



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 4, 2021
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
Doral Legacy Park – 2nd Floor Conference Room
11400 NW 82nd Street
Doral, Florida 33178
REGULAR BOARD MEETING & PUBLIC HEARING
August 4, 2021
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 26, 2021 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments Fiscal Year 2021/2022 Final Budget
 - 3. Consider Resolution No. 2021-04 – Adopting a Fiscal Year 2021/2022 Final Budget.....Page 7
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2021/2022 Meeting Schedule.....Page 14
 - 2. Accept and Receive Alvarez Engineering 2021 Annual Engineer’s Report.....Page 16
 - 3. Legal Update Memo.....Page 24
- J. Administrative Matters
 - 1. Financial Update.....Page 27
- K. Board Member/Staff Comments and Requests
- L. Adjourn

NOTICE OF PUBLIC HEARING
AND REGULAR BOARD
MEETING OF THE
ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Islands at Doral (NE) Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 4, 2021, at 7:00 p.m., or as soon thereafter as can be heard, in the 2nd Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Street, Doral, Florida 33178.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2021/2022 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.islandsatdoralnecdd.org) 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 communitydevelopment districts. Meetings may be continued as found necessary to 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 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.

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

Islands at Doral (NE) Community Development District
www.islandsatdoralnecdd.org
7/15-22 21-21/0000539982M

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 26, 2021**

A. CALL TO ORDER

The May 26, 2021, Regular Board Meeting of the Islands at Doral (NE) Community Development District (the “District”) was called to order at 7:00 p.m. in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Street, 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 May 17, 2021, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Jesus Arias, Vice Chairman Nestor Garcia and Supervisor Dunia Cuneo constituted a quorum and it was in order to proceed with the meeting.

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

D. DECLARE VACANCIES IN SEATS 3 & 4

Mrs. Perez advised that no one had qualified for Seats #3 and #4 during the qualifying period for election for the District. Seat #3 is currently vacant and Seat #4 is currently held by Nestor Garcia, respectively as a holdover. Therefore, pursuant to Section 190.006, Florida Statutes, incumbent Mr. Garcia will serve no longer than ninety (90) days from November 17, 2020, or until an appointment to the vacancy has been made.

Since no one qualified for Seat #3, a vacancy will be declared and appointments can be made at a future date.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed declaring a vacancy in Seat #3, which term expires in 2024.

E. APPOINTMENT TO VACANT SEAT

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Arias and unanimously passed declaring a vacancy in Seat No. 4 followed by the appointment of Nestor Garcia to fill the vacancy and unexpired term of office in Seat No. 4, which term expires in 2024.

F. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office to Nestor Garcia. Mr. Garcia was advised to file the Financial Disclosure Form-1 required for this year (2020 Form 1) within 30 days of this date. Mrs. Perez provided information regarding “Government in the Sunshine Law”, public records and conflicts of interest, along with information on the workings and benefits of a CDD and the responsibilities and duties of Board Members. Key elements were reviewed.

G. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of her associates and herself regarding appointment to office and stated that nominations would be in order for Chairperson and Vice-Chair with the remaining three Supervisors being designated as Assistant Secretaries.

No changes were made to the current slate of officers:

- Chairperson – Jesus Arias
- Vice Chairperson – Nestor Garcia
- Assistant Secretary – Dunia Cuneo
- Secretary/Treasurer – Gloria Perez
- Assistant Secretary - Armando Silva and Nancy Nguyen (District Managers for Special District Services, Inc., in Mrs. Perez's absence)

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed electing the above Slate of Officers, as nominated.

H. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez announced the addition of an item under Administrative Matters, M.2. Statement of Financial Interests Disclosure 2020 Form 1 Reminder.

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

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

J. APPROVAL OF MINUTES

1. October 7, 2020, Regular Board Meeting

The October 7, 2020, Regular Board Meeting minutes were presented for approval.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed approving the minutes of the October 7, 2020, Regular Board Meeting, as presented.

K. OLD BUSINESS

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

L. NEW BUSINESS

1. Consider Resolution No. 2021-01 Adopting a Fiscal Year 2021/2022 Proposed Budget

Mrs. Perez presented Resolution No. 2021-01, entitled:

RESOLUTION NO. 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez advised that the Debt Service Assessment is the same as last year. The way the refunding was set-up there will be a large balloon payment in the amount of \$2,225,000 due at maturity in 2029. A new loan will be needed at that time. By collecting the pre-refunding rates, bond prepayments can be made, greatly reducing the loan that will be needed in 2029. A prepayment of \$110,000 was made in November 2020. Therefore the 2029 payment that is due is estimated at \$1,585,000. The proposed Administrative Assessment is slightly lower than last year. The estimated available funds projected for 9-30-21 are approximately \$70,000 (maybe higher), should no unforeseen expenses occur. A carryover balance of \$22,035 has been applied (\$21,535 was set-up last year). Assessments might have to be increased in a few years. Since the overall assessment presented for 2021/2022 is lower than the 2020/2021 assessment, letters to residents are not required.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed adopting Resolution No. 2021-01, as presented, approving a Proposed Budget for FY 2021/2022 and setting the Public Hearing for finalization for August 4, 2021, at 7:00 p.m. at the current location; and further authorizing the advertisement as required.

2. Consider Resolution No. 2021-02 – E-Verify Memorandum of Understanding

Mrs. Perez presented Resolution No. 2021-02, entitled:

RESOLUTION NO. 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS DORAL AT (NE) COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE DISTRICT MANAGER TO REGISTER THE DISTRICT WITH AND USE THE E-VERIFY SYSTEM PURSUANT TO THE REQUIREMENTS OF SECTION 448.095, FLORIDA STATUTES; AUTHORIZING EXECUTION OF THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS BETWEEN THE DISTRICT AND THE DEPARTMENT OF HOMELAND SECURITY (DHS); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Section 448.095, Florida Statutes, requires public employers, such as the District, to register with and use the E-Verify system of the United States Department of Homeland Security (the “E-Verify system”) to verify the work authorization status of newly hired employees; and also mandates that the District may not, on or after January 1, 2021, enter contracts with a contractor unless the contractor and its subcontractors have registered with and are utilizing the E-Verify system; and in order to register with the E-Verify system, the District is required to enter into the E-Verify Memorandum of Understanding for Employers with the Department of Homeland Security (DHS), a copy of which is attached made a part of the Resolution as Exhibit “A” the (“E-Verify MOU”). In accordance with the requirements of Section 448.095, Florida Statutes, the District Board of Supervisors finds it to be in the best interest of the District to register with the E-Verify system, authorize execution of the E-Verify MOU, and utilize the E-Verify system in connection with its hiring practices and for new and renewed agreements entered into on or after January 1, 2021 with contractors, service providers, and others providing labor, supplies or services to the District.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed adopting Resolution No. 2021-02, as presented, approving the E-Verify Memorandum of Understanding and ratifying the required actions taken by District management.

3. Consider Resolution No. 2021-03 – Ratifying Actions Taken Pursuant to EO No. 20-69

Mrs. Perez presented Resolution No. 2021-03, entitled:

RESOLUTION 2021-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING ACTIONS TAKEN BY THE BOARD OF SUPERVISORS AT MEETINGS HELD VIA MEDIA COMMUNICATIONS TECHNOLOGY PURSUANT TO EXECUTIVE ORDER NO. 20-69, AS AMENDED AND EXTENDED, AS A RESULT OF THE COVID-19 PANDEMIC

Ms. Wald provided an overview of the presented resolution after which the following motion was made.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed adopting Resolution No. 2021-03, ratifying and approving the actions taken by the Board pursuant to Executive Order No. 20-69, as amended and extended.

M. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them. She pointed out that the available fund as of March 31, 2021, were \$111,395.40.

2. Statement of Financial Interests – 2020 Form 1

Mrs. Perez advised the Board that they should be receiving in the mail their individual 2020 Form 1 (the “Form”) and to complete the Form and mail, email and/or hand deliver it to the Supervisor of Elections’ office on or prior to July 1, 2021.

N. BOARD MEMBER/STAFF COMMENTS

There were no Board Member or Staff comments.

O. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Arias and passed unanimously adjourning the Regular Board Meeting at 7:15 p.m.

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 (the "Board") of the Islands at Doral (NE) Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 4, 2021, at 7:00 p.m., or as soon thereafter as can be heard, in the 2nd Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Street, Doral, Florida 33178.

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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.

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Islands at Doral (NE) Community Development District
www.islandsatdoralnecdd.org
7/15-22 21-21/0000539982M

RESOLUTION NO. 2021-04

A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2021/2022 BUDGET.

WHEREAS, the Islands at Doral (NE) Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2021/2022 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 2021/2022 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 4th day of August, 2021.

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 2021/2022
October 1, 2021 - September 30, 2022**

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- 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 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
Administrative Assessments	57,127
Maintenance Assessments	7,447
Debt Assessments	554,723
Interest Income	180
TOTAL REVENUES	\$ 619,477
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance Contingency	5,700
Engineering/Inspections	1,300
TOTAL MAINTENANCE EXPENDITURES	\$ 7,000
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	30,540
Secretarial	4,200
Legal	9,000
Assessment Roll	7,500
Audit Fees	3,600
Arbitrage Rebate Fee	650
Insurance	6,200
Legal Advertisements	600
Miscellaneous	900
Postage	225
Office Supplies	475
Dues & Subscriptions	175
Trustee Fees	4,100
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,915
TOTAL EXPENDITURES	\$ 82,915
REVENUES LESS EXPENDITURES	\$ 536,562
Bond Payments	(524,213)
BALANCE	\$ 12,349
County Appraiser & Tax Collector Fee	(11,461)
Discounts For Early Payments	(22,923)
EXCESS/ (SHORTFALL)	\$ (22,035)
Carryover From Prior Year	22,035
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	58,980	57,138	57,127	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	7,447	7,447	7,447	Expenditures /.94
Debt Assessments	554,723	554,723	554,723	Bond Payments/.94
Interest Income	178	300	180	Interest Projected At \$15 Per Month
TOTAL REVENUES	\$ 621,328	\$ 619,608	\$ 619,477	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance Contingency	0	5,700	5,700	Maintenance Of District Owned Property
Engineering/Inspections	975	1,300	1,300	No Change From 2020/2021 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 975	\$ 7,000	\$ 7,000	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,800	5,000	5,000	No Change From 2020/2021 Budget
Payroll Taxes (Employer)	138	400	400	Projected At 8% Of Supervisor Fees
Management	29,448	30,120	30,540	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2020/2021 Budget
Legal	6,000	9,000	9,000	No Change From 2020/2021 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2020/2021 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2020/2021 Budget
Insurance	5,251	6,200	6,200	Insurance Estimate
Legal Advertisements	780	600	600	No Change From 2020/2021 Budget
Miscellaneous	446	1,000	900	\$100 Decrease From 2020/2021 Budget
Postage	60	250	225	\$25 Decrease From 2020/2021 Budget
Office Supplies	127	500	475	\$25 Decrease From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fees	4,080	4,100	4,100	No Change From 2020/2021 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2020/2021 Budget
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 66,405	\$ 75,545	\$ 75,915	
TOTAL EXPENDITURES	\$ 67,380	\$ 82,545	\$ 82,915	
REVENUES LESS EXPENDITURES	\$ 553,948	\$ 537,063	\$ 536,562	
Bond Payments	(530,762)	(524,213)	(524,213)	2022 P & I Payments Less Earned Interest
BALANCE	\$ 23,186	\$ 12,850	\$ 12,349	
County Appraiser & Tax Collector Fee	(6,000)	(11,462)	(11,461)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(20,766)	(22,923)	(22,923)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (3,580)	\$ (21,535)	\$ (22,035)	
Carryover From Prior Year	0	21,535	22,035	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (3,580)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Interest Income	343	100	25	Projected Interest For 2021/2022
NAV Tax Collection	530,762	524,213	524,213	NAV Tax Collection
Total Revenues	\$ 531,105	\$ 524,313	\$ 524,238	
EXPENDITURES				
Principal Payments	245,000	255,000	265,000	Principal Payment Due In 2022
Interest Payments	167,860	151,401	137,156	Interest Payments Due In 2022
Additional Principal Payments	110,000	117,912	122,082	Additional Principal Payments
Total Expenditures	\$ 522,860	\$ 524,313	\$ 524,238	
Excess/ (Shortfall)	\$ 8,245	\$ -	\$ -	

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		

Par Amount As Of 1/1/2021 = \$3,950,000

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

Current Principal Amount Due In May 2029: \$1,585,000

Islands At Doral (NE) Community Development District Assessment Comparison

	Original Projected Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 114.75	\$ 105.69	\$ 107.64	\$ 107.61	\$ 107.59
Maintenance For Single Family Homes	\$ -	\$ 16.03	\$ 14.03	\$ 14.03	\$ 14.03
<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	\$ 1,709.40	\$ 1,709.35	\$ 1,709.32	\$ 1,709.30
Administrative For Townhomes	\$ 114.75	\$ 105.69	\$ 107.64	\$ 107.61	\$ 107.59
Maintenance For Townhomes	\$ -	\$ 16.03	\$ 14.03	\$ 14.03	\$ 14.03
<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	\$ 1,255.33	\$ 1,255.28	\$ 1,255.25	\$ 1,255.23
Administrative For Condominiums	\$ 114.75	\$ 105.69	\$ 107.64	\$ 107.61	\$ 107.59
Maintenance For Condominiums	\$ -	\$ 16.03	\$ 14.03	\$ 14.03	\$ 14.03
<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	\$ 1,028.29	\$ 1,028.24	\$ 1,028.21	\$ 1,028.19

* 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. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 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 2021/2022; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2021/2022 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 2021/2022 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 4th day of August, 2021.

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 2021/2022 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 Doral Legacy Park, 2nd Floor Conference Room, located at 11400 NW 8nd Street, Doral, Florida 33178, on the following dates:

October 6, 2021 *Amended Budget*
February 2, 2022
April 6, 2022 *Proposed Budget*
**June 8, 2022* *Final Budget PH*
August 3, 2022**

**Change of 1st Wednesday of the Month to accommodate the Final Budget PH 60 day requirement*

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

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2021

June 30, 2021

Ms. Gloria Perez
District Manager
Islands at Doral NE Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2021 Islands at Doral (NE) CDD Report

Dear Ms. Perez:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To give recommendations as to the insurance to be carried by the District and the amount to be budgeted for premiums.

See Exhibit 1 for a graphical representation of the development.

1. Infrastructure Ownership

a. City Roads

The right of ways within the District for NW 107 Av, NW 109 Av, NW 110 Av, NW 110 Place, NW 111 Court, NW 112 Av, NW 82 St, a portion of NW 84 St and NW 86 St, which are located within the single-family home area of the District, were dedicated to the City of Doral for ownership, maintenance, and for the perpetual use of the public. This was accomplished by the recording of the following plat:

"Islands at Doral" Recorded on April 6, 2005 at ORB 163, PG 18.

b. Other Roads

- i. The roads within the townhomes area were constructed within ingress and egress tracts which have been reserved by plat for such use. The tracts were granted to Mediterranean at Islands at Doral Neighborhood Association, Inc. by Quitclaim Deed recorded on June 29, 2006 at ORB 24679, PG 1770. The District owns the roadway improvements within those tracts as described in the Engineer's Report of February 9 of 2004. The District was granted an easement by Mediterranean at Islands at Doral Neighborhood Association, Inc. for road and drainage purposes on October 30, 2008. Such easement was recorded at ORG 26722, PG 4018.
- ii. The District owns the roadway improvements within the condominium area as described in the Engineer's Report of February 9, 2004. Leeward at Islands at Doral

Condominium Association, Inc. owns the land where the roads improvements are located. The condominium association granted the District an easement for roadway and drainage purposes on December 3, 2008. Such easement was recorded at ORB 26696, PG 4448.

c. Stormwater Management System

- i. The road drainage system within City right of ways was completed and dedicated to the City of Doral for ownership, maintenance and the perpetual use of the public by the recording of the plat described above.
- ii. The road drainage system within ingress and egress tracts within the townhome area was completed and is owned by the District. The District was granted a drainage easement by Mediterranean at Islands at Doral Neighborhood Association, Inc. on October 30, 2008. Such easement was recorded at ORB 26722, PG 4018.
- iii. The road drainage system within the condominium area was completed and is owned by the District. The District was granted a drainage easement by Leeward at Islands at Doral Condominium Association, Inc. Such easement was recorded at ORB 26696, PG 4448.
- iv. The District owns the water portion of the three lakes within the District boundaries and the HOAs own the grassed slopes that surround the lakes. The District was granted the lakes by Special Warranty Deed from Century Homebuilders, LLC on March 10, 2008. The Special Warranty Deed was recorded at ORB 26294, PG 4605.

d. Water and Sewer Systems

The water and sewer systems were completed and conveyed to Miami-Dade County for ownership and maintenance under Miami-Dade County Water and Sewer Department (WASD) Agreement No. 18202.

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

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

a. Roads

- i. All the roads within the Townhomes and Condominium areas are in good working order and condition, except for the pavement markings. It is recommended that all the pavement markings be renovated with thermoplastic and new reflective pavement markers be installed.
- ii. All the roads within the City right of ways are in good working order and condition.

b. Stormwater Management System

The stormwater management and drainage system are in good working order and condition. Alvarez Engineers is not aware of drainage complaints.

c. Water and Sewer Systems

The water and sewer systems were conveyed in good condition to Miami-Dade County for ownership and maintenance. Issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

3. Estimated Maintenance Costs for District-Owned Infrastructure

a. General

- i. The CDD and the Islands at Doral Master Association, Inc. (the “Association”) entered into a Maintenance Agreement on November 11, 2015 under which the Association will provide maintenance services to the CDD-owned infrastructure and be solely responsible for all costs and liabilities that are associated with those services.
- ii. The CDD proposed 2021-2022 Fiscal Year budget has the following amounts for maintenance expenditures beyond those included in the Maintenance Agreement between the CDD and the Association:

2021-2022 Budget for Maintenance	
Maintenance Contingency	\$5,700
Engineering/Inspections	\$1,300
Total	\$ 7,000

For more detailed information on the proposed 2021-2022 Fiscal Year Budget please visit the District’s website at the following link:

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

Alvarez Engineers finds the District’s proposed maintenance budget for Fiscal Year 2021/2022 adequate, and recommends considering the following suggestions for future budgets:

b. District Roads (Townhomes and Condominium Areas)

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

Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2004	2034	2021	13	30,500	\$5.75	\$175,375	\$255,521	0.25%	\$19,362
* Using Florida Department of Transportation Inflation Factors									

c. Stormwater Management System (Townhomes and Condominium Areas)

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the 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 have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 132 drainage structures and 13,750 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure	Cost/LF Pipe	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
132	13750	27					\$150.00	\$5.00	\$17,800
			27				\$150.00	\$5.00	\$17,800
				27			\$150.00	\$5.00	\$17,800
					27		\$150.00	\$5.00	\$17,800
						27	\$150.00	\$5.00	\$17,800

Maintenance of the grassed swales and the treatment of the lake water bodies are handled by the HOA through an agreement with the CDD.

d. Water and Sewer Systems

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

4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100120038 for the period between October 1, 2020 and October 1, 2021. The District has budgeted enough funds to cover the \$5,513 insurance premium.

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

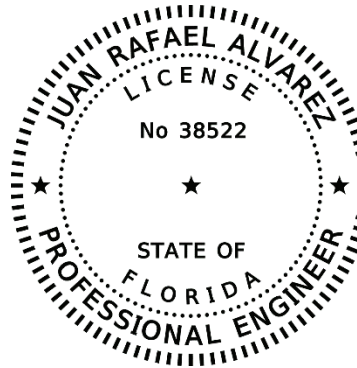
If you have any questions please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

Juan R
Alvarez

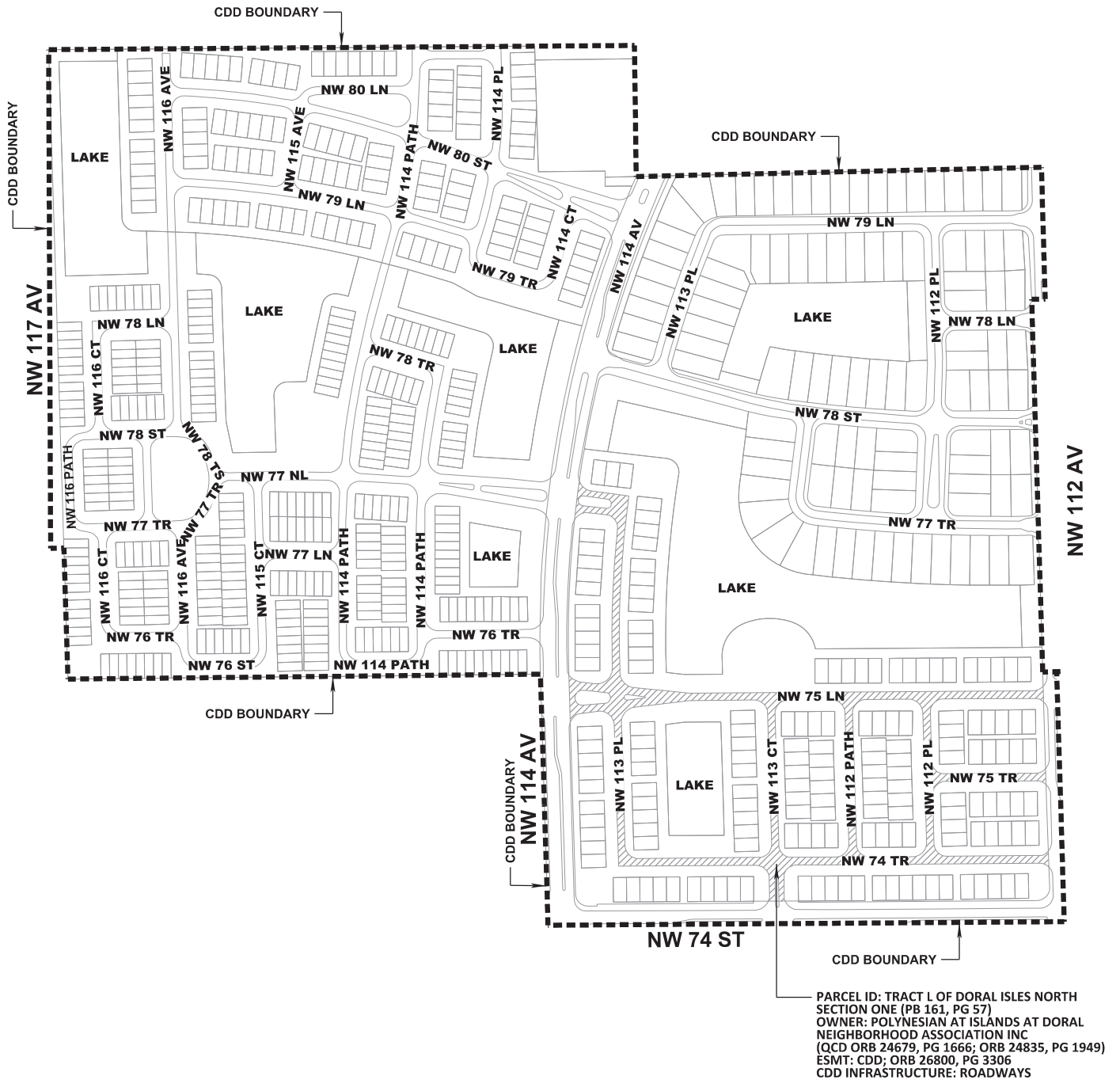
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R Alvarez
Date: 2021.06.30
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Juan R. Alvarez, PE
District Engineer
Date: June 30, 2021



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on June 30, 2021.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

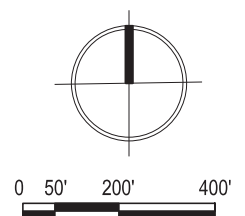


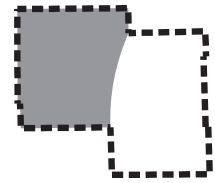
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PB: PLAT BOOK
PG: PAGE
QCD: QUIT CLAIM DEED

ALVAREZ ENGINEERS, INC.

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

EXHIBIT 1





KEY MAP

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

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

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

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

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

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

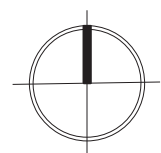
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ALVAREZ ENGINEERS, INC.

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

INFRASTRUCTURE: STORMWATER OWNERSHIP

EXHIBIT 2

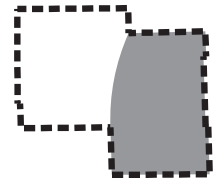


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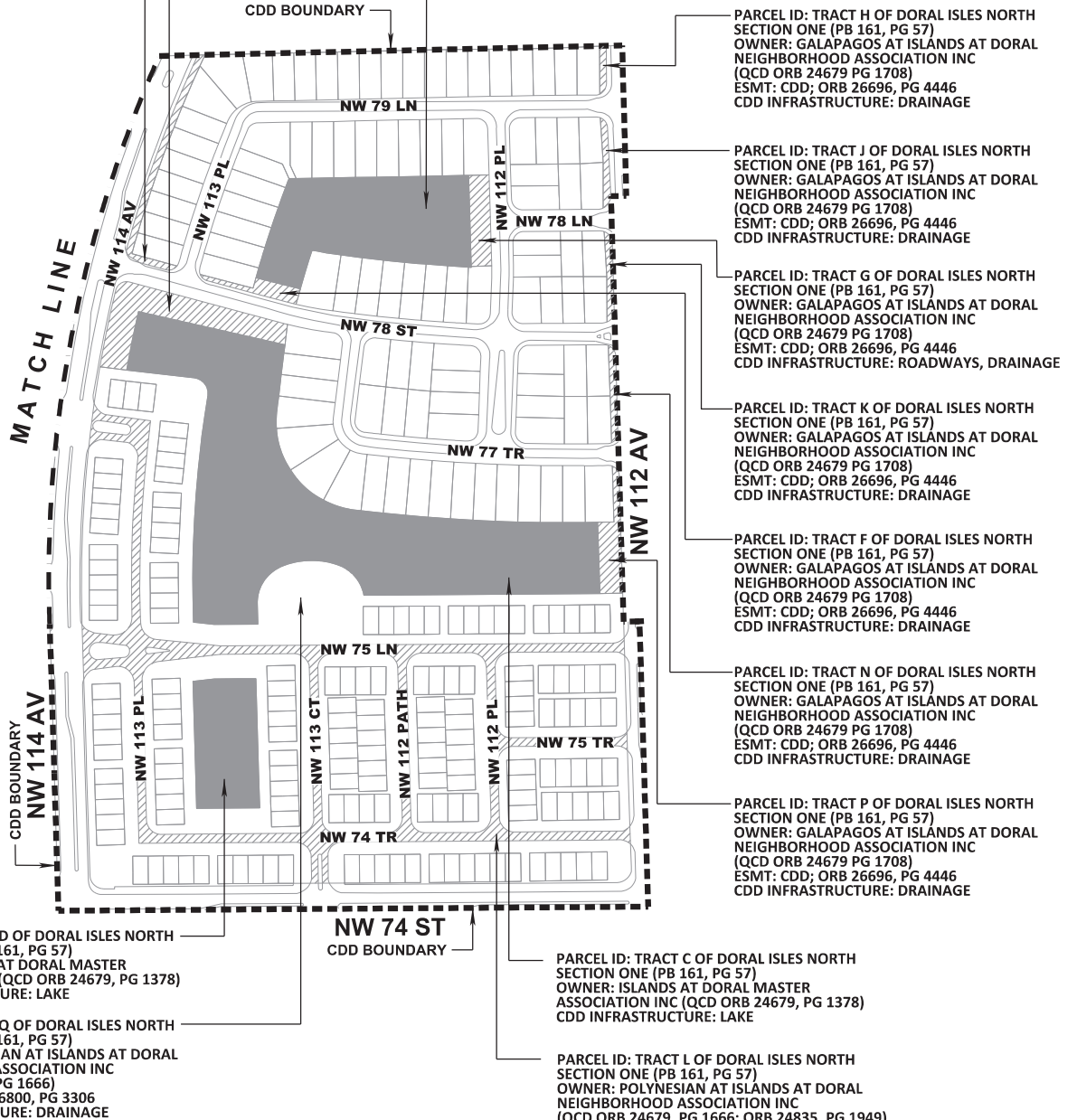
PARCEL ID: TRACT M OF DORAL ISLES NORTH
SECTION ONE (PB 161, PG 57)
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CDD INFRASTRUCTURE: DRAINAGE

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

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



KEY MAP

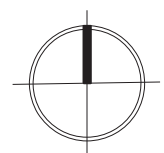


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PB: PLAT BOOK
PG: PAGE
QCD: QUIT CLAIM DEED

ALVAREZ ENGINEERS, INC.

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

EXHIBIT 3



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MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: July 16, 2021

RE: 2021 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2021-226, Laws of Florida (HB 1103). This legislation requires independent special fire control districts and hospital districts to engage independent firms to conduct performance reviews beginning October 1, 2022 and October 1, 2023, respectively, and every five years thereafter. This legislation also requires all independent mosquito control districts and soil and water conservation districts to undergo a performance review conducted by The Office of Program Policy Analysis and Government Accountability (OPPAGA). OPPAGA must submit the performance reviews of the districts by September 30, 2023, for independent mosquito districts and by September 30, 2024, for soil and water conservation districts. This law also requires annual financial reports and annual audit reports for all special districts to identify separately:

- The total number of district employees compensated in the last pay period of the fiscal year;
- The total number of independent contractors paid in the last month of the fiscal year;
- All compensation earned by employees;
- All compensation earned by contractors;
- Each construction project with a total cost of at least \$65,000 approved by the district to begin after October 1 of the fiscal year being reported and the total expenditures for the project;
- A budget variance report showing how district spending compared to the original budget for the year; and
- For independent special district that levies ad valorem taxes or non-ad valorem special assessments, include the rates, total amount collected, total amount and terms of outstanding bonds.

Finally, this act clarifies that community redevelopment agencies with revenues or expenses greater than \$100,000 must conduct an annual financial audit separate from the annual financial report of the county or municipality that created the agency. The effective date of this act is October 1, 2021.

2. Chapter 2021-17, Laws of Florida (HB 35). This law modifies the criteria that a newspaper must satisfy to publish legal notices. This law also gives government agencies,

including special districts, the option to publish legal notices on the website of a qualified newspaper and on Florida Press Association's (FPA) repository website under specified conditions. Finally, this legislation requires the FPA to ensure that minority populations have equitable access to legal notices posted on the FPA's repository website and requires the FPA to publish a report containing specified information. The effective date of this act is January 1, 2022.

3. Chapter 2021-1, Laws of Florida (SB 72). This Act creates Sections 768.38 and 768.381, Florida Statutes. Section 768.38 is the statute relevant to our special district clients. It specifies requirements for COVID-19-related civil actions/claims, provides that the plaintiff has the burden of proof in such actions, and provides that if the court determines that the defendant made a good faith effort to substantially comply with authoritative or controlling government-issued health standards or guidance at the time the cause of action accrued, the defendant is immune from civil liability. If the court determines that the defendant did not make such a good faith effort, the plaintiff is authorized to proceed with his/her action; however, the defendant will only be liable for an act or omission relating to a COVID-19-related claim if gross negligence is proven by clear and convincing evidence. The effective date of this act is March 29, 2021.

4. Chapter 2021-168, Laws of Florida (SB 64). Section 1 of this legislation amends Section. 403.064, Florida Statutes, and requires domestic wastewater utilities that dispose of effluent, reclaimed water, or reuse water by surface water discharge to create a timeline and plan to eliminate nonbeneficial surface water within five years. Section 2 of the legislation creates section. 403.892, Florida Statutes, to provide incentives for using greywater technologies. The legislation requires counties, municipalities, and special districts to promote the beneficial reuse of water, and the reuse of reclaimed water for irrigation purposes. The effective date of this act is June 29, 2021

5. Chapter 2021-63, Laws of Florida (HB 337). In the context of impact fees this act provides for minimum criteria for the adoption of impact fees by local governments (includes special districts). The legislation also provides limitations on how much and how often impact fees may be increased. The act requires the local government to credit against the collection of impact fees, on a dollar-for-dollar basis at fair market value, any contribution related to the improvement of public facilities or infrastructure towards impacts on the same type of public facilities for which the contribution was made. Lastly, the legislation requires local governments to submit with their annual financial report or audit an affidavit signed by their chief financial officer or executive officer attesting that all impact fees were collected and expended in compliance with the statute, that the reporting entity complied with the spending period, and that the funds were expended only for the uses allowed under the statute. The effective date of this legislation is June 4, 2021.

6. Chapter 2021-194, Laws of Florida (HB 53). Florida law currently defines a "public works project" as an activity in which 50% or more of the cost is paid for from state-appropriated funds and provides certain preferences in competitive solicitation. This legislation removes the 50% threshold so that the provisions of law for public works projects will now apply to all government projects that require competitive solicitation. In addition, the act prohibits the use of a local ordinance or regulation to prevent licensed contractors from participation in the bidding process based on the contractor maintaining an office in the jurisdiction, the contractor's hiring of employees or subcontractors from the jurisdiction, or the contractor's payment of local taxes,

assessments, or duties within the jurisdiction. The governmental entity is also prohibited from requiring a contractor to pay a predetermined wage, provide specified benefits, control, limit, or expand staffing, or recruit, train, or hire employees from a single source. The act further requires each county, municipality, or special district providing wastewater services to develop a needs analysis for its jurisdiction over the next 20 years. The needs analysis must be provided to the county by June 30, 2022, and every five years thereafter. Lastly, the act requires each county, municipality, or special district providing a stormwater management program or stormwater management system to develop a needs analysis for its jurisdiction over the next 20 years. This needs analysis must be provided to the county by July 31, 2022, and every five years thereafter. The effective date of this act is July 1, 2021.

7. Chapter 2021-124, Laws of Florida (SB 378). This legislation amends Section. 218.735 Florida Statutes, to increase the statutory interest rate from 1% per month to 2% per month for public and private parties that fail to make required payments for certain construction labor, services, and materials. The effective date of this act is July 1, 2021,

8. Chapter 2021-173, Laws of Florida (SB 400). This law prohibits an agency from responding to a request to inspect or copy a record by filing an action for declaratory relief against the requester to determine whether the record is a public record or the status of the, public record is confidential or exempt. The effective date of this act is July 1, 2021.

9. Chapter 2021-129, Laws of Florida (SB 890). This act amends Section. 119.0712(2), Florida Statutes, to provide for a \$2,000 fine to any person using or releasing information contained in the Driver and Vehicle Database (Driver License/ Insurance) for a purpose not specifically authorized by law. The effective date of this act is October 1, 2021.

10. Chapter 2021-165, Laws of Florida (SB 44). This act amends Section. 934.50, Florida Statutes, to create additional exceptions to the general prohibition on drone surveillance by authorizing a state agency or political subdivision to use an approved drone to assess damage during a declared state of emergency resulting from a hurricane, flood, wildfire, or other natural disaster. The act requires the Department of Management Services (DMS) to publish an approved drone manufacturers' list by January 1, 2022. A governmental agency using an unapproved drone must discontinue the use of any such drone by January 1, 2023. As with any surveillance activity, governmental actors are bound by Fourth Amendment protections. Though the act allows the government to use drones, the manner of use must comport with constitutional privacy protections. This act is effective July 1, 2021.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

Islands At Doral (NE)
Community Development District

**Financial Report For
June 2021**

Islands at Doral (NE) Community Development District
Budget vs. Actual
October 2020 through June 2021

	Oct 20 - June 21	20/21 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessment Income	56,520.62	57,138.00	-617.38	98.92%
363.101 · Maint Assessment Income	7,299.25	7,447.00	-147.75	98.02%
363.810 · Debt Assessment	544,820.60	554,723.00	-9,902.40	98.22%
363.820 · Debt Assessment-Paid To Trustee	-520,466.30	-524,213.00	3,746.70	99.29%
363.830 · Assessment Fees	-5,872.91	-11,462.00	5,589.09	51.24%
363.831 · Discounts For Early Payments	-21,321.33	-22,923.00	1,601.67	93.01%
369.401 · Interest Income	120.86	300.00	-179.14	40.29%
369.402 · Carryover From Prior Year	0.00	21,535.00	-21,535.00	0.0%
Total Income	61,100.79	82,545.00	-21,444.21	74.02%
Expense				
511.122 · Payroll Expense	91.80	400.00	-308.20	22.95%
511.131 · Supervisor Fee	1,200.00	5,000.00	-3,800.00	24.0%
511.305 · Maintenance Contingency	0.00	5,700.00	-5,700.00	0.0%
511.310 · Engineering	42.50	1,300.00	-1,257.50	3.27%
511.311 · Management Fees	22,590.00	30,120.00	-7,530.00	75.0%
511.312 · Secretarial Fees	3,150.00	4,200.00	-1,050.00	75.0%
511.315 · Legal Fees	4,182.00	9,000.00	-4,818.00	46.47%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	2,500.00	3,500.00	-1,000.00	71.43%
511.330 · Arbitrage Rebate Fee	650.00	650.00	0.00	100.0%
511.450 · Insurance	5,513.00	6,200.00	-687.00	88.92%
511.480 · Legal Advertisements	94.93	600.00	-505.07	15.82%
511.512 · Miscellaneous	357.87	1,000.00	-642.13	35.79%
511.513 · Postage and Delivery	58.01	250.00	-191.99	23.2%
511.514 · Office Supplies	146.55	500.00	-353.45	29.31%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,079.63	4,100.00	-20.37	99.5%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,499.94	2,000.00	-500.06	75.0%
Total Expense	46,331.23	82,545.00	-36,213.77	56.13%
Net Income	14,769.56	0.00	14,769.56	100.0%

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JUNE 2021

	Annual Budget 10/1/20 - 9/30/21	Actual Jun-21	Year To Date Actual 10/1/20 - 6/30/21
REVENUES			
Administrative Assessments	57,138	1,656	56,521
Maintenance Assessments	7,447	170	7,299
Debt Assessments	554,723	12,678	544,821
Interest Income	300	12	121
Total Revenues	\$ 619,608	\$ 14,516	\$ 608,762
MAINTENANCE EXPENDITURES			
Maintenance Contingency	5,700	0	0
Engineering/Inspections	1,300	0	43
TOTAL MAINTENANCE EXPENDITURES	\$ 7,000	\$ -	\$ 43
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	600	1,200
Payroll Taxes (Employer)	400	46	92
Management	30,120	2,510	22,590
Secretarial	4,200	350	3,150
Legal	9,000	500	4,182
Assessment Roll	7,500	0	0
Audit Fees	3,500	1,500	2,500
Arbitrage Rebate Fee	650	0	650
Insurance	6,200	0	5,513
Legal Advertisements	600	0	95
Miscellaneous	1,000	88	358
Postage	250	7	58
Office Supplies	500	54	146
Dues & Subscriptions	175	0	175
Trustee Fees	4,100	0	4,080
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,545	\$ 5,822	\$ 46,289
TOTAL EXPENDITURES	\$ 82,545	\$ 5,822	\$ 46,332
Revenues Less Expenditures	\$ 537,063	\$ 8,694	\$ 562,430
Bond Payments	(524,213)	(12,552)	(520,466)
Balance	\$ 12,850	\$ (3,858)	\$ 41,964
County Appraiser & Tax Collector Fee	(11,462)	(145)	(5,873)
Discounts For Early Payments	(22,923)	0	(21,321)
Excess/ (Shortfall)	\$ (21,535)	\$ (4,003)	\$ 14,770
Carryover from Prior Year	21,535	0	0
Net Excess/ (Shortfall)	\$ -	\$ (4,003)	\$ 14,770

Bank Balance As Of 5/31/21	\$ 140,197.96
Funds Received: 6/1/21 - 6/30/21	\$ 14,370.77
Disbursements: 6/1/21 - 6/30/21	\$ 8,497.84
Bank Balance As Of 6/30/21	\$ 146,070.89
Accounts Payable As Of 6/30/21	\$ 47,955.38
Accounts Receivable As Of 6/30/21	\$ -
Available Funds As Of 6/30/21	\$ 98,115.51

**ISLANDS AT DORAL (NE) CDD
TAX COLLECTIONS
2020-2021**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Fees	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$619,308.00	\$57,138.00	\$7,447.00	\$554,723.00	\$57,138.00	\$7,447.00	\$554,723.00	
									\$584,923.00	\$53,710.00	\$7,000.00	\$524,213.00	\$53,710.00	\$7,000.00	\$524,213.00	\$524,213.00
1	922	Miami-Dade Tax Collector	11/18/20	NAV Taxes	\$ 34,643.45		\$ (332.45)	\$ (1,397.95)	\$ 32,913.05	\$ 3,197.55	\$ 415.75	\$ 31,030.15	\$ 3,037.80	\$ 394.95	\$ 29,480.30	\$ 29,480.30
2	679	Miami-Dade Tax Collector	11/27/20	NAV Taxes	\$ 36,535.32		\$ (350.74)	\$ (1,461.44)	\$ 34,723.14	\$ 3,372.17	\$ 438.45	\$ 32,724.70	\$ 3,204.89	\$ 416.70	\$ 31,101.55	\$ 31,101.55
3	624	Miami-Dade Tax Collector	12/09/20	NAV Taxes	\$ 403,639.52		\$ (3,874.94)	\$ (16,145.78)	\$ 383,618.80	\$ 37,255.87	\$ 4,843.70	\$ 361,539.95	\$ 35,407.90	\$ 4,603.45	\$ 343,607.45	\$ 343,607.45
4	670	Miami-Dade Tax Collector	12/22/20	NAV Taxes	\$ 21,472.35		\$ (207.13)	\$ (759.59)	\$ 20,505.63	\$ 1,981.90	\$ 257.65	\$ 19,232.80	\$ 1,892.63	\$ 246.05	\$ 18,366.95	\$ 18,366.95
5	251	Miami-Dade Tax Collector	01/13/21	NAV Taxes	\$ 26,805.12		\$ (259.20)	\$ (886.46)	\$ 25,659.46	\$ 2,474.07	\$ 321.70	\$ 24,009.35	\$ 2,368.31	\$ 307.95	\$ 22,983.20	\$ 22,983.20
6	211	Miami-Dade Tax Collector	01/27/21	Interest		\$ 22.52			\$ 22.52	\$ 22.52			\$ 22.52			\$ -
7	418	Miami-Dade Tax Collector	02/10/21	NAV Taxes	\$ 25,118.04		\$ (246.02)	\$ (514.84)	\$ 24,357.18	\$ 2,318.39	\$ 301.40	\$ 22,498.25	\$ 2,248.08	\$ 292.30	\$ 21,816.80	\$ 21,816.80
8	306	Miami-Dade Tax Collector	03/19/21	NAV Taxes	\$ 13,246.67		\$ (130.93)	\$ (153.00)	\$ 12,962.74	\$ 1,222.67	\$ 158.95	\$ 11,865.05	\$ 1,196.39	\$ 155.55	\$ 11,610.80	\$ 11,610.80
9	427	Miami-Dade Tax Collector	05/12/21	NAV Taxes/Interest	\$ 32,646.89	\$ 6.41	\$ (326.45)	\$ (2.27)	\$ 32,324.58	\$ 3,019.70	\$ 391.75	\$ 29,241.85	\$ 2,989.33	\$ 387.75	\$ 28,947.50	\$ 28,947.50
10	426	Miami-Dade Tax Collector	06/11/21	NAV Taxes/Interest	\$ 13,126.61	\$ 318.51	\$ (134.46)		\$ 13,310.66	\$ 1,530.07	\$ 157.55	\$ 11,757.50	\$ 1,514.71	\$ 156.00	\$ 11,639.95	\$ 11,639.95
11	357	Miami-Dade Tax Collector	06/23/21	NAV Taxes/Interest	\$ 1,028.21	\$ 30.85	\$ (10.59)		\$ 1,048.47	\$ 125.71	\$ 12.35	\$ 921.00	\$ 124.47	\$ 12.20	\$ 911.80	\$ 911.80
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 608,262.18	\$ 378.29	\$ (5,872.91)	\$ (21,321.33)	\$ 581,446.23	\$ 56,520.62	\$ 7,299.25	\$ 544,820.60	\$ 54,007.03	\$ 6,972.90	\$ 520,466.30	\$ 520,466.30

Total IAD-NE Roll = 619,312.77

Note: \$619,308, \$57,138, \$7,447 and \$554,723 are 2020/2021 Budgeted assessments before discounts and fees.
\$584,923, \$53,710, \$7,000 and \$524,213 are 2020/2021 Budgeted assessments after discounts and fees.

\$	608,262.18	
\$	378.29	\$ 581,446.23
\$	(56,520.62)	\$ (54,007.03)
\$	(7,299.25)	\$ (6,972.90)
\$	(544,820.60)	\$ (520,466.30)
\$	-	\$ -