne Drive Estates CDD Expansion Area<br>Estimate of Construction Costs<br>Abess South Plat | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 7 | Fire Hydrant w/ Mega Lug | 10.00 | EA | 4,550.00 | 100.00 | - | 45,500.00 | - | 45,500.00 |
| 8 | 16" Gate Valve & Box w/ Mega Lug | 3.00 | EA | 10,850.00 | 100.00 | - | 32,550.00 | - | 32,550.00 |
| 9 | 12" Gate Valve & Box w/ Mega Lug | 1.00 | EA | 5,550.00 | 100.00 | - | 5,550.00 | - | 5,550.00 |
| 10 | 8" Gate Valve & Box w/ Mega Lug | 3.00 | EA | 2,850.00 | 100.00 | - | 8,550.00 | - | 8,550.00 |
| 11 | 6" Gate Valve & Box w/ Mega Lug | 10.00 | EA | 2,100.00 | 100.00 | - | 21,000.00 | - | 21,000.00 |
| 12 | 16" x 12" Tee w/ Mega Lug | 1.00 | EA | 11,250.00 | 100.00 | - | 11,250.00 | - | 11,250.00 |
| 13 | 16" x 8" Tee w/ Mega Lug | 2.00 | EA | 9,000.00 | 100.00 | - | 18,000.00 | - | 18,000.00 |
| 14 | 12" x 6" Tee w/ Mega Lug | 4.00 | EA | 2,350.00 | 100.00 | - | 9,400.00 | - | 9,400.00 |
| 15 | 8" x 8" Tee w/ Mega Lug | 1.00 | EA | 1,865.00 | 100.00 | - | 1,865.00 | - | 1,865.00 |
| 16 | 8" x 6" Tee w/ Mega Lug | 6.00 | EA | 1,763.00 | 100.00 | - | 10,578.00 | - | 10,578.00 |
| 17 | 12" 90 Bend w/ Mega Lug | 2.00 | EA | 1,565.00 | 100.00 | - | 3,130.00 | - | 3,130.00 |
| 18 | 8" 90 Bend w/ Mega Lug | 8.00 | EA | 1,240.00 | 100.00 | - | 9,920.00 | - | 9,920.00 |
| 19 | 8" 45 Offset Bend w/ Mega Lug | 14.00 | EA | 1,240.00 | 100.00 | - | 17,360.00 | - | 17,360.00 |
| 20 | 6" 45 Offset Bend w/ Mega Lug | 16.00 | EA | 745.00 | 100.00 | - | 11,920.00 | - | 11,920.00 |
| 21 | 16" Cap Tap 2" w/ Mega Lug | 2.00 | EA | 1,350.00 | 100.00 | - | 2,700.00 | - | 2,700.00 |
| 22 | 2" FVO Ass'y. | 2.00 | EA | 1,250.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 23 | 16" Pipe Joint Restraint | 10.00 | EA | 1,885.00 | 100.00 | - | 18,850.00 | - | 18,850.00 |
| 24 | 12" Pipe Joint Restraint | 16.00 | EA | 840.00 | 100.00 | - | 13,440.00 | - | 13,440.00 |
| 25 | 8" Pipe Joint Restraint | 35.00 | EA | 365.00 | 100.00 | - | 12,775.00 | - | 12,775.00 |
| 26 | 1" Double Water Service | 29.00 | EA | 1,220.00 | 100.00 | - | 35,380.00 | - | 35,380.00 |
| 27 | 1" Single Water Service<br>*Includes (3 EA) Water Service To Existing Lots* | 33.00 | EA | 1,220.00 | 100.00 | - | 40,260.00 | - | 40,260.00 |
| 28 | Wood Stakes | 91.00 | EA | 11.00 | 100.00 | - | 1,001.00 | - | 1,001.00 |
| 29 | Tie-In To Existing (Active 8" WM)<br>*Includes Notification Notice, WSDA Coordination Meetings, Testing And Crew/Equipment*<br>*For 3 Days* | 1.00 | EA | 12,850.00 | 100.00 | - | 12,850.00 | - | 12,850.00 |
| 30 | Remove Existing Plug & Connect | 4.00 | EA | 850.00 | 100.00 | - | 3,400.00 | - | 3,400.00 |
| 31 | 16" Fill & Flush Connection | 1.00 | EA | 3,400.00 | 100.00 | - | 3,400.00 | - | 3,400.00 |
| 32 | 12" Fill & Flush Connection | 1.00 | EA | 2,900.00 | 100.00 | - | 2,900.00 | - | 2,900.00 |
| 33 | 8" Fill & Flush Connection | 2.00 | EA | 1,850.00 | 100.00 | - | 3,700.00 | - | 3,700.00 |
| 34 | HRS & Sample Points | 1.00 | LS | 1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 35 | Sawcut Existing | 4,630.00 | LF | 1.10 | 100.00 | - | 5,093.00 | - | 5,093.00 |
| 36 | Steel Plate Rental | 1.00 | LS | 1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 37 | Base & Subgrade Restoration w/ CLR | 1,030.00 | SY | 20.00 | 100.00 | - | 20,600.00 | - | 20,600.00 |
| 38 | Pavement Restoration (4' Wide) | 1,030.00 | SY | 14.00 | 100.00 | - | 14,420.00 | - | 14,420.00 |
| 39 | 1" Milling Existing Asphalt | 1,095.00 | SY | 4.11 | 100.00 | - | 4,500.45 | - | 4,500.45 |
| 40 | 1" Type S-III Asphalt Overlay<br>*10' Wide Overlay At SW 177th Avenue (665' LF) And SW 286th Street (320' LF)* | 1,095.00 | SY | 4.11 | 100.00 | - | 4,500.45 | - | 4,500.45 |
| 41 | Pavement Marking Restoration | 1.00 | LS | 2,500.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 42 | MOT & Traffic Control | 1.00 | LS | 4,500.00 | 100.00 | - | 4,500.00 | - | 4,500.00 |
| 43 | Survey | 1.00 | LS | 6,850.00 | 100.00 | - | 6,850.00 | - | 6,850.00 |
| **Grand Total WATER** | | | | | | | **891,730.40** | **-** | **891,730.40** |
| **SAN. SEWER** | | | | | | | | | |
| 1 | 6" PVC SDR-26 | 2,410.00 | LF | 27.50 | 100.00 | - | 66,275.00 | - | 66,275.00 |
| 2 | 6" PVC C-900 | 1,075.00 | LF | 33.00 | 100.00 | - | 35,475.00 | - | 35,475.00 |
| 3 | 8" PVC SDR-26 0/6 | 1,266.00 | LF | 47.00 | 100.00 | - | 59,502.00 | - | 59,502.00 |
| 4 | 8" PVC SDR-26 6/8 | 1,390.00 | LF | 47.00 | 100.00 | - | 65,330.00 | - | 65,330.00 |
| 5 | 8" PVC SDR-26 8/10 | 336.00 | LF | 50.00 | 100.00 | - | 16,800.00 | - | 16,800.00 |
| 6 | 8" PVC SDR-26 10/12 | 275.00 | LF | 59.00 | 100.00 | - | 16,225.00 | - | 16,225.00 |
| 7 | 8" PVC SDR-26 12/14 | 360.00 | LF | 77.00 | 100.00 | - | 27,720.00 | - | 27,720.00 |
| 8 | 8" PVC SDR-26 14/16 | 133.00 | LF | 85.00 | 100.00 | - | 11,305.00 | - | 11,305.00 |

## Biscayne Drive Estates CDD Expansion Area
## Estimate of Construction Costs
## Abess South Plat

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 9 | 8" PVC C-900 14/16 | 304.00 | LF | 91.50 | 100.00 | - | 27,816.00 | - | 27,816.00 |
| 10 | 8" PVC C-900 16/18 | 657.00 | LF | 105.00 | 100.00 | - | 68,985.00 | - | 68,985.00 |
| 11 | 8" PVC C-900 18/20 | 54.00 | LF | 118.00 | 100.00 | - | 6,372.00 | - | 6,372.00 |
| 12 | Pipe Bedding for Sewer Laterals | 585.00 | TN | 30.83 | 100.00 | - | 18,035.55 | - | 18,035.55 |
| 13 | Manhole 0/6 | 5.00 | EA | 3,300.00 | 100.00 | - | 16,500.00 | - | 16,500.00 |
| 14 | Manhole 6/8 | 5.00 | EA | 3,600.00 | 100.00 | - | 18,000.00 | - | 18,000.00 |
| 15 | Manhole 8/10 | 1.00 | EA | 3,900.00 | 100.00 | - | 3,900.00 | - | 3,900.00 |
| 16 | Manhole 10/12 | 1.00 | EA | 4,350.00 | 100.00 | - | 4,350.00 | - | 4,350.00 |
| 17 | Manhole 12/14 | 1.00 | EA | 5,500.00 | 100.00 | - | 5,500.00 | - | 5,500.00 |
| 18 | Manhole 14/16 | 1.00 | EA | 7,000.00 | 100.00 | - | 7,000.00 | - | 7,000.00 |
| 19 | Manhole 16/18 | 3.00 | EA | 9,300.00 | 100.00 | - | 27,900.00 | - | 27,900.00 |
| 20 | Manhole 18/20 | 1.00 | EA | 11,250.00 | 100.00 | - | 11,250.00 | - | 11,250.00 |
| 21 | Shrink Wrap/ PPC | 18.00 | EA | 620.00 | 100.00 | - | 11,160.00 | - | 11,160.00 |
| 22 | Rainstoppers | 18.00 | EA | 90.00 | 100.00 | - | 1,620.00 | - | 1,620.00 |
| 23 | Drop Connections | 3.00 | EA | 1,940.00 | 100.00 | - | 5,820.00 | - | 5,820.00 |
| 24 | 8" Coupling PVC SDR-26 | 26.00 | EA | 240.00 | 100.00 | - | 6,240.00 | - | 6,240.00 |
| 25 | 8" Coupling PVC C-900 | 10.00 | EA | 280.00 | 100.00 | - | 2,800.00 | - | 2,800.00 |
| 26 | 8" Manhole Adaptor PVC SDR-26 | 26.00 | EA | 260.00 | 100.00 | - | 6,760.00 | - | 6,760.00 |
| 27 | 8" Manhole Adaptor PVC C-900 | 10.00 | EA | 375.00 | 100.00 | - | 3,750.00 | - | 3,750.00 |
| 28 | 8" x 6" Wye PVC SDR-26 | 72.00 | EA | 280.00 | 100.00 | - | 20,160.00 | - | 20,160.00 |
| 29 | 8" x 6" Wye PVC C-900 | 30.00 | EA | 555.00 | 100.00 | - | 16,650.00 | - | 16,650.00 |
| 30 | 6" 45 Bend PVC SDR-26 | 180.00 | EA | 100.00 | 100.00 | - | 18,000.00 | - | 18,000.00 |
| 31 | 6" 45 Bend PVC C-900 | 75.00 | EA | 275.00 | 100.00 | - | 20,625.00 | - | 20,625.00 |
| 32 | 6" Cap PVC SDR-26 | 72.00 | EA | 54.00 | 100.00 | - | 3,888.00 | - | 3,888.00 |
| 33 | 6" Cap PVC C-900 | 30.00 | EA | 120.00 | 100.00 | - | 3,600.00 | - | 3,600.00 |
| 34 | 6" Cleanout Ass'y. PVC SDR-26<br>*Includes (12 EA) Sewer Service To Existing Lots* | 72.00 | EA | 510.00 | 100.00 | - | 36,720.00 | - | 36,720.00 |
| 35 | 6" Cleanout Ass'y. PVC C-900<br>*Includes (2 EA) Sewer Service To Existing Lot* | 30.00 | EA | 955.00 | 100.00 | - | 28,650.00 | - | 28,650.00 |
| 36 | Wood Stakes | 102.00 | EA | 11.00 | 100.00 | - | 1,122.00 | - | 1,122.00 |
| 37 | Coredrill Exist. Manhole & Connect 16/18 | 1.00 | EA | 8,500.00 | 100.00 | - | 8,500.00 | - | 8,500.00 |
| 38 | Coredrill Exist. Manhole & Connect 18/20 | 1.00 | EA | 9,500.00 | 100.00 | - | 9,500.00 | - | 9,500.00 |
| 39 | Rebuild Exist. Manhole Invert | 2.00 | EA | 950.00 | 100.00 | - | 1,900.00 | - | 1,900.00 |
| 40 | Trench Box | 1.00 | LS | 45,550.00 | 100.00 | - | 45,550.00 | - | 45,550.00 |
| 41 | Clean & TV Sanitary Sewer (1 time only) | 4,775.00 | LF | 1.55 | 100.00 | - | 7,401.25 | - | 7,401.25 |
| 42 | Sawcut Existing | 2,390.00 | LF | 1.10 | 100.00 | - | 2,629.00 | - | 2,629.00 |
| 43 | Steel Plate Rental | 1.00 | LS | 1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 44 | Base Restoration | 535.00 | SY | 20.00 | 100.00 | - | 10,700.00 | - | 10,700.00 |
| 45 | Pavement Restoration (4' Wide) | 535.00 | SY | 14.00 | 100.00 | - | 7,490.00 | - | 7,490.00 |
| 46 | MOT & Traffic Control | 1.00 | LS | 3,500.00 | 100.00 | - | 3,500.00 | - | 3,500.00 |
| 47 | Survey | 1.00 | LS | 6,850.00 | 100.00 | - | 6,850.00 | - | 6,850.00 |
| **Grand Total SAN. SEWER** | | | | | | | **807,715.80** | **-** | **807,715.80** |
| | **LENNAR DISCOUNT** | | | | | | | | |
| 1 | Lennar Discount | 1.00 | LS | (272,209.82) | 100.00 | - | (272,209.82) | - | (272,209.82) |
| **GRAND TOTAL LENNAR DISCOUNT** | | | | | | | **(272,209.82)** | **-** | **(272,209.82)** |
| **TOTAL ORIGINAL CONTRACT** | | | | | | | **3,372,640.80** | **2,071,555.50** | **5,444,196.30** |
| | **CHANGE ORDERS** | | | | | | | | |
| | **CHANGE ORDER 1** | | | | | | | | |
| 1 | Clearing & Grubbing @ North PL | 1.00 | LS | 4,500.00 | 16.50 | 83.50 | 742.61 | 3,757.39 | 4,500.00 |
| 2 | Haul Off Trees | 4.00 | LD | 1,950.00 | 16.50 | 83.50 | 1,287.20 | 6,512.80 | 7,800.00 |
| **Grand total CHANGE ORDER 1 CLEARING: ACTUAL FIELD QUANTITIES TO PREVAIL** | | | | | | | **2,029.81** | **10,270.19** | **12,300.00** |
| | **CHANGE ORDER 2** | | | | | | | | |
| 1 | 12" Compacted Subgrade | 600.00 | SY | 1.09 | 100.00 | - | 654.00 | - | 654.00 |

| Biscayne Drive Estates CDD Expansion Area<br>Estimate of Construction Costs<br>Abess South Plat | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 2 | 8" Rock Base | 570.00 | SY | 15.82 | 100.00 | - | 9,017.40 | - | 9,017.40 |
| 3 | 2" Type S-III Asphalt (1st Lift) | 540.00 | SY | 15.00 | 100.00 | - | 8,100.00 | - | 8,100.00 |
| 4 | 1" Type S-III Asphalt (2nd Lift) | 540.00 | SY | 7.50 | 100.00 | - | 4,050.00 | - | 4,050.00 |
| *Sub-total PAVEMENT: ASPHALT* | | | | | | | *21,821.40* | - | *21,821.40* |
| 1 | 2' Type "RA" Curb & Gutter | 196.00 | LF | 14.25 | 100.00 | - | 2,793.00 | - | 2,793.00 |
| 2 | 2' Type "F" Curb & Gutter | 1,464.00 | LF | 14.25 | 100.00 | - | 20,862.00 | - | 20,862.00 |
| 3 | 6" x 12" Type "D" Curb | (1,343.00) | LF | 10.50 | 100.00 | - | (14,101.50) | - | (14,101.50) |
| *Sub-total CONCRETE* | | | | | | | *9,553.50* | - | *9,553.50* |
| 1 | OM4-1 w/ Red Reflectors | 3.00 | EA | 196.00 | 100.00 | - | 588.00 | - | 588.00 |
| 2 | W2-6 | 3.00 | EA | 196.00 | 100.00 | - | 588.00 | - | 588.00 |
| 3 | W11-2 w/ W116-7P | 4.00 | EA | 232.00 | 100.00 | - | 928.00 | - | 928.00 |
| 4 | W14-2 | 1.00 | EA | 196.00 | 100.00 | - | 196.00 | - | 196.00 |
| 5 | R3-9B w/ R3-9DP | 2.00 | EA | 232.00 | 100.00 | - | 464.00 | - | 464.00 |
| 6 | R4-7B | 4.00 | EA | 196.00 | 100.00 | - | 784.00 | - | 784.00 |
| 7 | (2) R5-1 w/ R6-1 | 2.00 | EA | 232.00 | 100.00 | - | 464.00 | - | 464.00 |
| 8 | 6" White (P) | 1,562.00 | LF | 0.80 | 100.00 | - | 1,249.60 | - | 1,249.60 |
| 9 | 6" Yellow (P) | 610.00 | LF | 0.80 | 100.00 | - | 488.00 | - | 488.00 |
| 10 | 12" Yellow (P) | 213.00 | LF | 1.55 | 100.00 | - | 330.15 | - | 330.15 |
| 11 | 12" White (P) | 275.00 | LF | 1.55 | 100.00 | - | 426.25 | - | 426.25 |
| 12 | 18" Yellow (P) | 70.00 | LF | 1.95 | 100.00 | - | 136.50 | - | 136.50 |
| 13 | 24" White (P) | 154.00 | LF | 2.20 | 100.00 | - | 338.80 | - | 338.80 |
| 14 | 6" White (T) | 1,562.00 | LF | 1.10 | 100.00 | - | 1,718.20 | - | 1,718.20 |
| 15 | 6" Yellow (T) | 610.00 | LF | 1.10 | 100.00 | - | 671.00 | - | 671.00 |
| 16 | 12" Yellow (T) | 213.00 | LF | 2.15 | 100.00 | - | 457.95 | - | 457.95 |
| 17 | 12" White (T) | 275.00 | LF | 2.15 | 100.00 | - | 591.25 | - | 591.25 |
| 18 | 18" Yellow (T) | 70.00 | LF | 2.95 | 100.00 | - | 206.50 | - | 206.50 |
| 19 | 24" White (T) | 154.00 | LF | 3.30 | 100.00 | - | 508.20 | - | 508.20 |
| 20 | White Directional Arrow (T) | 5.00 | EA | 69.00 | 100.00 | - | 345.00 | - | 345.00 |
| 21 | Pavement Message "ONLY" (P) | 5.00 | EA | 100.00 | 100.00 | - | 500.00 | - | 500.00 |
| 22 | 6" Double Yellow (P) | (72.00) | LF | 1.66 | 100.00 | - | (119.52) | - | (119.52) |
| 23 | 6" Double Yellow (T) | (72.00) | LF | 1.66 | 100.00 | - | (119.52) | - | (119.52) |
| *Sub-total SIGNS & MARKINGS* | | | | | | | *11,740.36* | - | *11,740.36* |
| 1 | 18" French Drain w/ P-HDPE (3.5' x 15' Trench) | 60.00 | LF | 184.50 | 100.00 | - | 11,070.00 | - | 11,070.00 |
| 2 | 24" French Drain w/ P-PP (4' x 15' Trench) | 160.00 | LF | 195.00 | 100.00 | - | 31,200.00 | - | 31,200.00 |
| 3 | Pipe Bedding | 54.00 | TN | 30.83 | 100.00 | - | 1,664.82 | - | 1,664.82 |
| 4 | Catch Basin 48" Dia. w/ P-5 Inlet & Throat | 3.00 | EA | 5,500.00 | 100.00 | - | 16,500.00 | - | 16,500.00 |
| 5 | Catch Basin 48" Dia. w/ P-6 Inlet & Throat | 3.00 | EA | 5,700.00 | 100.00 | - | 17,100.00 | - | 17,100.00 |
| 6 | Catch Basin 60" Dia. w/ P-6 Inlet & Throat | 2.00 | EA | 6,750.00 | 100.00 | - | 13,500.00 | - | 13,500.00 |
| 7 | 24" PP | (20.00) | LF | 85.00 | 100.00 | - | (1,700.00) | - | (1,700.00) |
| 8 | Valley Inlet 48" Dia.w/ USF 5112-6143 | (7.00) | EA | 3,650.00 | 100.00 | - | (25,550.00) | - | (25,550.00) |
| *Sub-total STORM DRAIN* | | | | | | | *63,784.82* | - | *63,784.82* |
| **Grand total CHANGE ORDER 2** | | | | | | | **106,900.08** | - | **106,900.08** |
| **CHANGE ORDER 4** | | | | | | | | | |
| 1 | 1" Milling Existing Asphalt | 4,035.00 | SY | $1.55 | 100.00 | - | 6,254.25 | - | 6,254.25 |
| 2 | 1" Type FC-9.5 Asphalt Overlay | 4,035.00 | SY | $7.50 | 100.00 | - | 30,262.50 | - | 30,262.50 |
| 3 | Pavement Marking Restoration | 1.00 | LS | $7,500.00 | 100.00 | - | 7,500.00 | - | 7,500.00 |
| 4 | (2) Police | 3.00 | DY | $1,490.00 | 100.00 | - | 4,470.00 | - | 4,470.00 |
| 5 | MOT & Traffic Control | 1.00 | LS | $1,500.00 | 100.00 | - | 1,500.00 | - | 1,500.00 |
| 6 | Survey | 1.00 | LS | $855.00 | 100.00 | - | 855.00 | - | 855.00 |
| **Grand total CHANGE ORDER 4 PAVEMENT: ASPHALT** | | | | | | | **50,841.75** | - | **50,841.75** |
| **CHANGE ORDER 5** | | | | | | | | | |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) CDD | Proportion (%) Non-CDD | Estimated Cost ($) CDD | Estimated Cost ($) Non-CDD | Estimated Cost ($) Total |
|---|---|---|---|---|---|---|---|---|---|
| Biscayne Drive Estates CDD Expansion Area<br>Estimate of Construction Costs<br>Abess South Plat | | | | | | | | | |
| 1 | Police | 41.00 | DY | $745.00 | 16.50 | 83.50 | 5,040.69 | 25,504.31 | 30,545.00 |
| Grand total CHANGE ORDER 5 MISCELLANEOUS | | | | | | | 5,040.69 | 25,504.31 | 30,545.00 |
| CHANGE ORDER 6 | | | | | | | | | |
| 1 | 12" Compacted Subgrade | 432.00 | SY | 1.09 | 100.00 | - | 470.88 | - | 470.88 |
| 2 | 8" Rock Base | 409.00 | SY | 15.82 | 100.00 | - | 6,470.38 | - | 6,470.38 |
| 3 | 1.5" Type S-III Asphalt (1st Lift) | 388.00 | SY | $11.25 | 100.00 | - | 4,365.00 | - | 4,365.00 |
| 4 | 1.5" Type S-III Asphalt (2nd Lift) | 388.00 | SY | $11.25 | 100.00 | - | 4,365.00 | - | 4,365.00 |
| 5 | 2" Milling Existing Asphalt (Min. Required) | 344.00 | SY | $2.95 | 100.00 | - | 1,014.80 | - | 1,014.80 |
| 6 | 2" Type S-III Asphalt Overlay | 344.00 | SY | 15.00 | 100.00 | - | 5,160.00 | - | 5,160.00 |
| *Sub-total PAVEMENT: ASPHALT* | | | | | | | *21,846.06* | - | *21,846.06* |
| 1 | 6" White 2' - 4' Skip (P) | 313.00 | LF | 0.80 | 100.00 | - | 250.40 | - | 250.40 |
| 2 | 6" Double White (P) | 354.00 | LF | 1.20 | 100.00 | - | 424.80 | - | 424.80 |
| 3 | 6" White (P) | 1,488.00 | LF | $0.80 | 100.00 | - | 1,190.40 | - | 1,190.40 |
| 4 | 6" White 2' - 4' Skip (T) | 313.00 | LF | 1.10 | 100.00 | - | 344.30 | - | 344.30 |
| 5 | 6" Double White (T) | 354.00 | LF | $1.66 | 100.00 | - | 587.64 | - | 587.64 |
| 6 | 6" White (T) | 1,488.00 | LF | $1.10 | 100.00 | - | 1,636.80 | - | 1,636.80 |
| 7 | White Directional Arrow (T) | 3.00 | EA | $69.00 | 100.00 | - | 207.00 | - | 207.00 |
| 8 | RPMs Amber / Amber | 21.00 | EA | 6.00 | 100.00 | - | 126.00 | - | 126.00 |
| *Sub-total SIGNS & MARKINGS* | | | | | | | *4,767.34* | - | *4,767.34* |
| Grand total CHANGE ORDER 5 MISCELLANEOUS | | | | | | | 26,613.40 | - | 26,613.40 |
| TOTAL ORIGINAL CHANGE ORDERS | | | | | | | 191,425.73 | 35,774.50 | 227,200.23 |
| TOTAL ORIGINAL CONTRACT & CHANGE ORDERS | | | | | | | 3,564,066.52 | 2,107,330.01 | 5,671,396.53 |
| OTHER COSTS | | | | | | | | | |
| 1 | CDD Soft Cost and Contingency | 0.15 | % | 5,671,396.53 | 62.84 | 37.16 | 534,609.98 | 316,099.50 | 850,709.48 |
| 2 | Water Conn. Fee (88 SFH@ 210 GPD) | 18,480.00 | GPD | 1.39 | 100.00 | | 25,687.20 | - | 25,687.20 |
| 3 | Sewer Conn Fees (88 SFH@ 210 GPD) | 18,480.00 | GPD | 5.60 | 100.00 | | 103,488.00 | - | 103,488.00 |
| 4 | Mobility Impact Fees for 88 SFH | 88.00 | EA | 10,625.00 | 100.00 | | 935,000.00 | - | 935,000.00 |
| Sub-total Other Costs | | | | | | | 1,598,785.18 | 316,099.50 | 1,914,884.68 |
| GRAND TOTAL | | | | | | | 5,162,851.70 | 2,423,429.51 | 7,586,281.21 |

## Summary of Biscayne Drive Estates CDD Expansion Area (Abess South Plat) Estimate of Construction Costs (Rounded to $1K)

| Item Description | Cost ($) | Begin Quarter/Year | End Quarter/Year |
|---|---|---|---|
| Roadway Improvements Including Miami-Dade Mobility Impact Fees for 88 Single Family Homes | 2,099,000 | Q3/2025 | Q3/2026 |
| Stormwater Management and Drainage | 981,000 | Q3/2025 | Q3/2026 |
| Water Distribution System, Including Water Connection Fees for 88 Single Family Homes | 1,052,000 | Q3/2025 | Q3/2026 |
| Sanitary Sewer System, Including Connection Fees for 88 Single Family Homes | 1,033,000 | Q3/2025 | Q3/2026 |
| **Total** | **5,165,000** | | |

# MASTER ASSESSMENT METHODOLOGY

# FOR

# SPECIAL ASESSMENT BONDS

# BISCAYNE DRIVE ESTATES

# COMMUNITY DEVELOPMENT DISTRICT

**Expansion Area**

**June 26, 2026**

Prepared by


Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, FL  33351

## 1.0 Introduction

The Biscayne Drive Estates Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended ("FS"). The District expects to issue not to exceed $14,330,000 of special assessment bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements within the Expansion Area (as defined below), more specifically described in the First Supplemental Engineer's Report for the Expansion Area Infrastructure Improvements, dated June 26, 2026 (the "Engineer's Report"), prepared by Alvarez Engineers, Inc. (the "District's Engineer"). The Bonds will be issued to pay for all or a portion of the design, acquisition, construction costs of certain public infrastructure improvements within the Expansion Area, including, but not limited to, stormwater management and control facilities, including, but not limited to, related earthwork; public roadway improvements and any applicable mobility fees; water and wastewater facilities and any applicable connection fees; and all related soft and incidental costs, as are more particularly described in the Engineer's Report (herein, the "Expansion Area Project" or "Improvement Plan").

### 1.1 Purpose

This Master Assessment Methodology Report (the "Report") provides a methodology that determines the amount of District debt to be allocated to specific properties within the Expansion Area benefitting from the Improvement Plan to be acquired or constructed by the District. The Expansion Area Project is being constructed as one system of improvements benefiting all the property within the boundaries of the Expansion Area. This Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, and will be supplemented to reflect the actual terms and conditions at the time of the issuance of one or more series of the Bonds.

The District intends to impose non-ad valorem special assessments on the benefited lands within the Expansion Area to pay the debt represented by the Bonds in accordance with the methodology set forth in this Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in section 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

## 1.2 Background

The District was established by Miami-Dade County Ordinance No. 21-101 on October 5, 2021, effective October 15, 2021, and originally measured approximately 64.02 acres with 148 single-family residential units in the Original District. In June 2026, the District's boundaries were expanded by approximately 54.43 acres (the "Expansion Area") planned for 166 additional single-family residential units. As a result, the current District boundaries consist of the Original District plus the Expansion Area. The Expansion Area is contained within two plats: the Abess plat, measuring 26.28 acres and containing 78 single-family residential units, and the Abess South plat, measuring 28.15 acres and containing 88 single-family residential units. Together, the two plats constitute the 166-residential-unit Development within the 54.43-acre Expansion Area. The Abess plat was recorded on September 29, 2025 in Plat Book 179, Page 29, and the Abess South plat was recorded on May 22, 2026 in Plat Book 179, Page 97, in the Public Records of Miami-Dade County, Florida. The debt assessments levied pursuant to this methodology shall only be levied on the lands within the Abess plat and the Abbes South plat within the Expansion Area.

The public improvements comprising the Expansion Area Project contemplated by the District will provide facilities that benefit the assessable property within the Expansion Area. The acquisition costs for the Expansion Area Project are summarized in Table 2.

The assessment methodology is a three-step process. First, the District Engineer determines the costs for the Expansion Area Project contemplated by the District. Second, this cost forms the basis for a debt sizing. Third, the bonded costs are divided among the benefited properties on the basis of the direct and special benefit received as a result of the Expansion Area Project.

## 1.3 Special Benefits and General Benefits

In the process of constructing or acquiring infrastructure improvements comprising the Expansion Area Project and which provide direct and special benefits to the assessable properties within the Expansion Area, incidental general benefits to properties outside of the Expansion Area and the public at large are also created. These general benefits are incidental and different from the direct and special benefits provided to the assessable properties within the Expansion Area.

The Improvement Plan is designed to meet the needs of the assessable property within the Expansion Area. The property owners within the Expansion Area are therefore receiving direct and special benefits not received by those outside of the Expansion Area.

### 1.4 Special Benefits Exceed the Costs Allocated

The direct and special benefits provided to the assessable property within the Abess plat and the Abbes South plat within Expansion Area will be equal or greater than the costs associated with providing these benefits. The increase in the market value of the benefiting property will exceed the cost of the improvements constituting the Expansion Area Project being acquired by the District. Without the District's Improvement Plan, the property within the Abess plat and the Abbes South plat within Expansion Area would not be able to be developed and to be sold as developed property.

### 1.5 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

1.) The properties to be assessed must receive a direct and special benefit from the improvements being paid for.
2.) The assessments must be fairly and reasonably allocated to the properties being assessed.

## 2.0 Assessment Methodology

### 2.1 Overview

The District anticipates issuance of not to exceed $14,330,000 in Bonds to finance public infrastructure improvements comprising the Expansion Area Project, provide for capitalized interest, if so required, fund one or more debt service reserve accounts, if applicable, and pay the cost of issuance. It is the purpose of this methodology to allocate the $14,330,000 in debt to the properties benefiting from the Improvement Plan.

Table 1 identifies the development plan (the "Development Plan") as identified by Lennar Homes LLC (the "Developer"). The Engineer's Report outlines the community-wide capital improvements needed to support the Expansion Area, which are shown in Table 2. The public improvements constituting the Expansion Area Project needed to support the development are described in detail in the Engineer's Report and are estimated to cost $12,316,000. Any portion of the Expansion Area Project not paid for with the proceeds of the Bonds will be financed by the Developer. These improvements will be funded through the issuance of the Bonds. Based on the estimated costs, the size of the bond issue needed to generate funds to pay for the Expansion Area Project was determined by the District's Underwriter to total approximately $14,330,000 in Bonds or to finance the whole Expansion Area Project. Table 3 depicts the breakdown of the Bond sizing.

## 2.2 Allocation of Benefit

The planned public improvements constituting the Expansion Area Project are an integrated system of facilities that benefit the assessable land within the Expansion Area. That is, the first few feet of water line or sewer line benefit the landowners as much as the last few feet. The Improvement Plan works as a total system and provides special benefits for each land use. A fair and reasonable method of allocating the benefit to each residential unit in the District would be by assigning an equivalent residential unit ("ERU") to the one product type. The 166 single-family residential units, which are all similar in size, have been assigned one (1) ERU. Table 4 shows the allocation of benefits based on this ERU assignment. It is important to note that the direct and special benefit derived from the Expansion Area Project to the residential units identified in the Development Plan is equal to or exceeds the cost that the units will be paying for such benefits.

## 2.3 Allocation of Debt

Allocation of debt is a continuous process until the Development Plan is completed and all properties have been fully platted and separately identified by the Miami-Dade County Property Appraiser. The Abess plat was recorded in Plat Book 179, Page 29, and the Abess South plat was recorded in Plat Book 179, Page 97, in the Public Records of Miami-Dade County, Florida. At this time, a portion of the 166 single-family residential units within the Expansion Area is represented by individually platted folios, and a portion of the Expansion Area is held in one or more bulk parcels. Accordingly, the allocation of Bond debt in this Report is made (i) directly to the existing platted lots based on their product type and corresponding ERU assignment, as shown in Table 6, and (ii) to the remaining bulk parcels on a pro rata acreage basis to capture the allocation of remaining assessment not yet assigned to platted properties. As additional plats or folio splits are recorded, debt previously assigned to bulk parcels will be reallocated to the newly platted lots on a first-platted, first-assigned basis consistent with this methodology described herein.

In accordance with the direct and special benefit allocation in Table 4, the total par amount of the Bonds per unit and the annual debt assessment per unit have been calculated for the one land use category, as illustrated in

Table 5. These amounts represent the anticipated per-unit debt and annual assessment allocations, assuming all anticipated units are built and sold in the proportions planned and the entire proposed public infrastructure program represented by the Improvement Plan is completed and conveyed to or acquired by the District. If there are changes to the Development Plan, a true-up calculation of the assessments will be performed to determine whether a payment from the Developer is required, as outlined in Section 4.0

The assignment of debt in this Report sets forth the process by which debt represented by the Bonds is apportioned. As expected when the Bonds are to be sold, this Report will be supplemented from time to time.

## 2.4 Special and Peculiar Benefit to the Property

As previously mentioned, the capital improvements to be constructed or acquired by the District include stormwater management and control facilities, including, but not limited to, related earthwork, public roadway improvements, and any applicable mobility fees, and water and wastewater facilities, and any applicable connection fees. This will provide peculiar, direct, and special benefits which flow from the logical relationship of the Improvement Plan to the benefiting properties within the Expansion Area. These peculiar, direct, and special benefits consist of the added use of the property, for residential purposes, added enjoyment of the property, and the probability of increased marketability and value of the property.

## 2.5 Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of direct, special, and peculiar benefits received from the Improvement Plan is delineated in Table 4.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the direct, special, and peculiar benefits to the property derived from the acquisition or construction of the Expansion Area Project have been apportioned to the property according to reasonable estimates of the direct, special, and peculiar benefits provided consistent with each land use category.

Accordingly, no acre or parcel of property within the boundaries of the Abess plat and the Abbes South plat within Expansion Area will be liened for the payment of any non-ad valorem special assessment more than the determined direct and special benefit peculiar to that unit, and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Report.

In accordance with the benefit allocation in Table 4, a total par amount of the Bonds per unit and an annual debt assessment per unit for the proposed District's Bonds have been calculated for each unit as illustrated in Table 5. These amounts represent the maximum anticipated per unit debt allocations assuming all anticipated units are built and sold in the proportions planned, and the entire proposed infrastructure program is constructed or acquired by the District, and the estimated $14,330,000 in par amount of the Bonds have been issued.

## 3.0 True Up

Although the District does not process plats, declaration of condominiums, site plans, or revisions for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, or replat declaration of condominium, or site plan, or revision is processed, the District must allocate a portion of its debt to the property within the Expansion Area according to the methodology outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service on the Bonds, then no debt reduction payment will be required. In the case that the revenue generated is less than the required amount to pay debt service on the Bonds, then a debt reduction payment by the Developer in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new maximum annual debt service will be required. This true up mechanism may be memorialized through an agreement between the District and the Developer, which may contain additional provisions. This true up process will also apply to any re-plats.

In addition, property that is sold with development entitlements assigned will be subject to a true up test with respect to the entitlements conveyed to such property. Properties are conveyed entitlements by the Developer, and the District allocates debt to properties based on the entitlements conveyed to them. When any such property is fully developed as evidenced by its certificate of occupancy ("CO"), the District will compare the CO to the entitlements conveyed to such property. If a property fails to develop to the full extent of its entitlements as evidenced by its CO, the property is still obligated to pay for its full complement of allocated debt, and the property will be required to make a true up payment, which includes accrued interest, to reduce the allocated debt to the level consistent with the development total in the CO.

## 4.0 Assessment Roll

The District will distribute the lien across the property within the Abess plat and the Abess South plat within the Expansion Area boundaries on a combination of per-unit and per-acre bases. The District allocates its debt on a per-unit basis as shown in Table 5. For those single-family lots that have been platted and assigned separate folio numbers by the Miami-Dade County Property Appraiser, the District allocates debt and annual assessments on a per-lot basis by product type, as shown in Table 6. For the remaining lands within the Expansion Area that are not yet broken into individual platted lots, the District allocates the balance of the debt and annual assessments to one or more bulk parcels on a pro rata acreage basis, representing the Allocation of remaining assessment not allocated to the platted properties. As additional plats are recorded and individual folios created, the District will reallocate a corresponding portion of the assessments from the bulk parcels to the new platted lots in accordance with this methodology and will update Table 6 to reflect such changes. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Report.

## 5.0 Additional Information

Governmental Management Services-South Florida, LLC (GMS) does not represent the District as a Municipal Advisor or Security Broker, nor is GMS registered to provide such services as described in Section 15B of the Security and Exchange Act of 1934, as amended. Similarly, GMS does not provide the District with advisory services or offer investment advice.

Certain information in this Report was provided by members of the District staff, the Developer or other professionals hired in conjunction with the bond issuance. GMS makes no representation regarding the information provided by other.

**Table 1**
**Biscayne Drive Estates - Expansion Area**
**Community Development District**
**Development Plan**

| Land Use | No. of Units | ERUs per Unit | Total ERUs |
|---|---|---|---|
| Single Family 100' | 17 | 1.00 | 17.00 |
| Single Family 75' | 70 | 0.925 | 64.75 |
| Single Family 60' | 79 | 0.88 | 69.52 |
| **Residential Units** | 166 | | **151.27** |
| Gross Expansion Area Acres** | 54.43 | | |

* Unit mix subject to change based on marketing and other factors.
** Per ordinance No. 26-40

**Table 2**
**Biscayne Drive Estates - Expansion Area**
**Community Development District**
**Estimated Construction Costs**

| Category | | Cost |
|---|---|---|
| Roadway Improvements | $ | 4,195,000 |
| Stormwater Management | $ | 2,036,000 |
| Water System | $ | 2,279,000 |
| Sanitary Sewers | $ | 3,806,000 |
| **Total** | **$** | **12,316,000** |

***Information provided by Alvarez Engineers Inc.***

**Table 3**
**Biscayne Drive Estates - Expansion Area**
**Community Development District**
**Bond Sizing**

| | | Bonds |
|---|---|---|
| Construction Funds | $ | 12,316,000 |
| Debt Service Reserve | $ | 1,041,059 |
| Capitalized Interest | $ | 429,900 |
| Underwriters Discount | $ | 286,600 |
| Issuance Costs | $ | 256,441 |
| | | |
| **Par Amount *** | **$** | **14,330,000** |

***Based on the following:**

| | |
|---|---|
| Average Interest Rate | 6.00% |
| Amortization | 30 |
| Capitalized Interest | 6 |
| Debt Service Reserve | 50% of MADS |
| Underwriters Discount | 2.00% |

**MADS = Maximum Annual Debt Service**

MADS= $1,041,059

***Information provided by FMS Bonds***

**Table 4**
**Biscayne Drive Estates - Expansion Area**
**Community Development District**
**Allocation of Total Project Cost**

| Land Use | No. of Units* | ERUs per Unit | Total ERUs | Total Cost Allocated | Total Costs per Unit |
|---|---|---|---|---|---|
| Single Family 100' | 17 | 1.00 | 17.00 | $ 1,384,095 | $ 81,417.33 |
| Single Family 75' | 70 | 0.93 | 64.75 | $ 5,271,772 | $ 75,311.03 |
| Single Family 60' | 79 | 0.88 | 69.52 | $ 5,660,133 | $ 71,647.25 |
| **Totals** | **166** | | 151.27 | **$ 12,316,000** | |

*** Unit mix subject to change based on marketing and other factors.**

**Table 5**
**Biscayne Drive Estates - Expansion Area**
**Community Development District**
**Bond Allocation of Par Debt**

| Land Use | No. of Units* | Total ERUs | | Total Cost Allocated | | Bonds Total Allocation of Par Debt | | Bonds Allocation of Par Debt per Unit | | Annual Debt Assessment Total | | Annual Debt Assessment Per Unit** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single Family 100' | 17 | 17.00 | $ | 1,384,094.67 | $ | 1,610,431.68 | $ | 94,731.28 | $ | 116,996.11 | $ | 6,882.12 |
| Single Family 75' | 70 | 64.75 | $ | 5,271,772.33 | $ | 6,133,850.07 | $ | 87,626.43 | $ | 445,617.53 | $ | 6,365.96 |
| Single Family 60' | 79 | 69.52 | $ | 5,660,133.01 | $ | 6,585,718.25 | $ | 83,363.52 | $ | 478,445.26 | $ | 6,056.27 |
| **Totals** | 166 | **151.27** | **$** | **12,316,000** | **$** | **14,330,000** | | | | **$1,041,059** | | |

* Unit mix subject to change based on marketing and other factors.

** This amount will be grossed up to include discounts for early payments and county collection fees when collected on the Miami-Dade County tax bills (currently 5%).

**Table 6**
**Biscayne Drive Estates - Expansion Area**
**Community Development District**
**Preliminary Assessment Roll**

| Folio ID# | Owner | Single Family Units | Acres | Total Allocation of Cost Per Parcel | Allocation of Par Debt per Parcel | Allocation of Annual Assessment per Parcel* |
|---|---|---|---|---|---|---|
| 30-7906-013-0010 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0020 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0030 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0040 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0050 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0060 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0070 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0080 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0090 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0100 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0110 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0120 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0130 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0140 | FRANK Y MEJIA JAMES ALFONSO MEJIA | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0150 | TITO C GUERRON CHALCUALAN | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0160 | HAROLDO GOMEZ CALVO | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0170 | DARELIS MONTALVO OLIVA | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0180 | JANETH CALLOS ALINO | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0190 | YORDANI PADIN | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0200 | MITCHELL LAMAR | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0210 | STEPHANY KARINA AREVALO | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0220 | HARRY CASTILLERO | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0230 | GERONIMO GOMEZ | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0240 | MILES KHAMBRELL THOMAS | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0250 | ERNEST DAVID BANDIERA | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0260 | BRIAN DANIEL BENAVIDES | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0270 | ANDRE ANTHONY ROMO | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0280 | KEVIN ARCELIO GUEVARA | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0290 | INOCENCIA ONA | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0300 | PATRICIA CINTRON HERNANDEZ | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0310 | DEVIN CARAZA | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0320 | ISABEL CRISTINA TOBON | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0330 | MARION DAVID DE LA TORRE SILVA | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0340 | SANTIAGO MENDEZ TRS | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0350 | YAIMA PLANAS | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0360 | ELDA B AGUAYO | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0370 | MAYREN FRAGUELA LAM | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 30-7906-013-0380 | YANIK NATASHA MARTINEZ | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0390 | YIRIEL EDUARDO RAMOS | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0400 | AIMEE MARIOTA MARTINEZ | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0410 | DAYNA YAZMIN SANTANA | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0420 | SAHILY SUAREZ | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0430 | EDILBERTO PRIETO PUPO | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0440 | ALESSANDRO BIGI | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0450 | ALEXANDER GONZALEZ | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0460 | JORGE MARIO BATRES MARTINEZ | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0470 | RICHARD MARTIN | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0480 | JONATHAN ANTONIO GUZMAN DELGAD | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0490 | SHANNON DRINKS | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0500 | JOAN FERNANDEZ DE LA VEGA | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0510 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0520 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0530 | ADRIANA TORRES | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0540 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0550 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0560 | JESSICA GEORGIA SINGER MORALES | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0570 | ALEX TORRES | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0580 | JUAN ESTEBAN HINCAPIE | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0590 | MARIA ELIZABETH RODRIGUEZ SANTOS | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0600 | OVILSI ALVAREZ GALVEZ | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0610 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0620 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0630 | DANIEL ROBERTO HERNANDE | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0640 | LUIS FERNANDO HOYOS | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0650 | YUNIER ALONSO YODER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0660 | DANNY CALIXTRO | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0670 | JAJ GROUP INC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0680 | LILIAN MARIA GARLOBO | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0690 | VICTOR RAFAEL MEDINA LOPEZ | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0700 | RODRIGO LOPEZ OVALLE | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0710 | ODALYS JIMENEZ | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0720 | EDUARDO ANDRES RIVERON HERNAND | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0730 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0740 | LUIS FERNANDO MORIN TREJO | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0750 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0760 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0770 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0780 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| | | | | $ 5,666,646 | $ 6,593,297 | $ 478,996 |
| 30-7906-000-0330 | TPG AG EHC III (LEN) Multi State 6 LLC | | 18.79 | $ 4,339,748 | $ 5,049,415 | $ 366,834 |
| 30-7906-000-0295 | TPG AG EHC III (LEN) Multi State 6 LLC | | 10.00 | $ 2,309,605 | $ 2,687,288 | $ 195,229 |
| | | | | $ 6,649,354 | $ 7,736,703 | $ 562,063 |
| **Totals** | | | | **$ 12,316,000** | **$ 14,330,000** | **$ 1,041,059** |

* This amount will be grossed up to include discounts for early payments and county collection fees when collected on the Miami-Dade County tax bills (currently 5%).

# RESOLUTION 2026-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS AND IMPROVEMENTS FOR THE EXPANSION AREA; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE EXPANSION AREA SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE**

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, Florida Statutes.

**SECTION 2. FINDINGS**. The Board of Supervisors of the Biscayne Drive Estates Community Development District (the "Board") hereby finds and determines as follows:

(a) The Biscayne Drive Estates Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and/or acquire public infrastructure improvements, including roadway improvements (including mobility fees), stormwater management and drainage improvements, water distribution and sanitary sewer collection systems (including connection fees), related incidental and soft costs and improvements; and to pay all or a portion of the design, acquisition and construction cost of said public infrastructure improvements to serve lands within the Expansion Area within the District (the "projects" or the "Expansion Area Improvements").

(c) The District is authorized by Chapter 170, Florida Statutes, to levy special assessments (the "Assessments" or the "special assessments") to pay all, or any part of the cost of such Expansion Area Improvements and, to issue special assessment bonds (the "Bonds") payable from such special assessments as provided in Chapters 190 and 170, Florida Statutes.

(d) It is necessary to the public safety and welfare that (i) the District provide the Expansion Area Improvements, the nature and location of which are described in **Resolution 2026-05**, adopted June 26, 2026 (the "Initial Assessment Resolution") and more specifically described in the First Supplemental Engineer's Report for the Expansion Area Infrastructure Improvements, prepared by Alvarez Engineers, Inc., dated June 26, 2026, as amended from time to time (the "Engineer's Report"), incorporated herein by reference and on file at the offices of the District Manager, **5385 N. Nob Hill Rd., Sunrise FL 33351 (the "District Office") and at** 2804 NE 8th Street, Suite 202, Homestead, Florida 33033 ( the "Local Records Office") (ii) the cost of such Expansion Area Improvements be assessed against the lands directly and specially benefited by such projects, and (iii) the District issue Bonds to provide funds for such purposes pending the receipt of such Assessments, as defined in the Initial Assessment Resolution.

(e) The provision of said Expansion Area Improvements, the levying of such Assessments and the sale and issuance of such Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the costs of the Expansion Area Improvements which are to be assessed against the benefited properties pending the collection of such Assessments, it is necessary for the District to sell and issue its special assessment Bonds in one or more series; and

(g) Pursuant to the Initial Assessment Resolution adopted by the Board of the District, the Board determined to provide the Expansion Area Improvements and to defray the cost thereof by making Assessments on benefited property within the Expansion Area and expressed an intention to issue the Bonds to provide the funds needed for the Expansion Area Improvements prior to the collection of such Assessments. The Initial Assessment Resolution was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes, had been complied with; and

(h) As directed by the Initial Assessment Resolution, said resolution was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board; and

(i) As directed by the Initial Assessment Resolution, a preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, Florida Statutes; and

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board, at its meeting of June 26, 2026, adopted **Resolution 2026-06** fixing the time and place of a public hearing at which owners of the property within the Expansion Area to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the public improvements comprising the Expansion Area Improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each parcel directly and specially benefited by such Expansion Area Improvements and providing for the mailing publication of notice of such public hearing; and

(k) Notice of such public hearing has been given by publication and by mail as required by Section 170.07, Florida Statutes, and affidavits as to such publication and mailing are on file in the office of the Secretary of the Board; and

(l) At the time and place specified in **Resolution 2026-06** and the notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing and heard and considered all complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable at this time; and

(m) Having considered the costs of the Expansion Area Improvements as described in the Initial Assessment Resolution and the Engineer's Report, revised estimates of financing costs and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated cost of the Expansion Area Improvements are as specified in the Engineer's Report and in the Master Assessment Methodology For Special Assessment Bonds (Expansion Area Project), dated June 26, 2026, prepared by

Governmental Management Services-South Florida, LLC, as amended from time to time (the "Assessment Methodology Report"), which Assessment Methodology Report is attached hereto and made a part hereof as Exhibit "A";

(ii) it is reasonable, proper, just and right to assess the cost of such Expansion Area Improvements against the properties directly and specially benefited thereby using the methods determined by the Board which will result in Assessments to be set forth on a final assessment roll to be adopted by the Board at the time when the final Expansion Area Improvement costs, structure and interest rate on the Bonds to be issued by the District are known, it is hereby declared that the Expansion Area Improvements will constitute a direct and special benefit to all parcels of real property within the Expansion Area within the District to be listed on said final assessment roll and that the benefit, in the case of each such parcel, will be in excess of the Assessments thereon; and

(iii) it is desirable that the Assessments be paid and collected as herein provided

**SECTION 3. AUTHORIZATION OF DISTRICT PROJECTS**. The Expansion Area Improvements described in Initial Assessment Resolution as more specifically described in the Engineer's Report on file at the District Office and the Local Records Office are hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Bonds referred to herein.

**SECTION 4. ESTIMATED COST OF EXPANSION AREA IMPROVEMENTS**. The total estimated costs of the Expansion Area Improvements and the costs to be paid by Assessments on all specially benefited property are set forth in the Engineer's Report and the Assessment Methodology Report.

**SECTION 5. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY.** The special assessment methodology for the Assessments, as set forth in the Assessment Methodology Report and the preliminary assessment roll previously adopted by this Board, is hereby approved and confirmed. The Assessment against each respective parcel within the Expansion Area to be shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid; such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS**. When all of the Expansion Area Improvements have both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Section 170.08 and 170.09, Florida Statutes. The District shall credit to each Assessment for Expansion Area Improvements the difference between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Expansion Area Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such Assessment exceed the amount of direct and special benefits originally assessed hereunder. In making such credits no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of any such public improvements comprising the Expansion Area Improvements. Such credits shall be entered in the Improvement Lien Book. Once the final amount of Assessments for all of the public Expansion Area Improvements have been determined, the term "special assessment" or "Assessment" shall, with respect to each parcel, mean the sum of the costs of the Expansion Area Improvements.

**SECTION 7. PAYMENT AND PREPAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

A. All non-ad valorem special assessments shall be payable in no more than thirty (30) annual installments which shall include interest, calculated in accordance with the Assessment Methodology Report. All Assessments collected utilizing the uniform method of collection shall be the amount determined in the first sentence of this paragraph divided by 1 minus the sum of the percentage cost of collection, necessary administrative costs and the maximum allowable discount for the early payment of taxes (currently four percent 4%).

B. The Board hereby elects, under its charter and Section 197.3631, Florida Statues, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes. The Board has heretofore timely taken, or will timely take, all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, Florida Statutes, and applicable rules adopted pursuant thereto; and, on or prior to the date on which the Bonds are issued, sold and delivered, the District shall enter into a written agreement with the Property Appraiser and Tax Collector of County in compliance therewith. Such non-ad valorem Assessments shall be subject to all the collection provisions of Chapter 197, Florida Statutes.

C. Notwithstanding the foregoing, the Board reserves the right under Section 197.3631, Florida Statutes, to collect its non-ad valorem Assessments pursuant to Chapter 170, Florida Statutes, and to foreclose its non-ad valorem special assessment liens as provided for by law.

D. All Assessments may be prepaid, in whole or in part at any time, by payment of an amount equal to the principal amount of such prepayment plus interest accrued at the interest rate on the Bonds to which such Assessments are pledged to the first interest payment date which is more than forty-five (45) days prior to the date of such prepayment. All Assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, Florida Statutes; provided, however, that the owner of land subject to the Assessments may elect to waive such statutory right of prepayment.

**SECTION 8. SEVERABILITY**. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 9. CONFLICTS**. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 10. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED, PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT THIS 6th DAY OF August, 2026.**

**BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT**

______________________________ _________________________________

| | |
|---|---|
| Print name: ___________________ | Print name: ______________________ |
| Secretary /Assistant Secretary | Chairman/ Vice Chairman |

Exhibit "A" – Assessment Methodology Report

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

Board of Supervisors
Biscayne Drive Estates Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Biscayne Drive Estates Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Biscayne Drive Estates Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

**Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

**Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC, 5385 N NOB HILL ROAD, SUNRISE, FL 33351, TELEPHONE: 954-721-8681, RECORDREQUEST@GMSSFL.COM.**

Our fee for these services will not exceed $5,600 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Biscayne Drive Estates Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

______________________________
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Biscayne Drive Estates Community Development District.

By: ______________________________

Title: ______________________________

Date: ______________________________

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

Alvarez Engineers

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345
E-Mail: Alvarez@AlvarezEng.com

June 30, 2026

Attention:
District Manager Juliana Duque (jduque@gmssf.com)
Biscayne Drive Estates Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Biscayne Drive Estates Community Development District**
**Yearly District Engineer's Report for Fiscal Year 2026-2027**
**Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to Special Assessment Bonds, Series 2022.**

Dear District Manager,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Biscayne Drive Estates Community Development District (the "District") and U.S. Bank National Association as Trustee dated October 3, 2022, as it relates to the Special Assessment Bonds Series 2022 and to the District Engineer's Report dated November 19, 2021, as such Engineer's Report may be updated from time to time (the "2022 Project"). With this statement we are setting forth (i) our findings as to whether such portions of the 2022 Project owned by the District have been maintained in good repair, working order and condition, and (ii) our recommendations as to the proper maintenance, repair, and operation of such portions of the 2022 Project during the ensuing Fiscal Year 2027, and an estimate of the amount of money necessary for such purpose.

(i) **<u>District Property and Condition.</u>** As of the date of this statement, the land tracts and easements shown in Exhibits 2 and 3 attached to this statement, together with the completed public infrastructure within the tracts, i.e., the roads, drainage, common open areas, mail distribution facilities and landscape buffers, have been completed and conveyed to the District for ownership and maintenance. Such land tracts and infrastructure are in good repair, working order and condition, except for the stop sign that was found knocked down at the intersection of SW 290th Terrace & SW 169 Ct.

(ii) **<u>Operations and Maintenance of District Property.</u>** 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 https://www.biscaynedriveestatescdd.com/audit-budgets for the FY2027 Proposed Budget).

We recommend that in the future the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the road pavements. The table below provides an estimate of the replacement costs at the end of the service life and the estimated annual contributions over the remaining service life to fund the future expense.

| ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Analysis and Annuity Recommendation | | | | | | | | | |
| 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* For 2.5% Inflation Rate (r) | Annual Interest Rate | Annuity to Finance (FC) in (n) Years given (i) |
| From | To | | (n) | Quantity (SY) | Unit Cost ($/SY) | (PC) | FC= (PC)(1+r/100)^n | (i) | FCi/((1+i)^n-1) |
| PAVEMENTS | | | | | | | | | |
| 2025 | 2055 | 2026 | 29 | 27,261 | $10.00 | $272,610 | $557,871 | 0.25% | $18,572 |
| PAVEMENT MARKINGS AND SIGNING | | | | | | | | | |
| 2025 | 2035 | 2026 | 9 | 27,261 | $2.50 | $68,153 | $85,114 | 0.25% | $9,363 |

We recommend that the District consider 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 96 drainage structures and 8,440 Linear Feet of pipes in the District. It is also estimated that 4 or 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 | 12 | 230.00 | 2,760 |
| | Baffle Detachment | EA | 10 | 50.00 | 500 |
| | Baffle Replacement | EA | 3 | 600.00 | 1,800 |
| | Pipe Cleaning and CCTV | LF | 615 | 6.75 | 4,151 |
| | **Cost** | | | | **9,211** |
| **(Y2)** | Structures Cleaning | EA | 21 | 236.00 | 4,956 |
| | Baffle Detachment | EA | 19 | 51.00 | 969 |
| | Baffle Replacement | EA | 5 | 615.00 | 3,075 |
| | Pipe Cleaning and CCTV | LF | 1,956 | 6.92 | 13,536 |
| | **Cost** | | | | **22,536** |
| **(Y3)** | Structures Cleaning | EA | 21 | 242.00 | 5,082 |
| | Baffle Detachment | EA | 19 | 53.00 | 1,007 |
| | Baffle Replacement | EA | 5 | 630.00 | 3,150 |
| | Pipe Cleaning and CCTV | LF | 1,956 | 7.09 | 13,868 |
| | **Cost** | | | | **23,107** |

| 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 | 21 | 248.00 | 5,208 |
| | Baffle Detachment | EA | 19 | 54.00 | 1,026 |
| | Baffle Replacement | EA | 5 | 646.00 | 3,230 |
| | Pipe Cleaning and CCTV | LF | 1,956 | 7.27 | 14,220 |
| | **Cost** | | | | **23,684** |
| **(Y5)** | Structures Cleaning | EA | 21 | 254.00 | 5,334 |
| | Baffle Detachment | EA | 18 | 55.00 | 990 |
| | Baffle Replacement | EA | 3 | 662.00 | 1,986 |
| | Pipe Cleaning and CCTV | LF | 1,957 | 7.45 | 14,580 |
| | **Cost** | | | | **22,890** |
| **Total** | Total Structures Cleaning | EA | 96 | | |
| | Total Baffle Detachment | EA | 85 | | |
| | Total Baffle Replacement | EA | 21 | | |
| | Total Pipe Cleaning and CCTV | LF | 8,440 | | |
| | **Total Cost** | | | | **101,428.00** |
| 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 | | | | | |

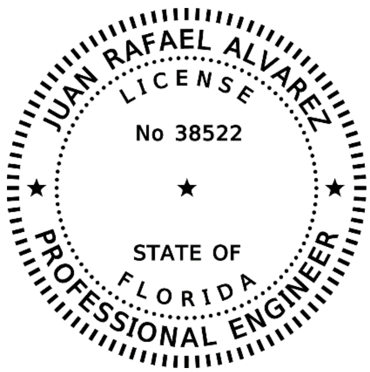
(iii) **<u>Insurance.</u>** The District carries general liability, hired non-owned auto, employment practices liability, and public officials' liability insurance under Agreement No. 100125884 with Florida Insurance Alliance, and has budgeted sufficient funds for the $5,732 policy renewal.

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

Sincerely,

**Alvarez Engineers, Inc.**

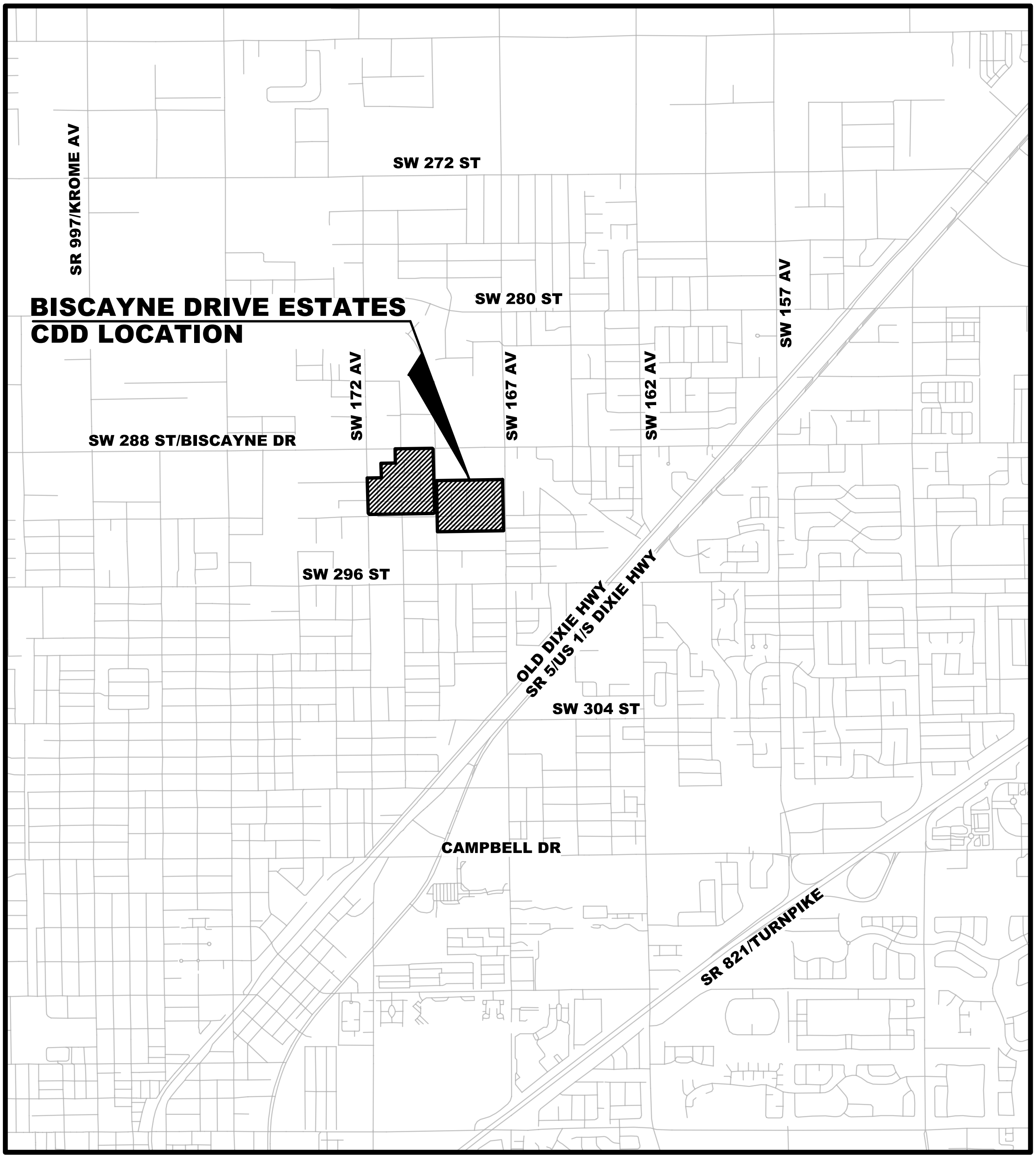
Juan R. Alvarez, PE
District Engineer
Date: June 30, 2026

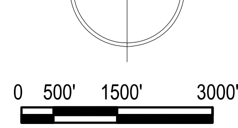



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 30, 2026.

Signature must be verified on any electronic copies.

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com



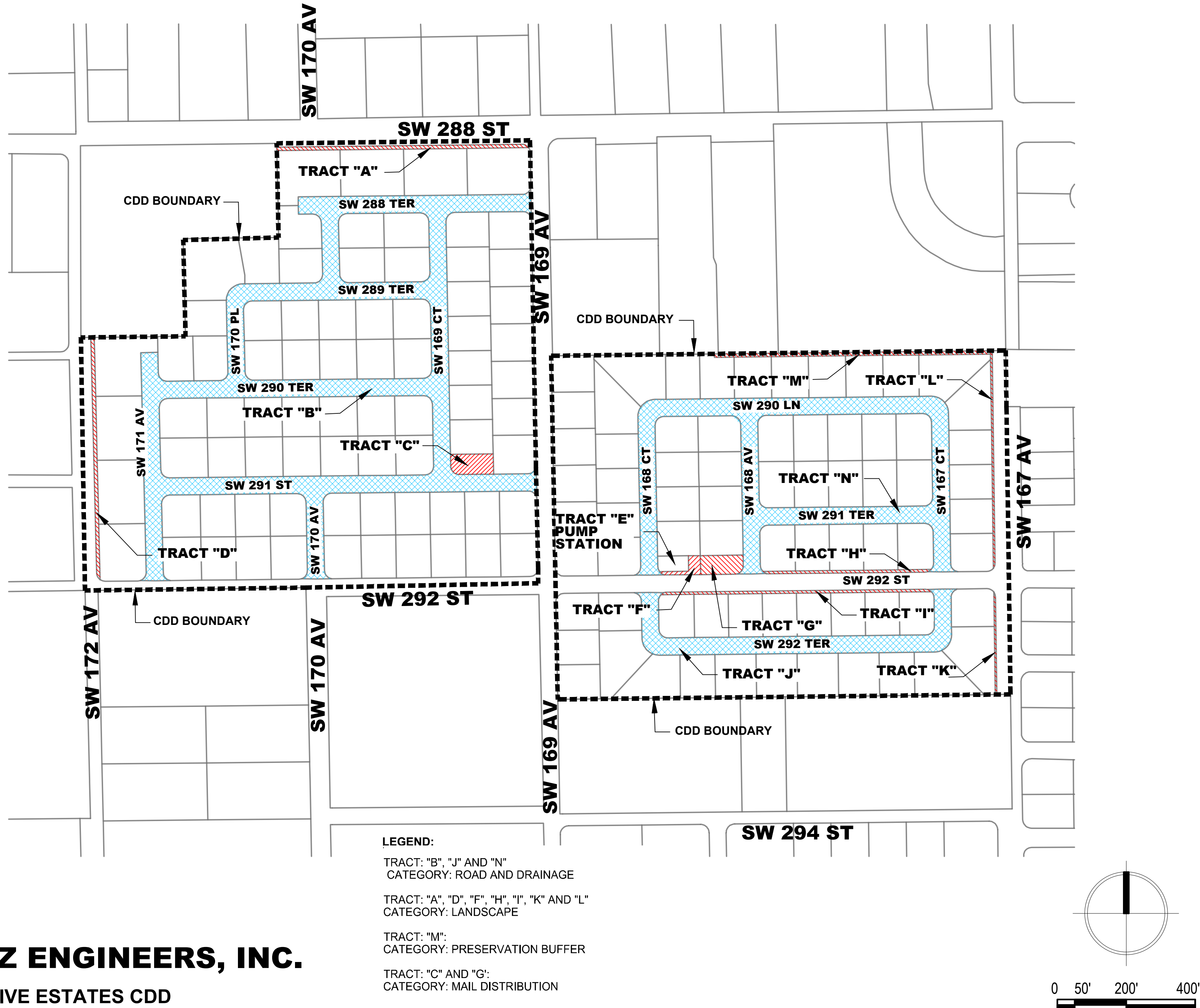




**ALVAREZ ENGINEERS, INC.**

BISCAYNE DRIVE ESTATES CDD

**LOCATION MAP**

**EXHIBIT 1**




LEGEND:

TRACT: "B", "J" AND "N"
CATEGORY: ROAD AND DRAINAGE

TRACT: "A", "D", "F", "H", "I", "K" AND "L"
CATEGORY: LANDSCAPE

TRACT: "M":
CATEGORY: PRESERVATION BUFFER

TRACT: "C" AND "G':
CATEGORY: MAIL DISTRIBUTION

# ALVAREZ ENGINEERS, INC.

BISCAYNE DRIVE ESTATES CDD
**CDD LAND OWNERSHIP**

EXHIBIT 2

CDD OWNERSHIP

1 TRACT “A”(PB 176 PG 74)
FOLIO: 30-7906-010-1490
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: LANDSCAPE

2 TRACT “B”(PB 176-74)
FOLIO: 30-7906-010-1500
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: ROAD

3 TRACT “C”(PB 176-74)
FOLIO: 30-7906-010-1510
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: MAIL DIST.

4 TRACT “D”(PB 176-74)
FOLIO: 30-7906-010-1520
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: LANDSCAPE

5 TRACT “F”(PB 176-74)
FOLIO: 30-7906-010-1540
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: LANDSCAPE

6 TRACT “G”(PB 176-74)
FOLIO: 30-7906-010-1550
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: MAIL DIST.

7 TRACT “H”(PB 176-74)
FOLIO: 30-7906-010-1560
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: LANDSCAPE

8 TRACT “I”(PB 176-74)
FOLIO: 30-7906-010-1570
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: LANDSCAPE

9 TRACT “J”(PB 176-74)
FOLIO: 30-7906-010-1580
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: ROAD

10 TRACT “K”(PB 176 PG 74)
FOLIO: 30-7906-010-1590
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: LANDSCAPE

11 TRACT “L”(PB 176-74)
FOLIO: 30-7906-010-1600
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: LANDSCAPE

12 TRACT “M”(PB 176-74)
FOLIO: 30-7906-010-1610
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: PRESERVATION BUFFER

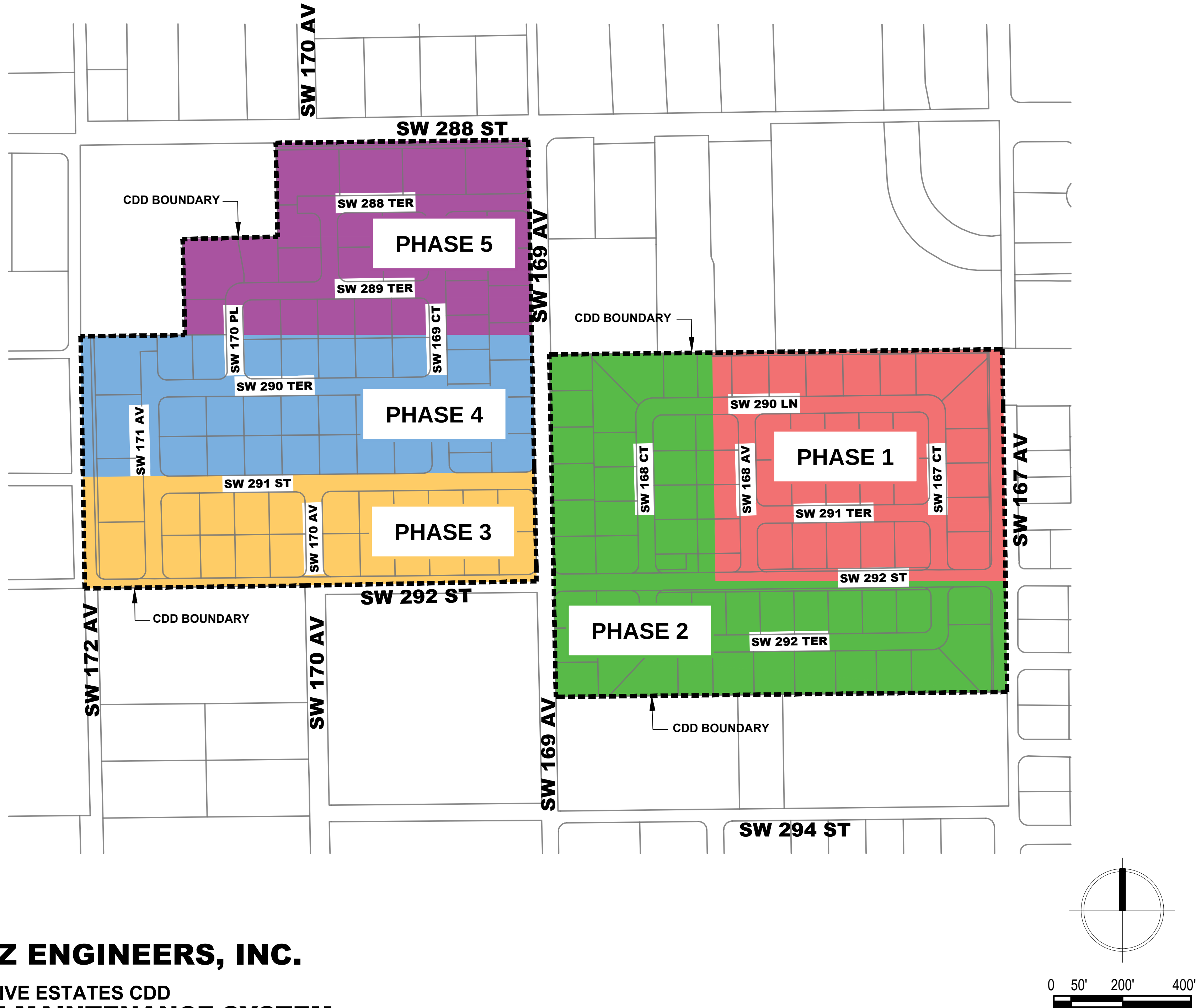
13 TRACT “N”(PB 176-74)
FOLIO: 30-7906-010-1620
QCD: OR 33864 PG 357 AND
QCD: OR 34507 PG 17
CATEGORY: ROAD

# ALVAREZ ENGINEERS, INC.

**BISCAYNE DRIVE ESTATES CDD**

## CDD LAND OWNERSHIP

**EXHIBIT 3**




# ALVAREZ ENGINEERS, INC.

BISCAYNE DRIVE ESTATES CDD

## DRAINAGE MAINTENANCE SYSTEM

EXHIBIT 4

# Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ℹ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

COMPLETED

Suborganization: Board of Supervisors

Sort by: PID Form Year Filer Name Filing Requirement

| PID | FORM YEAR | NAME | ORGANIZATION(S) | FILING REQUIREMENT | FILING REQUIREMENT FULFILLED | FILINGS |
|---|---|---|---|---|---|---|
| 222343 | 2025 | Teresa Baluja | • Acacia Grove Community Development District - Board of Supervisors<br>• Bauer Drive Community Development District - Board of Supervisors<br>• Biscayne Drive Estates Community Development District - Board of Supervisors<br>• Black Creek Community Development District - Board of Supervisors<br>• Campo Bello Community Development District - Board of Supervisors<br>• Century Park Square Community Development District - Board of Supervisors<br>• East Palm Drive Community Development District - Board of Supervisors<br>• Epmore Community Development District - Board of Supervisors<br>• Eureka Grove Community Development District - Board of Supervisors<br>• Kingman Gate Community Development District - Board of Supervisors<br>• Los Cayos Community Development District - Board of Supervisors<br>• Newton Road Community Development District - Board of Supervisors<br>• Palm Gate Community Development District - Board of Supervisors<br>• Pine Isle Community Development District - Board of Supervisors<br>• Princeton Commons Community Development District - Board of Supervisors<br>• Quail Roost Community Development District - Board of Supervisors<br>• Rancho Grande Community Development District - Board of Supervisors<br>• San Simeon Community Development District - Board of Supervisors<br>• Sedona Point Community Development District - Board of Supervisors<br>• Siena North Community Development District - Board of Supervisors<br>• Silver Palms West Community Development District - Board of Supervisors | Form 1 with COE | Form 1 - 6/1/2026 | View Filings |
| 299529 | 2025 | Lilibeth Hauck | • Biscayne Drive Estates Community Development District - Board of Supervisors<br>• East Palm Drive Community Development District - Board of Supervisors<br>• MainStreet at Coconut Creek Community Development District - Board of Supervisors<br>• Palm Gate Community Development District - Board of Supervisors<br>• Quail Roost Community Development District - Board of Supervisors | Form 1 with COE | Form 1 - 6/1/2026 | View Filings |
| 272858 | 2025 | Carmen Beatriz Orozco | • Bauer Drive Community Development District - Board of Supervisors<br>• Biscayne Drive Estates Community Development District - Board of Supervisors<br>• Black Creek Community Development District - Board of Supervisors | Form 1 with COE | Form 1 - 4/22/2026 | View Filings |

1-5 of 5 Rows per page: 25 1

| PID | FORM YEAR | NAME | ORGANIZATION(S) | FILING REQUIREMENT | FILING REQUIREMENT FULFILLED | FILINGS |
|---|---|---|---|---|---|---|
| | | | • East Palm Drive Community Development District - Board of Supervisors<br>• Epmore Community Development District - Board of Supervisors<br>• Kingman Gate Community Development District - Board of Supervisors<br>• Los Cayos Community Development District - Board of Supervisors<br>• Newton Road Community Development District - Board of Supervisors<br>• Palm Gate Community Development District - Board of Supervisors<br>• Pine Isle Community Development District - Board of Supervisors<br>• Princeton Commons Community Development District - Board of Supervisors<br>• Quail Roost Community Development District - Board of Supervisors<br>• Rancho Grande Community Development District - Board of Supervisors<br>• San Simeon Community Development District - Board of Supervisors<br>• Sedona Point Community Development District - Board of Supervisors | | | |
| 280466 | 2025 | Vanessa Perez | • Acacia Grove Community Development District - Board of Supervisors<br>• Bauer Drive Community Development District - Board of Supervisors<br>• Biscayne Drive Estates Community Development District - Board of Supervisors<br>• Black Creek Community Development District - Board of Supervisors<br>• Campo Bello Community Development District - Board of Supervisors<br>• East Palm Drive Community Development District - Board of Supervisors<br>• Epmore Community Development District - Board of Supervisors<br>• Eureka Grove Community Development District - Board of Supervisors<br>• Kingman Gate Community Development District - Board of Supervisors<br>• Los Cayos Community Development District - Board of Supervisors<br>• Newton Road Community Development District - Board of Supervisors<br>• Palm Gate Community Development District - Board of Supervisors<br>• Pine Isle Community Development District - Board of Supervisors<br>• Princeton Commons Community Development District - Board of Supervisors<br>• Quail Roost Community Development District - Board of Supervisors<br>• Rancho Grande Community Development District - Board of Supervisors<br>• San Simeon Community Development District - Board of Supervisors<br>• Sedona Point Community Development District - Board of Supervisors<br>• Siena North Community Development District - Board of Supervisors | Form 1 with COE | Form 1 - 6/4/2026 | View Filings |
| 299519 | 2025 | Marc Szasz | • Acacia Grove Community Development District - Board of Supervisors<br>• Bauer Drive Community Development District - Board of Supervisors<br>• Biscayne Drive Estates Community Development District - Board of Supervisors<br>• Black Creek Community Development District - Board of Supervisors<br>• Century Park Square Community Development District - Board of Supervisors<br>• East Palm Drive Community Development District - Board of Supervisors<br>• Epmore Community Development District - Board of Supervisors<br>• Eureka Grove Community Development District - Board of Supervisors<br>• Kingman Gate Community Development District - Board of Supervisors<br>• Los Cayos Community Development District - Board of Supervisors<br>• MainStreet at Coconut Creek Community Development District - Board of Supervisors<br>• Newton Road Community Development District - Board of Supervisors<br>• Palm Gate Community Development District - Board of Supervisors | Form 1 with COE | Form 1 - 6/8/2026 | View Filings |

| PID | FORM YEAR | NAME | ORGANIZATION(S) | FILING REQUIREMENT | FILING REQUIREMENT FULFILLED | FILINGS |
|---|---|---|---|---|---|---|
| | | | • Pine Isle Community Development District - Board of Supervisors<br>• Princeton Commons Community Development District - Board of Supervisors<br>• Rancho Grande Community Development District - Board of Supervisors<br>• San Simeon Community Development District - Board of Supervisors<br>• Sedona Point Community Development District - Board of Supervisors<br>• Siena North Community Development District - Board of Supervisors | | | |



Back

# BISCAYNE DRIVE ESTATES CDD

Rambo – Sedona Estates

AUGUST 6, 2026

**Governmental Management Services-South Florida, LLC**
**5385 N. Nob Hill Road Sunrise, FL 33351**

Juliana Duque
District Manager
jduque@gmssf.com

# BISCAYNE DRIVE ESTATES CDD

**Landscape Areas:** Tract T & Tract H at SW 292 Street, Tract A at SW 288 Street, and Tract D at SW 172 Ave.







Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Juliana Duque
District Manager
jduque@gmssf.com

- Residents continue using folio 30-7906-010-1610 to dump trash. The landscape company will assist with removing a barrel left in the area.

- Light pole head has been fixed at 16751 SW 292 Terrace.

**Mailbox areas:** Tract "F" and Tract "G" at SW 292 Street, and Tract "C" at SW 291 Street. Areas are properly maintained. "No parking" signs will be installed.

Juliana Duque
District Manager
jduque@gmssf.com




**Expansion Area:**





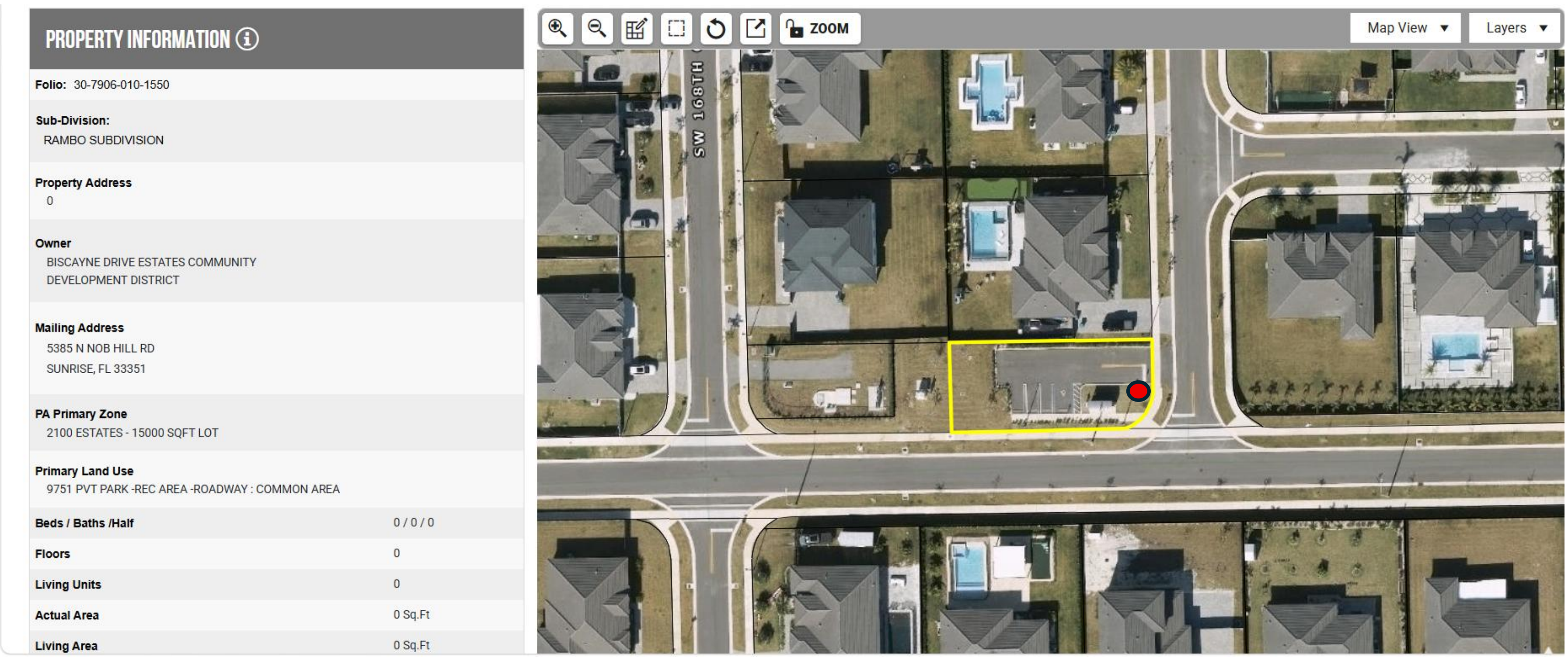
Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

# BISCAYNE DRIVE ESTATES
# COMMUNITY DEVELOPMENT DISTRICT

**MAILBOX #1** (No Overnight Parking – Pickup and Mailing Only sign)

Property address adjacent to the mailbox area:

29150 SW 168 AVE
MIAMI, FL 33030



**BISCAYNE DRIVE ESTATES**
**COMMUNITY DEVELOPMENT DISTRICT**

**MAILBOX #2** (No Overnight Parking – Pickup and Mailing Only sign)

Property address adjacent to the mailbox area:

29061 SW 169 CT
MIAMI, FL 33030

**PROPERTY INFORMATION**

**Folio:** 30-7906-010-1510

**Sub-Division:**
RAMBO SUBDIVISION

**Property Address**
0

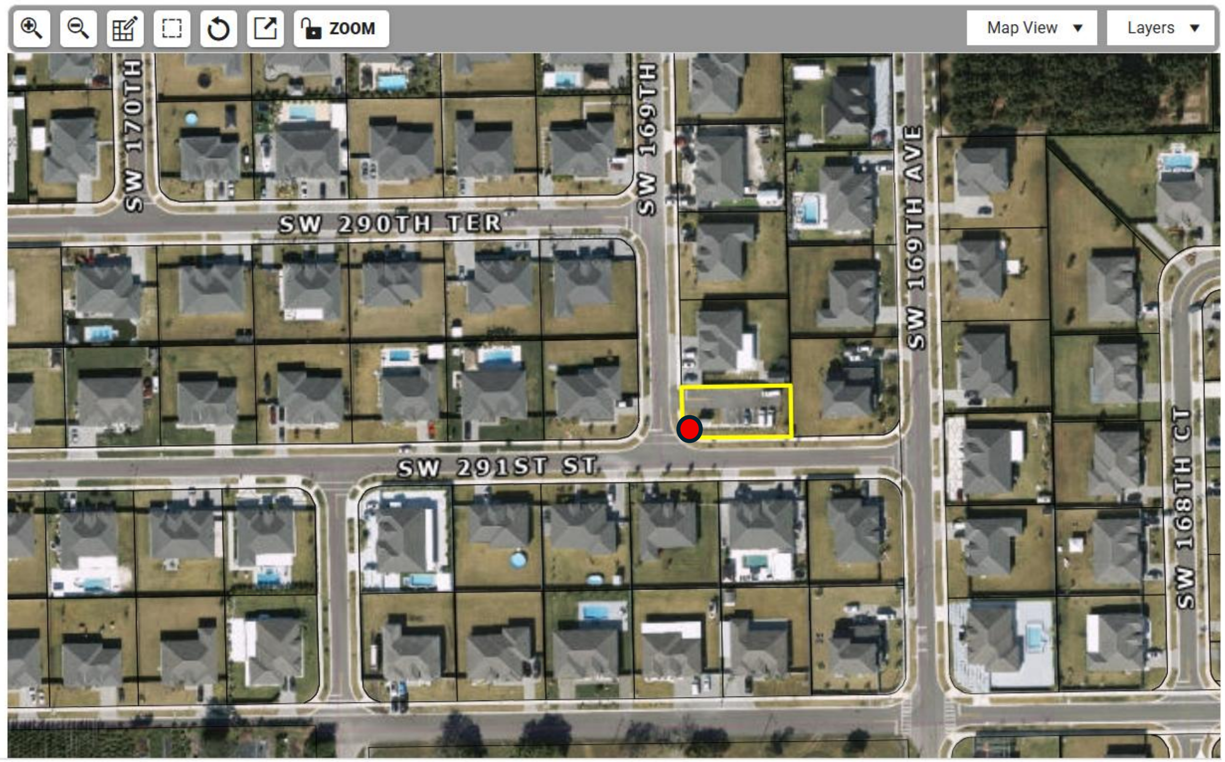
**Owner**
BISCAYNE DRIVE ESTATES COMMUNITY
DEVELOPMENT DISTRICT

**Mailing Address**
5385 N NOB HILL RD
SUNRISE, FL 33351

**PA Primary Zone**
2100 ESTATES - 15000 SQFT LOT

**Primary Land Use**
9751 PVT PARK -REC AREA -ROADWAY : COMMON AREA

| | |
|---|---|
| **Beds / Baths /Half** | 0 / 0 / 0 |
| **Floors** | 0 |
| **Living Units** | 0 |
| **Actual Area** | 0 Sq.Ft |
| **Living Area** | 0 Sq.Ft |



# BISCAYNE DRIVE ESTATES
# COMMUNITY DEVELOPMENT DISTRICT

**EASEMENT AREA: (**No Dumping sign)

Entrance located behind the corner lot at 16725 SW 290 Ln, Homestead, FL 33030, along SW 167th Avenue.

**PROPERTY INFORMATION**

**Folio:** 30-7906-010-1610

**Sub-Division:**
RAMBO SUBDIVISION

**Property Address**
0

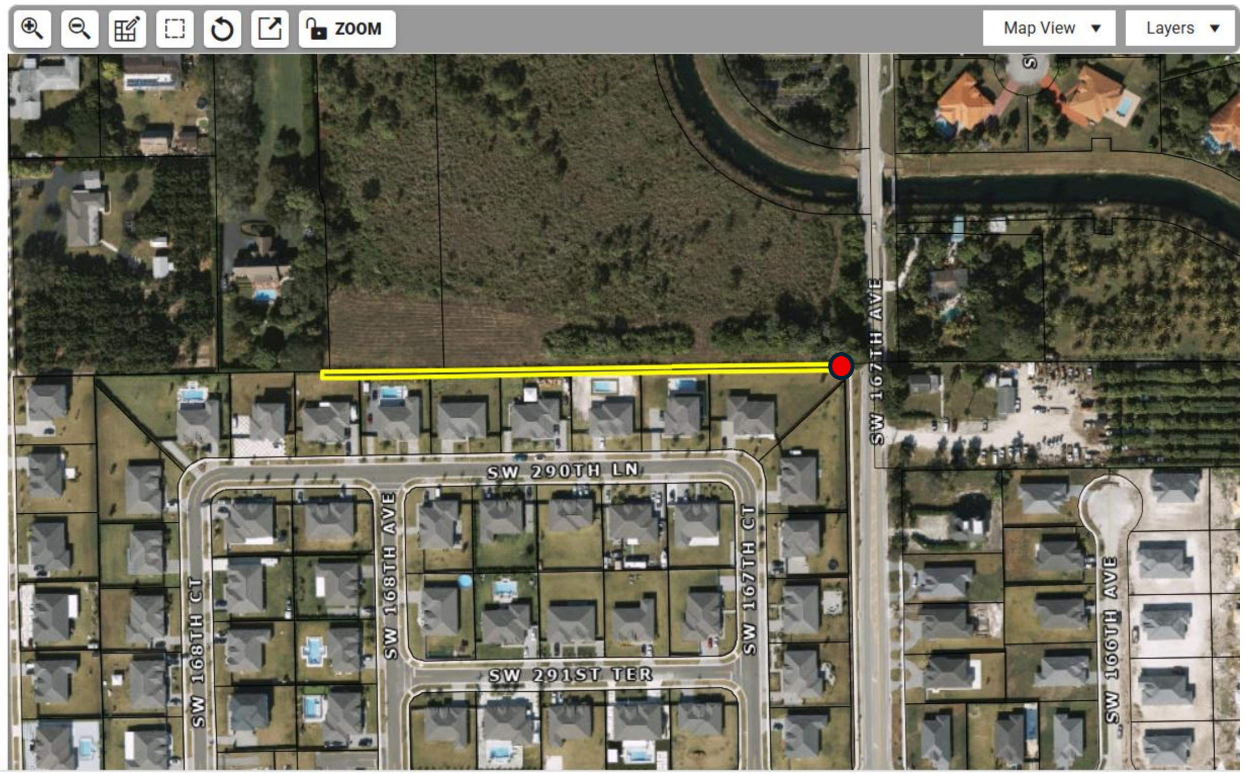
**Owner**
BISCAYNE DRIVE ESTATES COMMUNITY
DEVELOPMENT DISTRICT

**Mailing Address**
5385 N NOB HILL RD
SUNRISE, FL 33351

**PA Primary Zone**
2100 ESTATES - 15000 SQFT LOT

**Primary Land Use**
9751 PVT PARK -REC AREA -ROADWAY : COMMON AREA

| | |
|---|---|
| **Beds / Baths /Half** | 0 / 0 / 0 |
| **Floors** | 0 |
| **Living Units** | 0 |
| **Actual Area** | 0 Sq.Ft |
| **Living Area** | 0 Sq.Ft |



# Biscayne Drive Estates
## COMMUNITY DEVELOPMENT DISTRICT

## Check Register
### Fiscal Year 2026
### 06/01/26 - 06/30/26

| *Date* | *Check #'s* | | *Amount* |
|---|---|---|---|
| 06/01/26 - 06/30/26 | 228-232 | | $8,789.59 |
| | **TOTAL** | **$** | **8,789.59** |

*** CHECK DATES 06/01/2026 - 06/30/2026 *** MAYFAIR CDD (SOUTH FLORIDA)

BANK A MAYFAIR CDD

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 6/18/26 | 00005 | 5/31/26 | 198996 | 202605 | 310-51300-31500 | | | * | 1,775.00 | | |
| | | | MAY 26 - ATTORNEY FEES | | | | | | | | |
| | | | | | | | BILLING COCHRAN, P.A. | | | 1,775.00 | 000311 |
| 6/18/26 | 00006 | 6/01/26 | 234 | 202606 | 310-51300-34000 | | | * | 2,650.00 | | |
| | | | JUN 26 - MGMT FEES | | | | | | | | |
| | | 6/01/26 | 234 | 202606 | 310-51300-35110 | | | * | 100.00 | | |
| | | | JUN 26 - WEBSITE ADMIN | | | | | | | | |
| | | 6/01/26 | 234 | 202606 | 310-51300-51000 | | | * | .16 | | |
| | | | JUN 26 - OFFICE SUPPLIES | | | | | | | | |
| | | 6/01/26 | 234 | 202606 | 310-51300-42000 | | | * | 1.48 | | |
| | | | JUN 26 - POSTAGE | | | | | | | | |
| | | 6/01/26 | 234 | 202606 | 310-51300-42500 | | | * | 3.30 | | |
| | | | JUN 26 - COPIES | | | | | | | | |
| | | | | | | | GMS-SF, LLC | | | 2,754.94 | 000312 |

| | |
|---|---|
| TOTAL FOR BANK A | 4,529.94 |
| TOTAL FOR REGISTER | 4,529.94 |

# Biscayne Drive Estates

## Community Development District

## Unaudited Financial Reporting

June 30, 2026

# Table of Contents

# Biscayne Drive Estates

## Community Development District

### Combined Balance Sheet

### June 30, 2026

| | *General Fund* | *Debt Service Fund* | *Capital Project Fund* | *Totals Governmental Funds* |
|---|---|---|---|---|
| **Assets:** | | | | |
| Cash: | | | | |
| Operating Account | $ 17,111 | $ - | $ - | $ 17,111 |
| Due from General Fund | - | 9,569 | - | 9,569 |
| Investments: | | | | |
| State Board Administration | 177,778 | - | - | 177,778 |
| Series 2022 | | | | - |
| Reserve | - | 136,128 | - | 136,128 |
| Revenue | - | 135,062 | - | 135,062 |
| Prepayment | - | 784 | - | 784 |
| Acq & Construction | - | - | 38,525 | 38,525 |
| **Total Assets** | **$ 194,888** | **$ 281,543** | **$ 38,525** | **$ 514,957** |
| **Liabilities:** | | | | |
| Accounts Payable | $ 4,016 | $ - | $ - | $ 4,016 |
| Due to Debt Service | 9,569 | - | - | 9,569 |
| **Total Liabilites** | **$ 13,585** | **$ -** | **$ -** | **$ 13,585** |
| **Fund Balance:** | | | | |
| Restricted for: | | | | |
| Debt Service | $ - | $ 281,543 | $ - | $ 281,543 |
| Capital Project | | | 38,525 | 38,525 |
| Unassigned | 181,304 | - | - | 181,304 |
| **Total Fund Balances** | **$ 181,304** | **$ 281,543** | **$ 38,525** | **$ 501,372** |
| Total Liabilities & Fund Balance | $ 194,888 | $ 281,543 | $ 38,525 | $ 514,957 |

# Biscayne Drive Estates

## Community Development District

### General Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

| | Adopted Budget | Prorated Budget Thru 06/30/26 | Actual Thru 06/30/26 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Special Assessments - On Roll | $ 100,935 | $ 100,935 | $ 101,526 | $ 590 |
| Interest Income | 6,000 | 4,500 | 5,750 | 1,250 |
| Devloper Contributions | 31,200 | 31,200 | 31,666 | 466 |
| **Total Revenues** | **$ 138,135** | **$ 136,635** | **$138,942** | **$ 2,306** |
| **Expenditures:** | | | | |
| ***General & Administrative:*** | | | | |
| Engineering | $ 5,000 | $ 3,750 | $ 686 | $ 3,064 |
| Attorney Fees | 12,000 | 9,000 | 11,643 | (2,643) |
| Annual Audit | 5,500 | 5,500 | 5,500 | - |
| Assessment Roll | 2,000 | 2,000 | 2,000 | - |
| Arbitrage Rebate | 1,200 | 900 | - | 900 |
| Dissemination Agent | 1,260 | 945 | 945 | - |
| Trustee Fees | 4,500 | 4,445 | 4,445 | - |
| Management Fees | 30,000 | 22,500 | 22,500 | - |
| Computer Time | 1,200 | 900 | 900 | - |
| Website Maintenance | 1,200 | 900 | 900 | - |
| Postage & Delivery | 200 | 150 | 5 | 145 |
| Insurance General Liability | 6,600 | 5,732 | 5,732 | - |
| Printing & Binding | 200 | 150 | 7 | 143 |
| Legal Advertising | 2,500 | 2,500 | 3,435 | (935) |
| Other Current Charges | 300 | 225 | 669 | (444) |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| **Total General & Administrative** | **$ 73,835** | **$ 59,772** | **$ 59,541** | **$ 230** |
| ***Operations & Maintenance*** | | | | |
| **Field Expenditures** | | | | |
| Electric - Street Lighting (80 poles) | $ 36,000 | $ 27,000 | $ 28,100 | $ (1,100) |
| Repairs and Maintenance | 2,500 | 1,875 | - | 1,875 |
| Landscape Maintenance | 31,200 | 23,400 | 21,600 | 1,800 |
| Drainage Clean Up | 3,360 | 2,520 | - | 2,520 |
| **Subtotal Field Expenditures** | **$ 73,060** | **$ 54,795** | **$ 49,700** | **$ 5,095** |
| **Total Expenditures** | **$ 146,895** | **$ 114,567** | **$ 109,241** | **$ 5,325** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ (8,760) | $ 22,069 | $ 29,700 | $ 7,632 |
| **Net Change in Fund Balance** | **$ (8,760)** | **$ 22,069** | **$ 29,700** | **$ 7,632** |
| **Fund Balance - Beginning** | $ 8,760 | | $ 151,603 | |
| **Fund Balance - Ending** | $ - | | $ 181,304 | |

# Biscayne Drive Estates

## Community Development District

### Debt Service Fund Series 2022

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

| | Adopted Budget | Prorated Budget Thru 06/30/26 | Actual Thru 06/30/26 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Special Assessments | $ 272,287 | $ 272,287 | $ 273,770 | $ 1,483 |
| Interest Income | 8,000 | 8,000 | 9,805 | 1,805 |
| **Total Revenues** | **$ 280,287** | **$ 280,287** | **$ 283,576** | **$ 3,289** |
| **Expenditures:** | | | | |
| Interest Expense - 12/15 | $ 106,081 | $ 106,081 | $ 106,081 | $ - |
| Principal Expense - 06/15 | 60,000 | 60,000 | 60,000 | - |
| Interest Expense - 06/15 | 106,081 | 106,081 | 106,081 | - |
| **Total Expenditures** | **$ 272,163** | **$ 272,163** | **$ 272,163** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 8,124 | $ 8,124 | $ 11,413 | $ 3,289 |
| **Other Financing Sources/(Uses):** | | | | |
| Transfer In/(Out) | $ - | $ - | $ (3,721) | $ (3,721) |
| **Total Other Financing Sources/(Uses)** | $ - | $ - | $ (3,721) | $ (3,721) |
| **Net Change in Fund Balance** | **$ 8,124** | **$ 8,124** | **$ 7,693** | **$ (432)** |
| **Fund Balance - Beginning** | $ 138,456 | | $ 273,851 | |
| **Fund Balance - Ending** | $ 146,580 | | $ 281,543 | |

# Biscayne Drive Estates

## Community Development District

### Capital Projects Fund Series 2022

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

| | Adopted Budget | Prorated Budget Thru 06/30/26 | Actual Thru 06/30/26 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest Income | $ - | $ - | $ 981 | $ 981 |
| **Total Revenues** | **$ -** | **$ -** | **$ 981** | **$ 981** |
| **Expenditures:** | | | | |
| Capital Outlay | $ - | $ - | $ - | $ - |
| **Total Expenditures** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | **$ -** | **$ -** | **$ 981** | **$ 981** |
| **Other Financing Sources/(Uses)** | | | | |
| Transfer In/(Out) | $ - | $ - | $ 3,721 | $ 3,721 |
| **Total Other Financing Sources (Uses)** | **$ -** | **$ -** | **$ 3,721** | **$ 3,721** |
| **Net Change in Fund Balance** | **$ -** | | **$ 4,701** | **$ 4,701** |
| **Fund Balance - Beginning** | | | $ 33,824 | |
| **Fund Balance - Ending** | $ - | | $ 38,525 | |

# Biscayne Drive Estates

## Community Development District

### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **<u>Revenues:</u>** | | | | | | | | | | | | | |
| Special Assessments - On Roll | $ - | $ 10,114 | $ 81,602 | $ 1,736 | $ 2,100 | $ 1,414 | $ 1,013 | $ - | $ 3,547 | $ - | $ - | $ - | $ 101,526 |
| Interest Income | 600 | 551 | 636 | 755 | 675 | 697 | 634 | 626 | 576 | - | - | - | 5,750 |
| Devloper Contributions | 31,666 | - | - | - | - | - | - | - | - | - | - | - | 31,666 |
| **Total Revenue** | **$ 32,266** | **$ 10,665** | **$ 82,237** | **$ 2,491** | **$ 2,775** | **$ 2,111** | **$ 1,647** | **$ 626** | **$ 4,123** | **$ -** | **$ -** | **$ -** | **$ 138,942** |
| **<u>Expenditures:</u>** | | | | | | | | | | | | | |
| ***<u>General & Administrative:</u>*** | | | | | | | | | | | | | |
| Engineering | $ - | $ - | $ - | $ - | $ 53 | $ 53 | $ - | $ 581 | $ - | $ - | $ - | $ - | $ 686 |
| Attorney Fees | 2,400 | 960 | 500 | 1,290 | 750 | 1,050 | 660 | 500 | 3,533 | - | - | - | 11,643 |
| Annual Audit | - | - | 5,500 | - | - | - | - | - | - | - | - | - | 5,500 |
| Assessment Roll | 2,000 | - | - | - | - | - | - | - | - | - | - | - | 2,000 |
| Arbitrage Rebate | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dissemination Agent | 105 | 105 | 105 | 105 | 105 | 105 | 105 | 105 | 105 | - | - | - | 945 |
| Trustee Fees | - | 4,445 | - | - | - | - | - | - | - | - | - | - | 4,445 |
| Management Fees | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | - | - | - | 22,500 |
| Computer Time | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | - | - | - | 900 |
| Website Maintenance | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | - | - | - | 900 |
| Postage & Delivery | - | - | 5 | - | - | - | - | - | - | - | - | - | 5 |
| Insurance General Liability | 5,732 | - | - | - | - | - | - | - | - | - | - | - | 5,732 |
| Printing & Binding | - | - | 7 | - | - | - | - | - | - | - | - | - | 7 |
| Legal Advertising | 320 | - | 1,599 | - | 1,516 | - | - | - | - | - | - | - | 3,435 |
| Other Current Charges | 76 | 73 | 59 | 32 | 61 | 60 | 91 | 122 | 94 | - | - | - | 669 |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| **Total General & Administrative** | **$ 13,508** | **$ 8,283** | **$ 10,475** | **$ 4,127** | **$ 5,185** | **$ 3,968** | **$ 3,556** | **$ 4,008** | **$ 6,432** | **$ -** | **$ -** | **$ -** | **$ 59,541** |
| ***<u>Operations & Maintenance</u>*** | | | | | | | | | | | | | |
| **Field Expenditures** | | | | | | | | | | | | | |
| Electric - Street Lighting (80 poles) | $ 3,098 | $ 3,116 | $ 3,191 | $ 3,136 | $ 3,141 | $ 3,102 | $ 3,097 | $ 3,085 | $ 3,133 | $ - | $ - | $ - | $ 28,100 |
| Repairs and Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Landscape Maintenance | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 | - | - | - | 21,600 |
| Drainage Clean Up | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Subtotal Field Expenditures** | **$ 5,498** | **$ 5,516** | **$ 5,591** | **$ 5,536** | **$ 5,541** | **$ 5,502** | **$ 5,497** | **$ 5,485** | **$ 5,533** | **$ -** | **$ -** | **$ -** | **$ 49,700** |
| **Total Expenditures** | **$ 19,006** | **$ 13,799** | **$ 16,066** | **$ 9,663** | **$ 10,726** | **$ 9,470** | **$ 9,053** | **$ 9,493** | **$ 11,965** | **$ -** | **$ -** | **$ -** | **$ 109,241** |
| **Net Change in Fund Balance** | **$ 13,260** | **$ (3,134)** | **$ 66,171** | **$ (7,172)** | **$ (7,951)** | **$ (7,359)** | **$ (7,406)** | **$ (8,866)** | **$ (7,842)** | **$ -** | **$ -** | **$ -** | **$ 29,700** |

# Biscayne Drive Estates

## Community Development District

### Long Term Debt Report Series 2022

| Special Assessment Bonds, Series 2022 | | |
|---|---|---|
| Original Issue Amount: | | $3,820,000.00 |
| | | |
| Term 1: | $415,000.00 | |
| Interest Rate: | 5.00% | |
| Maturity Date: | June 15, 2029 | |
| | | |
| Interest Rate: | 5.75% | |
| Maturity Date: | June 15, 2042 | |
| | | |
| Term 3: | $2,050,000.00 | |
| Interest Rate: | 6.00% | |
| Maturity Date: | June 15, 2052 | |
| | | |
| Reserve Fund Definition | 50% of Maximum Annual Debt Service | |
| Reserve Fund Requirement | $136,128.13 | |
| Reserve Fund Balance | $136,128.13 | |
| | | |
| Bonds Outstanding - 10/30/2022 | | $3,820,000 |
| Less: Principal Payment - 6/15/23 | | ($50,000) |
| Less: Principal Payment - 6/15/24 | | ($55,000) |
| Less: Principal Payment - 6/15/25 | | ($55,000) |
| Less: Principal Payment - 6/15/26 | | ($60,000) |
| | | |
| **Current Bonds Outstanding** | | **$3,600,000** |

# Biscayne Drive Estates

## COMMUNITY DEVELOPMENT DISTRICT

### Special Assessment Receipts - Miami-Dade County

### Fiscal Year 2026

| | | | |
|---|---|---|---|
| Gross Assessments | $ 106,247.72 | $ 286,617.66 | $ 392,865.38 |
| Net Assessments | $ 100,935.33 | $ 272,286.78 | $ 369,293.46 |
| | **ON ROLL ASSESSMENTS** | | |
| allocation in % | 27.04% | 72.96% | 100.00% |

| *Date* | *Distribution* | *Gross Amount* | *Discoumt/ Penalty* | *Commission* | *Interest* | *Net Receipts* | *O&M Portion* | *2022 Debt Service* | *Total* |
|---|---|---|---|---|---|---|---|---|---|
| 11/12/2025 | 10/01/25 - 10/31/25 | $ 2,667.67 | $ 106.71 | $ 25.61 | $ - | $ 2,535.35 | $ 685.67 | $ 1,849.68 | $ 2,535.35 |
| 11/17/2025 | 11/01/25 - 11/10/25 | 8,720.90 | 348.85 | 83.73 | - | 8,288.32 | 2,241.52 | 6,046.80 | 8,288.32 |
| 11/25/2025 | 06/01/25 - 10/31/25 | 6,706.63 | 352.10 | 63.55 | - | 6,290.98 | 1,701.35 | 4,589.63 | 6,290.98 |
| 11/28/2025 | 11/11/25 - 11/20/25 | 21,341.36 | 853.68 | 204.87 | - | 20,282.81 | 5,485.35 | 14,797.46 | 20,282.81 |
| 12/5/2025 | 11/21/25 - 11/30/25 | 309,449.72 | 12,378.33 | 2,970.72 | - | 294,100.67 | 79,537.49 | 214,563.18 | 294,100.67 |
| 12/19/2025 | 12/01/25 - 12/15/25 | 8,003.01 | 293.44 | 77.10 | - | 7,632.47 | 2,064.15 | 5,568.32 | 7,632.47 |
| 1/7/2022 | 12/16/25 - 12/30/25 | 6,299.04 | 188.97 | 61.09 | - | 6,048.98 | 1,635.90 | 4,413.08 | 6,048.98 |
| 01/22/22 | Interest | - | - | - | 370.95 | 370.95 | 100.32 | 270.63 | 370.95 |
| 02/05/22 | 01/01/26 - 01/31/26 | 8,003.01 | 160.05 | 78.43 | - | 7,764.53 | 2,099.86 | 5,664.67 | 7,764.53 |
| 03/07/22 | 02/01/26 - 02/28/26 | 5,335.34 | 52.82 | 53.36 | - | 5,229.16 | 1,414.19 | 3,814.97 | 5,229.16 |
| 04/14/22 | 03/01/26 - 03/31/26 | 3,631.35 | 36.32 | - | - | 3,595.03 | 972.25 | 2,622.78 | 3,595.03 |
| 04/21/22 | Interest | - | - | - | 40.44 | 40.44 | 40.44 | - | 40.44 |
| 06/11/22 | 04/01/26 - 05/31/26 | 2,036.67 | (61.10) | 20.97 | - | 2,076.80 | 561.66 | 1,515.14 | 2,076.80 |
| 06/26/22 | 06/01/26 - 06/15/26 | 10,670.68 | (480.19) | 111.51 | - | 11,039.36 | 2,985.52 | 8,053.84 | 11,039.36 |
| | **TOTAL** | **$ 392,865.38** | **$ 14,229.98** | **$ 3,750.94** | **$ 411.39** | **$ 375,295.85** | **$ 101,525.67** | **$ 273,770.18** | **$ 375,295.85** |

| | |
|---|---|
| **100.00%** | **Percent Collected** |
| **$ -** | **Gross Balance Remaining to Collect** |