

Islands At Doral (NE)
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

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

PROPOSED BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	89,705
Maintenance Assessments	105,859
Debt Assessments	554,723
Interest Income	960
TOTAL REVENUES	\$ 751,247
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance Contingency	5,000
Roadway Maintenance/Reserve	63,508
Stormwater Management/Reserve	22,000
Storm Drainage/Class V Permit	3,500
Field Operations	1,500
Engineering/Inspections	4,000
TOTAL MAINTENANCE EXPENDITURES	\$ 99,508
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	34,308
Secretarial	4,200
Legal	10,500
Assessment Roll	7,500
Audit Fees	3,600
Arbitrage Rebate Fee	650
Insurance	7,300
Legal Advertisements	3,500
Miscellaneous	800
Postage	450
Office Supplies	450
Dues & Subscriptions	175
Trustee Fees	4,100
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 85,283
TOTAL EXPENDITURES	\$ 184,791
REVENUES LESS EXPENDITURES	\$ 566,456
Bond Payments	(524,213)
BALANCE	\$ 42,243
County Appraiser & Tax Collector Fee	(14,081)
Discounts For Early Payments	(28,162)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	59,791	88,450	89,705	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	6,915	8,510	105,859	Expenditures /.94
Debt Assessments	554,723	554,723	554,723	Bond Payments/.94
Interest Income	7,858	480	960	Interest Projected At \$80 Per Month
TOTAL REVENUES	\$ 629,287	\$ 652,163	\$ 751,247	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance Contingency	0	5,000	5,000	No Change From 2024/2025 Budget
Roadway Maintenance/Reserve	0	0	63,508	Formerly The Responsibility Of The Master Association
Stormwater Management/Reserve	0	0	22,000	Formerly The Responsibility Of The Master Association
Storm Drainage/Class V Permit	0	0	3,500	New Requirement In Miami-Dade County
Field Operations	0	0	1,500	Will Be Needed Due To Infrastructure Being Maintained By District
Engineering/Inspections	1,100	3,000	4,000	\$1,000 Increase From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 1,100	\$ 8,000	\$ 99,508	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,000	5,000	5,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	153	400	400	Projected At 8% Of Supervisor Fees
Management	32,388	33,348	34,308	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	7,324	9,000	10,500	\$1,500 Increase From 2024/2025 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,800	3,900	3,600	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,594	7,300	7,300	Fiscal Year 2024/2025 Expenditure Was \$6,594
Legal Advertisements	2,593	4,000	3,500	\$500 Decrease From 2024/2025 Budget
Miscellaneous	460	800	800	No Change From 2024/2025 Budget
Postage	477	450	450	No Change From 2024/2025 Budget
Office Supplies	352	450	450	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	\$1,500 Increase From 2024/2025 Budget
Trustee Fees	4,080	4,100	4,100	\$1,500 Increase From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	\$1,500 Increase From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,096	\$ 83,623	\$ 85,283	
TOTAL EXPENDITURES	\$ 76,196	\$ 91,623	\$ 184,791	
REVENUES LESS EXPENDITURES	\$ 553,091	\$ 560,540	\$ 566,456	
Bond Payments	(529,903)	(524,213)	(524,213)	2026 Principal & Interest Payments
BALANCE	\$ 23,188	\$ 36,327	\$ 42,243	
County Appraiser & Tax Collector Fee	(5,989)	(12,109)	(14,081)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(21,731)	(24,218)	(28,162)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (4,532)	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (4,532)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21,357	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	529,903	524,213	524,213	NAV Tax Collection
Total Revenues	\$ 551,260	\$ 524,713	\$ 525,413	
EXPENDITURES				
Principal Payments	285,000	305,000	315,000	Principal Payment Due In 2026
Interest Payments	110,880	91,919	71,321	Interest Payments Due In 2026
Additional Principal Payments	110,000	127,794	139,092	Additional Principal Payments
Total Expenditures	\$ 505,880	\$ 524,713	\$ 525,413	
Excess/ (Shortfall)	\$ 45,380	\$ -	\$ -	

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 1/1/2025 = \$2,315,000

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

Current Principal Amount Due In May 2029: \$1,030,000

Islands At Doral (NE) Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 107.55	\$ 108.50	\$ 166.58	\$ 168.94
Maintenance For Single Family Homes	\$ 14.03	\$ 13.03	\$ 16.03	\$ 199.36
<u>Debt For Single Family Homes</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>
Total	\$ 1,709.26	\$ 1,709.21	\$ 1,770.29	\$ 1,955.98
Administrative For Townhomes	\$ 107.55	\$ 108.50	\$ 166.58	\$ 168.94
Maintenance For Townhomes	\$ 14.03	\$ 13.03	\$ 16.03	\$ 199.36
<u>Debt For Townhomes</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>
Total	\$ 1,255.19	\$ 1,255.14	\$ 1,316.22	\$ 1,501.91
Administrative For Condominiums	\$ 107.55	\$ 108.50	\$ 166.58	\$ 168.94
Maintenance For Condominiums	\$ 14.03	\$ 13.03	\$ 16.03	\$ 199.36
<u>Debt For Condominiums</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>
Total	\$ 1,028.15	\$ 1,028.10	\$ 1,089.18	\$ 1,274.87

* 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