

Islands At Doral (SW)
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	78,664
Maintenance Assessments	35,585
Debt Assessments	572,496
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 687,945
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	36,036
Secretarial & Field Operations	6,000
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,700
Insurance	7,900
Legal Advertisements	2,750
Miscellaneous	2,800
Postage	275
Office Supplies	375
Dues & Subscriptions	175
Trustee Fees	4,300
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	300
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 86,344
TOTAL EXPENDITURES	\$ 119,794
REVENUES LESS EXPENDITURES	\$ 568,151
Bond Payments	(538,146)
BALANCE	\$ 30,005
County Appraiser & Tax Collector Fee	(13,735)
Discounts For Early Payments	(27,470)
EXCESS/ (SHORTFALL)	\$ (11,200)
Carryover From Prior Year	11,200
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	81,110	78,833	78,664	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	30,506	35,585	35,585	Expenditures /.94
Debt Assessments	568,171	572,496	572,496	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	12,782	1,080	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 692,569	\$ 687,994	\$ 687,945	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering Report/Inspections	2,530	2,000	2,000	No Change From 2025/2026 Budget
Storm Drain Inlet Maintenance	0	13,000	13,000	No Change From 2025/2026 Budget
Street/Roadway Maintenance - Polynesian Subdivision	18,640	4,200	4,200	No Change From 2025/2026 Budget
Miscellaneous General Maintenance	0	2,650	2,650	No Change From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Miscellaneous Stormwater System Maintenance	0	8,100	8,100	No Change From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 21,170	\$ 33,450	\$ 33,450	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,000	5,000	5,000	No Change From 2025/2026 Budget
Payroll Taxes (Employer)	153	383	383	Supervisor Fees *7.65%
Management	34,080	35,100	36,036	CPI Adjustment
Secretarial & Field Operations	6,000	6,000	6,000	No Change From 2025/2026 Budget
Legal	8,038	7,500	8,000	\$500 Increase From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2025/2026 Budget
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,400	7,900	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	1,165	3,000	2,750	\$250 Decrease From 2025/2026 Budget
Miscellaneous	2,782	2,400	2,800	\$400 Increase From 2025/2026 Budget
Postage	173	275	275	No Change From 2025/2026 Budget
Office Supplies	297	400	375	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	4,031	4,300	4,300	No Change From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Administrative Contingency	0	300	300	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,602	\$ 84,183	\$ 86,344	
TOTAL EXPENDITURES	\$ 98,772	\$ 117,633	\$ 119,794	
REVENUES LESS EXPENDITURES	\$ 593,797	\$ 570,361	\$ 568,151	
Bond Payments	(538,340)	(538,146)	(538,146)	2027 Principal & Interest Payments
BALANCE	\$ 55,457	\$ 32,215	\$ 30,005	
County Appraiser & Tax Collector Fee	(6,353)	(13,738)	(13,735)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(23,451)	(27,477)	(27,470)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 25,653	\$ (9,000)	\$ (11,200)	
Carryover From Prior Year	0	9,000	11,200	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 25,653	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	9,190	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	538,340	538,146	538,146	Maximum Debt Service Collection
Total Revenues	\$ 547,530	\$ 539,146	\$ 539,646	
EXPENDITURES				
Principal Payments	407,000	416,000	429,000	Principal Payment Due In 2027
Interest Payments	135,926	119,382	108,017	Interest Payments Due In 2027
Bond Redemption	0	3,764	2,629	Estimated Excess Debt Collections
Total Expenditures	\$ 542,926	\$ 539,146	\$ 539,646	
Excess/ (Shortfall)	\$ 4,604	\$ -	\$ -	

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 1/1/26 =	 \$4,646,000		

**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	\$ 118.48
	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	\$ 885.08
32	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.48
	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	\$ 1,029.08
35	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.48
	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	\$ 1,077.08
50	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.48
	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	\$ 1,386.08

* 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