



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 8, 2022
6:30 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.islandsdoralswcdd.org
786.347.2700 ext. 2027 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
June 8, 2022
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 9, 2022 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of PublicationPage 7
 - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
 - 3. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Final BudgetPage 8
- H. Old Business
 - 1. Update Regarding Stormwater System Cleaning
- I. New Business
 - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 15
- J. Administrative & Operational Matters
 - 1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022 (Seats 1&2)
 - 2. Statement of Financial Interests/Disclosure 2021 Form 1 – Filing Deadline: July 1, 2022
- K. Board Member & Staff Closing Comments
- L. 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:

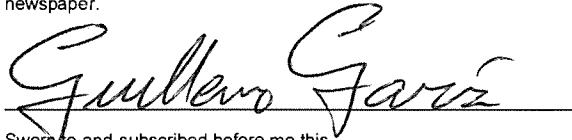
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, 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 2021/2022 REGULAR MEETING SCHEDULE

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

10/01/2021

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.

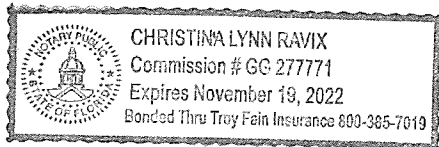


Sworn to and subscribed before me this
1 day of OCTOBER, A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 13, 2021
November 10, 2021
December 8, 2021
February 9, 2022
March 9, 2022
April 13, 2022
June 8, 2022
September 14, 2022

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 305-778-8331 and/or toll free at 1-877-737-4922, 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 305-778-8331 and/or toll free 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 with no advertised notice.

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralswcdd.org

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21-46/0000553872M

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 9, 2022**

A. CALL TO ORDER

District Manager Nancy Nguyen called the March 9, 2022, Regular Board Meeting of the District to order at 6:34 p.m. in the Doral Legacy Park Second Floor Conference Room 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 1, 2021, as part of the District's Fiscal Year 2021/2022 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Vice Chairman Jairo Zapata, Supervisors Elizabeth Canchola, Gilberto Altuve, and Oscar De Cardenas 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 Scott Cochran, Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER RESIGNATION (MARY DIAZ SEAT #2: EFFECTIVE 1/3/2022)

Ms. Nguyen stated that she was in possession of a resignation letter from Mary Diaz with an effective date of January 3, 2022, 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 Mr. Zapata, seconded by Mr. Altuve and unanimously passed to accept the resignation of Mary Diaz, effective January 3, 2022.

Ms. Nguyen stated that there was now a vacancy in Seat #2 which term expires in November 2022.

E. APPOINTMENT OF OFFICER TO VACANT SEAT (SEAT #2)

NOTE: This item was discussed after Item L.3.

Ms. Nguyen informed the Board of Supervisors (the "Board") that there is currently a vacancy in Seat #2 which term expires in November 2022. Ms. Nguyen further explained that Ms. Delia Arcelus contacted her and would like the opportunity to serve on the District Board. A discussion, ensued after which:

A **motion** was made by Ms. Canchola, seconded by Mr. Altuve and unanimously passed appointing Ms. Arcelus to the unexpired 4-year term of office in Seat #2 and such term of office will expire in November 2022.

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

NOTE: This item was discussed after Item L.3.

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Ms. Arcelus. In addition, Ms. Nguyen and Mr. Cochran will review the duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2021 Form 1 must be completed and mailed to the Supervisor of Elections in the County of residency within thirty (30) days of appointment) and the Code of Ethics for Public Officials with Ms. Arcelus following the adjournment of the meeting.

G. ELECTION OF OFFICERS

NOTE: This item was discussed after Item E.

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

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

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

NOTE: This item was discussed after Item L.3.

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

- Chairperson – Jairo Zapata
- Vice Chairperson – Elizabeth Canchola
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Gilberto Altuve, Oscar De Cardenas, Delia Arcelus, Armando Silva and Gloria Perez

A **motion** was made by Mr. De Cardenas, seconded by Mr. Altuve and passed unanimously to *elect* the District's Officers, as listed above.

H. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

J. APPROVAL OF MINUTES

1. September 8, 2021 Regular Board Meeting Minutes

Ms. Nguyen presented the minutes of the September 8, 2021, Regular Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Ms. Canchola, seconded by Mr. De Cardenas and unanimously passed approving the minutes of the September 8, 2021, Regular Board Meeting, as presented.

K. OLD BUSINESS

1. Staff Report, as Required

There was no staff report required

L. NEW BUSINESS

1. Consider Resolution No. 2022-01 – Authorizing Electronic Approvals & Check Signers

Resolution No. 2022-01 was presented, entitled:

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen advised that due to the Board of Supervisors changes that, it would be in order to designate a new District Official as an authorized electronic approver and re-elect authorized District Staff as electronic approvers and check signers. The following slate of names were suggested:

- Todd Wodraska
- Jason Pierman
- Patricia LasCasas
- Nancy Nguyen
- Jairo Zapata

A **motion** was made by Ms. Canchola, seconded by Mr. Zapata and unanimously passed to approve and adopt Resolution No. 2022-01, designating the authorized electronic approvers and check signers, as listed above.

2. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Proposed Budget

Ms. Nguyen presented Resolution No. 2022-02, entitled:

RESOLUTION NO. 2022-02

**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 2022/2023; AND PROVIDING AN
EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the resolution and stated that the projected fund balance as of September 30, 2022 is \$325,000. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2022/2023, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2022-02, the Board must set a date for the public hearing to adopt the fiscal year 2022/2023 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Altuve, seconded by Mr. De Cardenas and unanimously passed to approve and adopt Resolution No. 2022-02, *as presented*, setting the public hearing to adopt the fiscal year 2022/2023 final budget and assessments for June 8, 2022, at 6:30 p.m. in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178; and further authorizes publication/notice of the budget public hearing, as required by law.

3. Discussion Regarding Stormwater System Cleaning

Ms. Nguyen advised that an inspection of the stormwater drainage system had been conducted and there are fifty-one (51) structures that require cleaning services. Ms. Nguyen further explained that two (2) of these structures require additional services. As a result of the additional work to be completed on these drainage structures, the contractors would like to clean the structures before providing a proposal to the District. A discussion ensued, after which:

A **motion** was made by Mr. Altuve, seconded by Ms. Canchola and unanimously passed accepting the proposal from Ameri-Clean Pumping, Inc. and setting a not to exceed amount of \$6,120 for the cleaning of fifty-one (51) drainage structures and a not to exceed amount of \$350 per structure requiring additional services; further authorizing District Counsel to prepare a Small Project Agreement with a completion of services date of April 23, 2022 and authorizing the District Manager to execute the same on behalf of the District.

NOTE: Ms. Delia Arcelus arrived at the meeting at approximately 6:50 p.m.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022 (Seats #1&2)

Ms. Nguyen advised that the 4-year terms of office for Seat #1 (Oscar De Cardenas) and Seat #2 (Delia Arcelus) were expiring in November 2022. The qualifying period for election and/or re-election has been set for Noon on June 13, 2022 through Noon on June 17, 2022. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections' Office located at 2700 NW 87th Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2026.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no closing comments.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Canchola, seconded by Mr. Zapata and unanimously passed to adjourn the Regular Board Meeting at 7:03 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 June 8, 2022, 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 2022/2023 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 786-347-2700 ext. 2027 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

PUBLISH: MIAMI DAILY BUSINESS REVIEW 05/23/22 & 05/30/22

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 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 2022/2023 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 2022/2023 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 8th day of June, 2022.

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 2022/2023
October 1, 2022 - September 30, 2023**

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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 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
Administrative Assessments	81,653
Maintenance Assessments	32,872
Debt Assessments	572,496
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 687,261
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	32,136
Secretarial & Field Operations	6,000
Legal	7,500
Assessment Roll	6,000
Audit Fees	3,800
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	650
Miscellaneous	900
Postage	250
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	4,400
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	300
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 76,994
TOTAL EXPENDITURES	\$ 107,894
REVENUES LESS EXPENDITURES	\$ 579,367
Bond Payments	(538,146)
BALANCE	\$ 41,221
County Appraiser & Tax Collector Fee	(13,740)
Discounts For Early Payments	(27,481)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	83,024	81,711	81,653	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	32,875	32,872	32,872	Expenditures /.94
Debt Assessments	572,609	572,496	572,496	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	482	300	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 688,990	\$ 687,379	\$ 687,261	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering Report/Inspections	975	1,500	1,500	No Change From 2021/2022 Budget
Storm Drain Inlet Maintenance	8,400	9,000	9,000	No Change From 2021/2022 Budget
Street/Roadway Maintenance - Polynesian Subdivision	4,374	4,200	4,200	No Change From 2021/2022 Budget
Miscellaneous General Maintenance	411	3,600	3,600	No Change From 2021/2022 Budget
Miscellaneous Stormwater System Maintenance	0	12,600	12,600	No Change From 2021/2022 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 14,160	\$ 30,900	\$ 30,900	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,800	5,000	5,000	No Change From 2021/2022 Budget
Payroll Taxes (Employer)	214	383	383	Supervisor Fees *7.65%
Management	30,780	31,200	32,136	CPI Adjustment (Capped At 3%)
Secretarial & Field Operations	6,000	6,000	6,000	No Change From 2021/2022 Budget
Legal	5,793	7,500	7,500	No Change From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2021/2022 Budget
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2021/2022 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2021/2022 Budget
Insurance	5,513	6,000	6,000	Insurance Estimate
Legal Advertisements	400	650	650	No Change From 2021/2022 Budget
Miscellaneous	506	1,100	900	\$200 Decrease From 2021/2022 Budget
Postage	256	250	250	No Change From 2021/2022 Budget
Office Supplies	120	550	500	\$50 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fees	4,031	4,800	4,400	\$400 Decrease From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Administrative Contingency	0	800	300	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 69,188	\$ 77,108	\$ 76,994	
TOTAL EXPENDITURES	\$ 83,348	\$ 108,008	\$ 107,894	
REVENUES LESS EXPENDITURES	\$ 605,642	\$ 579,371	\$ 579,367	
Bond Payments	(546,433)	(538,146)	(538,146)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 59,209	\$ 41,225	\$ 41,221	
County Appraiser & Tax Collector Fee	(6,637)	(13,742)	(13,740)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(24,792)	(27,483)	(27,481)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 27,780	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 27,780	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10	25	25	Projected Interest For 2022/2023
NAV Tax Collection	546,433	538,146	538,146	Maximum Debt Service Collection
Total Revenues	\$ 546,443	\$ 538,171	\$ 538,171	
EXPENDITURES				
Principal Payments	361,000	372,000	382,000	Principal Payment Due In 2023
Interest Payments	176,464	161,750	151,608	Interest Payments Due In 2023
Bond Redemption	0	4,421	4,563	Estimated Excess Debt Collections
Total Expenditures	\$ 537,464	\$ 538,171	\$ 538,171	
Excess/ (Shortfall)	\$ 8,979	\$ -	\$ -	

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 1/1/22 =	\$6,199,000		

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

Lot Size		Original Projected Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
23	Administrative	\$ -	\$ 114.51	\$ 123.13	\$ 123.06	\$ 122.98
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 781.78	\$ 713.00	\$ 713.00	\$ 713.00
	Total For Lot Size 23	\$ 1,062.50	\$ 945.80	\$ 885.64	\$ 885.57	\$ 885.49
32	Administrative	\$ -	\$ 114.51	\$ 123.13	\$ 123.06	\$ 122.98
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 939.72	\$ 857.00	\$ 857.00	\$ 857.00
	Total For Lot Size 32	\$ 1,250.00	\$ 1,103.74	\$ 1,029.64	\$ 1,029.57	\$ 1,029.49
35	Administrative	\$ -	\$ 114.51	\$ 123.13	\$ 123.06	\$ 122.98
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 992.37	\$ 905.00	\$ 905.00	\$ 905.00
	Total For Lot Size 35	\$ 1,312.50	\$ 1,156.39	\$ 1,077.64	\$ 1,077.57	\$ 1,077.49
50	Administrative	\$ -	\$ 114.51	\$ 123.13	\$ 123.06	\$ 122.98
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 1,331.42	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00
	Total For Lot Size 50	\$ 1,750.00	\$ 1,495.44	\$ 1,386.64	\$ 1,386.57	\$ 1,386.49

* 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

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Islands at Doral (SW) Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2022/2023; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted by the Board and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 8th day of June, 2022.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 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 12, 2022
November 9, 2022
December 14, 2022
February 8, 2023
March 8, 2023
April 12, 2023
June 14, 2023
September 13, 2023**

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 nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, 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 nnguyen@sdsinc.org and/or toll free 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 with no advertised notice.

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralswcdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 10/03/22