

Islands At Doral (NE)
Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 7/31/26
REVENUES			
Administrative Assessments	89,705	90,936	90,936
Maintenance Assessments	105,859	106,001	106,001
Debt Assessments	554,723	555,397	555,397
Interest Income	960	5,500	5,108
TOTAL REVENUES	\$ 751,247	\$ 757,834	\$ 757,442
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Maintenance Contingency	5,000	20,000	14,236
Roadway Maintenance/Reserve	63,508	63,508	0
Stormwater Management/Reserve	22,000	22,000	0
Storm Drainage/Class V Permit	3,500	3,500	0
Field Operations	1,500	1,500	1,250
Engineering/Inspections	4,000	7,000	4,156
TOTAL MAINTENANCE EXPENDITURES	\$ 99,508	\$ 117,508	\$ 19,642
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	2,400	1,400
Payroll Taxes (Employer)	400	187	107
Management	34,308	34,308	28,590
Secretarial	4,200	4,200	3,500
Legal	10,500	15,000	12,270
Assessment Roll	7,500	7,500	0
Audit Fees	3,600	3,600	3,600
Arbitrage Rebate Fee	650	650	650
Insurance	7,300	7,769	7,769
Legal Advertisements	3,500	1,500	533
Miscellaneous	800	800	649
Postage	450	125	83
Office Supplies	450	650	553
Dues & Subscriptions	175	175	175
Trustee Fees	4,100	4,246	4,246
Continuing Disclosure Fee	350	350	0
Website Management	2,000	2,000	1,666
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 85,283	\$ 85,460	\$ 65,791
TOTAL EXPENDITURES	\$ 184,791	\$ 202,968	\$ 85,433
REVENUES LESS EXPENDITURES	\$ 566,456	\$ 554,866	\$ 672,009
Bond Payments	(524,213)	(530,582)	(530,582)
BALANCE	\$ 42,243	\$ 24,284	\$ 141,427
County Appraiser & Tax Collector Fee	(14,081)	(7,252)	(7,252)
Discounts For Early Payments	(28,162)	(26,312)	(26,312)
EXCESS/ (SHORTFALL)	\$ -	\$ (9,280)	\$ 107,863
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (9,280)	\$ 107,863

FUND BALANCE AS OF 9/30/25	\$72,095
FY 2025/2026 ACTIVITY	(\$9,280)
FUND BALANCE AS OF 9/30/26	\$62,815

Notes

\$33,300 Of Fund Balance To Be Used To Reduce 2026/2027 Assessments.

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

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 7/31/26
REVENUES			
Interest Income	1,200	10,408	9,008
NAV Tax Collection	524,213	530,582	511,038
Total Revenues	\$ 525,413	\$ 540,990	\$ 520,046
EXPENDITURES			
Principal Payments	315,000	315,000	315,000
Interest Payments	71,321	74,498	74,498
Additional Principal Payments	139,092	150,000	150,000
Total Expenditures	\$ 525,413	\$ 539,498	\$ 539,498
Excess/ (Shortfall)	\$ -	\$ 1,492	\$ (19,452)

FUND BALANCE AS OF 9/30/25
FY 2025/2026 ACTIVITY
FUND BALANCE AS OF 9/30/26

\$496,633
\$1,492
\$498,125

Notes

Reserve Fund Balance = \$220,067*. Revenue Fund Balance = \$278,058*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of \$29,741 and
Extraordinary Principal Payment Of \$200,000.
* 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 9/30/26 =	\$1,545,000	

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

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