

Islands At Doral (SW)  
Community Development District

**Final Budget For  
Fiscal Year 2020/2021  
October 1, 2020 - September 30, 2021**

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**FINAL BUDGET**  
**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	81,753
Maintenance Assessments	32,872
Debt Assessments	572,496
Other Revenues	0
Interest Income	540
<b>TOTAL REVENUES</b>	<b>\$ 687,661</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Engineering Report/Inspections	1,500
Storm Drain Inlet Maintenance	9,000
Street/Roadway Maintenance - Polynesian Subdivision	4,200
Miscellaneous General Maintenance	3,600
Miscellaneous Stormwater System Maintenance	12,600
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 30,900</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	30,780
Secretarial & Field Operations	6,000
Legal	7,500
Assessment Roll	6,000
Audit Fees	3,600
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	650
Miscellaneous	1,500
Postage	250
Office Supplies	550
Dues & Subscriptions	175
Trustee Fees	4,800
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	1,200
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 77,388</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 108,288</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 579,373</b>
Bond Payments	(538,146)
<b>BALANCE</b>	<b>\$ 41,227</b>
County Appraiser & Tax Collector Fee	(13,742)
Discounts For Early Payments	(27,485)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	73,235	76,031	81,753	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	34,787	32,872	32,872	Expenditures /.94
Debt Assessments	631,721	627,892	572,496	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	684	420	540	Interest Projected At \$45 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 740,427</b>	<b>\$ 737,215</b>	<b>\$ 687,661</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Engineering Report/Inspections	1,300	1,500	1,500	No Change From 2019/2020 Budget
Storm Drain Inlet Maintenance	0	9,000	9,000	No Change From 2019/2020 Budget
Street/Roadway Maintenance - Polynesian Subdivision	0	4,200	4,200	No Change From 2019/2020 Budget
Miscellaneous General Maintenance	0	3,600	3,600	No Change From 2019/2020 Budget
Miscellaneous Stormwater System Maintenance	0	12,600	12,600	No Change From 2019/2020 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,300</b>	<b>\$ 30,900</b>	<b>\$ 30,900</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,400	5,000	5,000	No Change From 2019/2020 Budget
Payroll Taxes (Employer)	184	383	383	Supervisor Fees *7.65%
Management	29,544	30,096	30,780	CPI Adjustment
Secretarial & Field Operations	5,700	6,000	6,000	No Change From 2019/2020 Budget
Legal	6,236	7,500	7,500	No Change From 2019/2020 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2019/2020 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2019/2020 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2019/2020 Budget
Insurance	5,000	6,500	6,000	Insurance Estimate
Legal Advertisements	288	650	650	No Change From 2019/2020 Budget
Miscellaneous	767	1,620	1,500	\$120 Decrease From 2019/2020 Budget
Postage	87	275	250	\$25 Decrease From 2019/2020 Budget
Office Supplies	273	550	550	No Change From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fees	4,768	4,800	4,800	No Change From 2019/2020 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2019/2020 Budget
Website Management	1,500	2,000	2,000	No Change From 2019/2020 Budget
Administrative Contingency	0	1,200	1,200	No Change From 2019/2020 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 67,322</b>	<b>\$ 77,249</b>	<b>\$ 77,388</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 68,622</b>	<b>\$ 108,149</b>	<b>\$ 108,288</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 671,805</b>	<b>\$ 629,066</b>	<b>\$ 579,373</b>	
Bond Payments	(603,582)	(590,219)	(538,146)	2021 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 68,223</b>	<b>\$ 38,847</b>	<b>\$ 41,227</b>	
County Appraiser & Tax Collector Fee	(7,081)	(14,736)	(13,742)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(25,792)	(29,471)	(27,485)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 35,350</b>	<b>\$ (5,360)</b>	<b>\$ -</b>	
Carryover From Prior Year	0	5,360	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 35,350</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED FINAL DEBT SERVICE FUND BUDGET

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021

OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,943	50	100	Projected Interest For 2020/2021
NAV Tax Collection	603,582	590,219	538,146	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 608,525</b>	<b>\$ 590,269</b>	<b>\$ 538,246</b>	
<b>EXPENDITURES</b>				
Principal Payments	290,000	290,000	361,000	Principal Payment Due In 2021
Interest Payments	318,962	300,269	171,609	Interest Payments Due In 2021
Bond Redemption	0	0	5,637	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 608,962</b>	<b>\$ 590,269</b>	<b>\$ 538,246</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (437)</b>	<b>\$ -</b>	<b>\$ -</b>	

Series 2020 Refunding Bonds Information

Original Par Amount =	\$6,945,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.69%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2020		
Maturity Date =	May 2035		

**Islands At Doral (SW) Community Development District  
Assessment Comparison**

Lot Size		Original Projected Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*
23	Administrative	\$ -	\$ 117.82	\$ 107.14	\$ 114.51	\$ 123.13
	Maintenance	\$ -	\$ 40.85	\$ 52.39	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 790.03	\$ 786.54	\$ 781.78	\$ 713.00
	<b>Total For Lot Size 23</b>	<b>\$ 1,062.50</b>	<b>\$ 948.70</b>	<b>\$ 946.07</b>	<b>\$ 945.80</b>	<b>\$ 885.64</b>
32	Administrative	\$ -	\$ 117.82	\$ 107.14	\$ 114.51	\$ 123.13
	Maintenance	\$ -	\$ 40.85	\$ 52.39	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 949.64	\$ 945.45	\$ 939.72	\$ 857.00
	<b>Total For Lot Size 32</b>	<b>\$ 1,250.00</b>	<b>\$ 1,108.31</b>	<b>\$ 1,104.98</b>	<b>\$ 1,103.74</b>	<b>\$ 1,029.64</b>
35	Administrative	\$ -	\$ 117.82	\$ 107.14	\$ 114.51	\$ 123.13
	Maintenance	\$ -	\$ 40.85	\$ 52.39	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 1,002.85	\$ 998.42	\$ 992.37	\$ 905.00
	<b>Total For Lot Size 35</b>	<b>\$ 1,312.50</b>	<b>\$ 1,161.52</b>	<b>\$ 1,157.95</b>	<b>\$ 1,156.39</b>	<b>\$ 1,077.64</b>
50	Administrative	\$ -	\$ 117.82	\$ 107.14	\$ 114.51	\$ 123.13
	Maintenance	\$ -	\$ 40.85	\$ 52.39	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 1,345.48	\$ 1,339.54	\$ 1,331.42	\$ 1,214.00
	<b>Total For Lot Size 50</b>	<b>\$ 1,750.00</b>	<b>\$ 1,504.15</b>	<b>\$ 1,499.07</b>	<b>\$ 1,495.44</b>	<b>\$ 1,386.64</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Twenty Three Foot Lots	280
Thirty Two Foot Lots	120
Thirty Five Foot Lots	163
<u>Fifty Foot Lots</u>	<u>101</u>
Total Units	664