



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

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 8, 2022  
7:00 P.M.**

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

[www.islandsatdoralnecdd.org](http://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 – 2<sup>nd</sup> Floor Conference Room  
11400 NW 82<sup>nd</sup> Street  
Doral, Florida 33178  
**REGULAR BOARD MEETING**  
March 8, 2022  
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. December 6, 2021 Regular Board Meeting.....Page 2
- G.** Old Business
- H.** New Business
  - 1. Consider Resolution No. 2022-01 – Approving a Fiscal Year 2022/2023 Proposed Budget.....Page 3
- I.** Administrative Matters
  - 1. Financial Update.....Page 11
  - 2. Discussion Regarding the General Election and Candidate Qualifying Period – Noon,  
Monday, June 13, 2022 through Noon, Friday, June 17, 2022
  - 3. Reminder of Statement of Financial Interests Disclosure 2021 Form 1, Filing Deadline: July  
1, 2022
- J.** Board Member/Staff Comments and Requests
- K.** Adjourn

## MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

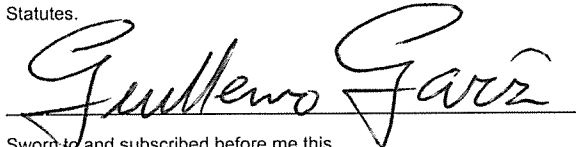
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT - REVISED FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

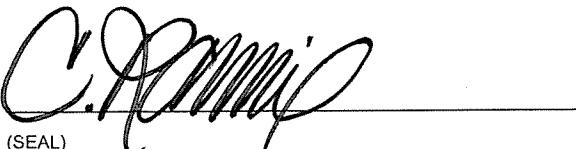
in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

02/07/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this  
7 day of FEBRUARY, A.D. 2022



(SEAL)

GUILLERMO GARCIA personally known to me



### ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT REVISED 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 82nd Street, Doral, Florida 33178, on the following dates:

March 8, 2022

May 10, 2022

August 9, 2022

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 meetings 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](http://www.islandsdoralnecdd.org)

2/7

22-14/0000577150M

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
DECEMBER 6, 2021**

**A. CALL TO ORDER**

The December 6, 2021, Regular Board Meeting of the Islands at Doral (NE) Community Development District (the “District”) was called to order at 7:33 p.m. in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82<sup>nd</sup> 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 November 24, 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 Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**F. APPROVAL OF MINUTES**

**1. August 4, 2021, Public Hearing & Regular Board Meeting**

The August 4, 2021, Public Hearing & 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 August 4, 2021, Public Hearing & Regular Board Meeting, as presented.

**G. OLD BUSINESS**

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

**I. NEW BUSINESS**

**1. Consider Resolution No. 2021-06 Adopting a Fiscal Year 2020/2021 Amended Budget**

Mrs. Perez presented Resolution No. 2021-06, entitled:

**RESOLUTION NO. 2021-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS  
AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT  
AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR  
2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER  
189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and passed unanimously adopting Resolution No. 2021-06, as presented.

**2. Consider Amended Fiscal Year 2021/2022 Meeting Schedule**

Mrs. Perez advised, due to scheduling conflicts, Supervisor Cuneo requested that the District meeting dates be changed from the typical 1<sup>st</sup> Wednesday to an alternate date. Therefore Mrs. Perez confirmed that the Doral Legacy Park had the 2<sup>nd</sup> Tuesday available and proceeded to confirm Regular Meetings at **7:00 p.m.** in the Doral Legacy Park, 2<sup>nd</sup> Floor Conference Room, located at 11400 NW 82<sup>nd</sup> Street, Doral, Florida 33178, on the following remaining dates:

**March 8, 2022**

**May 10, 2022**

**August 9, 2022**

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed amending the fiscal year 2021/2022 meeting schedule, as presented.

**I. 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 September 30, 2021, were \$78,606.00.

**J. BOARD MEMBER/STAFF COMMENTS**

There were no comments from the Board Members.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and passed unanimously adjourning the Regular Board Meeting at 7:42 p.m.

**ATTEST:**

\_\_\_\_\_  
**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Chairman/Vice-Chair**

**RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS  
AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT  
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023;  
AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Islands at Doral (NE) Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 10, 2022 at 7:00 p.m. in the Doral Legacy Park, 2<sup>nd</sup> Floor Conference Room located at 11400 NW 82<sup>nd</sup> Street, Doral, Florida 33178, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 8<sup>th</sup> day of March, 2022.

**ATTEST:**

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

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Islands At Doral (NE)  
Community Development District

**Proposed Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

# **CONTENTS**

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- III      DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT COMPARISON**



**PROPOSED BUDGET**  
**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	57,108
Maintenance Assessments	7,447
Debt Assessments	554,723
Interest Income	120
<b>TOTAL REVENUES</b>	<b>\$ 619,398</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Maintenance Contingency	5,700
Engineering/Inspections	1,300
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 7,000</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	31,452
Secretarial	4,200
Legal	9,000
Assessment Roll	7,500
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	6,200
Legal Advertisements	600
Miscellaneous	850
Postage	375
Office Supplies	450
Dues & Subscriptions	175
Trustee Fees	4,100
Continuing Disclosure Fee	350
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 77,002</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 84,002</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 535,396</b>
Bond Payments	(524,213)
<b>BALANCE</b>	<b>\$ 11,183</b>
County Appraiser & Tax Collector Fee	(11,461)
Discounts For Early Payments	(22,922)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (23,200)</b>
Carryover From Prior Year	23,200
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	58,043	57,127	57,108	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	147	180	120	Interest Projected At \$10 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 620,360</b>	<b>\$ 619,477</b>	<b>\$ 619,398</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Maintenance Contingency	0	5,700	5,700	Maintenance Of District Owned Property
Engineering/Inspections	1,017	1,300	1,300	No Change From 2021/2022 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,017</b>	<b>\$ 7,000</b>	<b>\$ 7,000</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	1,800	5,000	5,000	No Change From 2021/2022 Budget
Payroll Taxes (Employer)	138	400	400	Projected At 8% Of Supervisor Fees
Management	30,120	30,540	31,452	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2021/2022 Budget
Legal	6,342	9,000	9,000	No Change From 2021/2022 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2021/2022 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2021/2022 Budget
Insurance	5,513	6,200	6,200	Insurance Estimate
Legal Advertisements	372	600	600	No Change From 2021/2022 Budget
Miscellaneous	498	900	850	\$50 Decrease From 2021/2022 Budget
Postage	132	225	375	Mailing May Be Required
Office Supplies	228	475	450	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fees	4,080	4,100	4,100	No Change From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 67,598</b>	<b>\$ 75,915</b>	<b>\$ 77,002</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 68,615</b>	<b>\$ 82,915</b>	<b>\$ 84,002</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 551,745</b>	<b>\$ 536,562</b>	<b>\$ 535,396</b>	
Bond Payments	(530,270)	(524,213)	(524,213)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 21,475</b>	<b>\$ 12,349</b>	<b>\$ 11,183</b>	
County Appraiser & Tax Collector Fee	(5,988)	(11,461)	(11,461)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(21,321)	(22,923)	(22,922)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (5,834)</b>	<b>\$ (22,035)</b>	<b>\$ (23,200)</b>	
Carryover From Prior Year	0	22,035	23,200	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (5,834)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	26	25	25	Projected Interest For 2022/2023
NAV Tax Collection	530,270	524,213	524,213	NAV Tax Collection
<b>Total Revenues</b>	<b>\$ 530,296</b>	<b>\$ 524,238</b>	<b>\$ 524,238</b>	
<b>EXPENDITURES</b>				
Principal Payments	255,000	265,000	275,000	Principal Payment Due In 2023
Interest Payments	154,193	137,156	122,526	Interest Payments Due In 2023
Additional Principal Payments	110,000	122,082	126,712	Additional Principal Payments
<b>Total Expenditures</b>	<b>\$ 519,193</b>	<b>\$ 524,238</b>	<b>\$ 524,238</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 11,103</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/2022 = \$3,585,000

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

**Current Principal Amount Due In May 2029: \$1,475,000**

## Islands At Doral (NE) Community Development District Assessment Comparison

	Original Projected Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 114.75	\$ 107.64	\$ 107.61	\$ 107.59	\$ 107.55
Maintenance For Single Family Homes	\$ -	\$ 14.03	\$ 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>
<b>Total</b>	<b>\$ 1,750.13</b>	<b>\$ 1,709.35</b>	<b>\$ 1,709.32</b>	<b>\$ 1,709.30</b>	<b>\$ 1,709.26</b>
Administrative For Townhomes	\$ 114.75	\$ 107.64	\$ 107.61	\$ 107.59	\$ 107.55
Maintenance For Townhomes	\$ -	\$ 14.03	\$ 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>
<b>Total</b>	<b>\$ 1,250.13</b>	<b>\$ 1,255.28</b>	<b>\$ 1,255.25</b>	<b>\$ 1,255.23</b>	<b>\$ 1,255.19</b>
Administrative For Condominiums	\$ 114.75	\$ 107.64	\$ 107.61	\$ 107.59	\$ 107.55
Maintenance For Condominiums	\$ -	\$ 14.03	\$ 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>
<b>Total</b>	<b>\$ 1,062.63</b>	<b>\$ 1,028.24</b>	<b>\$ 1,028.21</b>	<b>\$ 1,028.19</b>	<b>\$ 1,028.15</b>

\* 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

Islands At Doral (NE)  
Community Development District

**Financial Report For  
February 2022**

# Islands at Doral (NE) Community Development District

## Budget vs. Actual

October 2021 through February 2022

	<b>Oct 21 - Feb 22</b>	<b>21/22 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · Admin Assessment Income	50,626.30	57,127.00	-6,500.70	88.62%
363.101 · Maint Assessment Income	6,602.05	7,447.00	-844.95	88.65%
363.810 · Debt Assessment	491,568.35	554,723.00	-63,154.65	88.62%
363.820 · Debt Assessment-Paid To Trustee	-467,760.65	-524,213.00	56,452.35	89.23%
363.830 · Assessment Fees	-5,274.93	-11,461.00	6,186.07	46.03%
363.831 · Discounts For Early Payments	-21,304.49	-22,923.00	1,618.51	92.94%
369.401 · Interest Income	97.91	180.00	-82.09	54.39%
369.402 · Carryover From Prior Year	0.00	22,035.00	-22,035.00	0.0%
<b>Total Income</b>	<b>54,554.54</b>	<b>82,915.00</b>	<b>-28,360.46</b>	<b>65.8%</b>
<b>Expense</b>				
511.122 · Payroll Expense	45.90	400.00	-354.10	11.48%
511.131 · Supervisor Fee	600.00	5,000.00	-4,400.00	12.0%
511.305 · Maintenance Contingency	0.00	5,700.00	-5,700.00	0.0%
511.310 · Engineering	0.00	1,300.00	-1,300.00	0.0%
511.311 · Management Fees	12,725.00	30,540.00	-17,815.00	41.67%
511.312 · Secretarial Fees	1,750.00	4,200.00	-2,450.00	41.67%
511.315 · Legal Fees	1,710.50	9,000.00	-7,289.50	19.01%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
511.330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	5,706.00	6,200.00	-494.00	92.03%
511.480 · Legal Advertisements	491.61	600.00	-108.39	81.94%
511.512 · Miscellaneous	375.50	900.00	-524.50	41.72%
511.513 · Postage and Delivery	61.46	225.00	-163.54	27.32%
511.514 · Office Supplies	140.50	475.00	-334.50	29.58%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,100.00	-4,100.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	833.30	2,000.00	-1,166.70	41.67%
<b>Total Expense</b>	<b>24,614.77</b>	<b>82,915.00</b>	<b>-58,300.23</b>	<b>29.69%</b>
<b>Net Income</b>	<b>29,939.77</b>	<b>0.00</b>	<b>29,939.77</b>	<b>100.0%</b>

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
FEBRUARY 2022**

	<b>Annual Budget 10/1/21 - 9/30/22</b>	<b>Actual Feb-22</b>	<b>Year To Date Actual 10/1/21 - 2/28/22</b>
<b>REVENUES</b>			
Administrative Assessments	57,127	1,507	50,626
Maintenance Assessments	7,447	196	6,602
Debt Assessments	554,723	14,628	491,568
Interest Income	180	0	98
<b>Total Revenues</b>	<b>\$ 619,477</b>	<b>\$ 16,331</b>	<b>\$ 548,894</b>
<b>MAINTENANCE EXPENDITURES</b>			
Maintenance Contingency	5,700	0	0
Engineering/Inspections	1,300	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 7,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	5,000	0	600
Payroll Taxes (Employer)	400	0	46
Management	30,540	2,545	12,725
Secretarial	4,200	350	1,750
Legal	9,000	0	1,711
Assessment Roll	7,500	0	0
Audit Fees	3,600	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	6,200	0	5,706
Legal Advertisements	600	97	492
Miscellaneous	900	10	375
Postage	225	9	61
Office Supplies	475	13	140
Dues & Subscriptions	175	0	175
Trustee Fees	4,100	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	166	833
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 75,915</b>	<b>\$ 3,190</b>	<b>\$ 24,614</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 82,915</b>	<b>\$ 3,190</b>	<b>\$ 24,614</b>
<b>Revenues Less Expenditures</b>	<b>\$ 536,562</b>	<b>\$ 13,141</b>	<b>\$ 524,280</b>
Bond Payments	(524,213)	(14,192)	(467,761)
<b>Balance</b>	<b>\$ 12,349</b>	<b>\$ (1,051)</b>	<b>\$ 56,519</b>
County Appraiser & Tax Collector Fee	(11,461)	(160)	(5,275)
Discounts For Early Payments	(22,923)	(327)	(21,304)
<b>Excess/ (Shortfall)</b>	<b>\$ (22,035)</b>	<b>\$ (1,538)</b>	<b>\$ 29,940</b>
Carryover from Prior Year	22,035	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (1,538)</b>	<b>\$ 29,940</b>
<b>Bank Balance As Of 2/28/22</b>	<b>\$ 125,484.52</b>		
<b>Accounts Payable As Of 2/28/22</b>	<b>\$ 17,532.50</b>		
<b>Accounts Receivable As Of 2/28/22</b>	<b>\$ -</b>		
<b>Available Funds As Of 2/28/22</b>	<b>\$ 107,952.02</b>		

**ISLANDS AT DORAL (NE) CDD  
TAX COLLECTIONS  
2021-2022**

#	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
									\$619,297.00	\$57,127.00	\$7,447.00	\$ 554,723.00	\$57,127.00	\$7,447.00	\$554,723.00	
									\$584,913.00	\$53,700.00	\$7,000.00	\$ 524,213.00	\$53,700.00	\$7,000.00	\$524,213.00	\$524,213.00
1	1	Miami-Dade Tax Collector	11/26/21	NAV Taxes	\$ 62,739.22		\$ (602.09)	\$ (2,529.65)	\$ 59,607.48	\$ 5,787.67	\$ 754.75	\$ 56,196.80	\$ 5,498.78	\$ 717.05	\$ 53,391.65	\$ 53,391.65
2	2	Miami-Dade Tax Collector	12/03/21	NAV Taxes	\$ 299,649.73		\$ (2,876.64)	\$ (11,986.35)	\$ 284,786.74	\$ 27,642.63	\$ 3,604.80	\$ 268,402.30	\$ 26,271.49	\$ 3,426.00	\$ 255,089.25	\$ 255,089.25
3	3	Miami-Dade Tax Collector	12/08/21	NAV Taxes	\$ 116,441.27		\$ (1,117.83)	\$ (4,657.80)	\$ 110,665.64	\$ 10,741.67	\$ 1,400.80	\$ 104,298.80	\$ 10,208.84	\$ 1,331.30	\$ 99,125.50	\$ 99,125.50
4	4	Miami-Dade Tax Collector	12/20/21	NAV Taxes	\$ 27,975.13		\$ (269.32)	\$ (1,042.53)	\$ 26,663.28	\$ 2,580.68	\$ 336.55	\$ 25,057.90	\$ 2,459.63	\$ 320.75	\$ 23,882.90	\$ 23,882.90
5	5	Miami-Dade Tax Collector	01/11/22	NAV Taxes	\$ 25,660.34		\$ (249.00)	\$ (761.60)	\$ 24,649.74	\$ 2,367.14	\$ 308.70	\$ 22,984.50	\$ 2,273.84	\$ 296.55	\$ 22,079.35	\$ 22,079.35
6	6	Miami-Dade Tax Collector	02/07/22	NAV Taxes	\$ 16,331.01		\$ (160.05)	\$ (326.56)	\$ 15,844.40	\$ 1,506.51	\$ 196.45	\$ 14,628.05	\$ 1,461.60	\$ 190.60	\$ 14,192.20	\$ 14,192.20
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 548,796.70	\$ -	\$ (5,274.93)	\$ (21,304.49)	\$ 522,217.28	\$ 50,626.30	\$ 6,602.05	\$ 491,568.35	\$ 48,174.18	\$ 6,282.25	\$ 467,760.85	\$ 467,760.85

Total IAD-NE Roll = 619,302.15

Note: \$619,297, \$57,127, \$7,447 and \$554,723 are 2021/2022 Budgeted assessments before discounts and fees.  
\$584,913, \$53,700, \$7,000 and \$524,213 are 2021/2022 Budgeted assessments after discounts and fees.

\$	548,796.70	
\$	(50,626.30)	\$ 522,217.28
\$	(6,602.05)	\$ (48,174.18)
\$	(491,568.35)	\$ (6,282.25)
\$	-	\$ (467,760.85)
\$	-	\$ -