



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 11, 2022
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
October 11, 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. August 9, 2022 Regular Board Meeting & PH.....Page 2
- G.** Old Business
- H.** New Business
 - 1. Team Building Discussion Between the City of Doral Officials and the District Board of Supervisors and Staff.....Page 6
 - 2. Consider Resolution No. 2022-05 – Authorizing and Adopting an Amended Final Fiscal Year 2021/2022 Budget and Providing an Effective Date.....Page 13
 - 3. Consider Approval of Auditor Renewal.....Page 18
- I.** Administrative Matters
 - 1. Financial Update.....Page 19
- J.** Board Member/Staff Comments and Requests
- K.** Adjourn

Miscellaneous Notices



Published in Miami Daily Business Review on September 30, 2022

Location

Miami-Dade County,

Notice Text

ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
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:

October 11, 2022

January 10, 2023

April 11, 2023

June 13, 2023

September 12, 2023

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

9/30 22-14/0000621729M

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 9, 2022**

A. CALL TO ORDER

The August 9, 2022, Regular Board Meeting of the Islands at Doral (NE) Community Development District (the “District”) was called to order at 7:06 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 July 20, 2022, and July 27, 2022, 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. 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. March 29, 2022, Special Board Meeting

The March 29, 2022, Special 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 March 29, 2022, Special Board Meeting, as presented.

G. PUBLIC HEARING

1. Consider Resolution No. 2022-02 – Ratifying Change in Public Hearing Date

Resolution No. 2022-02 was presented, entitled:

RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT
DISTRICT AMENDING RESOLUTION 2022-01 TO CHANGE
THE DATE OF THE PUBLIC HEARING, FROM MAY 31, 2022 TO
AUGUST 9, 2022; AND RATIFYING THE ACTIONS OF THE**

**DISTRICT MANAGER IN RE-SETTING AND RE-NOTICING
THE MEETING AND PUBLIC HEARING ON THE FISCAL YEAR
2022-2023 BUDGET AND LEVY OF SPECIAL ASSESSMENTS.**

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and passed unanimously adopting Resolution No. 2022-02, as presented.

Mrs. Perez then recessed the Regular Board Meeting and simultaneously opened the Public Hearing.

2. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Daily Business Review* on July 20, 2022, and July 27, 2022, as legally required.

3. Receive Public Comment on Fiscal Year 2022/2023 Final Budget

There was no public comment on the Fiscal Year 2022/2023 Final Budget.

There being no further business to conduct during the Public Hearing, Mrs. Perez closed the Public Hearing and reconvened the Regular Board Meeting.

4. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Final Budget

Mrs. Perez presented Resolution No. 2022-03, entitled:

RESOLUTION NO. 2022-03

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

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2022/2023 Final Budget and the non-ad valorem special assessment tax roll (Assessment Levy).

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed adopting Resolution No. 2022-03, approving the Fiscal Year 2022/2023 Final Budget, as presented and setting the fiscal year 2022/2023 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2022-04 Adopting a Fiscal Year 2022/2023 Meeting Schedule

Mrs. Perez presented Resolution No. 2022-04, entitled:

RESOLUTION NO. 2022-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT
DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING**

**A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND
SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS;
AND PROVIDING AN EFFECTIVE DATE.**

October 11, 2022 *Amended Budget*
January 10, 2023
April 11, 2023 *Proposed Budget*
June 13, 2023 *Final Budget*
September 12, 2023

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed adopting Resolution No. 2022-04, as presented.

J. 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 July 31, 2022, were \$90,127.35.

2. Accept and Receive 2022 Annual Engineering Report

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and passed unanimously accepting and receiving the 2022 Annual Engineering Report, as presented.

3. Accept and Receive 20-Year Stormwater Needs Analysis

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and passed unanimously accepting and receiving the 20-Year Stormwater Needs Analysis, as presented.

4. 2022 Qualified Candidate Results

Mrs. Perez announced the following results of the election candidate qualifying period for the upcoming elections:

Since **no one qualified** for Seats 1 and 2, vacancies will be declared and the current seat holders must serve for up to 90 days from November 220, 2022. Within that period, a qualified elector of the District should be appointed to the vacant seats. Current incumbent Jesus Arias, holding Seat #1, can be appointed. Seat #2 is currently vacant.

Incumbent Dunia Cuneo, holding Seat #5, appears as Active-Unopposed for the term starting in 2022

K. BOARD MEMBER/STAFF COMMENTS

1. 2022 Florida Legislative Session

Ms. Wald provided overview of the Memorandum.

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Arias, seconded by Supervisor Cuneo and passed unanimously adjourning the Regular Board Meeting at 7:18 p.m.

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice-Chair

May 24, 2022

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 2022 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 PB 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 ORB 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 road 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 2022-2023 Fiscal Year budget has the following amounts for maintenance expenditures beyond those included in the Maintenance Agreement between the CDD and the Association:

| 2022-2023 Proposed Budget for Maintenance | |
|---|----------------|
| Maintenance Contingency | \$5,700 |
| Engineering/Inspections | \$1,300 |
| Total | \$7,000 |

For more detailed information on the proposed 2022-2023 Fiscal Year Budget please visit the District’s website at the following link:

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

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

b. District Roads (Townhomes and Condominium Areas)

Funds will be needed to replace the wearing roadway asphalt layer in about 12 years, when the asphalt has reached its estimated 30-year service life. Funds will also be needed to update signs and markings on the roadways, when asphalt is replaced and subsequently restored every 10 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 12 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 unit cost \$2 and Resurface 3/4" Thick unit cost \$6) | | | 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 | 2022 | 12 | 30,500 | \$8.00 | \$244,000 | \$344,040 | 0.25% | \$28,278 |
| * Using Florida Department of Transportation Inflation Factors | | | | | | | | | |

| Signs & Marking Service Life (10 Years Estimated) | | Present Year | Remaining Service Life (Yrs) | Present Year Cost (PC) of Signs & Marking | | | 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) | $FCi/((1+i)^n-1)$ |
| 2022 | 2034 | 2022 | 12 | 30,500 | \$1.00 | \$30,500 | \$43,005 | 0.25% | \$3,535 |
| * 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 (Includes Cleaning, and Baffle Replacement) | Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal) | Total Budget Amount Per Year |
|-----------------------------|----------------|---|--------|--------|--------|--------|---|---|------------------------------|
| | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | | | |
| 132 | 13750 | 27 | | | | | \$225.00 | \$6.50 | \$24,000 |
| | | | 27 | | | | \$230.00 | \$6.70 | \$24,700 |
| | | | | 27 | | | \$235.00 | \$6.90 | \$25,400 |
| | | | | | 27 | | \$240.00 | \$7.10 | \$26,100 |
| | | | | | | 27 | \$245.00 | \$7.30 | \$26,700 |

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

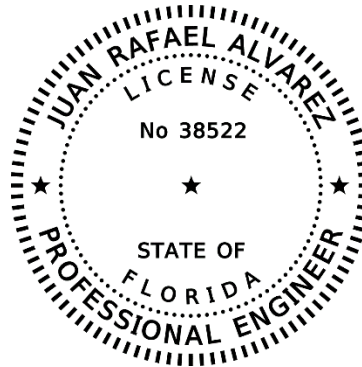
Florida Insurance Alliance under Agreement No. 100121038 for the period between October 1, 2021 and October 1, 2022. The District has budgeted enough funds to cover the \$5,706 insurance premium.

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.

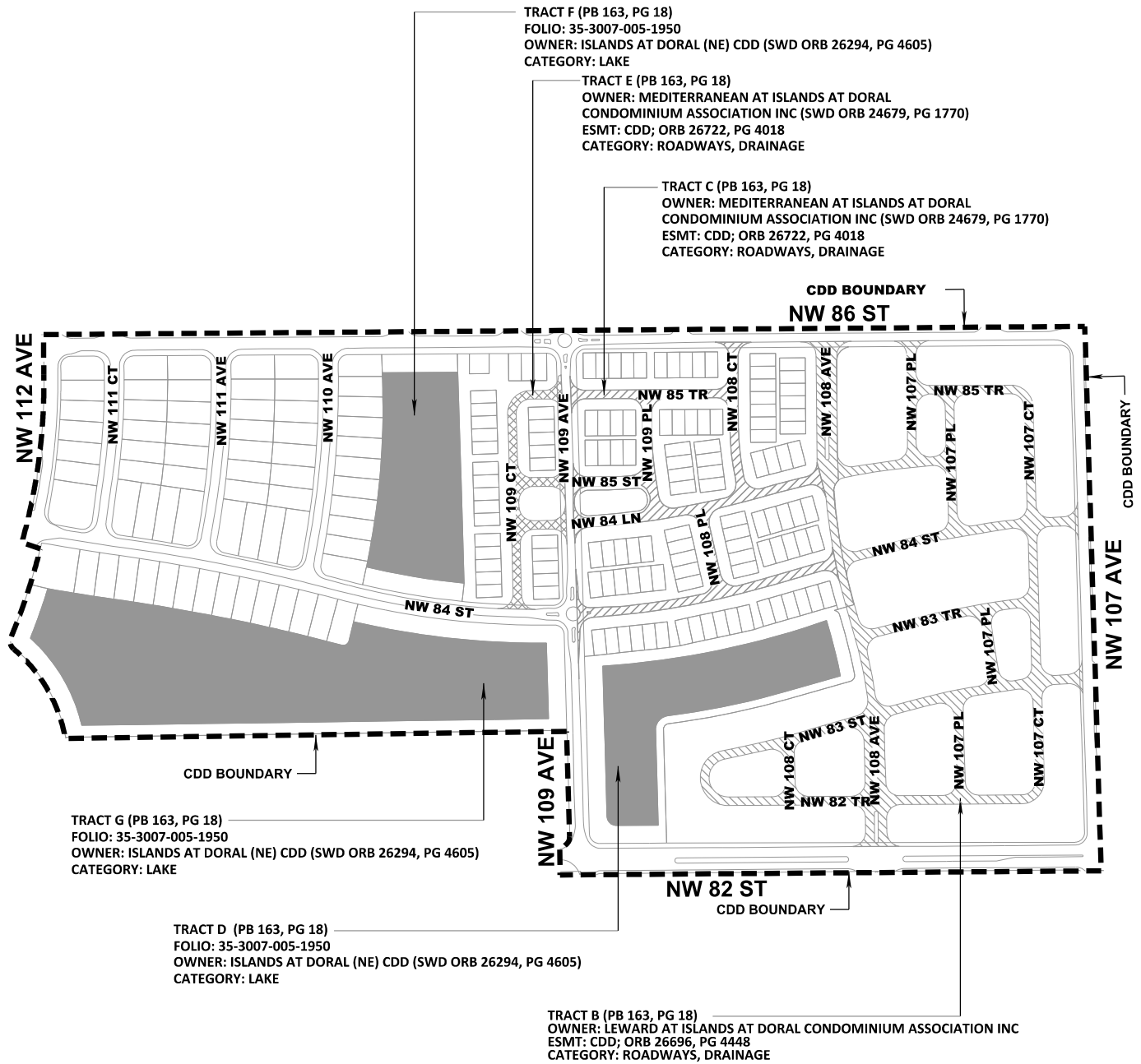
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: May 24, 2022



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on May 24, 2022.

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

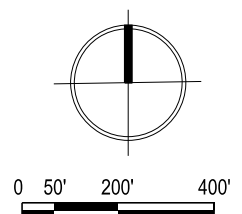


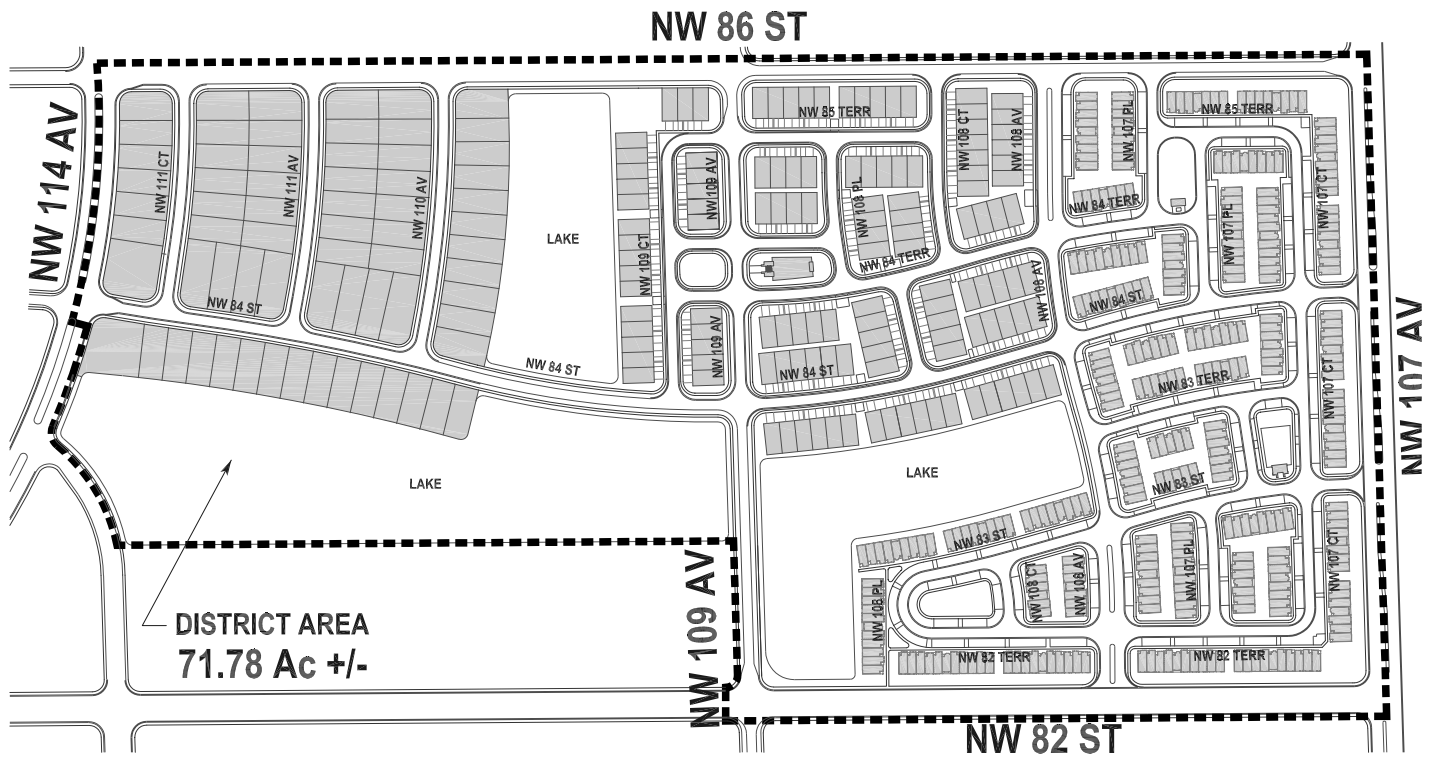
LEGEND:
 ESMT: EASEMENT
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 SWD: SPECIAL WARRANTY DEED

ALVAREZ ENGINEERS, INC.

**ISLANDS AT DORAL (NE) CDD
 CDD LAND OWNERSHIP AND EASEMENTS**

EXHIBIT 1





LEGEND

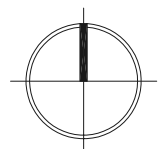
----- DISTRICT BOUNDARY

ALVAREZ ENGINEERS, INC.

MASTER PLAN COPYRIGHT PEDRO E. RODRIGUEZ CONSULTING ENGINEER

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

EXHIBIT 1 - **DISTRICT BOUNDARY**



1" = 400'

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Islands at Doral (NE) Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 11th day of October, 2022.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (NE)
Community Development District

**Amended Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

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

| | FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22 | AMENDED FINAL BUDGET 10/1/21 - 9/30/22 | YEAR TO DATE ACTUAL 10/1/21 - 9/29/22 |
|--|---|---|--|
| REVENUES | | | |
| Administrative Assessments | 57,127 | 58,157 | 58,157 |
| Maintenance Assessments | 7,447 | 7,447 | 7,447 |
| Debt Assessments | 554,723 | 554,724 | 554,724 |
| Interest Income | 180 | 170 | 164 |
| TOTAL REVENUES | \$ 619,477 | \$ 620,498 | \$ 620,492 |
| EXPENDITURES | | | |
| MAINTENANCE EXPENDITURES | | | |
| Maintenance Contingency | 5,700 | 5,700 | 0 |
| Engineering/Inspections | 1,300 | 2,400 | 1,127 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 7,000 | \$ 8,100 | \$ 1,127 |
| ADMINISTRATIVE EXPENDITURES | | | |
| Supervisor Fees | 5,000 | 1,800 | 1,800 |
| Payroll Taxes (Employer) | 400 | 138 | 138 |
| Management | 30,540 | 30,540 | 30,540 |
| Secretarial | 4,200 | 4,200 | 4,200 |
| Legal | 9,000 | 8,500 | 6,614 |
| Assessment Roll | 7,500 | 7,500 | 7,500 |
| Audit Fees | 3,600 | 3,600 | 3,600 |
| Arbitrage Rebate Fee | 650 | 650 | 650 |
| Insurance | 6,200 | 5,706 | 5,706 |
| Legal Advertisements | 600 | 1,500 | 1,176 |
| Miscellaneous | 900 | 750 | 527 |
| Postage | 225 | 275 | 261 |
| Office Supplies | 475 | 475 | 432 |
| Dues & Subscriptions | 175 | 175 | 175 |
| Trustee Fees | 4,100 | 4,080 | 4,080 |
| Continuing Disclosure Fee | 350 | 350 | 350 |
| Website Management | 2,000 | 2,000 | 2,000 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 75,915 | \$ 72,239 | \$ 69,749 |
| TOTAL EXPENDITURES | \$ 82,915 | \$ 80,339 | \$ 70,876 |
| REVENUES LESS EXPENDITURES | \$ 536,562 | \$ 540,159 | \$ 549,616 |
| Bond Payments | (524,213) | (530,134) | (530,134) |
| BALANCE | \$ 12,349 | \$ 10,025 | \$ 19,482 |
| County Appraiser & Tax Collector Fee | (11,461) | (5,988) | (5,988) |
| Discounts For Early Payments | (22,923) | (21,475) | (21,475) |
| EXCESS/ (SHORTFALL) | \$ (22,035) | \$ (17,438) | \$ (7,981) |
| Carryover From Prior Year | 22,035 | 22,035 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - | \$ 4,597 | \$ (7,981) |

| | |
|----------------------------|------------|
| FUND BALANCE AS OF 9/30/21 | \$78,012 |
| FY 2021/2022 ACTIVITY | (\$17,438) |
| FUND BALANCE AS OF 9/30/22 | \$60,574 |

Notes

Carryover from prior year of \$22,035 was used to reduce Fiscal Year 2021/2022 Assessments.
\$23,200 of Fund Balance to be used to reduce 2022/2023 Assessments.

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

| | FISCAL YEAR | AMENDED | YEAR |
|-------------------------------|--------------------------|--------------------------|--------------------------|
| | 2021/2022 | FINAL | TO DATE |
| | BUDGET | BUDGET | ACTUAL |
| REVENUES | 10/1/21 - 9/30/22 | 10/1/21 - 9/30/22 | 10/1/21 - 9/29/22 |
| Interest Income | 25 | 24 | 23 |
| NAV Tax Collection | 524,213 | 530,134 | 530,134 |
| Total Revenues | \$ 524,238 | \$ 530,158 | \$ 530,157 |
| | | | |
| EXPENDITURES | | | |
| Principal Payments | 265,000 | 265,000 | 265,000 |
| Interest Payments | 137,156 | 140,140 | 140,140 |
| Additional Principal Payments | 122,082 | 110,000 | 110,000 |
| Total Expenditures | \$ 524,238 | \$ 515,140 | \$ 515,140 |
| | | | |
| Excess/ (Shortfall) | \$ - | \$ 15,018 | \$ 15,017 |

| | |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/21 | \$480,603 |
| FY 2021/2022 ACTIVITY | \$15,018 |
| FUND BALANCE AS OF 9/30/22 | \$495,621 |

Notes

Reserve Fund Balance = \$220,067*. Revenue Fund Balance = \$275,554*.

Revenue Fund Balance To Be Used To Make 11/1/2022 Interest Payment Of \$63,910 and Extraordinary Principal Payment Of \$110,000.

* Approximate Amounts

Series 2014 Bond Refunding Information

| | | |
|----------------------------|-------------|--------------------------------|
| Original Par Amount = | \$5,925,000 | Annual Principal Payments Due: |
| Interest Rate = | 3.85% | May 1st |
| Issue Date = | April 2014 | Annual Interest Payments Due: |
| Maturity Date = | May 2029* | May 1st & November 1st |
| Par Amount As Of 9/30/22 = | \$3,320,000 | |

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

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

October 11, 2022

RE: Islands At Doral (NE) Community Development District Auditor Renewal

At the October 2, 2019 Islands At Doral (NE) Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2019, 9-30-2020 and 9-30-2021 year end audits of the District with an option to perform the 9-30-2022 and 9-30-23 audits.

The fees for the 9-30-2019 audit were \$3,400. The fees for the 9-30-2020 audit were \$3,500. And the fees for the 9-30-2021 audit were \$3,600. The proposed fees for the 9-30-2022 audit is \$3,700, which is the budgeted amount for audit fees for Fiscal Year 2022/2023. The proposed fee for the 9-30-2023 audit is \$3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2022 and 9-30-2023 audits for Grau & Associates.

Special District Services, Inc.

Islands At Doral (NE)
Community Development District

**Financial Report For
September 2022**

Islands at Doral (NE) Community Development District

Budget vs. Actual

October 2021 through September 2022

| | Oct 21 - Sept 22 | 21/22 Budget | \$ Over Budget | % of Budget |
|---|-------------------------|---------------------|-----------------------|--------------------|
| Income | | | | |
| 363.100 · Admin Assessment Income | 58,157.03 | 57,127.00 | 1,030.03 | 101.8% |
| 363.101 · Maint Assessment Income | 7,447.10 | 7,447.00 | 0.10 | 100.0% |
| 363.810 · Debt Assessment | 554,724.20 | 554,723.00 | 1.20 | 100.0% |
| 363.820 · Debt Assessment-Paid To Trustee | -530,133.75 | -524,213.00 | -5,920.75 | 101.13% |
| 363.830 · Assessment Fees | -5,988.10 | -11,461.00 | 5,472.90 | 52.25% |
| 363.831 · Discounts For Early Payments | -21,475.13 | -22,923.00 | 1,447.87 | 93.68% |
| 369.401 · Interest Income | 164.25 | 180.00 | -15.75 | 91.25% |
| 369.402 · Carryover From Prior Year | 0.00 | 22,035.00 | -22,035.00 | 0.0% |
| Total Income | 62,895.60 | 82,915.00 | -20,019.40 | 75.86% |
| Expense | | | | |
| 511.122 · Payroll Expense | 137.70 | 400.00 | -262.30 | 34.43% |
| 511.131 · Supervisor Fee | 1,800.00 | 5,000.00 | -3,200.00 | 36.0% |
| 511.305 · Maintenance Contingency | 0.00 | 5,700.00 | -5,700.00 | 0.0% |
| 511.310 · Engineering | 1,127.50 | 1,300.00 | -172.50 | 86.73% |
| 511.311 · Management Fees | 30,540.00 | 30,540.00 | 0.00 | 100.0% |
| 511.312 · Secretarial Fees | 4,200.00 | 4,200.00 | 0.00 | 100.0% |
| 511.315 · Legal Fees | 6,614.00 | 9,000.00 | -2,386.00 | 73.49% |
| 511.318 · Assessment/Tax Roll | 7,500.00 | 7,500.00 | 0.00 | 100.0% |
| 511.320 · Audit Fees | 3,600.00 | 3,600.00 | 0.00 | 100.0% |
| 511.330 · Arbitrage Rebate Fee | 650.00 | 650.00 | 0.00 | 100.0% |
| 511.450 · Insurance | 5,706.00 | 6,200.00 | -494.00 | 92.03% |
| 511.480 · Legal Advertisements | 1,176.79 | 600.00 | 576.79 | 196.13% |
| 511.512 · Miscellaneous | 527.21 | 900.00 | -372.79 | 58.58% |
| 511.513 · Postage and Delivery | 260.78 | 225.00 | 35.78 | 115.9% |
| 511.514 · Office Supplies | 432.20 | 475.00 | -42.80 | 90.99% |
| 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 | 350.00 | 350.00 | 0.00 | 100.0% |
| 511.750 · Website Management | 1,999.92 | 2,000.00 | -0.08 | 100.0% |
| Total Expense | 70,876.73 | 82,915.00 | -12,038.27 | 85.48% |
| Net Income | -7,981.13 | 0.00 | -7,981.13 | 100.0% |

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

| | Annual Budget 10/1/21 - 9/30/22 | Actual Sep-22 | Year To Date Actual 10/1/21 - 9/30/22 |
|--|--|--------------------------|--|
| REVENUES | | | |
| Administrative Assessments | 57,127 | 0 | 58,157 |
| Maintenance Assessments | 7,447 | 0 | 7,447 |
| Debt Assessments | 554,723 | 0 | 554,724 |
| Interest Income | 180 | 0 | 164 |
| Total Revenues | \$ 619,477 | \$ - | \$ 620,492 |
| MAINTENANCE EXPENDITURES | | | |
| Maintenance Contingency | 5,700 | 0 | 0 |
| Engineering/Inspections | 1,300 | 0 | 1,127 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 7,000 | \$ - | \$ 1,127 |
| ADMINISTRATIVE EXPENDITURES | | | |
| Supervisor Fees | 5,000 | 0 | 1,800 |
| Payroll Taxes (Employer) | 400 | 0 | 138 |
| Management | 30,540 | 2,545 | 30,540 |
| Secretarial | 4,200 | 350 | 4,200 |
| Legal | 9,000 | 0 | 6,614 |
| Assessment Roll | 7,500 | 7,500 | 7,500 |
| Audit Fees | 3,600 | 0 | 3,600 |
| Arbitrage Rebate Fee | 650 | 0 | 650 |
| Insurance | 6,200 | 0 | 5,706 |
| Legal Advertisements | 600 | 0 | 1,176 |
| Miscellaneous | 900 | 25 | 527 |
| Postage | 225 | 44 | 261 |
| Office Supplies | 475 | 20 | 432 |
| Dues & Subscriptions | 175 | 0 | 175 |
| Trustee Fees | 4,100 | 0 | 4,080 |
| Continuing Disclosure Fee | 350 | 350 | 350 |
| Website Management | 2,000 | 167 | 2,000 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 75,915 | \$ 11,001 | \$ 69,749 |
| TOTAL EXPENDITURES | \$ 82,915 | \$ 11,001 | \$ 70,876 |
| Revenues Less Expenditures | \$ 536,562 | \$ (11,001) | \$ 549,616 |
| Bond Payments | (524,213) | 0 | (530,134) |
| Balance | \$ 12,349 | \$ (11,001) | \$ 19,482 |
| County Appraiser & Tax Collector Fee | (11,461) | 0 | (5,988) |
| Discounts For Early Payments | (22,923) | 0 | (21,475) |
| Excess/ (Shortfall) | \$ (22,035) | \$ (11,001) | \$ (7,981) |
| Carryover from Prior Year | 22,035 | 0 | 0 |
| Net Excess/ (Shortfall) | \$ - | \$ (11,001) | \$ (7,981) |
| Bank Balance As Of 9/30/22 | \$ 81,603.55 | | |
| Accounts Payable As Of 9/30/22 | \$ 11,572.88 | | |
| Accounts Receivable As Of 9/30/22 | \$ - | | |
| Available Funds As Of 9/30/22 | \$ 70,030.67 | | |

**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 | \$ 1,461.80 | \$ 190.60 | \$ 14,192.00 | \$ 14,192.00 |
| 7 | Int -1 | Miami-Dade Tax Collector | 02/28/22 | Interest | | \$ 19.50 | | | \$ 19.50 | \$ 19.50 | | | \$ 19.50 | | | \$ - |
| 8 | 7 | Miami-Dade Tax Collector | 03/07/22 | NAV Taxes | \$ 13,700.51 | | \$ (135.43) | \$ (157.54) | \$ 13,407.54 | \$ 1,263.81 | \$ 164.85 | \$ 12,271.85 | \$ 1,236.79 | \$ 161.30 | \$ 12,009.45 | \$ 12,009.45 |
| 9 | 8 | Miami-Dade Tax Collector | 04/12/22 | NAV Taxes | \$ 29,220.14 | | \$ (292.06) | \$ (13.10) | \$ 28,914.98 | \$ 2,695.49 | \$ 351.55 | \$ 26,173.10 | \$ 2,667.28 | \$ 347.90 | \$ 25,899.80 | \$ 25,899.80 |
| 10 | Int -2 | Miami-Dade Tax Collector | 04/27/22 | Interest | | \$ 6.22 | | | \$ 6.22 | \$ 6.22 | | | \$ 6.22 | | | \$ - |
| 11 | 9 | Miami-Dade Tax Collector | 05/06/22 | NAV Taxes/Interest | \$ 8,452.56 | \$ 222.74 | \$ (86.76) | | \$ 8,588.54 | \$ 1,002.45 | \$ 101.70 | \$ 7,571.15 | \$ 992.39 | \$ 100.70 | \$ 7,495.45 | \$ 7,495.45 |
| 12 | 10 | Miami-Dade Tax Collector | 06/07/22 | NAV Taxes/Interest | \$ 4,425.83 | \$ 99.36 | \$ (45.25) | | \$ 4,479.94 | \$ 507.64 | \$ 53.25 | \$ 3,964.30 | \$ 502.54 | \$ 52.70 | \$ 3,924.70 | \$ 3,924.70 |
| 13 | 11 | Miami-Dade Tax Collector | 07/05/22 | NAV Taxes/Interest (TC) | \$ 14,706.41 | \$ 661.81 | \$ (153.67) | | \$ 15,214.55 | \$ 2,019.07 | \$ 173.70 | \$ 13,175.45 | \$ 1,998.85 | \$ 172.00 | \$ 13,043.70 | \$ 13,043.70 |
| 14 | Int -3 | Miami-Dade Tax Collector | 08/09/22 | Interest | | \$ 16.55 | | | \$ 16.55 | \$ 16.55 | | | \$ 16.55 | | | |
| 16 | | | | | | | | | \$ - | | | | | | | \$ - |
| 17 | | | | | | | | | \$ - | | | | | | | \$ - |
| | | | | | \$ 619,302.15 | \$ 1,026.18 | \$ (5,988.10) | \$ (21,475.13) | \$ 592,865.10 | \$ 58,157.03 | \$ 7,447.10 | \$ 554,724.20 | \$ 55,614.50 | \$ 7,116.85 | \$ 530,133.75 | \$ 530,133.75 |

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.

| | | |
|----|--------------|-----------------|
| \$ | 619,302.15 | |
| \$ | 1,026.18 | \$ 592,865.10 |
| \$ | (58,157.03) | \$ (55,614.50) |
| \$ | (7,447.10) | \$ (7,116.85) |
| \$ | (554,724.20) | \$ (530,133.75) |
| \$ | - | \$ - |