



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

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING & PUBLIC HEARING
JUNE 10, 2025
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
SPECIAL BOARD MEETING & PUBLIC HEARING
June 10, 2025
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. March 11, 2025 Regular Board Meeting Minutes.....Page 2
- G.** New Business
 - 1. Consider Resolution No. 2025-05 – Amending and Resetting Public Hearing Date to Adopt Fiscal Year 2025/2026 Final Budget.....Page 6
 - 2. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 8
- H.** Public Hearing
 - 1. Proof of Publication.....Page 10
 - 2. Receive Public Comments Fiscal Year 2025/2026 Final Budget.....Page 11
 - 3. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 12
- I.** Old Business
- J.** Administrative Matters
 - 1. Financial Update.....Page 25
 - 2. Reminder of Statement of Financial Interests Disclosure 2024 Form 1, Filing Deadline: July 1, 2025
- K.** District Counsel Report
- L.** Board Member/Staff Comments and Requests
- M.** Adjourn



AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142041	662856	Print Legal Ad-IPL02336120 - IPL0233612		2	39 L

Attention: Laura J. Archer

Islands at Doral - NE Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

Notice of Public Hearing and Special 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 Special Board Meeting on June 10, 2025, at 7:00 p.m., or as soon thereafter as can be heard, in the Second 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 2025/2026 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 by contacting the offices of the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, during normal business hours. The purpose of the Special Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary 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 Special 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

IPL0233612

May 21, 28 2025

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

2 insertion(s) published on:

05/21/25, 05/28/25

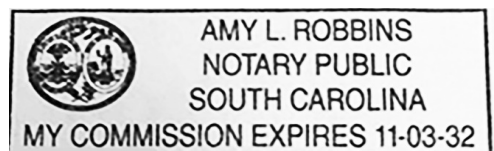
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 28th day of
May in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 11, 2025**

A. CALL TO ORDER

The March 11, 2025, Regular Board Meeting of the Islands at Doral (NE) Community Development District (the “District”) was called to order at 7:01 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 Herald* on November 1, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Jesus Arias and Supervisors Dunia Cuneo and Denis Schiavi 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. January 14, 2025, Regular Board Meeting

The January 14, 2025, Regular Board Meeting minutes were presented for approval.

A **MOTION** was made by Supervisor Schiavi, seconded by Supervisor Arias and unanimously passed approving the minutes of the January 14, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Accept and Receive Master Association Request for Amendment to Existing Maintenance Agreement

Presented in the meeting materials was the Notice of Termination of Certain Responsibilities from the Master Association requesting an amendment to the existing maintenance agreement between the Master Association and the District.

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Schiavi and unanimously passed accepting and receiving the amendment to the existing Maintenance Agreement between the District and the Master Association, as presented.

2. Consider Amendment between the District and Master Association Maintenance Agreement

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Arias and unanimously passed approving the amendment to the Master Association Master Maintenance Agreement between the District and the Master Association, effective October 1, 2025, and further authorizing District Counsel to prepare the amendment.

Supervisor Nestor Garcia arrived at approximately 7:14 p.m.

3. Discussion Regarding Proposed 2025 O&M Assessment for District Roads and Drainage System

Presented in the meeting materials was the Proposed 2025 O&M Assessment for the District's roads and drainage system prepared by the District Engineer.

4. Consider First Amendment to SDS Agreement

Field Operations are the services rendered to the District. Field Operations management services that SDS, Inc. provides in the District includes but is not limited to the coordination and communication with contractors for required maintenance and improvements, solicitation of bids/cost quotes, management of contracts, site visits and inspections. The proposed fee is in the amount of \$3,000 per year, payable in in monthly installments of \$250.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and passed unanimously approving the First Amendment to the SDS Agreement, adding Field Operations management services, amended to reflect the reduction of the number of site visits to six (6) times per year at the annual rate of \$1,500.

5. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Mrs. Perez presented Resolution No. 2025-04, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; 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, thereby greatly reducing the loan that will be needed in 2029. A prepayment of \$225,000 was made in November 2024, therefore the 2029 payment is estimated at \$1,030,000.

The proposed Administrative Assessment is similar to last year with a slight increase of \$2.36. The Maintenance Assessment has increased by \$186.34 as a result of the District having to assume the maintenance responsibilities effective in FY 2025/2026 for the District owned roadways, stormwater management system and related expenses. Said maintenance items are currently funded and maintained by the Master Association pursuant to a Maintenance Service Agreement that was Amended at the request of the Association, thereby providing an assessment increase of \$188.70, which equates to approximately \$15.73 per month.

Estimated available funds projected for 9-30-2025 are approximately \$60,000, should no unforeseen expenses occur. No carryover balance has been applied to the presented budget.

Because the overall assessment for 2025/2026 is currently higher than the FY 2024/2025 assessment, letters to the residents/owners will be required.

A discussion ensued after which:

A **MOTION** was made by Supervisor Schiavi, seconded by Supervisor Cuneo and unanimously passed adopting Resolution No. 2025-04, approving a Proposed Budget for FY 2025/2026, amended to reflect reducing the Field Operation Services and budgeted amount to \$1,500, and setting the Public Hearing for finalization for May 13, 2025, at 7:00 p.m. at the Doral Legacy Park, 2nd Floor, Conference Room located at 11400 NW 82nd Street, Doral, Florida 33178; and further authorizing the advertisement as required and notices to the homeowners.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through January 2025. She pointed out that the available funds as of January 31, 2025, were \$127,120.69.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and passed unanimously ratifying and approving the financial statement, as presented.

J. DISTRICT COUNSEL REPORT

1. Stormwater System Legal Requirements Update Memorandum

Mr. George provided the Board with an overview of the stormwater system's legal requirements.

K. BOARD MEMBER/STAFF COMMENTS

There were no further comments from the Board or staff.

L. ADJOURNMENT

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

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice-Chair

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2025-04 TO RESET THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF THE FISCAL YEAR 2025/2026 PROPOSED BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Islands at Doral (NE) Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on March 11, 2025, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2025-04, setting a public hearing for consideration and approval of the District’s proposed budget for Fiscal Year 2025/2026, for May 13, 2025; and

WHEREAS, due to a quorum not being reached at the previously scheduled hearing date, the Board now desires to reset the date of the public hearing in order to allow proper publication of notice in accordance with Chapter 120, *Florida Statutes*.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the District Manager in resetting the public hearing, and the District Secretary in publishing the notices of the public hearing are hereby ratified. Resolution No. 2025-04 is hereby amended to change the date and time of the Public Hearing to June 10, 2025, at 7:00 p.m. in the Doral Legacy Park, 2nd Floor Conference Room, 11400 NW 82nd Street, Doral, Florida 33178, for the purpose of receiving public comments on the Final Fiscal Year 2025/2026 Budget.

SECTION 2. RESOLUTION 2025-04 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-04 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED, ADOPTED and EFFECTIVE this 10th day of June, 2025.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 10th day of June, 2025.

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 2025/2026 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 14, 2025
January 13, 2026
March 10, 2026
May 12, 2026
August 11, 2026**

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 HERALD 00/00/25

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142041	662856	Print Legal Ad-IPL02336120 - IPL0233612		2	39 L

Attention: Laura J. Archer

Islands at Doral - NE Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

Notice of Public Hearing and Special 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 Special Board Meeting on June 10, 2025, at 7:00 p.m., or as soon thereafter as can be heard, in the Second 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 2025/2026 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 by contacting the offices of the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, during normal business hours. The purpose of the Special Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary 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.

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If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special 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

IPL0233612

May 21, 28 2025

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

2 insertion(s) published on:

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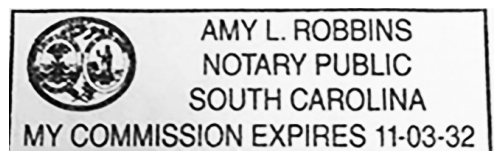
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 28th day of
May in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

From: [Liz Sikes Figueras](#)
To: [Gloria Perez](#)
Subject: Objection/Non Ad Valorem Assessment
Date: Monday, April 21, 2025 10:32:11 AM
Attachments: [CamScanner 04-18-2025 23.17.pdf](#)

Hello, I would like to object to the Non AD valorem letter that I received attached. This is my official objection.

Liz Sikes Figueras
Cell: 305-318-8388

RESOLUTION NO. 2025-06

A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Islands at Doral (NE) Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 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 2025/2026 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 10th day of June, 2025.

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 2025/2026
October 1, 2025 - September 30, 2026**

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

FINAL 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 FINAL 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 FINAL 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

Islands At Doral (NE) Community Development District

Alternative Budget - Maintenance Rates Based On ERU'S

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

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- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
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FINAL 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	69,649
Debt Assessments	554,723
Interest Income	960
TOTAL REVENUES	\$ 715,037
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance Contingency	5,000
Roadway Maintenance/Reserve	29,470
Stormwater Management/Reserve	22,000
Storm Drainage/Class V Permit	3,500
Field Operations	1,500
Engineering/Inspections	4,000
TOTAL MAINTENANCE EXPENDITURES	\$ 65,470
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	\$ 150,753
REVENUES LESS EXPENDITURES	\$ 564,284
Bond Payments	(524,213)
BALANCE	\$ 40,071
County Appraiser & Tax Collector Fee	(13,357)
Discounts For Early Payments	(26,714)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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	69,649	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	\$ 715,037	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance Contingency	0	5,000	5,000	No Change From 2024/2025 Budget
Roadway Maintenance/Reserve	0	0	29,470	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	\$ 65,470	
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	\$ 150,753	
REVENUES LESS EXPENDITURES	\$ 553,091	\$ 560,540	\$ 564,284	
Bond Payments	(529,903)	(524,213)	(524,213)	2026 Principal & Interest Payments
BALANCE	\$ 23,188	\$ 36,327	\$ 40,071	
County Appraiser & Tax Collector Fee	(5,989)	(12,109)	(13,357)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(21,731)	(24,218)	(26,714)	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 FINAL 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	\$ 142.34
<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	\$ 1,444.89
Administrative For Condominiums	\$ 107.55	\$ 108.50	\$ 166.58	\$ 168.94
Maintenance For Condominiums	\$ 14.03	\$ 13.03	\$ 16.03	\$ 113.84
<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	\$ 1,189.35

* 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
April 2025**

Islands at Doral (NE) Community Development District
Budget vs. Actual
October 2024 through April 2025

	Oct 24 - April 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessment Income	84,192.84	88,450.00	-4,257.16	95.19%
363.101 · Maint Assessment Income	8,062.80	8,510.00	-447.20	94.75%
363.810 · Debt Assessment	523,897.47	554,723.00	-30,825.53	94.44%
363.820 · Debt Assessment-Paid To Trustee	-499,532.51	-524,213.00	24,680.49	95.29%
363.830 · Assessment Fees	-5,927.85	-12,109.00	6,181.15	48.95%
363.831 · Discounts For Early Payments	-22,696.42	-24,218.00	1,521.58	93.72%
369.401 · Interest Income	4,832.24	480.00	4,352.24	1,006.72%
Total Income	92,828.57	91,623.00	1,205.57	101.32%
Expense				
511.122 · Payroll Expense	107.10	400.00	-292.90	26.78%
511.131 · Supervisor Fee	1,400.00	5,000.00	-3,600.00	28.0%
511.305 · Maintenance Contingency	0.00	5,000.00	-5,000.00	0.0%
511.310 · Engineering	1,240.00	3,000.00	-1,760.00	41.33%
511.311 · Management Fees	19,453.00	33,348.00	-13,895.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.315 · Legal Fees	5,825.00	9,000.00	-3,175.00	64.72%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	0.00	3,900.00	-3,900.00	0.0%
511.330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	6,858.00	7,300.00	-442.00	93.95%
511.480 · Legal Advertisements	637.62	4,000.00	-3,362.38	15.94%
511.512 · Miscellaneous	491.63	800.00	-308.37	61.45%
511.513 · Postage and Delivery	160.43	450.00	-289.57	35.65%
511.514 · Office Supplies	320.10	450.00	-129.90	71.13%
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	1,166.62	2,000.00	-833.38	58.33%
Total Expense	40,284.50	91,623.00	-51,338.50	43.97%
Net Income	52,544.07	0.00	52,544.07	100.0%

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Apr-25	Year To Date Actual 10/1/24 - 4/30/25
REVENUES			
Administrative Assessments	88,450	3,720	84,193
Maintenance Assessments	8,510	359	8,063
Debt Assessments	554,723	23,332	523,897
Interest Income	480	0	4,832
Total Revenues	\$ 652,163	\$ 27,411	\$ 620,985
MAINTENANCE EXPENDITURES			
Maintenance Contingency	5,000	0	0
Engineering/Inspections	3,000	0	1,240
TOTAL MAINTENANCE EXPENDITURES	\$ 8,000	\$ -	\$ 1,240
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	1,400
Payroll Taxes (Employer)	400	0	107
Management	33,348	2,779	19,453
Secretarial	4,200	350	2,450
Legal	9,000	0	5,825
Assessment Roll	7,500	0	0
Audit Fees	3,900	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	7,300	0	6,858
Legal Advertisements	4,000	0	638
Miscellaneous	800	60	492
Postage	450	67	160
Office Supplies	450	72	320
Dues & Subscriptions	175	0	175
Trustee Fees	4,100	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,167
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,623	\$ 3,495	\$ 39,045
TOTAL EXPENDITURES	\$ 91,623	\$ 3,495	\$ 40,285
Revenues Less Expenditures	\$ 560,540	\$ 23,916	\$ 580,700
Bond Payments	(524,213)	(23,090)	(499,532)
Balance	\$ 36,327	\$ 826	\$ 81,168
County Appraiser & Tax Collector Fee	(12,109)	(11)	(5,928)
Discounts For Early Payments	(24,218)	(274)	(22,696)
Excess/ (Shortfall)	\$ -	\$ 541	\$ 52,544
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ 541	\$ 52,544
Bank Balance As Of 4/30/25	\$ 180,968.58		
Accounts Payable As Of 4/30/25	\$ 40,435.00		
Accounts Receivable As Of 4/30/25	\$ -		
Available Funds As Of 4/30/25	\$ 140,533.58		

**ISLANDS AT DORAL (NE) CDD
TAX COLLECTIONS
2024-2025**

#	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
									\$651,688.00	\$88,454.00	\$8,512.00	\$ 554,722.00	\$88,454.00	\$8,512.00	\$554,722.00	
									\$615,836.00	\$83,623.00	\$8,000.00	\$ 524,213.00	\$83,623.00	\$8,000.00	\$524,213.00	\$524,213.00
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 438,377.58		\$ (4,208.41)	\$ (17,535.76)	\$ 416,633.41	\$ 59,487.83	\$ 5,742.75	\$ 373,147.00	\$ 56,537.06	\$ 5,457.95	\$ 354,638.40	\$ 354,638.40
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 46,429.67		\$ (445.72)	\$ (1,857.25)	\$ 44,126.70	\$ 6,300.50	\$ 608.23	\$ 39,520.94	\$ 5,987.99	\$ 578.06	\$ 37,560.65	\$ 37,560.65
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 34,945.78		\$ (335.48)	\$ (1,397.90)	\$ 33,212.40	\$ 4,742.14	\$ 457.79	\$ 29,745.85	\$ 4,506.91	\$ 435.09	\$ 28,270.40	\$ 28,270.40
4	4	Miami-Dade Tax Collector	12/04/24	NAV Taxes	\$ 9,777.94		\$ (93.01)	\$ (477.08)	\$ 9,207.85	\$ 1,326.87	\$ 128.09	\$ 8,322.98	\$ 1,249.51	\$ 120.62	\$ 7,837.72	\$ 7,837.72
5	5	Miami-Dade Tax Collector	01/10/25	NAV Taxes	\$ 16,872.74		\$ (163.81)	\$ (491.28)	\$ 16,217.65	\$ 2,289.63	\$ 221.03	\$ 14,362.08	\$ 2,200.75	\$ 212.44	\$ 13,804.46	\$ 13,804.46
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 14,432.38		\$ (139.33)	\$ (501.09)	\$ 13,791.96	\$ 1,958.48	\$ 189.06	\$ 12,284.84	\$ 1,871.58	\$ 180.67	\$ 11,739.71	\$ 11,739.71
7	7	Miami-Dade Tax Collector	02/07/25	Interest		\$ 294.64			\$ 294.64	\$ 294.64			\$ 294.64			\$ -
8	8	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 13,070.16		\$ (128.09)	\$ (261.36)	\$ 12,680.71	\$ 1,773.62	\$ 171.22	\$ 11,125.32	\$ 1,720.77	\$ 166.12	\$ 10,793.82	\$ 10,793.82
9	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 14,163.52		\$ (140.00)	\$ (163.81)	\$ 13,859.71	\$ 1,922.00	\$ 185.54	\$ 12,055.98	\$ 1,880.78	\$ 181.56	\$ 11,797.37	\$ 11,797.37
10	10	Miami-Dade Tax Collector	03/21/25	Interest		\$ 377.42			\$ 377.42	\$ 377.42			\$ 377.42			\$ -
11	11	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 27,411.28		\$ (274.00)	\$ (10.89)	\$ 27,126.39	\$ 3,719.71	\$ 359.09	\$ 23,332.48	\$ 3,681.05	\$ 355.36	\$ 23,089.98	\$ 23,089.98
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 615,481.05	\$ 672.06	\$ (5,927.85)	\$ (22,696.42)	\$ 587,528.84	\$ 84,192.84	\$ 8,062.80	\$ 523,897.47	\$ 80,308.46	\$ 7,687.87	\$ 499,532.51	\$ 499,532.51

Assessment Roll	
Admin:	\$88,453.98
Maint:	\$8,511.93
Debt:	\$554,721.93
Total	\$651,687.84

Collections
94.44%

Note: \$651,688, \$88,454, \$8,512 and \$554,722 are 2024/2025 Budgeted assessments before discounts and fees.
\$615,836, \$83,623, \$8,000 and \$524,213 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 615,481.05	
\$ 672.06	\$ 587,528.84
\$ (84,192.84)	\$ (80,308.46)
\$ (8,062.80)	\$ (7,687.87)
\$ (523,897.47)	\$ (499,532.51)
\$ -	\$ -