

Islands At Doral (NE)  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

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**PROPOSED BUDGET**  
**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	89,662
Maintenance Assessments	105,859
Debt Assessments	554,723
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$ 751,444</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Maintenance Contingency	5,000
Roadway Maintenance/Reserve	63,508
Stormwater Management/Reserve	37,000
Storm Drainage/Class V Permit	3,500
Field Operations	1,500
Sidewalks Maintenance	15,000
Engineering/Inspections	4,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 129,508</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	35,232
Secretarial	4,200
Legal	11,500
Assessment Roll	7,500
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	8,200
Legal Advertisements	4,000
Miscellaneous	800
Postage	425
Office Supplies	450
Dues & Subscriptions	175
Trustee Fees	4,200
Continuing Disclosure Fee	350
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 88,782</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 218,290</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 533,154</b>
Bond Payments	(524,213)
<b>BALANCE</b>	<b>\$ 8,941</b>
County Appraiser & Tax Collector Fee	(14,080)
Discounts For Early Payments	(28,161)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (33,300)</b>
Carryover From Prior Year	33,300
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	90,665	89,705	89,662	Expenditures Less Interest & Carryover (40%)/.94
Maintenance Assessments	8,537	105,859	105,859	Expenditures & Carryover (60%) / .94
Debt Assessments	554,722	554,723	554,723	Bond Payments/.94
Interest Income	6,703	960	1,200	Interest Projected At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 660,627</b>	<b>\$ 751,247</b>	<b>\$ 751,444</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Maintenance Contingency	0	5,000	5,000	No Change From 2025/2026 Budget
Roadway Maintenance/Reserve	0	63,508	63,508	No Change From 2025/2026 Budget
Stormwater Management/Reserve	0	22,000	37,000	\$15,000 Increase From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Field Operations	0	1,500	1,500	No Change From 2025/2026 Budget
Sidewalks Maintenance	0	0	15,000	Sidewalks Maintenance
Engineering/Inspections	3,947	4,000	4,000	No Change From 2025/2026 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 3,947</b>	<b>\$ 99,508</b>	<b>\$ 129,508</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,800	5,000	5,000	No Change From 2025/2026 Budget
Payroll Taxes (Employer)	214	400	400	Projected At 8% Of Supervisor Fees
Management	33,348	34,308	35,232	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	13,137	10,500	11,500	\$1,000 Increase From 2025/2026 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	6,858	7,300	8,200	Fiscal Year 2025/2026 Expenditure Was \$7,769
Legal Advertisements	4,173	3,500	4,000	\$500 Increase From 2025/2026 Budget
Miscellaneous	803	800	800	No Change From 2025/2026 Budget
Postage	1,422	450	425	\$25 Decrease From 2025/2026 Budget
Office Supplies	1,024	450	450	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	4,246	4,100	4,200	\$100 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 86,400</b>	<b>\$ 85,283</b>	<b>\$ 88,782</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 90,347</b>	<b>\$ 184,791</b>	<b>\$ 218,290</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 570,280</b>	<b>\$ 566,456</b>	<b>\$ 533,154</b>	
Bond Payments	(530,049)	(524,213)	(524,213)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 40,231</b>	<b>\$ 42,243</b>	<b>\$ 8,941</b>	
County Appraiser & Tax Collector Fee	(6,303)	(14,081)	(14,080)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(22,696)	(28,162)	(28,161)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 11,232</b>	<b>\$ -</b>	<b>\$ (33,300)</b>	
Carryover From Prior Year	0	0	33,300	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 11,232</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	14,753	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	530,049	524,213	524,213	NAV Tax Collection
<b>Total Revenues</b>	<b>\$ 544,802</b>	<b>\$ 525,413</b>	<b>\$ 525,713</b>	
<b>EXPENDITURES</b>				
Principal Payments	305,000	315,000	325,000	Principal Payment Due In 2027
Interest Payments	93,459	71,321	53,226	Interest Payments Due In 2027
Additional Principal Payments	225,000	139,092	147,487	Additional Principal Payments
<b>Total Expenditures</b>	<b>\$ 623,459</b>	<b>\$ 525,413</b>	<b>\$ 525,713</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (78,657)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2014 Refunding Bond Information**

Original Par Amount =	\$5,925,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2014		
Maturity Date =	May 2029		

Par Amount As Of 1/1/2026 = \$1,860,000

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

**Current Principal Amount Due In May 2029: \$880,000**

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

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 108.50	\$ 166.58	\$ 168.94	\$ 168.86
Maintenance For Single Family Homes	\$ 13.03	\$ 16.03	\$ 199.36	\$ 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>
<b>Total</b>	<b>\$ 1,709.21</b>	<b>\$ 1,770.29</b>	<b>\$ 1,955.98</b>	<b>\$ 1,955.90</b>
Administrative For Townhomes	\$ 108.50	\$ 166.58	\$ 168.94	\$ 168.86
Maintenance For Townhomes	\$ 13.03	\$ 16.03	\$ 199.36	\$ 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>
<b>Total</b>	<b>\$ 1,255.14</b>	<b>\$ 1,316.22</b>	<b>\$ 1,501.91</b>	<b>\$ 1,501.83</b>
Administrative For Condominiums	\$ 108.50	\$ 166.58	\$ 168.94	\$ 168.86
Maintenance For Condominiums	\$ 13.03	\$ 16.03	\$ 199.36	\$ 199.36
<u>Debt For Condominiums</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>
<b>Total</b>	<b>\$ 1,028.10</b>	<b>\$ 1,089.18</b>	<b>\$ 1,274.87</b>	<b>\$ 1,274.79</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Single Family Homes	66
Townhomes	125
<u>Condominiums</u>	<u>340</u>
Total Units	531