



Grand Bay at Doral
Community Development District
Miami-Dade County, Florida
Basic Financial Statements
Year Ended September 30, 2014

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

Basic Financial Statements Year Ended September 30, 2014

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Grand Bay at Doral Community Development District
Miami-Dade County, Florida

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Grand Bay at Doral Community Development District (the "District"), Miami, Florida, as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

To the Board of Supervisors
Grand Bay at Doral Community Development District
Miami-Dade County, Florida
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Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of Grand Bay at Doral Community Development District, Miami, Florida, as of September 30, 2014, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3-6 and 13 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Rodriguez, Trueba & Company

Rodriguez, Trueba & Co., P.A.
Doral, Florida
July 6, 2015

Grand Bay at Doral Community Development District

Management's Discussion and Analysis

September 30, 2014

Our discussion and analysis of the financial performance of Grand Bay at Doral Community Development District (the "District") provides an overview of the District's financial activities as of and for the year ended September 30, 2014. Please read it in conjunction with the District's basic financial statements, which immediately follow this discussion.

FINANCIAL HIGHLIGHTS

The following are the highlights of financial activity for the year ended September 30, 2014:

- Due to the accrual of Debt Service, the District's total liabilities exceeded its assets at September 30, 2014 by (\$19,935,247).
- The District's total revenues were \$13,345,261; \$12,474,585 from developer contributions, \$1,021,466 from special assessments, \$110 from interest income legally restricted for capital improvements, \$147 from operating contributions, \$258 from interest income of the General Fund, \$48,695 from miscellaneous income. The District's expenses for this period were \$18,563,499.
- In prior years, due to the Landowners (Century Grand I LLLP and Atlas Property I LLC) in the District not making timely payments of their annual assessments to the District, the District had not been making timely debt service payments from the years ending September 30, 2010 through 2013. Subsequently, a land ownership change/transfer was executed with Flordade LLC, the successor developer. In November 2013, Flordade LLC provided funding to the District, so that the outstanding debt service payments could be made current. As of July 2014, the District is current with their bond payments. See Note IV-G on pages 26 and 27.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements, which consist of the following two statements, are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 7 and 8 of this report.

Grand Bay at Doral Community Development District
Management's Discussion and Analysis
September 30, 2014

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has three funds that are all governmental fund types.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balance provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

The governmental fund financial statements and the corresponding reconciliations can be found on pages 9 - 12 of this report. The statement of revenues, expenditures, and changes in fund balance-budget and actual can be found on page 13 of this report.

Notes to Basic Financial Statements

The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 14 through 27 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of financial position. The following table reflects the condensed government-wide statement of net position as of September 30, 2014 and 2013.

Grand Bay at Doral Community Development District

Statement of Net Position

	<u>2014</u>	<u>2013</u>
Current assets	\$ 1,684,849	\$ 6,682,039
Capital assets and bond issue costs	67,080,036	66,645,688
Total assets	68,764,885	73,327,727
Long-term liabilities outstanding	80,549,074	93,664,074
Other liabilities	8,151,058	19,820,495
Total liabilities	88,700,132	113,484,569
Net Position:		
Restricted	1,553,739	6,608,393
Unrestricted	(21,488,986)	(46,765,225)
Total net position	\$ (19,935,247)	\$ (40,156,832)

Grand Bay at Doral Community Development District
Management's Discussion and Analysis
September 30, 2014

Governmental Activities

For the years ended September 30, 2014 and 2013, governmental activities (decreased) the District's net position by \$2,887,747 and (\$12,337,150), respectively. The following table reflects the condensed government-wide statement of activities as of September 30, 2014 and 2013.

Grand Bay at Doral Community Development District
Statement of Activities

	<u>2014</u>	<u>2013</u>
Revenues		
Program revenues	\$ 1,070,418	\$ 158,497
General revenues	25,154,843	362,098
Total revenues	26,225,261	520,595
Expenses		
General government	192,124	155,257
Infrastructure and maintenance costs	5,135,364	48,686
Interest expense	676,188	12,619,436
Other	-	34,366
Total expenses	6,003,676	12,857,745
Change in net position	20,221,585	(12,337,150)
Net Position - October 1,	(40,156,832)	(27,819,682)
Net Position - September 30,	\$ (19,935,247)	\$ (40,156,832)

ANALYSIS OF THE GOVERNMENTAL FUNDS

Governmental Funds

The focus of the District's governmental fund is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal period, the District's governmental funds reported combined ending fund balance of \$1,647,459. This amount of fund balance is restricted to indicate it is not available for new spending because it has already been committed 1) to fund capital projects; \$7,022 and 2) to pay debt service; \$1,546,717. There is a remaining unassigned balance of \$93,720.

The general fund is the chief operating fund of the District. At the end of the current fiscal period, unassigned fund balance of the general fund was \$93,720. In the future; as a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. The debt service fund has a total fund balance of \$1,546,717, all of which is restricted for the payment of debt service.

Grand Bay at Doral Community Development District

Management's Discussion and Analysis

September 30, 2014

Capital Assets and Debt Administration

The District's investment in capital assets for its governmental activities as of September 30, 2014 and 2013 amounts to \$67,080,036 and \$64,980,690, respectfully, and consists of infrastructure under construction.

At the end of the year, the District had total bonded debt outstanding of \$80,549,074. The District's debt represents Series 2007A, 2007B Bonds, and Series 2012 Bonds. The Series 2007A and 2007B Bonds were issued to finance the costs of acquisition, construction, installation and equipping the development's infrastructure, pay the costs of issuing and insuring the Bonds, pay a portion of the interest which will become due on the Bonds, and fund a debt service Reserve Account for the Bonds. Additionally, the 2007 Bonds are secured equally and ratably by a first lien upon and pledge of the revenues derived by the District from the Series 2007 Special Assessments.

The key factors in the increase in debt were the issuance of the Series 2012 Bonds, which were issued in order to (i) pay the cost of acquiring and/or constructing the Doral Breeze Project, (ii) fund the series 2012 Reserve Account in an amount equal to the Reserve requirement for the 2012 Bonds, and (iii) pay certain cost of issuance of the 2012 Bonds. The 2012 Bonds are secured by the 2012 Special Assessments levied solely against the assessable lands within the Doral Breeze Assessment Area and no special assessments securing the 2012 Bonds will be levied on any other lands within the District.

Additional information on the District's long-term debt can be found in Note IV-C on pages 22 through 25 of this report and Note IV-G on page 26 of this report.

General Fund Budgetary Highlights

There were amendments to the September 30, 2014 budget; actual expenditures were within the final budget for the year. (See Note D relating to developer contributions on page 25).

Economic Factors and Next Year's Budget

During fiscal years ending 2010 and 2011 no District assessments were received and a small portion of fiscal year 2012 assessments were received. Also, in fiscal years ending September 30, 2010 through 2013, the Series 2007A and 2007B principal and interest debt service payments were not paid in accordance with the debt service requirements. However, in April 2013, the District was able to make principal and interest payments from funds remaining in the Series 2007 Construction Account and Series 2007B Reserve Fund. In 2014, the successor developer provided funding to the District so that outstanding debt service payments could be made current. See Note IV-G on page 26 and Note IV-H on page 27.

Subsequent to year end, Bonds totaling \$6,000,000 were redeemed, thus eliminating the outstanding balance of the Series 2007A-2 bonds.

In October 2014, the District issued \$15,485,000 of Series 2014 Special Assessment Bonds, consisting of \$8,390,000 2014A-1 Term Bonds, and \$7,095,000 2014A-2 Term Bonds. These bonds were issued to both pay costs of constructing Infrastructure improvements for Assessment Area Two (Midtown Doral), and refund all of the District's Series 2007A-2 bonds noted above. In addition, during November 2014, The District also issued \$8,745,000 Series 2014A-1&2 to pay costs of constructing Infrastructure improvements for Assessment Area One (North Parcel) described in NOTE IV-H on page 27.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of Grand Bay at Doral Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Grand Bay at Doral Community Development District, 2501-A Burns Road; Palm Beach Gardens, Florida 33410.

Grand Bay at Doral Community Development District
Statement of Net Position
September 30, 2014

	Governmental Activities
Assets	
Cash and Cash Equivalents	\$ 103,364
Investments- Restricted	1,553,739
Due from Developer	27,746
Capital Assets:	
Land, improvements, and construction in progress	67,080,036
Total Assets	\$ 68,764,885
 Liabilities and Net Position	
Liabilities	
Accounts Payable and Accrued Expenses	\$ 37,390
Accrued Interest	8,113,668
Noncurrent Liabilities	
Portion Due Within One Year:	
Bonds Payable	565,000
Portion Due After One Year:	
Bonds Payable	79,984,074
Total Liabilities	88,700,132
 Net Position	
Restricted for:	
Debt Service	1,546,717
Capital Projects	7,022
Unrestricted (Deficit)	(21,488,986)
Total Net Position	\$ (19,935,247)

The accompanying notes are an integral part of these financial statements.

Grand Bay at Doral Community Development District

Statement of Activities

Year Ended September 30, 2014

		Program Revenues		Net (Expense) Revenue and Changes in Net Position
	Expenses	Operating Contributions	Capital Contributions	Governmental Activities
FUNCTIONS				
Governmental Activities				
General government	192,124	1,021,466	\$ 12,474,585	\$ 13,303,927
Infrastructure and maintenance costs	5,135,364	-	-	(5,135,364)
Interest on long-term debt	676,188	147	110	(675,931)
Other	-	48,695	-	48,695
Total Governmental Activities	6,003,676	1,070,308	12,474,695	7,541,327
Total Primary Government	\$ 6,003,676	\$ 1,070,308	\$ 12,474,695	
General Revenues				
Unrestricted investment earnings				258
Cancellation of debt				12,680,000
Total general revenues				12,680,258
		Change in Net Position		20,221,585
		Net Position - October 1, 2013		(40,156,832)
		Net Position - September 30, 2014		\$ (19,935,247)

The accompanying notes are an integral part of these financial statements.

Grand Bay at Doral Community Development District

Balance Sheet-Governmental Funds

September 30, 2014

Governmental Fund Types

	Major Funds			Total
	General Fund	Debt Service Fund	Capital Projects Fund	
Assets				
Cash	\$ 103,364	\$ -	\$ -	\$ 103,364
Investments	-	1,546,717	7,022	1,553,739
Due from Developer	27,746	-	-	27,746
Total Assets	\$ 131,110	\$ 1,546,717	\$ 7,022	\$ 1,684,849
Liabilities				
Accounts payable	\$ 37,390	\$ -	\$ -	\$ 37,390
Total Liabilities	37,390	-	-	37,390
Fund Balances				
Restricted for:				
Debt service	-	1,546,717	-	1,546,717
Capital projects	-	-	7,022	7,022
Unassigned				
General fund	93,720	-	-	93,720
Total Fund Balances	93,720	1,546,717	7,022	1,647,459
Total Liabilities and Fund Balance	\$ 131,110	\$ 1,546,717	\$ 7,022	\$ 1,684,849

The accompanying notes are an integral part of these financial statements.

Grand Bay at Doral Community Development District

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position September 30, 2014

Fund Balances of Governmental Funds	\$ 1,647,459
Amounts reported for <i>governmental activities</i> in the statement of net assets are different because:	
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds balance sheet	67,080,036
Interest payable on long-term debt does not require current financial resources. Therefore interest payable is not reported as a liability in governmental funds balance sheet	(8,113,668)
Long-term liabilities are not due and payable in the current period and therefore they are not reported in the governmental funds balance sheet	
Long -term debt - due within one year	(565,000)
Long -term debt - due in more than one year	<u>(79,984,074)</u>
Net Position of Governmental Activities	<u><u>\$ (19,935,247)</u></u>

The accompanying notes are an integral part of these financial statements.

Grand Bay at Doral Community Development District
Statement of Revenues, Expenditures, and Changes in Fund Balance
Governmental Funds
Year Ended September 30, 2014

	Major Funds			Total
	General Fund	Debt Service Fund	Capital Projects Fund	
Revenues				
Developer contribution	\$ -	\$ 12,474,585	\$ -	\$ 12,474,585
Interest income	258	147	110	515
Assessment income	179,114	842,352	-	1,021,466
Other income	48,695	-	-	48,695
Total Revenues	<u>228,067</u>	<u>13,317,084</u>	<u>110</u>	<u>13,545,261</u>
Expenditures				
Current				
General Government	191,651	473	-	192,124
Miscellaneous	-	3,750	-	3,750
Debt service				
Interest on bonds payable	-	12,366,663	-	12,366,663
Principal Expense	-	435,000	-	435,000
Capital outlay	-	-	5,565,962	5,565,962
Total expenditures	<u>191,651</u>	<u>12,805,886</u>	<u>5,565,962</u>	<u>18,563,499</u>
Excess (deficit) of revenue over (under) expenditures	36,416	511,198	(5,565,852)	(5,018,238)
Excess of revenue and other financing sources (uses) over (under) expenditures and other financing sources (uses)	36,416	511,198	(5,565,852)	(5,018,238)
Fund balances - October 1, 2013	57,304	1,035,519	5,572,874	6,665,697
Fund balances - September 30, 2014	<u>\$ 93,720</u>	<u>\$ 1,546,717</u>	<u>\$ 7,022</u>	<u>\$ 1,647,459</u>

The accompanying notes are an integral part of these financial statements.

Grand Bay at Doral Community Development District

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities Year Ended September 30, 2014

Net Changes in Fund Balances of Governmental Funds \$ (5,018,238)

Amounts reported for *governmental activities* in the statement of activities are different because:

Governmental funds report capital outlays as expenditures while governmental activities report depreciation expense to allocate those expenditures over the life of the assets.

Capital Outlay	5,565,962
Loss on Conveyance	(3,375,825)

Governmental funds report bond issuance costs as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives.

Amortization of prior issuance costs	(1,664,998)
Depreciation expense	(90,791)

Bond proceeds provide current financial resources to government funds, but issuing debt increases long-term liabilities in the statement of net assets. Repayment of bond principal and interest is an expenditure in the governmental funds, but the repayment reduces long term liabilities in the statement of net assets. During the current year accrued interest was recorded in the statement of activities. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Cancellation of debt	12,680,000
Principal Payment	435,000
Change in Accrued interest	11,690,475

Change in Net Position of Governmental Activities \$ 20,221,585

The accompanying notes are an integral part of these financial statements.

Grand Bay at Doral Community Development District
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
General Fund
Year Ended September 30, 2014

GENERAL FUND				
	Budget		Actual	Variance
	Original	Final		(Unfavorable)
Revenues				
Assessment income	\$ 175,180	\$ 179,114	179,114	\$ -
Interest income	\$ 60	258	258	
Other income	-	48,695	48,695	-
Total revenues	175,240	228,067	228,067	-
Expenditures				
Current				
General Government	175,240	193,351	191,651	1,700
Total expenditures	175,240	193,351	191,651	1,700
Excess (deficit) of revenues over (under) expenditures	\$ -	\$ 34,716	36,416	\$ 1,700
Fund balances (deficit) - October 1, 2013			57,304	
Fund balances (deficit) - September 30, 2014			\$ 93,720	

The accompanying notes are an integral part of these financial statements.

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

I. Summary of Significant Accounting Policies

A. The District

Grand Bay at Doral Community Development District (the "District") was created by Miami-Dade County Ordinance 06-153 effective in November 3, 2006 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("The Board") which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying maintenance taxes and special assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

Reporting Entity

The District's financial statements include the operations of all organizations for which the District Board of Supervisors is considered to be financially accountable and for which it would be considered misleading to exclude. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District. As a result of the facts and circumstances discussed above, the District is treated as a separate entity from that of Miami-Dade County, Florida.

B. Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. The effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

I. Summary of Significant Accounting Policies (continued)

B. Government-wide and fund financial statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

C. Measurement focus, basis of accounting and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Revenue is recognized in the period in which it becomes susceptible to accrual; that is, when it becomes measurable and available to pay liabilities of the current period.

Expenditures under the modified accrual basis of accounting are generally recognized when the related fund liability is incurred and expected to be liquidated with available resources. Debt service expenditures are accrued in the current year when interest and principal payments are due early in the subsequent fiscal year, and are to be funded by resources available in the related debt service funds.

The District reports the following major governmental funds:

(i) General Fund

The General fund is the general operating fund of the District. It is used to account for all financial resources used to fund the operations of the District except those required to be accounted for in another fund;

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

I. Summary of Significant Accounting Policies (continued)

C. Measurement focus, basis of accounting and financial statement presentation (continued)

(ii) Debt Service Funds

Debt service funds are used to account for the accumulation of resources for, and the payment of general long-term debt principal, interest and related costs; and

(iii) Capital Projects

Capital project funds are used to account for financial resources designated to be used for major improvements to the District as well as for the acquisition or construction of major capital facilities.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided 2) operating grants and contributions and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

D. Fund Balance

In the fund financial statements, governmental fund report fund balance in classifications based on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When unrestricted resources are to be used, it is the District's policy to use the committed amounts first, followed by assigned and unassigned amounts.

The non-spendable fund balance classification, if any, includes amounts not spendable in form, such as inventories or prepaid amounts.

The restricted fund balance classification includes amounts with constraints imposed by external sources such as debt covenants, grantors, contributors, laws or regulations of other governments; or imposed by law through constitutional provisions or enabling legislation.

The committed fund balance classification includes amounts limited to specific purposes by formal action imposed by the District's board of directors. The District's board of directors is the highest level of decision-making authority for the District that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation remains in place until a similar action is taken to remove or revise the limitation.

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

I. Summary of Significant Accounting Policies (continued)

D. Fund Balance (continued)

The assigned fund balance classification includes amounts that are constrained by the District's intent to be used for specific purposes, but are neither restricted nor committed. The District's boards of directors are authorized to assign fund balance. All remaining governmental fund balances, except negative fund balances, which are reported in special revenue funds that are not classified as non-spendable, restricted, or committed, are assigned.

The unassigned fund balance classification includes general fund positive fund balances that are not otherwise classified. The general fund is the only fund that reports a positive unassigned fund balance.

E. Assets, liabilities, deferred outflows/inflows of revenues, and net position or equity

(a) *Cash and Investments*

The District maintains an accounting system in which substantially all cash, investments and accrued interest are recorded in a separate group of accounts. Investments are stated at fair value as determined from quoted market prices or amortized cost for investments with a remaining maturity at time of purchase of one year or less. Investments consist primarily of U.S. governmental obligations.

(b) *Accounts Receivable and Payable*

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year, if any, are referred to as either "due to/from other funds". Any residual balances outstanding between the governmental activities would be reported in the government-wide financial statements as "internal balances".

(c) *Capital Assets*

Public domain capital assets consisting of infrastructure under construction (improvements including roads, curbs and gutters, streets and sidewalks, lighting systems, bridges and drainage systems) are capitalized and are valued at historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts and the resulting gain or loss is recorded in operations.

Capital assets of the District will be depreciated using the straight line method over their estimated useful lives once the capital assets become operational in fiscal year 2014.

(d) *Restricted Assets*

Certain proceeds of the District's bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. Restricted accounts are used to report resources set aside to subsidize any potential deficiency derived from the District's operations that

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

I. Summary of Significant Accounting Policies (continued)

E. Assets, liabilities, deferred outflows/inflows of revenues, and net position or equity (continued)

(d) *Restricted Assets* (continued)

could adversely affect debt service payments. The "bond current debt service" account is used to segregate resources accumulated for debt service payments over the next twelve months.

(e) *Long-term obligations*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond premiums and discounts, are deferred and amortized over the life of the bonds using the effective interest method. Loan issuance costs, except any portion related to prepaid insurance costs, are recognized as an expense in the period incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures. Discounts and premiums are presented Net of the Related Debt.

(f) *Deferred outflows/inflows of resources*

In addition to assets, the balance sheet/ statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of fund balance/ net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has no items that qualify for reporting in this category.

In addition to liabilities, the balance sheet/ statement of net position will sometimes report a separate section for deferred inflow of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of fund balance/ net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has no items that qualify for reporting in this category.

(g) *Fund equity/net position*

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance-represent tentative management plans that are subject to change. Under GASB 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, fund balances are required to be reported according to the following classifications: non-spendable, restricted, committed, assigned and unassigned fund balance.

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

II. Reconciliation of government-wide and fund financial statements

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position

The governmental fund balance sheet includes reconciliation between *fund balance - total governmental funds* and *net position -governmental activities* as reported in the government-wide statement of net position.

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balance and the government-wide statement of activities

The governmental fund statement of revenues, expenditures, and changes in fund balance includes a reconciliation between *net changes in fund balance - total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that "Governmental funds report capital outlays as expenditures". However, in the statement of activities the cost of those assets is depreciated or amortized over their estimated useful lives once the assets are operational. Another element that requires reconciliation is the proceeds from long-term liabilities, including bonds payable, which recognize bonds payable in the government-wide financial statements, and not a resource of financing resources in the current period.

III. Stewardship, compliance, and accountability

A. Budgetary requirements

Budget Requirements

The District is required to establish a budgetary system and an approved Annual Budget. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (GAAP).

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District's Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain taxpayer comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with GAAP.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.
- g) The budget amounts shown in the financial statements are the final authorized amounts.

Budgetary data for the Capital Projects Fund has not been presented in the accompanying financial statements as such funds are budgeted over the life of the respective project and not on an annual basis.

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

IV. Detailed notes on all funds

A. Cash and Investments

Cash

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District records all interest revenue related to investment activities in the respective funds.

The District's investments include investments in Regions Bank Federated Government Obligation Funds and Wells Fargo Advantage Government Money Market Funds. These funds seeks to achieve as high a level of current income as is consistent with preserving capital and maintaining liquidity. The interest rate of return on investments approximated 0.01% for the year ended September 30, 2013.

Investment Strategy

The funds will normally invest 100% of its assets in U.S. high-quality government issued money market securities, short-term securities issued or guaranteed by the U.S. government, its agencies or instrumentalities and repurchase agreements backed by such securities.

Interest Rate Risk

When interest rates go up, the value of debt securities tends to fall. Since the funds invests a significant portion of its portfolio in debt securities, if interest rates rise, then the value of the fund's investments in debt securities and its yield may decline. If interest rates go down, interest earned by the funds on its debt investments may also decline, which could cause the Fund to reduce the dividends it pays. The longer the term of a debt security held by the Funds, the more the Fund is subject to interest rate risk.

Credit Risk

The value of a debt security is directly affected by the issuer's ability to repay principal and pay interest on time. Since the funds invests in debt securities, the value of the funds' investments in debt securities and its yield may decline if an issuer fails to pay an obligation on a timely basis. The funds may also be subject to credit risk to the extent it engages in transactions, such as repurchase agreements, which involve a promise by a third party to honor an obligation to the funds. Such third party may be unwilling or unable to honor its financial obligations.

Other Risk Factors

Both funds are subject to risks associated with obligations of supranational entities, such as the Inter-American Development Bank and the World Bank. Because these entities are not governmental entities with taxing authority, and may be supported only by appropriated but unpaid commitments of

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

IV. Detailed notes on all funds (continued)

A. Cash and Investments (continued)

Other Risk Factors (continued)

member countries, there is no assurance that the commitments will be undertaken in the future. In general, securities issued by the U.S. government-sponsored entities are neither insured nor guaranteed by the U.S. Treasury. In addition, the Fund may also be subject to the risks associated with investing in mortgage-backed and other asset-backed securities.

At September 30, 2014, the District's cash and investments consisted of the following:

	Total	Effective Duration (in years)	Credit Risk
Cash and investments	\$ 103,364		
Restricted cash and investments	<u>1,553,739</u>		
Total cash and investments	<u>\$ 1,657,103</u>		
Regions Bank Federated			
Government Obligation Funds	\$ 618,767	-	AAAm
Wells Fargo Advantage Government			
Money Market Funds	934,972	-	AAAm
Deposits - secured by FDIC	<u>103,364</u>	-	FDIC secured up to \$250,000
Total cash and investments	<u>\$ 1,657,103</u>		
Portfolio Duration		<u>None</u>	

B. Capital Assets

Capital assets of the District will be depreciated using the straight line method over their estimated useful lives when they become operational. During 2014, \$3,375,825 worth of the Water and Sewer Distribution System was conveyed to Miami-Dade County. This is included in their balance of \$67,080,036 in the government wide statement of net position.

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

IV. Detailed notes on all funds (continued)

C. Long-term Debt

Capital assets changes for the year ended September 30, 2014 are summarized below:

	October 1, 2013	Additions	Deletions	September 30, 2014
Roadway Improvements	\$ 20,043,432	\$ -	\$ -	\$ 20,043,432
Stormwater Management	44,936,381	5,565,962	3,375,825	47,126,518
Water and Sewer Distribution System	877	-	-	877
	<u>64,980,690</u>	<u>5,565,962</u>	<u>3,375,825</u>	<u>67,170,827</u>
Accumulated depreciation	-	90,791	-	90,791
Total Capital Assets	<u>\$ 64,980,690</u>	<u>\$ 5,656,753</u>	<u>\$ 3,375,825</u>	<u>\$ 67,080,036</u>

Series 2007 Bonds

On August 9, 2007, the District issued \$93,065,000 of Series 2007 Special Assessment Bonds, consisting of \$18,335,000 2007A Term Bonds due on May 1, 2039 with a fixed interest rate of 6.00%, and \$74,730,000 2007B Term Bonds due on May 1, 2017 with a fixed interest rate of 6.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2007. Principal is to be paid serially on the Series 2007 Bonds commencing May 1, 2010 through May 1, 2039.

The Series 2007 Bonds may, at the option of the District, be called for redemption as a whole or in part on any interest payment date on or after May 1, 2017.

The Series 2007 Bonds are payable from and secured by the Pledge Revenues. The Pledge Revenues consist primarily of Special Assessment Revenues derived by the District from the levy and collection of Special Assessments against District Lands that are subject to assessment as a result of the implementation of the Series 2007 Project. The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on Assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not compliant with the requirements of the Bond Indenture as assessment revenues have not been sufficient to meet its debt service requirements.

In order for outstanding debt service payments to be made current, during 2013 the District began working with the successor developer and 100% bondholder, Flordade, LLC, and the Bond Trustee on the reallocation of bond debt service payments on the Series 2007 Bonds. During the fiscal year ended September 30, 2014, a portion of the Series 2007B bonds were either cancelled or converted to Series 2007A bonds, and the successor developer provided funding to the District for payments of debt service. The following events occurred during fiscal year ended September 30, 2014:

- Cancellation and elimination of \$11,495,000 in principal of the 2007B bonds through the Deposit/Withdrawal at Custodian (“DWAC”) process

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

IV. Detailed notes on all funds (continued)

C. Long-term Debt (continued)

Series 2007 Bonds (continued)

- Creation of two separate and distinct assessment areas, namely “Assessment Area Two” and “Assessment Area One”; resulting in \$6,870,000 of Series 2007B bonds allocated to Assessment Area Two and to convert such bonds into longer term special assessment bonds with the same features and terms as the Districts’ Series 2007A Bonds (“Old Series A Bonds”)
- Cancellation of \$6,870,000 in principal of Assessment Area Two B bonds through the DWAC process in exchange for a new bond in like amount which shall bear interest at the interest rate of 6.00% per annum and mature on May 1, 2039 (“New Series A Bonds”)
- Cancellation and elimination of \$315,000 in principal of the Old Series A Bonds and \$870,000 in principal of the New Series A Bonds
- Approximately \$12.5 million of funding provided by the developer to the District for payments of debt service

We invite your attention to Note IV-G and Note IV-H for a discussion related to events of noncompliance and events subsequent to year end.

During 2014, in accordance with implementation of GASB No. 65, *Items Previously Reported as Assets and Liabilities*, the District recorded net accumulated bond issuance costs of \$1,257,713 as an expense in the current period in the Statement of Financial Activities.

The Bond Indenture established a Debt Service Reserve Requirement in the Reserve Fund which is included in the Debt Service Fund. The reserve funding requirement was not met as of September 30, 2014. The Developer is the Bondholder and they have waived the reserve requirements for 2014.

At September 30, 2014, the total scheduled debt service requirements on the Series 2007A and Series 2007B bonds were as follows:

Year Ending <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2015	\$ 475,000	\$ 2,721,050	\$ 3,196,050
2016	11,210,000	2,385,600	13,595,600
2017	36,860,000	2,360,700	39,220,700
2018	470,000	2,333,700	2,803,700
2019	505,000	2,305,500	2,810,500
2020-2024	2,995,000	5,577,000	8,572,000
2025-2029	4,030,000	4,560,900	8,590,900
2030-2034	5,415,000	3,195,000	8,610,000
2035-2039	7,275,000	1,360,500	8,635,500
Total	<u>\$ 69,235,000</u>	<u>\$ 26,799,950</u>	<u>\$ 96,034,950</u>

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

IV. Detailed notes on all funds (continued)

C. Long-term Debt (continued)

Series 2012 Bond

On October 9, 2012 the District issued \$11,625,000 of Series 2012 Special Assessment Bonds; with an interest rate ranging from 5.125% to 6.000%. Interest is to be paid semiannually on each May 1 and November 1, commencing on May 1, 2013.

The Bonds were issued to fund (1) the costs of constructing the infrastructure improvements for the Doral Breeze Project, (2) the Series 2012 Reserve Account in an amount equal to the Reserve Requirement for the 2012 Bonds, and (3) the costs of issuance of the 2012 Bonds.

The Series 2012 Bonds are subject to optional, mandatory sinking fund and extraordinary mandatory redemption prior to maturity at the option of the District.

The 2012 Bonds are payable from and secured by the Series 2012 Pledged Revenues. The Series 2012 Pledged Revenues consist of (a) all revenues received by the District from Series 2012 Special Assessments levied against the assessable lands within the Doral Breeze Assessment Area (which represents a district portion of the District), including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2012 Special Assessment or from the Issuance and sale tax certificates with respect to such Series 2012 Special Assessments and (b) all moneys on deposit in the Funds and Accounts established under the Indenture created and established with respect to or for the benefit of such 2012 Bonds, provided, however, that the Series 2012 Pledged Revenues do not include (A) any money transferred to the Series 2012 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Costs of Issuance Account of the Acquisition and Construction Fund, and (C) "special assessments" levied and collected by the District under Section 190.022 of the Act, for maintenance purposes or "maintenance assessments" levied and collected by the District under Section 190.021(3) of the Act. The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on Assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements of the Bond Indenture as of September 30, 2014.

The Bond Indenture established a Debt Service Reserve Requirement in the Reserve Fund which is included in the Debt Service Fund. The requirement was met as of September 30, 2014.

During 2014, in accordance with implementation of GASB No. 65, *Items Previously Reported as Assets and Liabilities*, the District recorded net accumulated bond issuance costs of \$407,285 as an expense in the current period in the Statement of Financial Activities.

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

IV. Detailed notes on all funds (continued)

C. Long-term Debt (continued)

At September 30, 2014, the scheduled debt service requirements on the Series 2012 bonds were as follows:

Year Ending <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2015	\$ 170,000	\$ 645,444	\$ 815,444
2016	180,000	636,219	816,219
2017	190,000	626,481	816,481
2018	200,000	616,231	816,231
2019	210,000	605,469	815,469
2020-2024	1,225,000	2,844,138	4,069,138
2025-2029	1,590,000	2,455,650	4,045,650
2030-2034	2,075,000	1,938,550	4,013,550
2035-2039	2,765,000	1,210,800	3,975,800
Thereafter	<u>2,865,000</u>	<u>270,300</u>	<u>3,135,300</u>
Total	\$ 11,470,000	\$ 11,849,282	\$ 23,319,282
Less: Unamortized			
Discount	<u>(155,926)</u>	<u>-</u>	<u>(155,926)</u>
Total Series 2012	<u>\$ 11,314,074</u>	<u>\$ 11,849,282</u>	<u>\$ 23,163,356</u>

Changes in Bonds Payable

Changes in bonds payable for the year ended September 30, 2013 was as follows:

	<u>October 1, 2013</u>	<u>Additions</u>	<u>Payments</u>	<u>September 30, 2014</u>
Bonds payable	<u>\$ 93,664,074</u>	<u>\$ -</u>	<u>\$ 13,115,000</u>	<u>\$ 80,549,074</u>

D. Developer Contributions

The Developer had agreed to fund the operations of the District. During the fiscal year, the Developer contributed \$12,474,585 for debt service.

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

IV. Detailed notes on all funds (continued)

E. Management Company

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as offices of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

F. Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage since inception of the District.

G. Financial Matters

The District was facing nonpayment of assessments because of the past economic conditions. The Series 2007A and 2007B principal or interest payments due in 2010 through 2013 were not made in accordance with the debt service requirements. An Event of Default occurred on the bonds, after which the Trustee considered having the District proceed with foreclosure action. The Trustee requested that the Special Assessment Debt Service be billed off-roll, directly to the Developer; and if necessary, for the District to collect and enforce any delinquent Special Assessments pursuant to Chapter 170, Florida Statutes. Although the assessments are not enough to cover the debt service, the District has relied on Developer contributions which has enabled the District to issue Bonds.

In prior years these conditions raised substantial doubt about the District's ability to continue as a going concern. The financial statements did not include adjustments to reflect the possible effect of the recoverability and classification of assets or other amounts and classifications of liabilities that have resulted from the outcome of this uncertainty. Due to funding provided to the District by the current Developer, the substantial doubt has been alleviated.

Pursuant to Florida Statutes Section 218.503, the District is not considered to be in a state of financial emergency because it made its bond debt service payments when due. A significant portion of the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's Operations. There is a deficiency in the Series 2007 Reserve Accounts at September 30, 2014. This deficiency is a result of the Reserve Account and Construction account being used to pay debt service amounts in fiscal year 2014. The Developer is the Bondholder and has waived the reserve requirements for 2014.

H. Subsequent Event

The District has reviewed subsequent events including results of operations for the period of time from its fiscal year ended September 30, 2014 through July 6, 2015, the date the financial statements were available to be issued, and has determined that no adjustments are necessary to the amounts reported in the accompanying financial statements.

Grand Bay at Doral Community Development District

Notes to the Basic Financial Statements

September 30, 2014

IV. Detailed notes on all funds (continued)

H. Subsequent Event

During October and November 2014, Flordade, LLC, the beneficial owner of 100% of the outstanding Series 2007A and 2007B bonds directed Regions Bank (the trustee) to cancel a total of \$12,085,000 in principal of the Old Series 2007A bonds through the DWAC process. As such, in October and November 2014, \$12,085,000 of principal was eliminated from the outstanding Old Series 2007A bonds.

During October 2014, the total remaining principal balance of \$6,000,000 of the New Series 2007A bonds was redeemed with the closing of a Special Assessment Refunding Series 2014A-2 (Assessment Area 2) bonds in the principal amount of \$7,095,000.

During October 2014, a total of \$10,875,000 in principal of the Series 2007B bonds was cancelled through the DWAC process. As such, in October 2014, \$10,875,000 of principal was eliminated from the outstanding Old Series 2007A bonds.

During October 2014, the District issued \$15,485,000 of Series 2014 Special Assessment Bonds, consisting of \$8,390,000 2014A-1 Term Bonds due on May 1, 2045 with a fixed interest rate of 6.00%, and \$7,095,000 2014A-2 Term Bonds due on May 1, 2039 with a fixed interest rate of 6.50%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District, and to refund all of the District's outstanding \$6,000,000 aggregate principal amount of Special Assessment Bond 2007A (Assessment Area Two). Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2015. Principal is to be paid serially on the Series 2007 Bonds commencing May 1, 2010 through May 1, 2039.



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED
ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS***

To the Board of Supervisors
Grand Bay at Doral Community Development District
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Grand Bay at Doral Community Development District (the "District"), Miami, Florida, as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated July 6, 2015.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rodriguez, Trueba & Company

Rodriguez, Trueba & Co., P.A.
Doral, Florida
July 6, 2015



**Independent Auditor's Report on Compliance with the Requirements of
Section 218.415, Florida Statutes, Required by Rule 10.556(10) of the
Auditor General of the State of Florida**

To the Honorable Board of Supervisors
Grand Bay at Doral Community Development District
Miami-Dade County, Florida

We have examined Grand Bay at Doral Community Development District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, concerning the investment of public funds, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida, during the fiscal year ended September 30, 2014. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, Grand Bay at Doral Community Development District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2014.

Rodriguez, Trueba & Company

Rodríguez, Trueba & Company, P.A.
Doral, Florida
July 6, 2015



Management Letter Pursuant to the Rules of the Auditor General of the State of Florida

To the Board of Supervisors
Grand Bay at Doral Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Grand Bay at Doral Community Development District (the "District"), Miami, Florida, as of and for the year ended September 30, 2014, and have issued our report thereon dated July 6, 2015.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on Compliance with the Requirements of Section 218.415, required by Rule 10.556(10) of the Auditor General of the State of Florida. Disclosures in those reports, which are dated July 6, 2015, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding and second preceding fiscal year audit report, which are included on the schedule of findings and responses. See Finding 2010-01 and information on page 33 - 35.

Official Title and Legal Authority

Section 10.554(1)(i)5., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition

Section 10.554(1)(i)6.a., Rules of the Auditor General, requires a statement be included as to whether or not the local governmental entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the District has not met any of the conditions described in Section 218.503(1), Florida Statutes as of September 30, 2014.

Pursuant to Sections 10.554(1)(i)6.c. and 10.556(7), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same. The assessment was completed as of fiscal year end. Based on this assessment, overall financial conditions are not deteriorating.

Annual Financial Report

Section 10.554(1)(i)5.b., Rules of the Auditor General, requires that we report the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2014, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2014. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House Representatives, the Florida Auditor General, Federal and other granting agencies, applicable management, and Board of Supervisors of Grand Bay at Doral Community Development District, and is not intended to be and should not be used by anyone other than specified parties.

Rodriguez, Trueba & Company

Rodriguez, Trueba & Co., P.A.

Doral, Florida

July 6, 2015

Grand Bay at Doral Community Development District

Schedule of Findings and Questioned Costs

Fiscal Year Ended September 30, 2014

PART I – SUMMARY OF AUDITOR’S RESULTS

Financial Statements

Type of auditor’s report issued:

Unmodified Opinion

Internal control over financial reporting:

Material weakness(es) identified? _____ yes X no

Significant deficiencies identified not considered to be material weaknesses? _____ yes X no

Noncompliance material to financial statements noted? _____ yes X no

PART II – FINANCIAL STATEMENTS FINDINGS AND RECOMMENDATIONS

No new findings noted that are required to be reported.

PART III – STATUS OF PRIOR YEAR FINDINGS, QUESTIONED COSTS AND RECOMMENDATIONS

2010-01 - Deteriorating Financial Conditions

Background

Pursuant to Section 218.39(5), Florida Statutes, the auditor shall notify each member of the local governing body for which deteriorating financial conditions exist that may cause a condition described in s. 218.503(1), Florida Statutes to occur if actions are not taken to address such conditions; conditions include, but not limited to, failure to make bond debt service or other long-term debt payments when due as a result of a lack of funds (Section 218.503(1)(a), Florida Statutes (2014)). The Series 2007A and 2007B were in default because principal and interest payments have not been made since May 2010. None of Fiscal Year 2010/2011 assessments were received and a small portion of fiscal year 2012 assessments were received. In fiscal year 2013, the District received all of its assessments as budgeted. The Trustee considered having the District proceed with foreclosure action. However, the Trustee requested that the Special Assessment Debt Service be billed off-roll, directly to the Developer; and if necessary, for the District to collect and enforce any delinquent Special Assessments. Flordade, LLC, the successor developer of Grand Bay at Doral project, purchased the outstanding Series 2007 Bonds, to the best of the District Management’s knowledge, sometime in the year 2011. In April 2013, the developer/bondholder directed the Bond Trustee to make principal and interest payments on the Series 2007 Bonds. The funds remaining in the Series 2007 Construction Account and Series 2007B Reserve Fund were used to make these payments on the Series 2007 Bonds. In fiscal year 2014, the District received all of its assessments as budgeted.

Recommendation

We recommend the District utilize all legal remedies available under Chapter 170, Florida Statutes, to collect and enforce any delinquent assessments to replenish the Debt Service Reserve Accounts and to increase its assessments revenues.

Current Status

As of September 30, 2014, the District does not have deteriorating financial conditions. Matter is resolved. Please refer to Note IV-G on page 26.