



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 7, 2017
7:00 P.M.**

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

www.islandsatdoralnecdd.org

786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT
Islands at Doral Clubhouse
8250 NW 112th Court
Doral, Florida 33178
REGULAR BOARD MEETING & PUBLIC HEARING
June 7, 2017
7:00 p.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Seat New Board Members
- D.** Administer Oath of Office & Review Board Member Responsibilities and Duties
- E.** Establish Quorum
- F.** Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G.** Additions or Deletions to Agenda
- H.** Comments from the Public for Items Not on the Agenda
- I.** Approval of Minutes
 - 1. April 5, 2017 Regular Board Meeting.....Page 2
- J.** Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2017/2018 Final Budget
 - 3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Proposed Budget.....Page 7
- K.** Old Business
- L.** New Business
 - 1. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Meeting Schedule.....Page 14
- M.** Administrative Matters
 - 1. Financial Update.....Page 16
- N.** Board Member/Staff Comments and Requests
- O.** Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

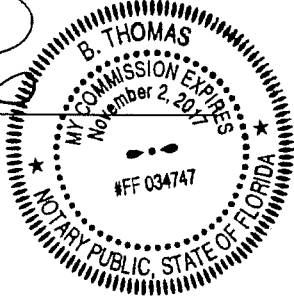
in the XXXX Court,
was published in said newspaper in the issues of

09/19/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
19 day of SEPTEMBER, A.D. 2016

B. Thomas
(SEAL)
MARIA MESA personally known to me



ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Islands at Doral (NE) Community Development District will hold Regular Meetings at 7:00 p.m. in the Islands at Doral Community Clubhouse, located at 8250 NW 112th Court, Doral, Florida 33178, on the following dates:

- October 5, 2016
- February 1, 2017
- April 5, 2017
- June 7, 2017
- August 2, 2017

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 347-2711 Ext. 2011 and/or at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralnecdd.org
9/19

16-69/0000153075M

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 5, 2017**

A. CALL TO ORDER

The April 5, 2017, Regular Board Meeting of the Islands at Doral (NE) Community Development District was called to order at 7:39 p.m. in the Islands at Doral Community Clubhouse located at 8250 NW 112th Court, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 19, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. SEAT NEW BOARD MEMBERS

It was noted that Seats 3 and 4 were up for election and that two (2) incumbents, Juan Rebolledo for Seat #3 had qualified (but had since resigned from the Board) and Nestor Garcia for Seat #4 did not qualify for the 2016 Election process.

Mrs. Perez stated since no one had qualified for Seat #4 and said Seat is currently held by Nestor Garcia (Seat #4) therefore, pursuant to Section 190.006, Florida Statutes, the incumbent will serve no longer than ninety (90) days from November 22, 2016 (February 20, 2017), or until an appointment to the vacancy has been made.

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Arias and unanimously passed declaring vacancies in Seat # 3 and 4.

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Marquez and unanimously passed to appoint Nestor Garcia to fill the vacancy and unexpired term of office in Seat # 4, which term is due to expire in 2020. Mr. Nestor Garcia will take his Oath of Office during the next meeting, once he has confirmed acceptance of is appointment and all documentation has been confirmed.

D. ADMINISTER OATH OF OFFICE AND RESPONSIBILITIES & DUTIES

This item was deferred to the next meeting.

E. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Jesus Arias and Supervisors Dunia Cuneo and Mariano Márquez constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

F. ELECTION OF OFFICERS

This item was deferred until the next meeting.

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 5, 2017**

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to that agenda.

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

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

I. APPROVAL OF MINUTES

1. November 2, 2016, Special Board Meeting

The November 2, 2016, Special Board Meeting minutes were presented for approval.

A MOTION was made by Supervisor Cuneo, seconded by Supervisor Arias and unanimously passed approving the minutes of the November 2, 2016, Special Board Meeting, as presented.

J. OLD BUSINESS

There were no Old Business items to come before the Board.

K. NEW BUSINESS

1. Consider Resolution No. 2017-01 – Adopting a Fiscal Year 2017/2018 Proposed Budget

Mrs. Perez presented Resolution No. 2017-01, entitled:

RESOLUTION NO. 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and indicated that the debt service assessment will be the same as last year. She noted that the way the refunding was setup was that there is a large (\$2,225,000) principal payment due at maturity in 2029 and a new loan will be needed at that time. By collecting the pre-refunding rates, bond prepayments can be made, thereby greatly reducing the loan that will be needed in 2029. A prepayment of approximately \$100,000 was made in November of 2016, so the 2029 payment that is due is currently \$2,025,000. The proposed Administrative Budget is higher than last year and the maintenance contingency has been lowered slightly.

The estimated available funds as of September 2017 will be approximately \$70,000, should no unexpected circumstances occur. The carryover balance of \$21,450 has been setup (\$21,600 was setup last year). She advised that assessments may have to be increased in a few years (within the next 4 four years or so). Mrs. Perez indicated that because the overall assessment for 2017/2018 is currently lower than the 2016/2017 assessment, no letters to residents will be necessary.

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 5, 2017**

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Marquez and unanimously passed to adopt Resolution No. 2017-01, as presented, approving a Proposed Budget for FY 2017-2018 and setting the Public Hearing for finalization for June 7, 2017, at 7:00 p.m. at current meeting location of the Islands at Doral Clubhouse, 8250 NW 112th Court, Doral, Florida 33178 and further authorizing required advertisements.

2. Consider Resolution No. 2017-02 – Electronic Approval Process and Authorized Signatories

Ms. Perez presented Resolution No. 2017-02, entitled:

RESOLUTION NO. 2017-02

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

Mrs. Perez read the title of the resolution into the record and provided an explanation for the document. She stated that this action was necessary due to changes at the corporate office with the announcement that Pete Pimentel, one of the current signatories, would be retiring. She added that the purpose of this action was to designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account. A discussion ensued after which;

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Arias and unanimously passed to approve and adopt Resolution No. 2017-02, as presented, designating Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Gloria Perez and Jesus Arias as authorized signatories on the established operating account and authorizing the electronic approval process.

**L. ADMINISTRATIVE MATTERS
1. Financial Update**

Mrs. Perez presented in the meeting books Financial Reports through February 2017, and Assessment Collections. Available funds as of February 28, 2017, were \$121,923.11.

M. BOARD MEMBER/STAFF COMMENTS

As a reminder, Mrs. Perez noted that the next meeting was scheduled for June 7, 2017.

N. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made Supervisor Arias to adjourn the Regular Board Meeting at 7:53 p.m. There were no objections.

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 5, 2017**

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice-Chair

**Notice of Public Hearing
and Regular Board Meeting of the
Islands at Doral (NE) Community Development District**

The Board of Supervisors of the Islands at Doral (NE) Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 7, 2017, at 7:00 p.m. or as soon thereafter as can be heard, in the Islands at Doral Community Clubhouse, 8250 NW 112th Court, Doral, Florida 33178.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2017/2018 Proposed Final Budget of the Islands at Doral (NE) Community Development District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary at a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present as required, at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 Ext 2011 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Islands at Doral (NE) Community Development District

www.islandsatdoralnecdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 05/18/17 & 05/25/17

RESOLUTION NO. 2017-03

A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2017/2018 BUDGET.

WHEREAS, the Islands at Doral (NE) Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 7th day of June, 2017.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (NE)
Community Development District

**Final Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
Administrative Assessments	55,602
Maintenance Assessments	9,043
Debt Assessments	554,723
Interest Income	300
TOTAL REVENUES	\$ 619,668
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance Contingency	7,000
Engineering/Inspections	1,500
TOTAL MAINTENANCE EXPENDITURES	\$ 8,500
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	28,320
Secretarial	4,200
Legal	9,000
Assessment Roll	7,500
Audit Fees	3,800
Arbitrage Rebate Fee	650
Insurance	6,646
Legal Advertisements	650
Miscellaneous	1,050
Postage	250
Office Supplies	525
Dues & Subscriptions	175
Trustee Fees	3,850
Continuing Disclosure Fee	500
Website Management	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,016
TOTAL EXPENDITURES	\$ 82,516
REVENUES LESS EXPENDITURES	\$ 537,152
Bond Payments	(524,213)
BALANCE	\$ 12,939
County Appraiser & Tax Collector Fee	(11,463)
Discounts For Early Payments	(22,926)
EXCESS/ (SHORTFALL)	\$ (21,450)
Carryover From Prior Year	21,450
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	53,631	54,579	55,602	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	12,766	10,372	9,043	Expenditures /.94
Debt Assessments	554,723	554,723	554,723	Bond Payments/.94
Interest Income	323	240	300	Interest Projected At \$25 Per Month
TOTAL REVENUES	\$ 621,443	\$ 619,914	\$ 619,668	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance Contingency	0	8,000	7,000	Maintenance Of District Owned Property
Engineering/Inspections	700	1,750	1,500	\$250 Decrease From 2016/2017 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 700	\$ 9,750	\$ 8,500	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	4,400	5,000	5,000	No Change From 2016/2017 Budget
Payroll Taxes (Employer)	337	400	400	Projected At 8% Of Supervisor Fees
Management	27,552	27,744	28,320	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2016/2017 Budget
Legal	6,000	9,000	9,000	No Change From 2016/2017 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,600	3,700	3,800	\$100 Increase From 2016/2017 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2016/2017 Budget
Insurance	5,923	6,400	6,646	Insurance Company Estimate
Legal Advertisements	344	650	650	No Change From 2016/2017 Budget
Miscellaneous	960	1,050	1,050	No Change From 2016/2017 Budget
Postage	112	250	250	No Change From 2016/2017 Budget
Office Supplies	495	525	525	No Change From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Trustee Fees	3,709	3,900	3,850	\$50 Decrease From 2016/2017 Budget
Continuing Disclosure Fee	500	500	500	No Change From 2016/2017 Budget
Website Management	1,500	1,500	1,500	No Change From 2016/2017 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 67,957	\$ 73,144	\$ 74,016	
TOTAL EXPENDITURES	\$ 68,657	\$ 82,894	\$ 82,516	
REVENUES LESS EXPENDITURES	\$ 552,786	\$ 537,020	\$ 537,152	
Bond Payments	(529,613)	(524,213)	(524,213)	2018 P & I Payments Less Earned Interest
BALANCE	\$ 23,173	\$ 12,807	\$ 12,939	
County Appraiser & Tax Collector Fee	(6,000)	(11,469)	(11,463)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(21,024)	(22,938)	(22,926)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (3,851)	\$ (21,600)	\$ (21,450)	
Carryover From Prior Year	0	21,600	21,450	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (3,851)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Interest Income	387	50	100	Projected Interest For 2017/2018
NAV Tax Collection	529,613	524,213	524,213	NAV Tax Collection
Total Revenues	\$ 530,000	\$ 524,263	\$ 524,313	
EXPENDITURES				
Principal Payments	210,000	220,000	230,000	Principal Payment Due In 2018
Interest Payments	218,680	204,435	191,923	Interest Payments Due In 2018
Additional Principal Payments	100,000	99,828	102,390	Additional Principal Payments
Total Expenditures	\$ 528,680	\$ 524,263	\$ 524,313	
Excess/ (Shortfall)	\$ 1,320	\$ -	\$ -	

Series 2014 Refunding Bond Information

Original Par Amount =	\$5,925,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2014		
Maturity Date =	May 2029		

Original Principal Amount Due In May 2029: \$2,225,000

Current Principal Amount Due In May 2029: \$2,025,000

Islands At Doral (NE) Community Development District Assessment Comparison

	Original Projected Assessment Before Discount*	Fiscal Year 2014/2015 Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 114.75	\$ 95.77	\$ 98.73	\$ 98.73	\$ 104.72
Maintenance For Single Family Homes	\$ -	\$ 27.05	\$ 24.04	\$ 24.04	\$ 17.03
<u>Debt For Single Family Homes</u>	<u>\$ 1,635.38</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>
Total	\$ 1,750.13	\$ 1,710.50	\$ 1,710.45	\$ 1,709.99	\$ 1,709.43
Administrative For Townhomes	\$ 114.75	\$ 95.77	\$ 98.73	\$ 98.73	\$ 104.72
Maintenance For Townhomes	\$ -	\$ 27.05	\$ 24.04	\$ 24.04	\$ 17.03
<u>Debt For Townhomes</u>	<u>\$ 1,135.38</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>
Total	\$ 1,250.13	\$ 1,256.43	\$ 1,256.38	\$ 1,255.92	\$ 1,255.36
Administrative For Condominiums	\$ 114.75	\$ 95.77	\$ 98.73	\$ 98.73	\$ 104.72
Maintenance For Condominiums	\$ -	\$ 27.05	\$ 24.04	\$ 24.04	\$ 17.03
<u>Debt For Condominiums</u>	<u>\$ 947.88</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>
Total	\$ 1,062.63	\$ 1,029.39	\$ 1,029.34	\$ 1,028.88	\$ 1,028.32

* Assessments Include the Following :

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

Community Information:

Single Family Homes	66
Townhomes	125
<u>Condominiums</u>	<u>340</u>
Total Units	531

RESOLUTION NO. 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Islands at Doral (NE) Community Development District ("District") to establish a regular meeting schedule for fiscal year 2017/2018; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2017/2018 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2017/2018 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 7th day of June, 2017.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Islands at Doral (NE) Community Development District will hold Regular Meetings at **7:00 p.m.** in the Islands at Doral Community Clubhouse, located at 8250 NW 112th Court, Doral, Florida 33178, on the following dates:

**October 4, 2017
February 7, 2018
April 4, 2018
June 6, 2018
August 1, 2018**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

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

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Meetings may be cancelled from time to time without advertised notice.

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralnecdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2017

Islands At Doral (NE)
Community Development District

**Financial Report For
April 2017**

**Islands at Doral (NE) Community Development District
Budget vs. Actual**

October 2016 through April 2017

	<u>Oct '16 - Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin Assessment Income	52,069.61	54,579.00	-2,509.39	95.4%
363.101 · Maint Assessment Income	9,883.58	10,372.00	-488.42	95.29%
363.810 · Debt Assessment	529,305.87	554,723.00	-25,417.13	95.42%
363.820 · Debt Assessment-Paid To Trustee	-505,891.52	-524,213.00	18,321.48	96.51%
363.830 · Assessment Fees	-5,701.38	-11,469.00	5,767.62	49.71%
363.831 · Discounts For Early Payments	-21,069.70	-22,938.00	1,868.30	91.86%
369.401 · Interest Income	177.73	240.00	-62.27	74.05%
369.402 · Carryover From Prior Year	0.00	21,600.00	-21,600.00	0.0%
Total Income	<u>58,774.19</u>	<u>82,894.00</u>	<u>-24,119.81</u>	<u>70.9%</u>
Expense				
511.122 · Payroll Expense	107.10	400.00	-292.90	26.78%
511.131 · Supervisor Fee	1,400.00	5,000.00	-3,600.00	28.0%
511.305 · Maintenance Contingency	0.00	8,000.00	-8,000.00	0.0%
511.310 · Engineering	0.00	1,750.00	-1,750.00	0.0%
511.311 · Management Fees	16,184.00	27,744.00	-11,560.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.315 · Legal Fees	6,000.00	9,000.00	-3,000.00	66.67%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	3,700.00	3,700.00	0.00	100.0%
511.330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	6,042.00	6,400.00	-358.00	94.41%
511.480 · Legal Advertisements	92.83	650.00	-557.17	14.28%
511.512 · Miscellaneous	417.32	1,050.00	-632.68	39.75%
511.513 · Postage and Delivery	68.85	250.00	-181.15	27.54%
511.514 · Office Supplies	225.15	525.00	-299.85	42.89%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,708.75	3,900.00	-191.25	95.1%
511.734 · Continuing Disclosure Fee	0.00	500.00	-500.00	0.0%
511.750 · Website Management	875.00	1,500.00	-625.00	58.33%
Total Expense	<u>41,446.00</u>	<u>82,894.00</u>	<u>-41,448.00</u>	<u>50.0%</u>
Net Income	<u><u>17,328.19</u></u>	<u><u>0.00</u></u>	<u><u>17,328.19</u></u>	<u><u>100.0%</u></u>

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2017**

	Annual Budget 10/1/16 - 9/30/17	Actual Apr-17	Year To Date Actual 10/1/16 - 4/30/17
REVENUES			
Administrative Assessments	54,579	3,285	52,070
Maintenance Assessments	10,372	622	9,884
Debt Assessments	554,723	33,303	529,306
Interest Income	240	24	178
Total Revenues	\$ 619,914	\$ 37,234	\$ 591,438
MAINTENANCE EXPENDITURES			
General Maintenance	8,000	0	0
Engineering/Inspections	1,750	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 9,750	\$ -	\$ -
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	800	1,400
Payroll Taxes - Employer	400	61	107
Management	27,744	2,312	16,184
Secretarial	4,200	350	2,450
Legal	9,000	0	6,000
Assessment Roll	7,500	0	0
Audit Fees	3,700	3,200	3,700
Arbitrage Rebate Fee	650	0	0
Insurance	6,400	0	6,042
Legal Advertisements	650	0	93
Miscellaneous	1,050	52	417
Postage	250	13	69
Office Supplies	525	23	225
Dues & Subscriptions	175	0	175
Trustee Fees	3,900	3,709	3,709
Continuing Disclosure Fee	500	0	0
Website Management	1,500	125	875
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 73,144	\$ 10,645	\$ 41,446
Total Expenditures	\$ 82,894	\$ 10,645	\$ 41,446
Revenues Less Expenditures	\$ 537,020	\$ 26,589	\$ 549,992
Bond Payments	(524,213)	(32,961)	(505,892)
Balance	\$ 12,807	\$ (6,372)	\$ 44,100
County Appraiser & Tax Collector Fee	(11,469)	(372)	(5,702)
Discounts For Early Payments	(22,938)	(10)	(21,070)
Excess/ (Shortfall)	\$ (21,600)	\$ (6,754)	\$ 17,328
Carryover from Prior Year	21,600	0	0
Net Excess/ (Shortfall)	\$ -	\$ (6,754)	\$ 17,328
Bank Balance As Of 3/31/17	\$ 135,450.41		
Funds Received: 4/1/17 - 4/30/17	\$ 36,851.74		
Disbursements: 4/1/17 - 4/30/17	\$ 15,705.76		
Bank Balance As Of 4/30/17	\$ 156,596.39		
Accounts Payable As Of 4/30/17	\$ 42,692.27		
Accounts Receivable As Of 4/30/17	\$ -		
Available Funds As Of 4/30/17	\$ 113,904.12		

**ISLANDS AT DORAL (NE) CDD
TAX COLLECTIONS
2016-2017**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Fees	Discount	Net From Tax Collector	Adm. Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Adm. Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$619,674.00	\$54,579.00	\$10,372.00	\$54,723.00	\$54,579.00	\$10,372.00	\$54,723.00	
									\$585,507.00	\$51,544.00	\$9,750.00	\$52,213.00	\$51,544.00	\$9,750.00	\$52,213.00	\$524,213.00
1	74Q	Miami-Dade Tax Collector	11/17/16	NAV Taxes	\$ 2,016.08		\$ (19.10)	\$ (105.85)	\$ 1,891.13	\$ 1,776.33	\$ 33.65	\$ 1,804.80	\$ 1,666.68	\$ 31.60	\$ 1,692.95	\$ 1,692.95
2	74	Miami-Dade Tax Collector	11/17/16	NAV Taxes	\$ 27,417.68		\$ (263.21)	\$ (1,096.71)	\$ 26,057.66	\$ 2,466.72	\$ 468.72	\$ 24,482.14	\$ 2,344.36	\$ 445.60	\$ 23,267.80	\$ 23,267.80
3	92	Miami-Dade Tax Collector	11/25/16	NAV Taxes	\$ 66,365.46		\$ (637.11)	\$ (2,654.71)	\$ 63,073.64	\$ 5,858.46	\$ 1,113.21	\$ 59,393.79	\$ 5,567.79	\$ 1,058.05	\$ 56,447.80	\$ 56,447.80
4	271	Miami-Dade Tax Collector	12/08/16	NAV Taxes	\$ 371,108.48		\$ (3,562.62)	\$ (14,844.54)	\$ 352,701.32	\$ 32,581.26	\$ 6,191.01	\$ 332,536.21	\$ 30,965.07	\$ 5,863.95	\$ 315,852.30	\$ 315,852.30
5	279	Miami-Dade Tax Collector	12/19/16	NAV Taxes	\$ 21,804.67		\$ (210.23)	\$ (784.29)	\$ 20,810.15	\$ 1,747.26	\$ 339.71	\$ 19,725.40	\$ 1,668.15	\$ 316.85	\$ 18,825.15	\$ 18,825.15
6	147	Miami-Dade Tax Collector	12/28/16	NAV Taxes	\$ 15,317.30		\$ (148.46)	\$ (470.46)	\$ 14,698.38	\$ 1,261.81	\$ 232.01	\$ 13,815.72	\$ 1,262.61	\$ 230.05	\$ 13,815.72	\$ 13,815.72
7	72Q	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 989.35		\$ (9.60)	\$ (29.67)	\$ 950.08	\$ 87.15	\$ 16.55	\$ 865.65	\$ 83.68	\$ 15.90	\$ 850.50	\$ 850.50
8	72	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 20,663.91		\$ (200.62)	\$ (620.57)	\$ 19,862.72	\$ 1,952.82	\$ 371.07	\$ 18,360.02	\$ 1,875.27	\$ 356.35	\$ 17,631.10	\$ 17,631.10
9	74	Miami-Dade Tax Collector	01/27/17	Interest	\$ 40.43				\$ 40.43	\$ 40.43			\$ 40.43			
10	154	Miami-Dade Tax Collector	02/07/17	NAV Taxes	\$ 14,476.77		\$ (141.63)	\$ (314.30)	\$ 14,020.84	\$ 1,275.42	\$ 241.75	\$ 12,959.60	\$ 1,235.29	\$ 234.15	\$ 12,551.40	\$ 12,551.40
11	59	Miami-Dade Tax Collector	03/08/17	NAV Taxes	\$ 13,829.52		\$ (136.91)	\$ (138.31)	\$ 13,554.30	\$ 1,336.14	\$ 253.89	\$ 12,239.49	\$ 1,309.55	\$ 248.85	\$ 11,995.90	\$ 11,995.90
12	338	Miami-Dade Tax Collector	04/11/17	NAV Taxes	\$ 37,198.36		\$ (371.89)	\$ (1,029)	\$ 36,816.18	\$ 3,273.36	\$ 621.95	\$ 33,503.05	\$ 3,239.88	\$ 615.80	\$ 32,860.90	\$ 32,860.90
13	972	Miami-Dade Tax Collector	04/26/17	Interest	\$ 11.15				\$ 11.15	\$ 11.15			\$ 11.15			
14	356	Miami-Dade Tax Collector	05/10/17	NAV Taxes/Interest	\$ 6,187.89		\$ (63.18)		\$ 6,255.12	\$ 690.56	\$ 106.44	\$ 5,521.30	\$ 683.63	\$ 105.39	\$ 5,466.10	\$ 5,466.10
15																
16																
17																
18																
19																
20																
21																
					\$ 597,395.37	\$ 181.99	\$ (5,764.56)	\$ (21,069.70)	\$ 570,743.10	\$ 52,760.17	\$ 9,990.02	\$ 534,827.17	\$ 49,843.24	\$ 9,542.24	\$ 511,357.62	\$ 511,357.62

Note: \$619,974, \$54,579, \$10,372 and \$554,723 are 2016/2017 Budgeted assessments before discounts and fees.
\$585,507, \$51,544, \$9,750 and \$524,213 are 2016/2017 Budgeted assessments after discounts and fees.

\$	597,395.37
\$	181.99
\$	(52,760.17)
\$	(9,990.02)
\$	(9,542.24)
\$	(534,827.17)
\$	-
\$	-