



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 8, 2023
6:30 P.M.**

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

www.islandsdoralswccd.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
February 8, 2023
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Discussion Regarding Re-Elected Board Members in Seats #1 and #2; and Administer Oath of Office
- E. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistance Secretaries
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. September 14, 2022 Regular Board Meeting.....Page 2
- I. Old Business
 - 1. Staff Report, as Required
- J. New Business
 - 1. Discussion Regarding Stormwater System Cleaning.....Page 4
 - 2. Consider Engineering Updated Rates Request (Alvarez Engineers).....Page 9
 - 3. Consider Adjustment to District Counsel Fee Structure.....Page 11
 - 4. Consider Resolution No. 2023-01– Adopting a Fiscal Year 2023/2024 Proposed Budget.....Page 13
- K. Administrative & Operational Matters
- L. Board Member & Staff Closing Comments
- M. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, 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 2022/2023 REGULAR MEETING SCHEDULE

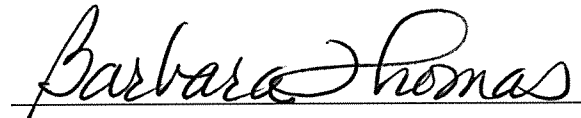
in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

09/30/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

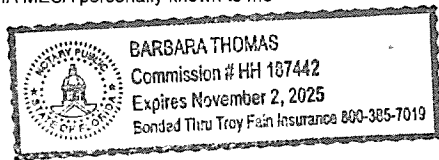


Sworn to and subscribed before me this 30 day of SEPTEMBER, A.D. 2022



(SEAL)

MARIA MESA personally known to me



**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 nguyen@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 nguyen@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.islandsdoralswccd.org

9/30

22-15/0000621846M

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 14, 2022**

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 14, 2022, Regular Board Meeting of the Islands at Doral (SW) Community Development District (the “District”) to order at 6:30 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 Chairman Jairo Zapata, Vice Chairwoman Elizabeth Canchola and Supervisors Gilberto Altuve and Delia Arcelus (who arrived at 6:39 p.m.) 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 of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. June 8, 2022, Regular Board Meeting & Public Hearing

Ms. Nguyen presented the minutes of the June 8, 2022, Regular Board Meeting and Public Hearing and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Zapata, seconded by Ms. Canchola and unanimously passed approving the minutes of the June 8, 2022, Regular Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

1. Staff Report, as Required

There was no old business to discuss at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2021/2022 Amended Budget

Resolution No. 2022-05 was presented, entitled:

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$349,000 at the end of the fiscal year.

A **motion** was made by Ms. Canchola, seconded by Mr. Altuve and unanimously passed to adopt Resolution No. 2022-05, as presented, thereby setting the amended/revised budget for the 2021/2022 fiscal year.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Statement of Financial Interests/Disclosure 2021 Form 1 Update

Ms. Nguyen informed the Board that all Supervisors had filed their Statement of Financial Interests 2021 Form 1 in a timely manner.

2. General Election Candidates (Seats 1 & 2; General Election 11/8/22)

Ms. Nguyen reminded the Board that there were two (2) seats up for election this year. Ms. Nguyen stated that Mr. De Cardenas was elected unopposed to his seat (Seat 1) and Ms. Arcelus was also elected unopposed to her seat (Seat 2). Ms. Nguyen further explained that the terms of office for Mr. De Cardenas and Ms. Arcelus would commence on the second Tuesday following the general election (November 22, 2022).

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the next Board Meeting would be held in 2023. There were no comments from Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Altuve, seconded by Ms. Canchola and unanimously passed to adjourn the Regular Board Meeting at 6:44 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



PROPOSAL

4122 NE 22nd Court, Homestead, FL 33033
Tel 786-694-0709
E-mail: operations@raptorvac.com
www.raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Island at Doral SW CDD % SDS, Inc.	PROJECT NAME: Islands at Doral SW CDD
BUSINESS ADDRESS: 2501A Burns Road Palm Beach Gardens, FL 33410	PROJECT LOCATION: Islands at Doral SW
CONTACT: Management	DATE: January 17, 2023

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: vac-con sewer combination cleaner to clean one hundred and five (105) storm drain structures as shown in maps provided by management and reinstall four (4) pollution retardant baffles.

Storm drain cleaning 105 X \$109.00 = \$11,445.00
Baffle reinstallation (new anchors and seals) 4 X \$200.00 = \$800.00
(\$350 additional per baffle for replacement units)

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$12,245.00

Twelve Thousand Two Hundred Forty Five Dollars and 00/100 Cents

TERMS: Net 30

See Next Page...

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance



PO Box 560951 Miami, FL 33256 Phone (305) 270-3233 Fax (305) 259-4214

January 11, 2023

Islands at Doral (SW)
c/o Special District Services, Inc.
2501 A Burns Road
Palm Beach Gardens, FL 33410
ATTN: Ryan Quiroga

Service Address:
NW 77 Ln & NW 114 Ave
Doral, FL 33178

STORM DRAIN CLEANING

(105) Catch Basins

Vacuum pump truck to remove debris from each drain and pit.
Pressure jet clean drains pit walls and bottom.
Remove debris from area.

All work is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Total cost of job for all drains: Total: \$ 12,600.00

(4) Baffles – Re-attach

All work is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

*Total cost of job for re-attaching 4 Baffles: Total: \$ 650.00

Total: \$ 13,250.00

With payment to be made at: Terms: COD.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Sincerely submitted,

Oscar Vinces

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

Note: Proposal may be withdrawn by us if not accepted within 30 days.



Express Drain and Sewer

The Islands at Doral SW
 8250 NW 112th Ct
 Doral, FL 33178

(786) 609-8717
 rquiroga@sdsinc.org

ESTIMATE	#3369
ESTIMATE DATE	Jan 17, 2023
SCHEDULED DATE	Tue Jan 17, 2023 1:00pm
TOTAL	\$19,500.00

CONTACT US

5801 Mayo St
 Hollywood, FL 33023

(954) 763-2520
 accounting@expressservicesfl.com

ESTIMATE

Services	qty	unit price	amount
STORM DRAINS - Storm Drain Cleaning - (First 2 Drains)	1.0	\$625.00	\$625.00
Storm Drain Plans - Additional Storm Drain (30+)	103.0	\$125.00	\$12,875.00
Baffles Replacement There are 4 structures with damaged baffles that need to be installed or replaced.	4.0	\$1,500.00	\$6,000.00
Subtotal			\$19,500.00
Total			\$19,500.00

Thank you for your business!



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

January 24, 2023

Board of Supervisors
Islands at Doral SW Community Development District
Attn: District Manager Nancy Nguyen
Special District Services, Inc.
2501 Burns Road
Palm Beach Gardens, FL 33410

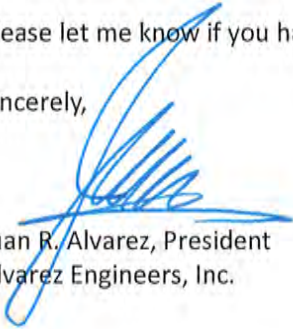
Reference: Islands at Doral SW Community Development District
Alvarez Engineers Personnel Billing Rates
Via: Email Only: nnguyen@sdsinc.org

Dear Board of Supervisors,

I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2023 rates as shown in the attached table.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,



Juan R. Alvarez, President
Alvarez Engineers, Inc.

Islands at Doral SW CDD			
Current 2015 Rates		Proposed 2023 Rates	
Principal	\$ 200.00	Principal	\$ 220.00
Chief Engineer			
Senior Engineer	\$ 170.00	Senior Engineer	\$ 185.00
Senior Project Engineer			
Project Manager	\$ 150.00	Engineer 2	\$ 160.00
Project Engineer	\$ 130.00	Engineer 1	\$ 140.00
		Electrical Engineer	\$ 135.00
Engineer	\$ 125.00	Engineer Intern	\$ 130.00
CADD	\$ 95.00	Senior Designer	\$ 110.00
		CADD/Computer Technician	\$ 100.00
		Senior Engineering Technician	\$ 95.00
Engineering Technician	\$ 85.00	Engineering Technician	\$ 90.00
Senior Administrative	\$ 80.00	Senior Administrative	\$ 95.00
Administrative	\$ 50.00	Administrative	\$ 60.00

Staff Classification

Principal
 Senior Engineer
 Engineer 2
 Engineer 1
 Electrical Engineer
 Engineer Intern
 Senior Designer
 CADD/Computer Technician
 Senior Engineering Technician
 Engineering Technician
 Senior Administrative
 Administrative

Definition

Professional Engineer with 20+ years of post registration experience
 Professional Engineer with 10+ years of post registration experience
 Professional Engineer with 5+ years of post registration experience
 Professional Engineer with 0+ years of post registration experience
 Electrical Engineer with 2+ years of post-graduate experience
 Entry level with engineering degree; Engineering Intern License
 15+ years of design experience, non-registered
 Design and Drafting with 1+ year of experience
 5+ years of experience
 Entry level, with 0-4 years of experience
 Degreed executive assistant with 8+ years of experience
 Secretary / Clerical

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
GINGER E. WALD
JEFFERY R. LAWLEY
SCOTT C. COCHRAN
SHAWN B. MCKAMEY
ALINE O. MARCANTONIO
JOHN C. WEBBER

LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

January 30, 2023

VIA E-MAIL ONLY – nnguyen@sdsinc.org

Ms. Nancy Nguyen
District Manager
Special District Services, Inc.
8785 S.W. 165th Avenue, Suite 200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Islands at Doral (SW) Community Development District
Our File: 486.02003**

Dear Ms. Nguyen:

This firm's current fee structure has been in place since 2011. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, April 1, 2023 as follows:

- Attorneys/Partners: \$275.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 32.4% increase since the year 2011 and we have not raised our fees during that time.

Ms. Nancy Nguyen
January 30, 2023
Page 2

Naturally, should you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Scott C. Cochran
For the Firm

SCC/jmp

RESOLUTION NO. 2023-01

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 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Islands at Doral (SW) Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for April 12, 2023 at 6:30 p.m. in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

PASSED, ADOPTED and BECOMES EFFECTIVE this 8th day of February, 2023.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (SW)
Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	82,632
Maintenance Assessments	31,862
Debt Assessments	572,496
Other Revenues	0
Interest Income	480
TOTAL REVENUES	\$ 687,470
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering Report/Inspections	2,000
Storm Drain Inlet Maintenance	13,000
Street/Roadway Maintenance - Polynesian Subdivision	4,200
Miscellaneous General Maintenance	2,650
Miscellaneous Stormwater System Maintenance	8,100
TOTAL MAINTENANCE EXPENDITURES	\$ 29,950
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	33,096
Secretarial & Field Operations	6,000
Legal	7,500
Assessment Roll	6,000
Audit Fees	3,900
Arbitrage Rebate Fee	0
Insurance	6,300
Legal Advertisements	650
Miscellaneous	1,400
Postage	250
Office Supplies	450
Dues & Subscriptions	175
Trustee Fees	4,400
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	300
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 78,154
TOTAL EXPENDITURES	\$ 108,104
REVENUES LESS EXPENDITURES	\$ 579,366
Bond Payments	(538,146)
BALANCE	\$ 41,220
County Appraiser & Tax Collector Fee	(13,740)
Discounts For Early Payments	(27,480)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	82,742	81,653	82,632	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	32,874	32,872	31,862	Expenditures /.94
Debt Assessments	572,610	572,496	572,496	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	845	240	480	Interest Projected At \$400 Per Month
TOTAL REVENUES	\$ 689,071	\$ 687,261	\$ 687,470	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering Report/Inspections	2,375	1,500	2,000	\$500 Increase From 2022/2023 Budget
Storm Drain Inlet Maintenance	6,470	9,000	13,000	\$4,000 Increase From 2022/2023 Budget
Street/Roadway Maintenance - Polynesian Subdivision	0	4,200	4,200	No Change From 2022/2023 Budget
Miscellaneous General Maintenance	63	3,600	2,650	\$950 Decrease From 2022/2023 Budget
Miscellaneous Stormwater System Maintenance	0	12,600	8,100	\$4,500 Decrease From 2022/2023 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 8,908	\$ 30,900	\$ 29,950	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,000	5,000	5,000	No Change From 2022/2023 Budget
Payroll Taxes (Employer)	153	383	383	Supervisor Fees *7.65%
Management	31,200	32,136	33,096	CPI Adjustment (Capped At 3%)
Secretarial & Field Operations	6,000	6,000	6,000	No Change From 2022/2023 Budget
Legal	6,350	7,500	7,500	No Change From 2022/2023 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2022/2023 Budget
Audit Fees	3,700	3,800	3,900	\$100 Increase From 2022/2023 Budget
Arbitrage Rebate Fee	0	650	0	No Longer Required (Due To Elimination Of Reserve Fund)
Insurance	5,706	6,000	6,300	Insurance Estimate
Legal Advertisements	499	650	650	No Change From 2022/2023 Budget
Miscellaneous	1,352	900	1,400	\$500 Increase From 2022/2023 Budget
Postage	216	250	250	No Change From 2022/2023 Budget
Office Supplies	196	500	450	\$50 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fees	4,031	4,400	4,400	No Change From 2022/2023 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
Administrative Contingency	0	300	300	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 69,928	\$ 76,994	\$ 78,154	
TOTAL EXPENDITURES	\$ 78,836	\$ 107,894	\$ 108,104	
REVENUES LESS EXPENDITURES	\$ 610,235	\$ 579,367	\$ 579,366	
Bond Payments	(546,403)	(538,146)	(538,146)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 63,832	\$ 41,221	\$ 41,220	
County Appraiser & Tax Collector Fee	(6,634)	(13,740)	(13,740)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(24,827)	(27,481)	(27,480)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 32,371	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 32,371	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	11	25	100	Projected Interest For 2023/2024
NAV Tax Collection	546,403	538,146	538,146	Maximum Debt Service Collection
Total Revenues	\$ 546,414	\$ 538,171	\$ 538,246	
EXPENDITURES				
Principal Payments	372,000	382,000	392,000	Principal Payment Due In 2024
Interest Payments	166,753	151,608	141,198	Interest Payments Due In 2024
Bond Redemption	0	4,563	5,048	Estimated Excess Debt Collections
Total Expenditures	\$ 538,753	\$ 538,171	\$ 538,246	
Excess/ (Shortfall)	\$ 7,661	\$ -	\$ -	

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 1/1/23 =	\$5,827,000		

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

Lot Size		Original Projected Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
23	Administrative	\$ -	\$ 123.13	\$ 123.06	\$ 122.98	\$ 124.45
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 47.99
	<u>Debt</u>	\$ -	\$ 713.00	\$ 713.00	\$ 713.00	\$ 713.00
	Total For Lot Size 23	\$ 1,062.50	\$ 885.64	\$ 885.57	\$ 885.49	\$ 885.44
32	Administrative	\$ -	\$ 123.13	\$ 123.06	\$ 122.98	\$ 124.45
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 47.99
	<u>Debt</u>	\$ -	\$ 857.00	\$ 857.00	\$ 857.00	\$ 857.00
	Total For Lot Size 32	\$ 1,250.00	\$ 1,029.64	\$ 1,029.57	\$ 1,029.49	\$ 1,029.44
35	Administrative	\$ -	\$ 123.13	\$ 123.06	\$ 122.98	\$ 124.45
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 47.99
	<u>Debt</u>	\$ -	\$ 905.00	\$ 905.00	\$ 905.00	\$ 905.00
	Total For Lot Size 35	\$ 1,312.50	\$ 1,077.64	\$ 1,077.57	\$ 1,077.49	\$ 1,077.44
50	Administrative	\$ -	\$ 123.13	\$ 123.06	\$ 122.98	\$ 124.45
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 47.99
	<u>Debt</u>	\$ -	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00
	Total For Lot Size 50	\$ 1,750.00	\$ 1,386.64	\$ 1,386.57	\$ 1,386.49	\$ 1,386.44

* 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