

Islands At Doral (SW)
Community Development District

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

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PROPOSED BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET	
REVENUES		
Administrative Assessments		78,833
Maintenance Assessments		35,585
Debt Assessments		572,496
Other Revenues		0
Interest Income		1,080
TOTAL REVENUES	\$	687,994
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
Storm Drainage/Class V Permit		3,500
Miscellaneous Stormwater System Maintenance		8,100
TOTAL MAINTENANCE EXPENDITURES	\$	33,450
ADMINISTRATIVE EXPENDITURES		
Supervisor Fees		5,000
Payroll Taxes (Employer)		383
Management		35,100
Secretarial & Field Operations		6,000
Legal		7,500
Assessment Roll		6,000
Audit Fees		3,600
Insurance		7,400
Legal Advertisements		3,000
Miscellaneous		2,400
Postage		275
Office Supplies		400
Dues & Subscriptions		175
Trustee Fees		4,300
Continuing Disclosure Fee		350
Website Management		2,000
Administrative Contingency		300
TOTAL ADMINISTRATIVE EXPENDITURES	\$	84,183
TOTAL EXPENDITURES	\$	117,633
REVENUES LESS EXPENDITURES	\$	570,361
Bond Payments		(538,146)
BALANCE	\$	32,215
County Appraiser & Tax Collector Fee		(13,738)
Discounts For Early Payments		(27,477)
EXCESS/ (SHORTFALL)	\$	(9,000)
Carryover From Prior Year		9,000
NET EXCESS/ (SHORTFALL)	\$	-

DETAILED PROPOSED BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	84,589	82,572	78,833	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	31,685	31,862	35,585	Expenditures /.94
Debt Assessments	572,609	572,496	572,496	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	14,189	720	1,080	Interest Projected At \$90 Per Month
TOTAL REVENUES	\$ 703,072	\$ 687,650	\$ 687,994	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering Report/Inspections	1,100	2,000	2,000	No Change From 2024/2025 Budget
Storm Drain Inlet Maintenance	9,500	13,000	13,000	No Change From 2024/2025 Budget
Street/Roadway Maintenance - Polynesian Subdivision	1,219	4,200	4,200	No Change From 2024/2025 Budget
Miscellaneous General Maintenance	0	2,650	2,650	No Change From 2024/2025 Budget
Storm Drainage/Class V Permit	0	0	3,500	New Requirement In Miami-Dade County
Miscellaneous Stormwater System Maintenance	0	8,100	8,100	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 11,819	\$ 29,950	\$ 33,450	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,000	5,000	5,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	153	383	383	Supervisor Fees *7.65%
Management	33,096	34,080	35,100	CPI Adjustment
Secretarial & Field Operations	6,000	6,000	6,000	No Change From 2024/2025 Budget
Legal	7,110	7,500	7,500	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2024/2025 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	2,644	2,000	3,000	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	2,473	1,900	2,400	\$500 Increase From 2024/2025 Budget
Postage	165	275	275	No Change From 2024/2025 Budget
Office Supplies	282	425	400	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	4,031	4,350	4,300	\$50 Decrease From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Administrative Contingency	0	300	300	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 76,473	\$ 81,438	\$ 84,183	
TOTAL EXPENDITURES	\$ 88,292	\$ 111,388	\$ 117,633	
REVENUES LESS EXPENDITURES	\$ 614,780	\$ 576,262	\$ 570,361	
Bond Payments	(546,402)	(538,146)	(538,146)	2026 Principal & Interest Payments
BALANCE	\$ 68,378	\$ 38,116	\$ 32,215	
County Appraiser & Tax Collector Fee	(6,631)	(13,739)	(13,738)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(24,837)	(27,477)	(27,477)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 36,910	\$ (3,100)	\$ (9,000)	
Carryover From Prior Year	0	3,100	9,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 36,910	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	11,386	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	546,402	538,146	538,146	Maximum Debt Service Collection
Total Revenues	\$ 557,788	\$ 538,646	\$ 539,146	
EXPENDITURES				
Principal Payments	392,000	407,000	416,000	Principal Payment Due In 2026
Interest Payments	146,471	130,452	119,382	Interest Payments Due In 2026
Bond Redemption	0	1,194	3,764	Estimated Excess Debt Collections
Total Expenditures	\$ 538,471	\$ 538,646	\$ 539,146	
Excess/ (Shortfall)	\$ 19,317	\$ -	\$ -	

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 1/1/25 =	 \$5,053,000		

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

Lot Size		Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
23	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.73
	Maintenance	\$ 49.51	\$ 49.51	\$ 47.99	\$ 47.99	\$ 53.60
	<u>Debt</u>	\$ 713.00	\$ 713.00	\$ 713.00	\$ 713.00	\$ 713.00
	Total For Lot Size 23	\$ 885.57	\$ 885.49	\$ 885.44	\$ 885.35	\$ 885.33
32	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.73
	Maintenance	\$ 49.51	\$ 49.51	\$ 47.99	\$ 47.99	\$ 53.60
	<u>Debt</u>	\$ 857.00	\$ 857.00	\$ 857.00	\$ 857.00	\$ 857.00
	Total For Lot Size 32	\$ 1,029.57	\$ 1,029.49	\$ 1,029.44	\$ 1,029.35	\$ 1,029.33
35	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.73
	Maintenance	\$ 49.51	\$ 49.51	\$ 47.99	\$ 47.99	\$ 53.60
	<u>Debt</u>	\$ 905.00	\$ 905.00	\$ 905.00	\$ 905.00	\$ 905.00
	Total For Lot Size 35	\$ 1,077.57	\$ 1,077.49	\$ 1,077.44	\$ 1,077.35	\$ 1,077.33
50	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.73
	Maintenance	\$ 49.51	\$ 49.51	\$ 47.99	\$ 47.99	\$ 53.60
	<u>Debt</u>	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00
	Total For Lot Size 50	\$ 1,386.57	\$ 1,386.49	\$ 1,386.44	\$ 1,386.35	\$ 1,386.33

* 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