



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 14, 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
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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 14, 2025
7:00 p.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Consider Resignation of Supervisor Ilka Sanchez holding Seat No.3.....Page 2
- E.** Additions or Deletions to Agenda
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- L.** Board Member/Staff Comments and Requests
- M.** Adjourn



Publication Date
2025-10-03

Subcategory
Miscellaneous Notices

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

IPL0276275

Oct 3 2025

From: [Ilka](#)
To: [Gloria Perez](#)
Subject: Re: IAD-NE CDD - Request for Email Verification for Ilka Sanchez
Date: Saturday, August 23, 2025 11:54:35 AM

Hi Gloria,

I will not be able to be part of the CDD NE, due to personal and health reasons. I will continue participating in the meetings as much as possible but will not be able to continue with seat 3.

Probably in the future if all gets better, I might sign as a candidate.

I really appreciate your kindness and appreciate your professionalism.

Cordially,
Ilka Sanchez

On Aug 23, 2025, at 7:44 AM, Gloria Perez <gperez@sdsinc.org> wrote:

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & SPECIAL BOARD MEETING
AUGUST 14, 2025**

A. CALL TO ORDER

The August 14, 2025, Special Board Meeting of the Islands at Doral (NE) Community Development District (the “District”) was called to order at 6:01 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 July 25, 2025, and August 1, 2025, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Jesus Arias, Vice Chairman Nestor Garcia 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 Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was Ilka Sanchez.

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

Supervisor Schiavi pulled up a records request email and asked District Counsel legal questions that he had with regards to the District including but not limited to Chapter 190, the Ordinance, Oversight, etc. Ms. Wald addressed Mr. Schiavi’s questions and discussions ensued. Ms. Wald also confirmed that all units were being assessed equally pursuant to the Assessment Methodology.

F. CONSIDER APPOINTMENT TO SEAT #3

A **MOTION** was made by Supervisor Cuneo, seconded by Chairman Arias and unanimously passed appointing Ilka Sanchez to fill the vacancy and unexpired term of office in Seat No. 3, which term expires in 2028. Ms. Sanchez, who previously provided all the necessary documentation and it has been determined that she is a qualified candidate eligible for appointment.

Administer Oath of Office & Review Board Member Responsibilities and Duties

Mrs. Perez, Notary Public in the State of Florida, administered the Oath of Office to Ms. Sanchez who was given the standard new Board Member package outlining responsibilities and duties and also containing all the appropriate forms to be completed and submitted. Information regarding Form 1 was provided along with a copy of the Florida Commission on Ethics.

Election of Officers

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva and Nancy Nguyen as Assistant Secretaries and herself as Secretary/Treasurer and stated that nominations would be in order for Chairperson and Vice-Chair with the remaining Supervisors being designated as Assistant Secretaries.

A brief discussion ensued and the Board elected the following slate of officers:

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

G. APPROVAL OF MINUTES

1. June 10, 2025, Special Board Meeting & Tabled Public Hearing Minutes

The June 10, 2025, Special Board Meeting & Tabled Public Hearing minutes were presented for consideration.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed approving the minutes of the June 10, 2025, Special Board Meeting & Tabled Public Hearing, as presented.

H. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Amending and Resetting Public Hearing Date to Adopt Fiscal Year 2025/2026 Final Budget

Mrs. Perez presented Resolution No. 2025-05, entitled:

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.

During the March 11, 2025, public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2025-04, setting a public hearing for May 13, 2025, to consider the District's proposed budget for fiscal year 2025/2026. Due to the lack of a quorum, the Board convened a Special Meeting on June 10, 2025, during which the Board motioned to reschedule the public hearing.

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 reflect a change in the date and time of the Public Hearing to August 14, 2025, at 7:00 p.m.

6:00 p.m. in the Doral Legacy Park 2nd Floor Conference Room located at 11400 NW 82nd Street, Doral, Florida 33178, for the purpose of receiving public comments on the Final Fiscal Year 2025/2026 Budget.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Schiavi and passed unanimously adopting Resolution No. 2025-05, amended to reflect the correct time of 6:00 p.m., as advertised.

2. Consider Miami-Dade County Advertisement Interlocal Agreement

Mrs. Perez presented the Miami-Dade County Advertisement Interlocal Agreement and explained that the District is required to publish legal ads and the costs associated with them. She added that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in *The Miami Herald*. Mrs. Perez noted that the cost of a standard legal ad with *The Miami Herald* is well in excess of the cost paid in the past. This higher cost prompted Special District Services' management team to seek an alternative for legal publications. Mrs. Perez stated that her office has been in communication with Miami-Dade County (the "County") Communications and it was determined that advertising on the County's website was an option for the Board to consider since it complies with Florida Statutes and meets all the requirements. This has resulted in the County attorney's review and authorization of the District entering into an Interlocal Agreement with community development districts. This is a great accomplishment that will save the District considerably and is expected to cost an estimated \$707 annually. The ILA has been reviewed by District Counsel and has been deemed acceptable. Ms. Wald added that this was a good opportunity and that it was up to the Board to use it or not.

3. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Mrs. Perez advised that this resolution had already been approved and therefore no action was taken followed by the removal of this agenda item.

It was noted that the advertisements and the affidavit for the meeting and public hearing stated a start time of 6:00 p.m. but the notice that was mailed referenced a 7:00 p.m. time. The Board decided to provide the members of the public with ample time to attend the Public Hearing. The Board will cover all the items on the agenda and not start the Public Hearing until after 7:00 p.m.

I. PUBLIC HEARING

Mrs. Perez then recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Herald* on July 25, 2025, and August 1, 2025, as legally required.

2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2025/2026 final budget and non-ad valorem special assessments.

There being no members of the public present, the public comment portion of the hearing was closed.

3. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2025/2026 Final Budget

Mrs. Perez presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

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

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2025/2026 final budget and the non-ad valorem special assessment.

During the proposed budget meeting, the Islands at Doral (NE) Board approved a proposed budget inclusive of newly acquired maintenance line items, resulting from the amendment and cancellation of certain services by the Master Association; further resulting in the addition of certain items such as stormwater management and roadway maintenance line items on the FY 2025/2026 Proposed Budget that was presented and approved. Said approved budget assessed all units equally for O&M.

The breakdown of the Originally Approved Budget assessment increase is in the amount of \$185.69 per unit.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed adopting Resolution No. 2025-06, approving the Fiscal Year 2025/2026 Final Budget, **as presented** and setting the fiscal year 2025/2026 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

There being no further Final Budget and assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

J. OLD BUSINESS

During the previous meeting Mrs. Perez and Chairman Arias were directed to schedule a meeting with the Master Association's new Board to discuss the cancellation request of the Maintenance Agreement. Management made the request to schedule a meeting with John Giancola, the Master Association Property Manager, and with the Master Association President, Brent McNab, resulting in no action on the part of the Master Association. They have not made themselves available for a phone call or meeting and they have not approved the provided 2nd Amendment.

Mrs. Perez noted the items that were requested to be discussed as follows:

- Discussion of the possibility of the Master Association keeping the Road and Stormwater Maintenance responsibilities. Since the amendment request to cancel said maintenance services from the maintenance agreement was made by a previous Board.
- Per my last conversation with Mr. Giancola, the stormwater management system still needs cleaning (I have been advised, and Mr. Giancola is aware that violations have been issued) and it still has not been addressed. I have emphasized with Mr. Giancola the urgency to prioritize this issue as we are currently in the middle of hurricane season. It puzzles me because Mr. Giancola had been working on gathering proposals for the Master Association Board consideration way in advance of hurricane season, since December of last year, to issue the required Class V permit.
- Kindly note that the District will be inspecting and is requesting that the stormwater management system be clean and in proper working conditions prior to the turnover.

- I provided a Second Amendment per the Master Associations previous Board's request with no response or discussion to date. The Master Association responded on June 16, 2025, needing additional time to review the existing Agreement and the Amendments (existing and provided).

Ms. Wald provided an overview of the District's ownership and responsibilities and addressed the Board's questions.

K. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through July 2025. She pointed out that the available funds as of July 31, 2025, were \$91,780.83.

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

2. Accept and Receive 2025 Engineer's Report

Mrs. Perez presented the Annual Engineer's Report, which was provided in the meeting book for the Board's review.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed accepting and receiving the District's 2025 Annual Engineer's Report, as presented.

L. DISTRICT COUNSEL REPORT

1. Legislative Update

Ms. Wald provided an overview of the presented Legislative Update Memorandum.

Ms. Wald mentioned the District's responsibilities as to the Goals and Objectives.

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Schiavi and passed unanimously adopting the same Goals and Objectives that were approved last year and directing District management to post the same on the District's website.

M. BOARD MEMBER/STAFF COMMENTS

Mrs. Perez reminded the District Supervisors that they are required to complete four (4) hours of ethics training annually and to comply with the 2025 Form 1, due July 1, 2026, the hours must be completed no later than December 31 of this year. She further noted that links to two training sessions were available on the website. Mrs. Perez noted that she would also circulate reminder emails.

N. 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 Special Board Meeting at 7:10 p.m.

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice-Chair

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 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 2024/2025 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 14th day of October, 2025.

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 2024/2025
October 1, 2024 - September 30, 2025**

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Administrative Assessments	88,450	90,665	90,665
Maintenance Assessments	8,510	8,537	8,537
Debt Assessments	554,723	554,722	554,722
Interest Income	480	6,600	6,335
TOTAL REVENUES	\$ 652,163	\$ 660,524	\$ 660,259
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Maintenance Contingency	5,000	5,000	0
Engineering/Inspections	3,000	5,400	3,947
TOTAL MAINTENANCE EXPENDITURES	\$ 8,000	\$ 10,400	\$ 3,947
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	2,800	2,800
Payroll Taxes (Employer)	400	214	214
Management	33,348	33,348	33,348
Secretarial	4,200	4,200	4,200
Legal	9,000	14,700	12,638
Assessment Roll	7,500	7,500	7,500
Audit Fees	3,900	3,500	3,500
Arbitrage Rebate Fee	650	650	650
Insurance	7,300	6,858	6,858
Legal Advertisements	4,000	5,200	4,173
Miscellaneous	800	1,000	803
Postage	450	1,450	1,422
Office Supplies	450	1,075	1,024
Dues & Subscriptions	175	175	175
Trustee Fees	4,100	4,246	4,246
Continuing Disclosure Fee	350	350	350
Website Management	2,000	2,000	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,623	\$ 89,266	\$ 85,901
TOTAL EXPENDITURES	\$ 91,623	\$ 99,666	\$ 89,848
REVENUES LESS EXPENDITURES	\$ 560,540	\$ 560,858	\$ 570,411
Bond Payments	(524,213)	(530,049)	(530,049)
BALANCE	\$ 36,327	\$ 30,809	\$ 40,362
County Appraiser & Tax Collector Fee	(12,109)	(6,303)	(6,303)
Discounts For Early Payments	(24,218)	(22,696)	(22,696)
EXCESS/ (SHORTFALL)	\$ -	\$ 1,810	\$ 11,363
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 1,810	\$ 11,363

FUND BALANCE AS OF 9/30/24	\$60,863
FY 2024/2025 ACTIVITY	\$1,810
FUND BALANCE AS OF 9/30/25	\$62,673

AMENDED FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR	AMENDED	YEAR
	2024/2025	FINAL	TO DATE
	BUDGET	BUDGET	ACTUAL
REVENUES	10/1/24 - 9/30/25	10/1/24 - 9/30/25	10/1/24 - 9/29/25
Interest Income	500	13,800	13,653
NAV Tax Collection	524,213	530,049	530,049
Total Revenues	\$ 524,713	\$ 543,849	\$ 543,702
EXPENDITURES			
Principal Payments	305,000	305,000	305,000
Interest Payments	91,919	93,459	93,459
Additional Principal Payments	127,794	225,000	225,000
Total Expenditures	\$ 524,713	\$ 623,459	\$ 623,459
Excess/ (Shortfall)	\$ -	\$ (79,610)	\$ (79,757)

FUND BALANCE AS OF 9/30/24	\$575,290
FY 2024/2025 ACTIVITY	(\$79,610)
FUND BALANCE AS OF 9/30/25	\$495,680

Notes

Reserve Fund Balance = \$220,067*. Revenue Fund Balance = \$275,613*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$38,693 and Extraordinary Principal Payment Of \$150,000.

* 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 9/30/25 =	\$2,010,000	

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

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

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Islands at Doral (NE) Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2025-02 on January 14, 2025, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14 day of October, 2025.

ATTEST:

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

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (YES)
- Meeting minutes and post-meeting action completed (YES)
- District records retained as required by law (YES)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (YES)
- District amended budget at end of fiscal year (YES)
- District accounts receivable/payable processed for the year (YES)
- “No findings” for annual financial audit (NO)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (YES)
- Contracted Services in force for all District operations (YES)
- Permits in compliance (YES)

RESOLUTION 2025-10

A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the District has found that cost of publishing advertisements and public notices of the District on the Miami-Dade County website (legalads.miamidade.gov) (the "County Designated Website") is a lower cost alternative to the cost of publishing advertisements and public notices in print in a newspaper.

WHEREAS, pursuant to Sections 50.011 and 50.0311, Florida Statutes, the Board of Supervisors is authorized and desires to publish certain advertisements and public notices of the District on the County Designated Website;

WHEREAS, at its meeting on **August 14, 2025**, the Board approved the Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website (the "ILA") between the District and Miami-Dade County, Florida (the "County"), a copy of which is attached hereto as Exhibit A;

WHEREAS, the Board has authorized **Gloria Perez**, of **Special District Services, Inc.**, as District Manager, or, in the alternative, **Jesus Arias**, as Chair of the Board of Supervisors of the District, or **Nestor Garcia**, as Vice-Chair of the Board of Supervisors of the District, to execute the ILA and any other documents related to the ILA; and

WHEREAS, the District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including, but not limited to, the publication of advertisements and public notices on behalf of the District.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board of Supervisors.

Section 2. That Gloria Perez, of **Special District Services, Inc.**, as District Manager, or, in the alternative, **Jesus Arias**, as Chair of the Board of Supervisors of the District, or **Nestor Garcia**, as Vice-Chair of the Board of Supervisors, are authorized, on behalf of the District, to execute the ILA and any other documents related thereto, on behalf of the District.

Section 3. The District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including but not limited to the publication of advertisements and public notices on behalf of the District.

Section 4. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 14 DAY OF October, 2025.

ATTEST: ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair / Vice-Chair, Board of Supervisors

**Interlocal Access Agreement for Local Government Publication of Legal
Advertisements and Public Notices on County Designated Website**

This Interlocal Agreement ("Agreement") is made and entered into by and between Miami-Dade County, Florida ("County"), a political subdivision of the State of Florida, and Islands at Doral-NE Community Development District, a municipality, other unit of local government or other political subdivision in the State of Florida ("Local Government"). The parties to this agreement are solely the County and the Local Government (each a "Party," and collectively the "Parties").

RECITALS

A. Section 50.011 of the Florida Statutes provides requirements relating to the publication of legal notices, including requirements relating to the types of newspapers and print publications that may be utilized for official legal advertisements and notices placed by local governments; and

B. Section 50.011 also provides that such advertisements and notices may instead be placed on a publicly accessible website, as provided in section 50.0311; and

C. Section 50.0311 in turn provides that "[a] governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper"; and

D. Pursuant to section 50.0311, the County has decided to designate a publicly accessible website – **legalads.miamidade.gov** - for the publication of legally required advertisements and public notices, provided the cost of publishing such advertisements and notices on this website is less than the cost of publishing them in print; and

E. Local Government desires to utilize the County's designated publicly accessible website for the online publication of certain advertisements and notices, in accordance with section 50.0311; and

F. The Parties wish to enter into this Agreement to facilitate the Local Government's use of the County's publicly accessible website to publish certain legal advertisements and public notices and to address, among other matters, costs, parameters, and indemnification.

TERMS

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are approved and incorporated herein.

2. Designation of Website. The County has designated **legalads.miamidade.gov** ("Website") as the publicly accessible website for the publication of legal advertisements and notices by governmental agencies in Miami-Dade County, pursuant to section 50.0311 of the Florida Statutes. At any time, the County may, in its sole discretion, choose to designate a different website for this purpose. If the County does so, it shall provide notice in a manner of its choosing to the Local Government and any such new designation shall be automatically effective upon the date stated in County's notice. Any such new designation shall not require amendment of this Agreement. Such newly designated website shall be thereafter deemed the "Website" for purposes of this Agreement.

3. Utilization of Website. The Local Government may utilize the Website for its publication of legally required advertisements and public notices in accordance with the requirements of section 50.0311 of the Florida Statutes, if and to the extent it elects to do so. Nothing in this Agreement obligates the Local Government to utilize the Website for publication of any particular advertisement or notice. For any advertisements and notices that the Local Government wishes to publish on the Website, the County shall provide the Local Government with the ability to do so in a manner of the County's choosing. All postings by the Local Government must include contact information to ensure prompt identification of the responsible party. Separate and apart from its use of the Website, the Local Government shall be solely responsible for the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation.

4. Term. The term of this Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein for a period not to exceed five years, with a possible option to renew, as provided herein.

5. Extensions. The County may extend this Agreement for two additional five-year terms (each an "Extension Term") on the same terms and conditions stated in this Agreement, though costs may change, by sending notice to the Local Government at least 30 days prior to the expiration of the then-current term. It is provided, however, that nothing herein shall be deemed to preclude the Parties from entering into additional agreements in the future relating to the Local Government's use of the Website.

6. Compliance with Legal Requirements. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement. For the duration of this Agreement, the Local Government shall be solely responsible for verifying and ensuring its eligibility to utilize the Website in accordance with section 50.0311 and for adherence to all applicable requirements, obligations, duties, procedures, and conditions set forth in chapter 50 of the Florida Statutes, including, but not limited to, section 50.0311, and in any other applicable federal, state, or local law, rule, or regulation, as may be amended from time to time ("Legal

Requirements"). The County shall have no responsibility for ensuring that the Local Government, or its use of the Website, complies with such Legal Requirements or any other law, rule, or regulation.

7. County Actions are Ministerial. The Local Government acknowledges that any and all advertisements and notices published on the Website are prepared and published by the Local Government and not the County, and that any and all actions of the County in conjunction with or relating to the designation of the Website for use by the Local Government are, and shall be construed at all times as being, purely ministerial acts.

8. Services Description. The County will provide the Local Government access to publishing its legal advertisements and notices on the Website. The County will supply the software, licensing, maintenance, and prerecorded online video trainings required to provide Local Governments with access to the Website, with a maximum of two users each, to publish legal advertisements and public notices. The Local Government will be responsible for promptly notifying the County when any agents or employees of the Local Government should have their access to the Website revoked. The County will maintain the email distribution list for users that opt-in to receive email or direct mail from the County. However, the Local Government will be responsible for maintaining its own email and first-class mailing lists or distribution as part of Section 50.011 of the Florida Statutes. The County is not responsible for connectivity disruptions or delays caused by circumstances beyond its control.

9. Training. The County will provide prerecorded online video training sessions that can be accessed by the Local Government to assist with its use of the Website. As part of this Agreement, the County may provide updates regarding new capabilities and features, if applicable.

10. Support. The Local Government will have access to the online FAQ page to review answers to commonly asked questions. The County will provide support contact details, which may include a contact group, form, or individual, at the start of the agreement upon onboarding. County support hours are between the hours of 8 a.m. and 5 p.m. Monday through Friday, excluding observed County holidays. The County shall have the sole discretion to determine whether support requests qualify as an emergency, exceed reasonable use or are outside the scope of services. Urgent requests necessitating expedited processing outside of support hours are subject to additional fees, as delineated in the current Communications and Customer Experience Department (CCED) and Information Technology Department (ITD) rate sheets. Support service does not include support for errors caused by third party products or applications for which the County is not responsible.

11. Financial Responsibility. The Local Government shall bear all fees and costs relating to its use of the Website, including, but not limited to, fees and costs associated with any software and licensing, or website maintenance necessitated by Local Government's use of the Website, and any County administrative staff time required to facilitate Local Government's use of the Website. In a manner of its choosing, the County, or such entity designated by the County, shall invoice the Local Government for such fees and costs and, upon receipt of such invoice, the Local

Government shall be responsible for the timely payment of all such fees and costs. Additionally, separate and apart from its use of the Website, the Local Government shall be solely responsible for any and all costs associated with the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation. If the Local Government fails to pay such fees and costs in a timely manner, the County may terminate the Local Government's access to the Website, and the County shall have no liability to the Local Government for such termination or lack of access due to non-payment.

12. Costs. The annual necessary software, maintenance, and support costs for each Local Government are estimated to be \$707 per Local Government agent or employee user. This figure represents an approximate estimate of the anticipated recurring annual costs, which may vary from year-to-year, and nothing herein shall be deemed to preclude the County from charging the Local Government the actual costs associated with its use of the Website in a given year, as provided in paragraph 11. In addition, such costs may be subject to annual increases at the County's discretion, and the Parties agree that the estimated annual cost figure set forth in this paragraph shall be adjusted and deemed amended herein accordingly.

13. Reimbursable Expenses. The Local Government will not be reimbursed for expenses it bears unless expressly provided for in this Agreement.

14. Sovereign Immunity. Nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement.

15. Indemnification. Local Government shall indemnify and hold harmless the County and all of the County's current, past, and future officers, agents, and employees (collectively, "Indemnified Parties") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and (i) relating to the Local Government's use of the Website or the Local Government's advertisements or notices published on the Website, or (ii) caused or alleged to be caused, in whole or in part, by any breach of this Agreement by the Local Government, or (iii) any intentional, reckless, or negligent act or omission of the Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement or the Local Government's use of the Website. The Local Government further agrees and acknowledges that, from time to time, issues relating to, for example, technological glitches or failures, hardware or software malfunction, connectivity, and loss of power may arise and that such issues may impact the ability of the Local Government to use the Website to publish advertisements and notices. The Local Government agrees and acknowledges that the County shall not be liable for any such issues, and further agrees to indemnify and hold harmless the Indemnified Parties from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses,

including through the conclusion of any appellate proceedings, raised or asserted by any person or entity relating to such issues. The obligations of this section shall survive the expiration or earlier termination of this Agreement.

16. Termination. Either Party may terminate this Agreement without cause upon at least 90 days' prior written notice to the other Party. This Agreement may also be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within 30 days after receipt written or electronic notice of from the aggrieved Party identifying the breach. In addition, if the publication of advertisements and notices on the Website is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of the County's designated publicly accessible website for publication of such advertisements and notices, this Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

17. Public Records. The Parties acknowledge and agree that as political subdivisions of the State of Florida, both Parties are subject to Florida's Public Records Law, Chapter 119 of the Florida Statutes. Nevertheless, the County is not the custodian of the Local Government's records and the Local Government acknowledges and agrees that the County does not assume responsibility for handling or responding to any public records requests submitted to the Local Government. Each Local Government shall be responsible for maintaining, in accordance with the requirements of Florida law and retention schedules, all records associated with its own legal advertisements and notices posted on the Website and for fulfilling public records requests relating to such legal advertisements and notices. In the event that any confidential records or materials are exchanged, the Parties shall endeavor to treat the other Party's confidential information as it would treat its own confidential information of a similar nature. In the event that third party records are exchanged, the Parties mutually agree to inform the other Party of any requirements or potential confidential nature of such records. The parties' compliance with, or good faith attempt to comply with, the requirements of Chapter 119 of Florida Statute shall not be considered breach of this Agreement.

18. Notices. Unless expressly provided otherwise in another section of this Agreement, for any notice to a Party to be effective under this Agreement, such notice must be sent via U.S. first-class mail, with a copy sent contemporaneously via email, to the addresses listed below. Such notice shall be effective upon mailing. A Party may at any time provide written notice to the other Party designating a new address for receipt of future notices. Any such notice of a newly designated address shall be kept with, and deemed a part of, this Agreement.

FOR MIAMI-DADE COUNTY:

Miami-Dade County Communications and Customer Experience Department
ATTN: Inson Kim
111 NW 1st Street
Suite 2510
Miami, FL 33128

FOR LOCAL GOVERNMENT:

Islands at Doral-NE Community Development
District ATTN: Gloria Perez, District Manager
2501A Burns Road
Palm Beach Gardens, FL 33410

19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

20. Assignment. Neither this Agreement nor any term or provision hereof or right hereunder shall be assignable by either Party without the prior written consent of the other Party. It is provided, however, this provision shall not be deemed to prohibit the County, in its sole discretion, from procuring any goods or services relating to the operation, maintenance, or use of the Website by the County or the Local Government.

21. Interpretation. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

22. Severability. If any provision of this Agreement is found to be unenforceable, in any respect, by any court of competent jurisdiction, that provision shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

23. Third-Party Beneficiaries. Neither the Local Government nor the County intends to directly or substantially benefit any third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement or to seek any interpretation or declaratory or injunctive relief pertaining to the Agreement.

24. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court for the

Southern District of Florida. **EACH PARTY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.**

25. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same formality as this Agreement and executed on behalf of the County and the Local Government, respectively, by persons authorized to execute same on their behalf.

26. Representation of Authority. Each person executing this Agreement on behalf of a Party represents and warrants that such person is, on the date the person signs this Agreement, duly authorized by all necessary, such as the Clerk's Office, and appropriate action to execute this Agreement on behalf of such Party and that the person does so with full legal authority.

27. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.

28. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein is understood to be bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

(Remainder of this page intentionally left blank.)

COUNTY

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: MIAMI-DADE COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its County Mayor or County Mayor's Designee, authorized to execute same by Board action on _____, and the Local Government, signing by and through its Clerk's Office, duly authorized to execute same.

MIAMI-DADE COUNTY, by and through
its County Mayor or County Mayor's Designee

By: _____

____ day of _____, 20____

LOCAL GOVERNMENT

LOCAL GOVERNMENT NAME: Islands at Doral-NE Community Development District

ATTEST:



Gloria Perez, Secretary/Treasurer and
District Manager for the Islands at
Doral-NE Community Development
District

By:  _____

Chairman or Vice Chairman

Jesus Arias

Print Name

14 day of August, 2025

Approved as to form
and legal sufficiency:



Islands At Doral (NE)
Community Development District

**Financial Report For
September 2025**

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

	Oct 24 - Sept 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessment Income	90,664.52	88,450.00	2,214.52	102.5%
363.101 · Maint Assessment Income	8,537.31	8,510.00	27.31	100.32%
363.810 · Debt Assessment	554,722.00	554,723.00	-1.00	100.0%
363.820 · Debt Assessment-Paid To Trustee	-530,048.80	-524,213.00	-5,835.80	101.11%
363.830 · Assessment Fees	-6,302.60	-12,109.00	5,806.40	52.05%
363.831 · Discounts For Early Payments	-22,696.42	-24,218.00	1,521.58	93.72%
369.401 · Interest Income	6,334.92	480.00	5,854.92	1,319.78%
Total Income	101,210.93	91,623.00	9,587.93	110.47%
Expense				
511.122 · Payroll Expense	214.20	400.00	-185.80	53.55%
511.131 · Supervisor Fee	2,800.00	5,000.00	-2,200.00	56.0%
511.305 · Maintenance Contingency	0.00	5,000.00	-5,000.00	0.0%
511.310 · Engineering	3,947.15	3,000.00	947.15	131.57%
511.311 · Management Fees	33,348.00	33,348.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	12,637.50	9,000.00	3,637.50	140.42%
511.318 · Assessment/Tax Roll	7,500.00	7,500.00	0.00	100.0%
511.320 · Audit Fees	3,500.00	3,900.00	-400.00	89.74%
511.330 · Arbitrage Rebate Fee	650.00	650.00	0.00	100.0%
511.450 · Insurance	6,858.00	7,300.00	-442.00	93.95%
511.480 · Legal Advertisements	4,172.72	4,000.00	172.72	104.32%
511.512 · Miscellaneous	802.99	800.00	2.99	100.37%
511.513 · Postage and Delivery	1,422.33	450.00	972.33	316.07%
511.514 · Office Supplies	1,023.45	450.00	573.45	227.43%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,246.25	4,100.00	146.25	103.57%
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	89,847.51	91,623.00	-1,775.49	98.06%
Net Income	11,363.42	0.00	11,363.42	100.0%

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

	Annual Budget 10/1/24 - 9/30/25	Actual Sep-25	Year To Date Actual 10/1/24 - 9/30/25
REVENUES			
Administrative Assessments	88,450	14	90,665
Maintenance Assessments	8,510	0	8,537
Debt Assessments	554,723	0	554,722
Interest Income	480	0	6,335
Total Revenues	\$ 652,163	\$ 14	\$ 660,259
MAINTENANCE EXPENDITURES			
Maintenance Contingency	5,000	0	0
Engineering/Inspections	3,000	0	3,947
TOTAL MAINTENANCE EXPENDITURES	\$ 8,000	\$ -	\$ 3,947
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	2,800
Payroll Taxes (Employer)	400	0	214
Management	33,348	2,779	33,348
Secretarial	4,200	350	4,200
Legal	9,000	0	12,638
Assessment Roll	7,500	7,500	7,500
Audit Fees	3,900	0	3,500
Arbitrage Rebate Fee	650	0	650
Insurance	7,300	0	6,858
Legal Advertisements	4,000	1,006	4,173
Miscellaneous	800	68	803
Postage	450	62	1,422
Office Supplies	450	8	1,024
Dues & Subscriptions	175	0	175
Trustee Fees	4,100	0	4,246
Continuing Disclosure Fee	350	350	350
Website Management	2,000	167	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,623	\$ 12,290	\$ 85,901
TOTAL EXPENDITURES	\$ 91,623	\$ 12,290	\$ 89,848
Revenues Less Expenditures	\$ 560,540	\$ (12,276)	\$ 570,411
Bond Payments	(524,213)	0	(530,049)
Balance	\$ 36,327	\$ (12,276)	\$ 40,362
County Appraiser & Tax Collector Fee	(12,109)	0	(6,303)
Discounts For Early Payments	(24,218)	0	(22,696)
Excess/ (Shortfall)	\$ -	\$ (12,276)	\$ 11,363
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (12,276)	\$ 11,363
Bank Balance As Of 9/30/25	\$ 86,161.24		
Accounts Payable As Of 9/30/25	\$ 13,934.70		
Accounts Receivable As Of 9/30/25	\$ -		
Available Funds As Of 9/30/25	\$ 72,226.54		

**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	Int - 1	Miami-Dade Tax Collector	02/07/25	Interest		\$ 294.64			\$ 294.64	\$ 294.64			\$ 294.64			\$ -
8	7	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	8	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	Int - 2	Miami-Dade Tax Collector	03/21/25	Interest		\$ 377.42			\$ 377.42	\$ 377.42			\$ 377.42			\$ -
11	9	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	10	Miami-Dade Tax Collector	05/13/25	NAV Taxes	\$ 13,491.71		\$ (134.92)	\$ -	\$ 13,356.79	\$ 2,115.65	\$ 172.42	\$ 11,203.64	\$ 2,094.49	\$ 170.70	\$ 11,091.60	\$ 11,091.60
13	Int - 3	Miami-Dade Tax Collector	05/21/25	Interest		\$ 111.74			\$ 111.74	\$ 111.74			\$ 111.74			\$ -
14	11	Miami-Dade Tax Collector	06/11/25	NAV Taxes	\$ 6,140.97		\$ (61.41)	\$ -	\$ 6,079.56	\$ 980.44	\$ 78.22	\$ 5,082.31	\$ 970.63	\$ 77.44	\$ 5,031.49	\$ 5,031.49
16	12	Miami-Dade Tax Collector	06/25/25	NAV/Interest (TC)	\$ 16,000.11	\$ 719.97	\$ (167.20)	\$ -	\$ 16,552.88	\$ 2,891.19	\$ 209.60	\$ 13,619.29	\$ 2,862.28	\$ 207.50	\$ 13,483.10	\$ 13,483.10
16	13	Miami-Dade Tax Collector	07/02/25	NAV/Interest	\$ 1,089.18	\$ 32.68	\$ (11.22)	\$ -	\$ 1,110.64	\$ 188.30	\$ 14.27	\$ 919.29	\$ 186.41	\$ 14.13	\$ 910.10	\$ 910.10
17	Int - 4	Miami-Dade Tax Collector	08/01/25	Interest		\$ 170.79			\$ 170.79	\$ 170.79			\$ 170.79			\$ -
18	Int - 5	Miami-Dade Tax Collector	09/19/25	Interest		\$ 13.57			\$ 13.57	\$ 13.57			\$ 13.57			\$ -
19									\$ -							\$ -
20									\$ -							\$ -
21									\$ -							\$ -
					\$ 652,203.02	\$ 1,720.81	\$ (6,302.60)	\$ (22,696.42)	\$ 624,924.81	\$ 90,664.52	\$ 8,537.31	\$ 554,722.00	\$ 86,718.37	\$ 8,157.64	\$ 530,048.80	\$ 530,048.80

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

Collections	
	100.08%

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.

\$	652,203.02	
\$	1,720.81	\$ 624,924.81
\$	(90,664.52)	\$ (86,718.37)
\$	(8,537.31)	\$ (8,157.64)
\$	(554,722.00)	\$ (530,048.80)
\$	-	\$ -