



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
APRIL 14, 2021
6:30 P.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.islandsdoralsw added.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park Second Floor Conference Room
11400 NW 82 Terrace
Doral, Florida 33178
REGULAR BOARD MEETING & PUBLIC HEARING
April 14, 2021
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Appointment of Officer to Vacant Seat (Seat #1)
- E. Administer Oath of Office and Review Board Member Duties and Responsibilities
- F. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretary
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. February 10, 2021 Regular Board Meeting.....Page 2
- J. **Public Hearing**
 - 1. Proof of Publication.....Page 8
 - 2. Receive Comment on Fiscal Year 2021/2022 Final Budget
 - 3. Consider Resolution No. 2021-06 – Adopting a Fiscal Year 2021/2022 Final Budget.....Page 9
- K. Old Business
 - 1. Update Regarding Stormwater Drainage System Inspection
- L. New Business
 - 1. Ratifying District Manager Actions – E-Verify MOU
- M. Administrative & Operational Matters
 - 1. Office of Records Update
- N. Board Member & Staff Closing Comments
- O. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

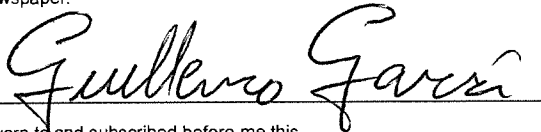
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE

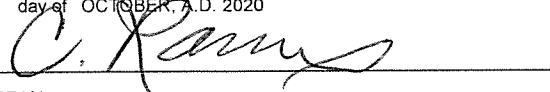
in the XXXX Court,
was published in said newspaper in the issues of

10/05/2020

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

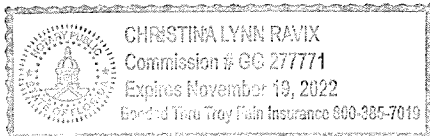


Sworn to and subscribed before me this
5 day of OCTOBER, A.D. 2020



(SEAL)

GUILLERMO GARCIA personally known to me



ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Islands at Doral (SW) Community Development District (the "District") will hold Regular Meetings in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178 at 6:30 p.m. on the following dates:

October 14, 2020
November 11, 2020
December 9, 2020
February 10, 2021
March 10, 2021
April 14, 2021
May 12, 2021
June 9, 2021
September 8, 2021

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4822, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members 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 305-777-0761 and/or toll free at 1-877-737-4822 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralswcdd.org

10/5

20-12/0000480934M

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 10, 2021**

Note: The Islands at Doral (SW) Community Development District (the “District”) Regular Board Meeting was held outside of the main entrance of the Doral Legacy Park building entrance as a result of the public health emergency that exists in the State of Florida as a consequence of COVID-19.

A. CALL TO ORDER

District Manager Nancy Nguyen called the February 10, 2021, Regular Board Meeting of the District to order at 6:31 p.m. outside of the Doral Legacy Park building entrance located at 11400 NW 82nd Terrace, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 5, 2020, as part of the District’s Fiscal Year 2020/2021 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairperson Mary Diaz and Supervisors Elizabeth Canchola, Jairo Zapata, and Gilberto Altuve constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. DISCUSSION REGARDING ELECTED BOARD MEMBERS TO SEATS #3 AND #5 – OATHS OF OFFICE

Ms. Nguyen stated that there were three (3) seats up for election at the November 3, 2020, General Election. Those seats were Seat #3 (currently held by Elizabeth Canchola), Seat #4 (currently held by Gilberto Altuve) and Seat #5 (currently held by Jairo Zapata).

Ms. Canchola and Mr. Zapata each qualified during the qualifying period for re-election to the District’s Board of Supervisors in Seats #3 and #5, respectively. No oppositions were deemed by the Elections’ Department and Ms. Canchola and Mr. Zapata were deemed as being ‘elected unopposed’. They will commence their new term of office effective November 17, 2020 (two Tuesdays following the General Election) and their terms will each expire in November 2024. Ms. Nguyen welcomed Ms. Canchola and Mr. Zapata back to the Board.

Ms. Nguyen, Notary Public in the State of Florida, administered the Oaths of Office to Ms. Canchola and Mr. Zapata.

E. CONSIDER RESOLUTION NO. 2021-01 – DECLARING VACANCIES (SEAT #4)

Ms. Nguyen presented Resolution No. 2021-01, entitled:

RESOLUTION NO. 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document and advised that the 4-year terms of office for Seat #4 (currently held by Gilberto Altuve) had expired in November 2020. She further explained that no elector had qualified for Seat #4 to be filled in the General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent Board Member in said seat shall remain in office.

A **motion** was made by Ms. Diaz, seconded by Ms. Canchola and unanimously passed declaring Seat #4 as vacant effective November 17, 2020, and authorizing the incumbent Board Member in this seat to remain in office until the appointment of a qualified elector to said seat.

F. APPOINTMENT OF OFFICERS TO VACANT SEATS

Ms. Nguyen stated that a vacancy had been declared in Seat #4, effective as of the second Tuesday of November (November 17, 2020) following the November General Election (November 3, 2020). Pursuant to Section 190.006(3)(b), Florida Statutes, incumbents (holdover Board Members) will serve no longer than ninety (90) days (from November 17, 2020) or until appointments to the vacancies have been made. A discussion ensued after which:

A **motion** was made by Ms. Canchola, seconded by Ms. Diaz and unanimously passed to appoint Gilberto Altuve to Seat #4; and said term of office will expire in November 2024.

G. CONSIDER RESIGNATION (ANA ROLÓN, SEAT #1, EFFECTIVE 10/31/2020) AND APPOINTMENT TO FILL VACANCY

Ms. Nguyen stated that she was in possession of a resignation letter from Ana Rolón with an effective date of October 31, 2020, and it would be in order for the Board of Supervisors (the "Board") to consider. A discussion ensued after which:

A **motion** was made by Ms. Canchola, seconded by Mr. Altuve and unanimously passed accepting the resignation of Ana Rolón, effective October 31, 2020.

Ms. Nguyen stated that there was now a vacancy in Seat #1, which term expires in November 2022.

H. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Altuve.

I. ELECTION OF OFFICERS

As a result of the changes to the Board of the District, Ms. Nguyen recommended that election of the District's Officers take place. She provided the following slate of names for election based on tenure:

- Chairperson – Mary Diaz
- Vice Chairperson – Jairo Zapata
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Elizabeth Canchola, Gilberto Altuve, Armando Silva and Gloria Perez

A **motion** was made by Ms. Diaz, seconded by Mr. Altuve and passed unanimously electing the District's Officers, as listed above.

J. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Nguyen advised that she would like to add the following item to the agenda:

- New Business Item 5. – Discussion Regarding Stormwater Drainage System

The Board acknowledged Ms. Nguyen's request.

K. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

L. APPROVAL OF MINUTES

1. September 9, 2020, Special Board Meeting

Ms. Nguyen presented the minutes of the September 9, 2020, Special Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Ms. Canchola, seconded by Mr. Altuve and unanimously passed approving the minutes of the September 9, 2020, Special Board Meeting, as presented.

M. OLD BUSINESS

1. Discussion Regarding Street Markings Project (Polynesian Subdivision)

Ms. Nguyen advised that the street markings project for the Polynesian subdivision roads had been completed. No additional information on this topic was needed at this time.

N. NEW BUSINESS

1. Consider Resolution No. 2021-02 – Adopting a Fiscal Year 2019/2020 Amended Budget

Ms. Nguyen presented Resolution No. 2021-02, entitled:

RESOLUTION NO. 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2019/2020 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document and indicated that there was an operating fund balance of approximately \$285,774 at the end of the fiscal year (September 30, 2020). A discussion ensued after which:

A **motion** was made by Ms. Diaz, seconded by Ms. Canchola and unanimously passed adopting Resolution No. 2021-02, as presented, setting the amended/revised budget for the 2019/2020 fiscal year.

2. Consider Resolution No. 2021-03 – Ratifying Actions Taken Pursuant to E.O. No. 20-69

Ms. Nguyen presented Resolution No. 2021-03, entitled:

RESOLUTION 2021-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING ACTIONS TAKEN BY THE BOARD OF SUPERVISORS AT MEETINGS HELD VIA MEDIA COMMUNICATIONS TECHNOLOGY PURSUANT TO EXECUTIVE ORDER NO. 20-69, AS AMENDED AND EXTENDED, AS A RESULT OF THE COVID-19 PANDEMIC

Ms. Nguyen explained, pursuant to Executive Order No. 20-69, as a result of the COVID-19 pandemic, the District met using media communications technology on June 10, 2020, and September 9, 2020. Ms. Nguyen further explained that District Counsel recommends that the Board ratify the actions taken during those meetings and authorize any e-signatures that may have taken place.

A **motion** was made by Ms. Diaz, seconded by Ms. Canchola and passed unanimously approving Resolution No. 2021-03, ratifying the actions taken by the Board of Supervisors at the meetings held via media communications technology on June 10, 2020, and September 9, 2020, pursuant to the authority of the Governor’s Executive Order No. 20-69.

3. Consider Resolution No. 2021-04 – Adopting a Fiscal Year 2021/2022 Proposed Budget

Ms. Nguyen presented Resolution No. 2021-04, entitled:

RESOLUTION NO. 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen advised, since overall proposed assessments were not increasing in the fiscal year 2021/2022, letters to residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2021-04, the Board must set a date for the public hearing to adopt the fiscal year 2021/2022 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Ms. Diaz, seconded by Ms. Canchola and unanimously passed approving and adopting Resolution No. 2021-04, *as presented*, setting the public hearing to adopt the fiscal year 2021/2022 final budget and assessments for April 14, 2021, at 6:30 p.m. in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82 Terrace, Doral, Florida 33178; and further authorizes publication/notice of the budget public hearing, as required by law.

4. Consider Resolution No. 2021-05 – E-Verify Memorandum of Understanding

Ms. Nguyen explained that the Florida Legislature had recently enacted Section 448.095, Florida Statutes, which requires that all public employers, such as the District, verify employment eligibility using the United States Department of Homeland Security’s E-Verify System. Ms. Nguyen explained, although the District does not have employees, the District is still required to register with the E-Verify System. She further explained, effective January 1, 2021, all District contractors would need to register with the E-Verify System as well in order to be eligible to conduct business for the District.

A **motion** was made by Ms. Diaz, seconded by Ms. Canchola and unanimously passed approving Resolution No. 2021-05 and authorizing District Staff to register the District with the United States Department of Homeland Security’s E-Verify System.

5. ADD-ON: Discussion Regarding Stormwater Drainage System

Ms. Nguyen advised that an inspection of the stormwater drainage system in all subdivisions (Windward, Netherlands, Galapagos, and Polynesian) would be conducted in February or March. She further noted that this inspection is conducted on an annual basis and should there be a need to clean the stormwater drainage system, she will bring proposals to a future meeting.

O. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was no Staff Report at this time.

P. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet again until April 14, 2021.

Q. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Diaz, seconded by Ms. Canchola and unanimously passed to adjourn the Regular Board Meeting at 6:52 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

NOTICE OF PUBLIC HEARING AND
REGULAR BOARD MEETING OF THE
ISLANDS AT DORAL (SW) COMMUNITY
DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Islands at Doral (SW) Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on April 14, 2021, at 6:30 p.m. in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Terrace, Doral, Florida 33178. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2021/2022 Proposed Budget and Non-Ad Valorem Assessment Roll of the District. The Meeting is being held for the necessary public purpose of considering any other District business which may lawfully and properly come before the Board. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the budget and/or the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or nnguyen@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralswcdd.org

3/25 4/1 21-19/0000520283M

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2021/2022 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Islands at Doral (SW) Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2021/2022 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 (SW) COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2021/2022 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 14th day of April, 2021.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (SW)
Community Development District

**Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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

FINAL BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
Administrative Assessments	81,711
Maintenance Assessments	32,872
Debt Assessments	572,496
Other Revenues	0
Interest Income	300
TOTAL REVENUES	\$ 687,379
EXPENDITURES	
MAINTENANCE EXPENDITURES	
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
TOTAL MAINTENANCE EXPENDITURES	\$ 30,900
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	31,200
Secretarial & Field Operations	6,000
Legal	7,500
Assessment Roll	6,000
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	650
Miscellaneous	1,100
Postage	250
Office Supplies	550
Dues & Subscriptions	175
Trustee Fees	4,800
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	800
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,108
TOTAL EXPENDITURES	\$ 108,008
REVENUES LESS EXPENDITURES	\$ 579,371
Bond Payments	(538,146)
BALANCE	\$ 41,225
County Appraiser & Tax Collector Fee	(13,742)
Discounts For Early Payments	(27,483)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	78,023	81,753	81,711	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	32,872	32,872	32,872	Expenditures /.94
Debt Assessments	627,892	572,496	572,496	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	760	540	300	Interest Projected At \$25 Per Month
TOTAL REVENUES	\$ 739,547	\$ 687,661	\$ 687,379	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering Report/Inspections	975	1,500	1,500	No Change From 2020/2021 Budget
Storm Drain Inlet Maintenance	0	9,000	9,000	No Change From 2020/2021 Budget
Street/Roadway Maintenance - Polynesian Subdivision	0	4,200	4,200	No Change From 2020/2021 Budget
Miscellaneous General Maintenance	0	3,600	3,600	No Change From 2020/2021 Budget
Miscellaneous Stormwater System Maintenance	0	12,600	12,600	No Change From 2020/2021 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 975	\$ 30,900	\$ 30,900	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	4,600	5,000	5,000	No Change From 2020/2021 Budget
Payroll Taxes (Employer)	352	383	383	Supervisor Fees *7.65%
Management	30,096	30,780	31,200	CPI Adjustment
Secretarial & Field Operations	6,000	6,000	6,000	No Change From 2020/2021 Budget
Legal	6,937	7,500	7,500	No Change From 2020/2021 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2020/2021 Budget
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2020/2021 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2020/2021 Budget
Insurance	5,251	6,000	6,000	Insurance Estimate
Legal Advertisements	1,575	650	650	No Change From 2020/2021 Budget
Miscellaneous	840	1,500	1,100	\$400 Decrease From 2020/2021 Budget
Postage	517	250	250	No Change From 2020/2021 Budget
Office Supplies	809	550	550	No Change From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fees	4,768	4,800	4,800	No Change From 2020/2021 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2020/2021 Budget
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
Administrative Contingency	0	1,200	800	\$400 Decrease From 2020/2021 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,420	\$ 77,388	\$ 77,108	
TOTAL EXPENDITURES	\$ 75,395	\$ 108,288	\$ 108,008	
REVENUES LESS EXPENDITURES	\$ 664,152	\$ 579,373	\$ 579,371	
Bond Payments	(599,895)	(538,146)	(538,146)	2022 P & I Payments Less Earned Interest
BALANCE	\$ 64,257	\$ 41,227	\$ 41,225	
County Appraiser & Tax Collector Fee	(7,126)	(13,742)	(13,742)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(25,743)	(27,485)	(27,483)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 31,388	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 31,388	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,721	100	25	Projected Interest For 2021/2022
NAV Tax Collection	599,895	538,146	538,146	Maximum Debt Service Collection
Total Revenues	\$ 601,616	\$ 538,246	\$ 538,171	
EXPENDITURES				
Principal Payments	385,000	361,000	372,000	Principal Payment Due In 2022
Interest Payments	48,781	171,609	161,750	Interest Payments Due In 2022
Refunding Cost Of Issuance	152,200	0	0	
Bond Redemption	0	5,637	4,421	Estimated Excess Debt Collections
Total Expenditures	\$ 585,981	\$ 538,246	\$ 538,171	
Excess/ (Shortfall)	\$ 15,635	\$ -	\$ -	

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		
Par Amount As Of 1/1/21 =	\$6,560,000		

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

Lot Size		Original Projected Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Projected Assessment*
23	Administrative	\$ -	\$ 107.14	\$ 114.51	\$ 123.13	\$ 123.06
	Maintenance	\$ -	\$ 52.39	\$ 49.51	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 786.54	\$ 781.78	\$ 713.00	\$ 713.00
	Total For Lot Size 23	\$ 1,062.50	\$ 946.07	\$ 945.80	\$ 885.64	\$ 885.57
32	Administrative	\$ -	\$ 107.14	\$ 114.51	\$ 123.13	\$ 123.06
	Maintenance	\$ -	\$ 52.39	\$ 49.51	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 945.45	\$ 939.72	\$ 857.00	\$ 857.00
	Total For Lot Size 32	\$ 1,250.00	\$ 1,104.98	\$ 1,103.74	\$ 1,029.64	\$ 1,029.57
35	Administrative	\$ -	\$ 107.14	\$ 114.51	\$ 123.13	\$ 123.06
	Maintenance	\$ -	\$ 52.39	\$ 49.51	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 998.42	\$ 992.37	\$ 905.00	\$ 905.00
	Total For Lot Size 35	\$ 1,312.50	\$ 1,157.95	\$ 1,156.39	\$ 1,077.64	\$ 1,077.57
50	Administrative	\$ -	\$ 107.14	\$ 114.51	\$ 123.13	\$ 123.06
	Maintenance	\$ -	\$ 52.39	\$ 49.51	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 1,339.54	\$ 1,331.42	\$ 1,214.00	\$ 1,214.00
	Total For Lot Size 50	\$ 1,750.00	\$ 1,499.07	\$ 1,495.44	\$ 1,386.64	\$ 1,386.57

* 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