



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 18, 2017
10:00 A.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.grandbayatdoralcdd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
Lennar Homes, LLC
730 NW 107th Avenue,
Suite 300 Meeting Room
Miami, Florida 33172
REGULAR BOARD MEETING
October 18, 2017
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. June 21, 2017 Regular Board Meeting and Public Hearings.....Page 2
- G. Old Business
 - 1. Staff Report: As Required
- H. New Business
 - 1. Consider Resolution No. 2017-12 – Adopting Fiscal Year 2016/2017 Amended Budget.....Page 13
- I. Administrative & Operational Matters
 - 1. Reminder of Final Landowners’ Meeting/Election Scheduled Date: November 15, 2017
 - 2. Staff Report: As Required
- J. Board Members & Staff Closing Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared 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

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

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

09/28/2017

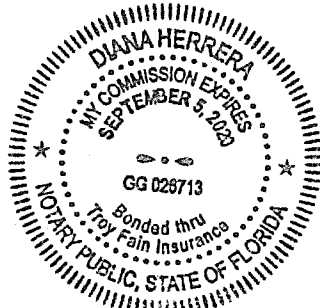
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Sworn to and subscribed before me this
28 day of SEPTEMBER, A.D. 2017

Diana Herrera

(SEAL)

MARIA MESA personally known to me



**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 730 NW 107th Avenue, 3rd Floor, Suite 300 Meeting Room, Miami, Florida 33172 at 10:00 a.m. on the following dates:

October 18, 2017
November 15, 2017
January 17, 2018
February 21, 2018
March 21, 2018
April 18, 2018
May 16, 2018
June 20, 2018
July 18, 2018
August 15, 2018
September 19, 2018

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone, therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 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.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

www.grandbayatdoralcdd.org
9/28 17-36/D000261387M

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
JUNE 21, 2017

A. CALL TO ORDER

The June 21, 2017, Regular Board Meeting of the Grand Bay at Doral Community Development District was called to order at 10:14 a.m. in the Suite 300 Meeting Room of Lennar Homes, LLC, located at 730 NW 107th Avenue, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Chairperson Carolina Herrera and Supervisors Yadira Monzon and Raisa Krause constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Managers Neil Kalin and Armando Silva of Special District Services, Inc.; District Counsel Gerry Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Juan Alvarez of Alvarez Engineers, Inc.

Also present was Omar del Rio of Miami, Florida.

D. CONSIDER RESIGNATION AND APPOINTMENT TO FILL VACANCY

Mr. Kalin advised that he was in possession of a resignation letter from Mr. David Canfield and that it would be in order to consider his resignation with the effective date of May 23, 2017.

A **motion** was made by Ms. Monzon, seconded by Ms. Krause and passed unanimously to accept the resignation of David Canfield with an effective date of May 23, 2017.

Mr. Kalin then stated that there was now a vacancy in Seat #5 on the Board of Supervisors (hereinafter the "Board") of the District and he asked if there were any interested persons who would consider filling said vacancy. Mr. Omar del Rio, a citizen of the United States of America and a resident of the State of Florida, expressed his interest in serving on the Board. A discussion ensued after which;

A **motion** was made by Ms. Monzon, seconded by Ms. Krause and passed unanimously to *appoint* Omar del Rio to serve the remainder of the 2-year unexpired term of office in Seat #5 and such term shall expire in November 2017.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
JUNE 21, 2017

Mr. Kalin, Notary Public in the State of Florida, administered the Oath of Office to Mr. del Rio and advised him that the Statement of Financial Interests **2016 Form 1** must be completed and mailed to the Supervisor of Elections' office within his County of residency within thirty (30) days of taking office. In addition, Mr. Silva reviewed with the new Board Member information regarding Government in the Sunshine Law, Public Records Law, Code of Ethics and Financial Disclosure for Public Officials.

F. RE-ELECTION OF OFFICERS, AS REQUIRED

Mr. Kalin stated that since there had been changes to the Board, it would be in order to re-elect officers. Mr. Kalin suggested the following slate of officers for election:

- Chairperson – Maria C. Herrera
- Vice Chairperson – Teresa Baluja
- Secretary/Treasurer – Neil Kalin
- Assistant Secretaries – Yadira Monzon, Raisa Krause, Omar del Rio, Gloria Perez and Armando Silva. A discussion ensued after which:

A **motion** was made by Ms. Herrera, seconded by Ms. Monzon and passed unanimously to *elect* the District's officers, as listed above.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. April 19, 2017, Regular Board Meeting

Mr. Kalin presented the minutes of the April 19, 2017, Regular Board Meeting and asked if there were any changes and/or corrections. There being no changes and/or corrections, a **motion** was made by Ms. Monzon, seconded by Ms. Krause and unanimously passed to approve the April 19, 2017, Regular Board Meeting Minutes, as presented.

Note: At approximately 10:17 a.m., Mr. Kalin recessed the Regular Board Meeting and simultaneously opened the Public Hearings indicated below.

J. PUBLIC HEARING (INTENT TO LEVY NON-AD VALOREM ASSESSMENTS – MIDTOWN DORAL PHASE II – FORMER CHURCH SITE)

1. Proof of Publication

Mr. Kalin presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on May 30, 2017, and June 6, 2017, as legally required.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
JUNE 21, 2017

2. Receive Public Comment Regarding District's Intent to Levy Non-Ad Valorem Assessments

It was noted that the purpose of this portion of the Public Hearing was to hear testimony from affected property owners as to the propriety and advisability of making the planned public improvements and funding same or a portion thereof with the levy of special assessments on all assessable property in the former Church Site Parcel within Midtown Doral Phase II in the Grand Bay at Doral Community Development District (the "District"). In addition, based upon the public comments, the Board would then be asked to make a final decision on the levy of said assessments. There were no members of the public present; therefore, the public comment portion of the Public Hearing was closed.

3. Consider Approval of Project (Midtown Doral Phase II – Former Church Site) and Levying of Special Assessments based upon Comment from the Public

Mr. Kalin advised that the Board had previously approved the public infrastructure improvements (the "Project") and the levy of special assessments to pay for the Project improvements, as described in the Sixth Supplemental Engineer's Report dated and accepted by the Board of Supervisors on April 19, 2017, as may be revised, and as described in the Second Supplemental Engineer's Report dated July 17, 2013, (Reallocation {2007B Bonds} of Improvement Costs to Expanded Area of District) and the 3rd Supplemental Special Assessment Methodology Report dated and accepted by the Board of Supervisors on April 19, 2017, as may be revised and as described in the Second Supplemental Special Assessment Methodology Report related to the Series 2007B Bond Reallocation, dated July 17, 2013. In addition, it would be in order to reapprove the Project, as contemplated and as described in the District Engineer's Reports, and to provide for the levying of special assessments to pay for the Project Improvements, as outlined in the Methodology Reports. Mr. Kalin stated that it would be in order to reapprove the Project and authorize the levy of non-ad valorem assessments on all assessable land in the former Church Site Parcel within Midtown Doral Phase II in the District. A discussion ensued after which;

A **motion** was made by Ms. Krause, seconded by Ms. Monzon and passed unanimously to reapprove the Project and the Levying of Special Non-Ad Valorem Assessments (Refunding Bond Assessments) on all assessable land in the former Church Site Parcel within Midtown Doral Phase II in the Grand Bay at Doral Community Development District.

4. Consider Adjusting and Equalizing of Non-Ad Valorem Assessments based upon Comments from the Public

Mr. Kalin stated that the District's Board of Supervisors would now sit as the *Equalization Board* acting on the fairness and the apportionment of the proposed special assessments specific to the Church Site Parcel. This Equalization Board will hear and consider any and all complaints regarding the special assessments and adjust and equalize the special assessments on a basis of just and right. There were no comments or members of the public present, therefore, Mr. Kalin called for a motion to confirm the fairness, equity and apportionment of the proposed special

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
JUNE 21, 2017

assessments specific to the former Church Site Parcel within Midtown Doral Phase II in the District. A discussion ensued after which;

A **motion** was made by Ms. Krause, seconded by Ms. Monzon and unanimously passed to approve the fairness, equity and apportionment of the special assessments for the former Church Site Parcel within Midtown Doral Phase II in the District and as such, the special assessments are hereby confirmed. Mr. Kalin then closed the meeting of the *Equalization Board*.

5. Consider Resolution No. 2017-06 – Authorizes the Project (Former Church Site Parcel – 1.48 acres), Equalization of Special Assessments, Intent to Levy Non-Ad Valorem Assessments, Utilization of Chapter 197, F.S., for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, and the Adoption of a Final Assessment Roll

Mr. Kalin presented Resolution No. 2017-06, entitled:

RESOLUTION NO. 2017-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT SYSTEMS, FACILITIES, SERVICES AND RELATED INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN LANDS IN THE DISTRICT (FORMER CHURCH SITE PARCEL) WITHIN THE MIDTOWN DORAL PHASE II AREA SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS, TO PAY A PORTION OF THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT HAS ISSUED SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Mr. Kalin explained that the resolution summarizes the Board's authority to approve the public infrastructure improvements (the "Project"), the issuance of the Refunding Bonds for the financing of all or a portion of the District's improvements described in the Engineer's Reports, equalizing, approving, confirming and levying the non-ad valorem special assessments, payment of non-ad valorem special assessments and the method of collection for the non-ad valorem special assessments specific to the former Church Site Parcel within Midtown Doral Phase II in the District and that it would be in order to consider approval of Resolution No. 2017-06. A discussion ensued after which;

A **motion** was made by Ms. Krause, seconded by Ms. Monzon and passed unanimously to approve and adopt Resolution No. 2017-06, *as presented*, thereby approving the Project and prior issuance of Bonds to finance all or a portion of the public improvements; and equalizing, confirming and levying of non-ad valorem special assessments; and the payment and method of

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
JUNE 21, 2017

collection of the special assessments specific to the former Church Site Parcel within Midtown Doral Phase II in the District.

Note: At approximately 10:21 a.m., Mr. Kalin closed the Public Hearing on the Levy of Non-Ad Valorem Special Assessments and simultaneously moved on to the Public Hearing on the Use of the Uniform Method of Collection of Non-Ad Valorem Assessments.

K. PUBLIC HEARING (UNIFORM METHOD OF COLLECTION – MIDTOWN DORAL PHASE II – FORMER CHURCH SITE)

1. Proof of Publication

Mr. Kalin presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on May 23, 2017, May 30, 2017, June 6, 2017, and June 13, 2017, as legally required.

2. Receive Public Comment Regarding the Use of the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments – Former Church Site Parcel

Mr. Kalin opened the public comment portion of the Public Hearing to receive comments on the use of the uniform method for the levy, collection and enforcement of non-ad valorem assessments for the District and stated that the debt assessments and operation and maintenance assessments would be collected by the Miami-Dade County Tax Collector on the annual property tax bill. There being no public comments regarding this matter, Mr. Kalin closed the public comment portion of the Public Hearing related to the uniform method of collection, levy and enforcement of non-ad valorem assessments.

3. Consider Resolution No. 2017-07 – Authorizes the Use of the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments

Mr. Kalin presented Resolution No. 2017-07, entitled:

RESOLUTION 2017-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AUTHORIZING THE USE OF THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS, PERMITTED BY SECTION 197.3632, FLORIDA STATUTES; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY TO BE REFERRED TO AS THE PROPERTY IN THE FORMER CHURCH SITE IN THE MIDTOWN DORAL PHASE II AREA WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
JUNE 21, 2017

Mr. Kalin provided an explanation for the document and stated that the Board of Supervisors had previously authorized, by adoption of Resolution No. 2017-03, the *intent* to use the uniform method of collection, levy and enforcement of non-ad valorem assessments, pursuant to Section 197.3632, Florida Statutes (the “Uniform Method”). The District properly noticed the intent to use the Uniform Method and this Public Hearing was advertised, as legally required. Resolution 2017-07 will authorize the use of the uniform method of collection. A discussion ensued after which:

A **motion** was made by Ms. Monzon, seconded by Ms. Krause and passed unanimously to approve and adopt Resolution No. 2017-07, *as presented*, thereby authorizing the use of the uniform method of collection, levy and enforcement of non-ad valorem assessments, pursuant to Section 197.3632, Florida Statutes.

Note: At approximately 10:24 a.m., Mr. Kalin closed the Public Hearing on the Use of the Uniform Method and simultaneously moved into Public Hearings A & B for the Former Church Site Parcel (1.48 acres) within Midtown Doral Phase II in the District.

**L. PUBLIC HEARINGS A & B – FORMER CHURCH PARCEL (1.48 ACRES)
MIDTOWN DORAL PHASE II**

1. Proof of Publication

Mr. Kalin presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on June 1, 2017, and June 8, 2017, as legally required.

2. Receive Public Comment on Fiscal Year 2017/2018 Final Budget & Assessments

Mr. Kalin advised that the purpose of Public Hearing A was to receive comments from the public on the 2017/2018 Final Budget and Assessment Roll related to the former Church Site Parcel within Midtown Doral Phase II. There being no public comments regarding the Fiscal Year 2017/2018 Final Budget and Assessment Roll, Mr. Kalin closed the public comment portion of Public Hearing A.

3. Receive Public Comment on Levying Assessments (Debt-Refunding Bonds and O&M for Collection by County Tax Collector (First Time))

Mr. Kalin stated that the purpose of Public Hearing B was to receive comments from the public on the collection of debt assessments and operations and maintenance assessments on the Property Tax bill for the first time for all property owners within the former Church Site Parcel within Midtown Doral Phase II in the District. There being no public comments regarding the collection of Debt and O&M Assessments on the County property tax bill for the Fiscal Year 2017/2018, Mr. Kalin closed the public comment portion of Public Hearing B.

Note: At approximately 10:26 a.m., Mr. Kalin closed Public Hearings A & B and simultaneously moved into Public Hearings C & D for Grand Bay South (Assessment Area One) in the District.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
JUNE 21, 2017

M. PUBLIC HEARINGS C & D – GRAND BAY SOUTH – ASSESSMENT AREA ONE

1. Proof of Publication

Mr. Kalin presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on June 1, 2017, and June 8, 2017, as legally required.

2. Receive Public Comment on Fiscal Year 2017/2018 Final Budget & Assessments

Mr. Kalin stated that the purpose of Public Hearing C was to receive comments from the public on the 2017/2018 Final Budget and Assessment Roll related to the area known as Grand Bay South in the District. There being no public comments regarding the Fiscal Year 2017/2018 Final Budget and Assessment Roll, Mr. Kalin closed the public comment portion of Public Hearing C.

3. Receive Public Comments on Levying Assessments (Debt and O&M) for Collection by County Tax Collector (First Time)

Mr. Kalin stated that the purpose of Public Hearing D was to receive comments from the public on the collection of debt assessments and operations and maintenance assessments being placed on the Property Tax bill for the first time for all property owners within the area known as Grand Bay South (with the exception of Parcel V – direct billed to Developer). There being no public comments regarding the first time collection of Debt and O&M Assessments on the County property tax bill for the Fiscal Year 2017/2018, Mr. Kalin closed the public comment portion of Public Hearing D.

4. Consider Resolution No. 2017-08 – Adopting a Fiscal Year 2017/2018 Final Budget

Mr. Kalin presented Resolution No. 2017-08, entitled:

RESOLUTION NO. 2017-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2017/2018 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin provided a purpose for the resolution and advised the Board that letters to property owners of Midtown Doral Phase II (Church Site Parcel) and property owners within Grand Bay South had been sent advising them of the debt assessments and O&M assessments that would be going on their individual property tax bills commencing with the fiscal year 2017/2018 (2017 Tax Bill). Also, Mr. Kalin stated that he had copies of the Assessment Roll available for review. A discussion ensued after which;

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
JUNE 21, 2017

A **motion** was made by Ms. Monzon, seconded by Ms. Herrera and unanimously passed to approve and adopt Resolution No. 2017-08, *as presented*; thereby setting the Fiscal Year 2017/2018 Final Budget and Assessment Roll.

Note: At approximately 10:31 a.m., Mr. Kalin closed Public Hearings C & D and simultaneously reconvened the Regular Board Meeting.

N. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

O. NEW BUSINESS

1. Qualified Elector (Registered Voter) Certification (369) Announcement

Mr. Kalin announced, for the record and pursuant to Florida Statutes, that the Miami-Dade County Elections' office had provided the certification of qualified electors and as of May 16, 2017, there were **369** registered voters residing in the District. Since the District is at least six (6) years old and now has more than 250 registered voters (Qualified Electors), the District will now take the required steps to transition to electing Board Supervisors by the general election process.

2. Consider Landscape Maintenance Covenant between District and City of Doral

Mr. Kalin presented the Landscape Maintenance Covenant Agreement between the District and the City of Doral, which is specific to streets/roadways for Midtown Doral and provided an explanation for the Agreement. A discussion ensued after which;

A **motion** was made by Ms. Herrera, seconded by Ms. Krause and unanimously passed to approve, in substantially final form, the Landscape Maintenance Covenant Agreement between the District (specific to Midtown Doral in the District) and the City of Doral, subject to final approval by District Counsel and the District Manager; and authorizes District officials to execute the final version of the approved Agreement.

3. Consider Resolution No. 2017-09 – Adjusting Terms of Office

Mr. Kalin presented Resolution No. 2017-09, entitled:

RESOLUTION NO. 2017-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT ADJUSTING THE TERMS OF OFFICE OF THE MEMBERS OF THE BOARD OF SUPERVISORS IN ACCORDANCE WITH SECTION 190.006(3)(a)2c, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
JUNE 21, 2017

Mr. Kalin provided an explanation for the resolution and recommended that the Board consider the document. A discussion ensued after which:

A **motion** was made by Ms. Krause, seconded by Ms. Monzon and unanimously passed to approve and adopt Resolution No. 2017-09, *as presented*; thereby adjusting the terms of office of the Members of the Board of Supervisors of the District.

4. Consider Resolution No. 2017-10 – Declaring Final Landowners’ Meeting

Mr. Kalin presented Resolution No 2017-10, entitled:

RESOLUTION NO. 2017-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR A FINAL LANDOWNERS’ MEETING AND PUBLIC NOTICE THEREOF FOR THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT’S ELECTION OF ONE (1) MEMBER TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin provided an explanation for the resolution and recommended that the Board consider the document and also establish a date, at least ninety (90) days from today, for the Final Landowners’ Meeting. Mr. Kalin advised that at the Final Landowners’ Meeting one (1) Supervisor would be elected to the expiring Seat #5. Election Procedures, a form of Proxy and a form of Sample Ballot will be kept on file in the official office of District records and made available to the public, as required. A discussion ensued after which;

A **motion** was made by Ms. Krause, seconded by Ms. Monzon and unanimously passed adopting Resolution No. 2017-09, *as presented*, thereby setting the Final Landowners’ Meeting for November 15, 2017, at 10:00 a.m. in the Meeting Room of Lennar Homes, LLC located at 730 NW 107th Avenue, 3rd Floor, Suite 300, Miami, Florida 33172; and authorizes publication of the Notice of Final Landowners’ Meeting, as required by law.

5. Consider Resolution No. 2017-11 – Adopting a Fiscal Year 2017/2018 Meeting Schedule

Mr. Kalin presented Resolution No. 2017-11, entitled:

RESOLUTION NO. 2017-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
JUNE 21, 2017

Mr. Kalin provided an explanation and purpose for the resolution. A discussion ensued after which;

A **motion** was made by Ms. Herrera, seconded by Ms. Krause and passed unanimously to approve and adopt Resolution No. 2017-11, *as presented*; thereby setting the 2017/2018 Regular Meeting schedule and authorizes the publication of the schedule as required by law.

P. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Risk Management Policy Review/Update – 2016/2017 Fiscal Year

Mr. Kalin informed the Board Members that as part of best management practices and in order to satisfy annual audit requirements/procedures, the District Manager (SDS, Inc.) takes certain measures and implements procedures to identify and mitigate financial mismanagement/fraud risks as follows:

- a. Each month the District's operating/checking bank account is reconciled by an authorized person who has not deposited funds to, processed expenditures or written checks from, that particular operating/checking account; and
- b. Each expenditure from the District's operating/checking account requires a minimum of two (2) approvals from authorized staff and/or District officials and the respective approvals are provided by persons other than the preparer of the expenditure; and
- c. All financial transactions are logged and maintained by the District Manager for record keeping purposes; and
- d. A designated member of the Board, typically the Chairperson (by an electronic approval procedure), has an opportunity to review the District's expenditure(s) prior to the payment(s) being released; and
- e. The District engages an independent firm, pursuant to Chapter 218.391, Florida Statutes, to audit the prior year's financial activities (October 1st through September 30th) from which an independent fiscal year annual audit is prepared; and
- f. Within sixty (60) days of the end of each fiscal year (September 30th) the District's Board of Supervisors reviews, pursuant to Chapter 189.418(5), Florida Statutes, the prior year's budget relative to actual revenues and expenditures and adopts by resolution an amended/revised final budget.

2. Reminder to File Statement of Financial Interest – 2016 Form 1 – Deadline: July 3, 2017

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2016 Statement of Financial Interests Form 1 ("Form"). It was noted that the deadline for submitting the Form is July 3, 2017.

3. Staff Report, as Required

There was no Staff Report at this time.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
JUNE 21, 2017

Q. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no closing comments.

R. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Herrera, seconded by Ms. Monzon and passed unanimously to adjourn the meeting at 10:38 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2017-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Grand Bay at Doral Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 18th day of October, 2017.

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grand Bay At Doral Community Development District

**Amended Final Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

CONTENTS

| | |
|------|---|
| I | AMENDED FINAL OPERATING FUND BUDGET |
| II | AMENDED FINAL DORAL BREEZE OPERATING FUND BUDGET |
| III | AMENDED FINAL MIDTOWN OPERATING FUND BUDGET |
| IV | AMENDED FINAL NORTH/SOUTH OPERATING FUND BUDGET |
| V | AMENDED FINAL NORTH/SOUTH OPERATING FUND BUDGET |
| VI | AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2007) |
| VII | AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2012 - DORAL BREEZE) |
| VIII | AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2014 - MIDTOWN) |
| IX | AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2014 - NORTH) |
| X | AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2007 - SOUTH) |

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
ALL UNITS
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

| | FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17 | AMENDED FINAL BUDGET 10/1/16 - 9/30/17 | YEAR TO DATE ACTUAL 10/01/16 - 9/29/17 |
|---|---|---|---|
| REVENUES | | | |
| Administrative Assessments | 136,288 | 79,082 | 79,082 |
| Maintenance Assessments | 242,893 | 129,810 | 129,810 |
| Direct Bill O&M Assessments | 0 | 81,687 | 81,687 |
| Debt Assessments - A Bonds | 2,739,409 | 884,540 | 884,540 |
| Debt Assessments - A-1 Bonds | 986,335 | 986,069 | 986,069 |
| Debt Assessments - A-2 Bonds | 859,585 | 866,030 | 866,030 |
| Debt Assessments - B Bonds | 0 | 274,950 | 274,950 |
| Developer Contribution - Debt | 9,728,435 | 2,635,998 | 2,635,998 |
| Developer Assessments - 2007A Bonds | 0 | 0 | 0 |
| Developer Assessments - 2007B Bonds | 0 | 0 | 0 |
| Developer Assessments - 2012 Bonds | 0 | 0 | 0 |
| Other Revenues | 0 | 2,660 | 2,660 |
| Interest Income | 480 | 1,350 | 1,333 |
| TOTAL REVENUES | \$ 14,693,425 | \$ 5,942,177 | \$ 5,942,160 |
| EXPENDITURES | | | |
| ADMINISTRATIVE EXPENDITURES | | | |
| Management | 32,305 | 32,305 | 32,305 |
| Field Operations | 4,800 | 4,800 | 4,800 |
| Legal | 24,013 | 25,400 | 21,492 |
| Assessment Roll | 10,000 | 10,000 | 10,000 |
| Audit Fees | 6,000 | 6,200 | 6,200 |
| Arbitrage Rebate Fee | 3,000 | 3,000 | 2,500 |
| Insurance - GL & Public Officials Liability Insurance | 6,750 | 6,033 | 6,033 |
| Insurance - Property Coverage | 6,050 | 0 | 0 |
| Legal Advertisements | 1,500 | 4,604 | 3,511 |
| Miscellaneous | 2,598 | 2,100 | 834 |
| Methodology Report | 0 | 1,000 | 1,000 |
| Postage | 400 | 365 | 346 |
| Office Supplies | 1,500 | 1,292 | 1,149 |
| Dues & Subscriptions | 175 | 175 | 175 |
| Trustee Fee | 21,500 | 21,392 | 21,392 |
| Continuing Disclosure Fee | 3,500 | 3,500 | 3,500 |
| Website Management | 1,500 | 1,500 | 1,500 |
| Property Taxes | 3,000 | 79 | 80 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 128,591 | \$ 123,745 | \$ 116,816 |
| MAINTENANCE EXPENDITURES | | | |
| Preserve Area Maintenance/Upkeep | 29,020 | 33,350 | 28,035 |
| Maintenance Contingency | 34,000 | 0 | 0 |
| Miscellaneous Maintenance | 59,100 | 5,500 | 0 |
| Lawn/Landscape Service - Median/Right Of Way MTE | 9,150 | 7,000 | 9,630 |
| Mulch/Fertilizer/Pesticide | 0 | 960 | 960 |
| Lift Station/Sewer Line MTE (Adagio) | 10,200 | 850 | 710 |
| Lift Station/Sewer Line MTE (Midtown) | 12,000 | 0 | 0 |
| Electrical For Irrigation Pumps | 0 | 950 | 857 |
| Irrigation Repairs | 0 | 500 | 285 |
| Tree/Shrubbery Replacement | 0 | 0 | 0 |
| Annual Engineer's Report & Misc Engineering | 3,200 | 8,700 | 4,475 |
| Lake Tract Aquatic Management - 3 Lakes (Doral Breeze) | 4,250 | 4,250 | 3,720 |
| Roadway/Signage/Drainage | 0 | 3,000 | 2,660 |
| Midtown Plaza Upkeep/Fountains/FPL/Janitorial/Landscape | 46,000 | 7,200 | 3,840 |
| FPL Easement Maintenance/Upkeep | 0 | 0 | 0 |
| FPL Power Lake Fountains (Doral Breeze) | 9,000 | 0 | 0 |
| FPL Power Sanitary Sewer Lift Stations | 12,400 | 0 | 0 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 228,320 | \$ 72,260 | \$ 55,172 |
| TOTAL EXPENDITURES | \$ 356,911 | \$ 196,005 | \$ 171,988 |
| REVENUES LESS EXPENDITURES | \$ 14,336,514 | \$ 5,746,172 | \$ 5,770,172 |
| Bond Payments (A) | (2,588,584) | (3,481,780) | (3,481,780) |
| Bond Payments (A-1) | (927,230) | (947,605) | (947,605) |
| Bond Payments (A-2) | (807,934) | (832,879) | (832,879) |
| Bond Payments (B) | (9,714,895) | (274,950) | (274,950) |
| BALANCE | \$ 297,871 | \$ 208,957 | \$ 232,958 |
| County Appraiser & Tax Collector Fee | (99,291) | (28,550) | (28,550) |
| Discounts For Early Payments | (198,580) | (90,001) | (90,001) |
| Excess/ (Shortfall) | \$ (0) | \$ 90,406 | \$ 114,407 |
| Carryover From Prior Year | 0 | 0 | 0 |
| Net Excess/ (Shortfall) | \$ (0) | \$ 90,406 | \$ 114,407 |
| FUND BALANCE AS OF 9/30/16 | | \$174,036 | |
| FY 2016/2017 ACTIVITY | | \$90,406 | |
| FUND BALANCE AS OF 9/30/17 | | \$264,442 | |

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
DORAL BREEZE
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

| | FISCAL YEAR 2016/2017 10/1/16 - 9/30/17 | AMENDED FINAL BUDGET 10/1/16 - 9/30/17 | YEAR TO DATE ACTUAL 10/01/16 - 9/29/17 |
|--|--|---|---|
| REVENUES | | | |
| Administrative Assessments | 27,134 | 29,257 | 29,257 |
| Maintenance Assessments | 30,590 | 30,570 | 30,570 |
| Debt Assessments - 2012 Bonds | 879,129 | 884,540 | 884,540 |
| Other Revenues | 0 | 2,660 | 2,660 |
| Interest Income | 105 | 1,350 | 1,333 |
| TOTAL REVENUES | \$ 936,958 | \$ 948,377 | \$ 948,360 |
| EXPENDITURES | | | |
| Maintenance Expenditures | | | |
| Preserve Area Maintenance/Upkeep | 5,955 | 8,000 | 5,878 |
| Maintenance Contingency | 0 | 0 | 0 |
| Miscellaneous Maintenance | 8,750 | 5,500 | 0 |
| Lake Tract Aquatic Management - 3 Lakes (Doral Breeze) | 4,250 | 4,250 | 3,720 |
| Roadway/Signage/Drainage | 0 | 3,000 | 2,660 |
| Lawn/Landscape Service - Median Maintenance/Right Of Way | 0 | 0 | 0 |
| Mulch/Fertilizer/Pesticide | 0 | 0 | 0 |
| FPL Easment Maintenance Upkeep | 0 | 0 | 0 |
| FPL Power Lake Fountains | 9,000 | 0 | 0 |
| Electrical For Irrigation Pumps | 0 | 950 | 857 |
| Irrigation Repairs | 0 | 0 | 0 |
| Tree/Shrubbery Replacement | 0 | 0 | 0 |
| Annual Engineer's Report & Miscellaneous Engineering | 800 | 1,650 | 724 |
| Total Maintenance Expenditures | 28,755 | 23,350 | 13,839 |
| Administrative Expenditures | | | |
| Management | 6,628 | 6,628 | 6,628 |
| Field Operations | 1,050 | 1,050 | 1,050 |
| Legal | 4,929 | 1,800 | 1,308 |
| Assessment Roll | 2,188 | 2,188 | 2,188 |
| Audit Fees | 1,313 | 1,365 | 1,365 |
| Arbitrage Rebate Fee | 500 | 500 | 500 |
| Insurance - GL & Public Officials Liability Insurance | 1,477 | 1,320 | 1,320 |
| Insurance - Property Coverage | 300 | 0 | 0 |
| Legal Advertisements | 328 | 188 | 88 |
| Miscellaneous | 459 | 200 | 138 |
| Postage | 88 | 80 | 76 |
| Office Supplies | 329 | 275 | 251 |
| Dues & Subscriptions | 38 | 38 | 38 |
| Trustee Fee | 4,000 | 3,892 | 3,892 |
| Continuing Disclosure Fee | 1,000 | 500 | 500 |
| Website Management | 328 | 328 | 328 |
| Property Taxes | 656 | 17 | 17 |
| Total Administrative Expenditures | 25,611 | 20,370 | 19,688 |
| TOTAL EXPENDITURES | \$ 54,366 | \$ 43,720 | \$ 33,527 |
| REVENUES LESS EXPENDITURES | \$ 882,592 | \$ 904,657 | \$ 914,834 |
| Bond Payments (2012) | (826,381) | (845,781) | (845,781) |
| BALANCE | \$ 56,211 | \$ 58,876 | \$ 69,053 |
| County Appraiser & Tax Collector Fee | (18,737) | (9,121) | (9,121) |
| Discounts For Early Payments | (37,474) | (32,177) | (32,177) |
| EXCESS/ (SHORTFALL) | \$ - | \$ 17,579 | \$ 27,755 |
| Carryover From Prior Year | 0 | 6,486 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - | \$ 24,065 | \$ 27,755 |

**AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
MIDTOWN
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

| | FISCAL YEAR 2016/2017 10/1/16 - 9/30/17 | AMENDED FINAL BUDGET 10/1/16 - 9/30/17 | YEAR TO DATE ACTUAL 10/01/16 - 9/29/17 |
|---|---|---|---|
| REVENUES | | | |
| Administrative Assessments | 22,321 | 22,738 | 22,738 |
| Maintenance Assessments | 85,644 | 85,836 | 85,836 |
| Direct Bill O&M Assessments | 0 | 0 | 0 |
| Debt Assessments - 2014A-1 Bonds | 630,245 | 631,633 | 631,633 |
| Debt Assessments - 2014A-2 Bonds | 614,930 | 616,174 | 616,174 |
| Developer Contribution | 0 | 0 | 0 |
| Other Revenues | 0 | 0 | 0 |
| Interest Income | 42 | 0 | 0 |
| TOTAL REVENUES | \$ 1,353,182 | \$ 1,356,382 | \$ 1,356,382 |
| EXPENDITURES | | | |
| Maintenance Expenditures | | | |
| Preserve Area Maintenance/Upkeep | 2,555 | 4,100 | 3,532 |
| Maintenance Contingency | 900 | 0 | 0 |
| Miscellaneous Maintenance | 2,100 | 0 | 0 |
| Lawn/Landscape Service - Median/Right Of Way MTE | 9,150 | 7,000 | 9,630 |
| Mulch/Fertilizer/Pesticide | 0 | 960 | 960 |
| Lift Station/Sanitary Sewer Line MTE (Midtown) | 12,000 | 0 | 0 |
| Electrical For Irrigation Pumps | 0 | 0 | 0 |
| Irrigation Repairs | 0 | 500 | 285 |
| Tree/Shrubbery Replacement | 0 | 0 | 0 |
| Roadways/Signage/Drainage | 0 | 0 | 0 |
| Midtown Plaza Upkeep/Fountains/FPL/Janitorial/Landscape | 46,000 | 7,200 | 3,840 |
| FPL Easement Maintenance/Upkeep | 0 | 0 | 0 |
| FPL Power Sanitary Sewer Lift Stations | 7,000 | 0 | 0 |
| Annual Engineer's Report & Miscellaneous Engineering | 800 | 3,250 | 2,006 |
| Total Maintenance Expenditures | 80,505 | 23,010 | 20,253 |
| Administrative Expenditures | | | |
| Management | 2,843 | 2,843 | 2,843 |
| Field Operations | 422 | 422 | 422 |
| Legal | 2,112 | 3,600 | 3,118 |
| Assessment Roll | 880 | 880 | 880 |
| Audit Fees | 528 | 535 | 535 |
| Arbitrage Rebate Fee | 1,000 | 1,000 | 1,000 |
| Insurance - GL & Public Officials Liability Insurance | 594 | 531 | 531 |
| Insurance - Property Coverage | 3,750 | 0 | 0 |
| Legal Advertisements | 132 | 3,500 | 2,826 |
| Miscellaneous | 185 | 150 | 56 |
| Postage | 35 | 35 | 30 |
| Office Supplies | 132 | 132 | 101 |
| Dues & Subscriptions | 15 | 15 | 15 |
| Trustee Fee | 7,000 | 7,000 | 7,000 |
| Continuing Disclosure Fee | 1,000 | 1,000 | 1,000 |
| Website Management | 132 | 132 | 132 |
| Property Taxes | 264 | 7 | 7 |
| Total Administrative Expenditures | 21,024 | 21,782 | 20,496 |
| TOTAL EXPENDITURES | \$ 101,529 | \$ 44,792 | \$ 40,749 |
| REVENUES LESS EXPENDITURES | \$ 1,251,653 | \$ 1,311,589 | \$ 1,315,632 |
| Bond Payments - Series 2014A-1 | (592,505) | (609,325) | (609,325) |
| Bond Payments - Series 2014A-2 | (577,959) | (594,412) | (594,412) |
| BALANCE | \$ 81,189 | \$ 107,852 | \$ 111,895 |
| County Appraiser & Tax Collector Fee | (27,063) | (13,213) | (13,213) |
| Discounts For Early Payments | (54,126) | (34,678) | (34,678) |
| EXCESS/ (SHORTFALL) | \$ - | \$ 59,960 | \$ 64,003 |
| Carryover From Prior Year | 0 | 0 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - | \$ 59,960 | \$ 64,003 |

AMENDED FINAL BUDGET
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
NORTH
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

| | FISCAL YEAR 2016/2017 10/1/16 - 9/30/17 | AMENDED FINAL BUDGET 10/1/16 - 9/30/17 | YEAR TO DATE ACTUAL 10/01/16 - 9/29/17 |
|--|---|---|---|
| REVENUES | | | |
| Administrative Assessments | 26,287 | 27,086 | 27,086 |
| Maintenance Assessments | 13,403 | 13,405 | 13,405 |
| Direct Bill O&M Assessments | 0 | 0 | 0 |
| Debt Assessments - 2014A-1 Bonds | 356,090 | 354,436 | 354,436 |
| Debt Assessments - 2014A-2 Bonds | 244,655 | 249,856 | 249,856 |
| Developer Contribution - Debt | 0 | 0 | 0 |
| Other Revenues | 0 | 0 | 0 |
| Interest Income | 104 | 0 | |
| TOTAL REVENUES | \$ 640,539 | \$ 644,783 | \$ 644,783 |
| EXPENDITURES | | | |
| Maintenance Expenditures | | | |
| Preserve Area Maintenance/Upkeep | 3,820 | 7,500 | 5,801 |
| Maintenance Contingency | 0 | 0 | 0 |
| Miscellaneous Maintenance | 1,650 | 0 | 0 |
| Lawn/Landscape Service - Median - Right Of Way Maintenance | 0 | 0 | 0 |
| Mulch/Fertilizer/Pesticide | 0 | 0 | 0 |
| Lift Station/Sewer Line MTE (Adagio) | 3,629 | 425 | 355 |
| Electrical For Irrigation Pumps | 0 | 0 | 0 |
| Irrigation Repairs | 0 | 0 | 0 |
| Tree/Shrubbery Replacement | 0 | 0 | 0 |
| Roadways/Signage/Drainage | 0 | 0 | 0 |
| FPL Easement Maintenance/Upkeep | 0 | 0 | 0 |
| FPL Power Sanitary Sewer Lift Stations | 2,700 | 0 | 0 |
| Annual Engineer's Report & Miscellaneous Engineering | 800 | 2,300 | 1,337 |
| Total Maintenance Expenditures | 12,599 | 10,225 | 7,492 |
| Administrative Expenditures | | | |
| Management | 4,254 | 4,254 | 4,254 |
| Field Operations | 1,037 | 1,037 | 1,037 |
| Legal | 3,161 | 2,500 | 1,672 |
| Assessment Roll | 2,160 | 2,159 | 2,159 |
| Audit Fees | 1,296 | 1,340 | 1,340 |
| Arbitrage Rebate Fee | 1,000 | 1,000 | 1,000 |
| Insurance - GL & Public Officials Liability Insurance | 1,458 | 1,303 | 1,303 |
| Insurance - Property Coverage | 750 | 0 | 0 |
| Legal Advertisements | 324 | 200 | 87 |
| Miscellaneous | 454 | 250 | 136 |
| Postage | 86 | 80 | 75 |
| Office Supplies | 324 | 300 | 248 |
| Dues & Subscriptions | 38 | 38 | 38 |
| Trustee Fee | 7,000 | 7,000 | 7,000 |
| Continuing Disclosure Fee | 500 | 1,000 | 1,000 |
| Website Management | 324 | 324 | 324 |
| Property Taxes | 648 | 17 | 17 |
| Total Administrative Expenditures | 24,814 | 22,801 | 21,690 |
| TOTAL EXPENDITURES | \$ 37,413 | \$ 33,026 | \$ 29,182 |
| REVENUES LESS EXPENDITURES | \$ 603,126 | \$ 611,757 | \$ 615,601 |
| Bond Payments - Series 2007A | 0 | 0 | 0 |
| Bond Payments - Series 2014A-1 | (334,725) | (338,280) | (338,280) |
| Bond Payments - Series 2014A-2 | (229,975) | (238,467) | (238,467) |
| Bond Payments - Series 2007B | 0 | 0 | 0 |
| BALANCE | \$ 38,426 | \$ 35,009 | \$ 38,854 |
| County Appraiser & Tax Collector Fee | (12,809) | (6,215) | (6,215) |
| Discounts For Early Payments | (25,617) | (23,146) | (23,146) |
| EXCESS/ (SHORTFALL) | \$ - | \$ 5,648 | \$ 9,492 |
| Carryover From Prior Year | 0 | 0 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - | \$ 5,648 | \$ 9,492 |

AMENDED BUDGET
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND SOUTH
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

| | FISCAL YEAR 2016/2017 10/1/16 - 9/30/17 | AMENDED FINAL BUDGET 10/1/16 - 9/30/17 | YEAR TO DATE ACTUAL 10/01/16 - 9/29/17 |
|--|---|---|---|
| REVENUES | | | |
| Administrative Assessments | 60,546 | 0 | 0 |
| Maintenance Assessments | 113,256 | 0 | 0 |
| Direct Bill O&M Assessments | 0 | 81,687 | 81,687 |
| Debt Assessments - A Bonds | 1,860,280 | 0 | 0 |
| Debt Assessments - B Bonds | 9,728,435 | 274,950 | 274,950 |
| Developer Contribution - Debt | 0 | 2,635,998 | 2,635,998 |
| Other Revenues | 0 | 0 | 0 |
| Interest Income | 229 | 0 | 0 |
| TOTAL REVENUES | \$ 11,762,746 | \$ 2,992,635 | \$ 2,992,635 |
| EXPENDITURES | | | |
| Maintenance Expenditures | | | |
| Preserve Area Maintenance/Upkeep | 16,690 | 13,750 | 12,824 |
| Maintenance Contingency | 33,100 | 0 | 0 |
| Miscellaneous Maintenance | 46,600 | 0 | 0 |
| Lawn/Landscape Service - Median - Right Of Way Maintenance | 0 | 0 | 0 |
| Mulch/Fertilizer/Pesticide | 0 | 0 | 0 |
| Lift Station/Sewer Line MTE (Adagio) | 6,571 | 425 | 355 |
| Electrical For Irrigation Pumps | 0 | 0 | 0 |
| Irrigation Repairs | 0 | 0 | 0 |
| Tree/Shrubbery Replacement | 0 | 0 | 0 |
| Roadways/Signage/Drainage | 0 | 0 | 0 |
| FPL Easement Maintenance/Upkeep | 0 | 0 | 0 |
| FPL Power Sanitary Sewer Lift Stations | 2,700 | 0 | 0 |
| Annual Engineer's Report & Miscellaneous Engineering | 800 | 1,500 | 409 |
| Total Maintenance Expenditures | 106,461 | 15,675 | 13,587 |
| Administrative Expenditures | | | |
| Management | 18,580 | 18,580 | 18,580 |
| Field Operations | 2,291 | 2,291 | 2,291 |
| Legal | 13,811 | 17,500 | 15,393 |
| Assessment Roll | 4,772 | 4,773 | 4,773 |
| Audit Fees | 2,863 | 2,960 | 2,960 |
| Arbitrage Rebate Fee | 500 | 500 | 0 |
| Insurance - GL & Public Officials Liability Insurance | 3,221 | 2,880 | 2,880 |
| Insurance - Property Coverage | 1,250 | 0 | 0 |
| Legal Advertisements | 716 | 716 | 510 |
| Miscellaneous | 1,500 | 1,500 | 504 |
| Methodology Report | 0 | 1,000 | 1,000 |
| Postage | 191 | 170 | 165 |
| Office Supplies | 715 | 585 | 549 |
| Dues & Subscriptions | 84 | 84 | 84 |
| Trustee Fee | 3,500 | 3,500 | 3,500 |
| Continuing Disclosure Fee | 1,000 | 1,000 | 1,000 |
| Website Management | 716 | 716 | 716 |
| Property Taxes | 1,432 | 38 | 38 |
| Total Administrative Expenditures | 57,142 | 58,792 | 54,943 |
| TOTAL EXPENDITURES | \$ 163,603 | \$ 74,467 | \$ 68,530 |
| REVENUES LESS EXPENDITURES | \$ 11,599,143 | \$ 2,918,168 | \$ 2,924,105 |
| Bond Payments - Series 2007A | (1,762,203) | (2,635,999) | (2,635,999) |
| Bond Payments - Series 2014A-1 | 0 | 0 | 0 |
| Bond Payments - Series 2014A-2 | 0 | 0 | 0 |
| Bond Payments - Series 2007B | (9,714,895) | (274,950) | (274,950) |
| BALANCE | \$ 122,045 | \$ 7,219 | \$ 13,157 |
| County Appraiser & Tax Collector Fee | (40,682) | 0 | 0 |
| Discounts For Early Payments | (81,363) | 0 | 0 |
| EXCESS/ (SHORTFALL) | \$ - | \$ 7,219 | \$ 13,157 |
| Carryover From Prior Year | 0 | 0 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - | \$ 7,219 | \$ 13,157 |

**AMENDED FINAL BUDGET
 GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
 DEBT SERVICE FUND (SERIES 2007)
 FISCAL YEAR 2016/2017
 OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

| | FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17 | AMENDED FINAL BUDGET 10/1/16 - 9/30/17 | YEAR TO DATE ACTUAL 10/1/16 - 9/29/17 |
|--|---|---|--|
| REVENUES | | | |
| Interest Income (2007A) | 10 | 24 | 24 |
| Interest Income (2007B) | 5 | 30 | 30 |
| Transfer From 2007 Capital Projects Fund | 0 | 297,936 | 297,936 |
| Payment By Developer (2007A) | 13,540 | 4,350 | 4,350 |
| Payment By Developer (2007B) | 9,714,895 | 274,935 | 274,935 |
| | | | |
| Total Revenues | \$ 9,728,450 | \$ 577,275 | \$ 577,275 |
| | | | |
| EXPENDITURES | | | |
| Principal Payments (2007A) | 5,000 | 145,000 | 145,000 |
| Principal Payments (2007B) | 9,165,000 | 185,000 | 185,000 |
| Interest Payments (2007A) | 8,550 | 12,651 | 12,651 |
| Interest Payments (2007B) | 549,900 | 274,950 | 274,950 |
| Miscellaneous (Includes Trustee Fees) | 0 | 3,320 | 3,320 |
| | | | |
| Total Expenditures | \$ 9,728,450 | \$ 620,921 | \$ 620,921 |
| | | | |
| Excess/ (Shortfall) | \$ - | \$ (43,646) | \$ (43,646) |

| | |
|----------------------------|-------------------|
| FUND BALANCE AS OF 9/30/16 | \$43,646 |
| FY 2016/2017 ACTIVITY | (\$43,646) |
| FUND BALANCE AS OF 9/30/17 | \$0 |

Notes

Both the Series 2007A and Series 2007B Bonds were eliminated in Fiscal Year 2016/2017
 Series 2007B Bonds totaling \$8,980,000 were eliminated on 11/17/2016 via the DWAC Process

Series 2007A Bond Information (Principal Balance As Of 9/30/16 = \$145,000)

| | | |
|-----------------------------------|--------------|---------------------------------------|
| Original Par Amount = | \$18,335,000 | Annual Principal Payments Due: |
| Interest Rate = | 6.00% | May 1st |
| Issue Date = | August 2007 | Annual Interest Payments Due: |
| Maturity Date = | May 2039 | May 1st & November 1st |
| Par Amount As Of 9/30/2017 | \$0 | |

Series 2007B Bond Information (Principal Balance As Of 9/30/16 = \$9,165,000)

| | | |
|-----------------------------------|--------------|---------------------------------------|
| Original Par Amount = | \$74,730,000 | Annual Principal Payments Due: |
| Interest Rate = | 6.00% | May-17 |
| Issue Date = | August 2007 | Annual Interest Payments Due: |
| Maturity Date = | May 2017 | May 1st & November 1st |
| Par Amount As Of 9/30/2017 | \$0 | |

**AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2012 - DORAL BREEZE)
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

| | FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17 | AMENDED FINAL BUDGET 10/1/16 - 9/30/17 | YEAR TO DATE ACTUAL 10/1/16 - 9/29/17 |
|----------------------------|---|---|--|
| REVENUES | | | |
| Interest Income | 100 | 4,275 | 4,258 |
| NAV Tax Collection | 826,381 | 845,781 | 845,781 |
| Total Revenues | \$ 826,481 | \$ 850,056 | \$ 850,039 |
| EXPENDITURES | | | |
| Principal Payments | 200,000 | 190,000 | 190,000 |
| Interest Payments | 626,481 | 631,350 | 631,350 |
| Total Expenditures | \$ 826,481 | \$ 821,350 | \$ 821,350 |
| Excess/ (Shortfall) | \$ - | \$ 28,706 | \$ 28,689 |

| | |
|----------------------------|-------------|
| FUND BALANCE AS OF 9/30/16 | \$986,065 |
| FY 2016/2017 ACTIVITY | \$28,706 |
| FUND BALANCE AS OF 9/30/17 | \$1,014,771 |

Notes

Reserve Fund Balance = \$414,600*. Revenue Fund Balance = \$600,171*.
Revenue Fund Used To Fund 11-1-17 Principal & Interest Payment Of \$513,241.

* Approximate Amounts

Series 2012 (Doral Breeze) Bond Information

| | | |
|-----------------------|---------------|--------------------------------|
| Original Par Amount = | \$11,625,000 | Annual Principal Payments Due: |
| Interest Rate = | 5.13% | November 1st |
| Issue Date = | October 2012 | Annual Interest Payments Due: |
| Maturity Date = | November 2042 | May 1st & November 1st |

Par Amount As Of 9/30/17 = \$10,930,000

**AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - MIDTOWN)
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

| | FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17 | AMENDED FINAL BUDGET 10/1/16 - 9/30/17 | YEAR TO DATE ACTUAL 10/1/16 - 9/29/17 |
|------------------------------|---|---|--|
| REVENUES | | | |
| Interest Income (2014A-1) | 25 | 4,090 | 4,080 |
| Interest Income (2014A-2) | 25 | 3,970 | 3,958 |
| NAV Tax Collection | 1,170,464 | 0 | 0 |
| NAV Tax Collection (2014-1) | 0 | 609,325 | 609,325 |
| NAV Tax Collection (2014-2) | 0 | 594,412 | 594,412 |
| Total Revenues | \$ 1,170,514 | \$ 1,211,797 | \$ 1,211,775 |
| EXPENDITURES | | | |
| Principal Payments (2014A-1) | 120,000 | 120,000 | 120,000 |
| Principal Payments (2014A-2) | 145,000 | 145,000 | 145,000 |
| Interest Payments (2014A-1) | 472,530 | 475,680 | 475,680 |
| Interest Payments (2014A-2) | 432,984 | 437,244 | 437,244 |
| Total Expenditures | \$ 1,170,514 | \$ 1,177,924 | \$ 1,177,924 |
| Excess/ (Shortfall) | \$ - | \$ 33,873 | \$ 33,851 |

| | |
|----------------------------|-------------|
| FUND BALANCE AS OF 9/30/16 | \$1,687,144 |
| FY 2016/2017 ACTIVITY | \$33,873 |
| FUND BALANCE AS OF 9/30/17 | \$1,721,017 |

Notes

Reserve (A-1) Fund Balance = \$595,354*. Reserve (A-2) Fund Balance = \$580,514*
Revenue (A-1) Fund Balance = \$281,898*. Revenue (A-2) Fund Balance = \$263,214*
Revenue (A-1) Fund Balance To Be Used To Make 11-1-17 Interest Payment Of \$234,690.
Revenue (A-2) Fund Balance To Be Used To Make 11-1-17 Interest Payment Of \$214,363.
* Approximate Amounts

Series 2014-1 Bond Information

| | | |
|-----------------------|---------------|--------------------------------|
| Original Par Amount = | \$8,390,000 | Annual Principal Payments Due: |
| Interest Rate = | 5.25% - 5.90% | May 1st |
| Issue Date = | October 2014 | Annual Interest Payments Due: |
| Maturity Date = | May 2045 | May 1st & November 1st |

Par Amount As Of 9/30/17 = \$8,155,000

Series 2014-2 Bond Refunding Information

| | | |
|-----------------------|---------------|--------------------------------|
| Original Par Amount = | \$7,095,000 | Annual Principal Payments Due: |
| Interest Rate = | 5.875% - 6.5% | May 1st |
| Issue Date = | October 2014 | Annual Interest Payments Due: |
| Maturity Date = | May 2039 | May 1st & November 1st |

Par Amount As Of 9/30/17 = \$6,815,000

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - NORTH)
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

| | FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17 | AMENDED FINAL BUDGET 10/1/16 - 9/30/17 | YEAR TO DATE ACTUAL 10/1/16 - 9/29/17 |
|------------------------------|---|---|--|
| REVENUES | | | |
| Interest Income (2014A-1) | 25 | 1,425 | 1,421 |
| Interest Income (2014A-2) | 25 | 800 | 797 |
| NAV Tax Collection | 564,700 | 0 | 0 |
| NAV Tax Collection (2014-1) | 0 | 338,280 | 338,280 |
| NAV Tax Collection (2014-2) | 0 | 238,467 | 238,467 |
| Total Revenues | \$ 564,750 | \$ 578,972 | \$ 578,965 |
| EXPENDITURES | | | |
| Principal Payments (2014A-1) | 75,000 | 75,000 | 75,000 |
| Principal Payments (2014A-2) | 80,000 | 80,000 | 80,000 |
| Interest Payments (2014A-1) | 259,750 | 261,250 | 261,250 |
| Interest Payments (2014A-2) | 150,000 | 152,000 | 152,000 |
| Total Expenditures | \$ 564,750 | \$ 568,250 | \$ 568,250 |
| Excess/ (Shortfall) | \$ - | \$ 10,722 | \$ 10,715 |

| | |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/16 | \$425,670 |
| FY 2016/2017 ACTIVITY | \$10,722 |
| FUND BALANCE AS OF 9/30/17 | \$436,392 |

Notes

Reserve (2014A-1) Fund Balance = \$141,957*. Reserve (2014A-2) Fund Balance = \$58,889*
Revenue (2014A-1) Fund Balance = \$143,992*. Revenue (2014A-2) Fund Balance = \$91,540*
Revenue (2014A-1) Fund Balance To Be Used To Make 11-1-17 Interest Payment Of \$129,125.
Revenue (2014A-2) Fund Balance To Be Used To Make 11-1-17 Interest Payment Of \$74,400.
* Approximate Amounts

Series 2014-1 Bond Information

| | | |
|----------------------------|---------------|---------------------------------------|
| Original Par Amount = | \$5,450,000 | Annual Principal Payments Due: |
| Interest Rate = | 4.00% - 5.00% | May 1st |
| Issue Date = | November 2014 | Annual Interest Payments Due: |
| Maturity Date = | May 2045 | May 1st & November 1st |
| Par Amount As Of 9/30/17 = | \$5,305,000 | |

Series 2014-2 Bond Refunding Information

| | | |
|----------------------------|---------------|---------------------------------------|
| Original Par Amount = | \$3,295,000 | Annual Principal Payments Due: |
| Interest Rate = | 4.00% - 5.00% | May 1st |
| Issue Date = | November 2014 | Annual Interest Payments Due: |
| Maturity Date = | May 2039 | May 1st & November 1st |
| Par Amount As Of 9/30/17 = | \$3,135,000 | |

**AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2016 - SOUTH)
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

| | FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17 | AMENDED FINAL BUDGET 10/1/16 - 9/30/17 | YEAR TO DATE ACTUAL 10/1/16 - 9/29/17 |
|--------------------------------------|---|---|--|
| REVENUES | | | |
| Interest Income (2007A) | 10 | 0 | 0 |
| Interest Income (2007B) | 5 | 0 | 0 |
| Interest Income (2016) | 25 | 4,122 | 4,122 |
| Payment By Developer | 0 | 1,868,737 | 1,868,737 |
| NAV Tax Collection (2016) | 1,748,648 | 0 | 0 |
| Total Revenues | \$ 1,748,688 | \$ 1,872,859 | \$ 1,872,859 |
| | | | |
| EXPENDITURES | | | |
| Principal Payments (2016) | 455,000 | 455,000 | 455,000 |
| Interest Payments (2016) | 1,293,688 | 1,413,737 | 1,413,737 |
| Transfer To Construction Fund (2016) | 0 | 4,200 | 2,371 |
| Total Expenditures | \$ 1,748,688 | \$ 1,872,937 | \$ 1,871,108 |
| | | | |
| Excess/ (Shortfall) | \$ - | \$ (78) | \$ 1,751 |

| | |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/16 | \$876,539 |
| FY 2016/2017 ACTIVITY | (\$78) |
| FUND BALANCE AS OF 9/30/17 | \$876,461 |

Notes

Reserve Fund Balance = \$876,237*

November 2017 Interest Payment Of \$642,862.50 Funded By Developer

* Approximate Amounts

Series 2016 (South) Bond Information

| | | |
|------------------------------|--------------|--------------------------------|
| Original Par Amount = | \$27,635,000 | Annual Principal Payments Due: |
| Interest Rate = | 3.5% - 5.00% | May 1st |
| Issue Date = | March 2016 | Annual Interest Payments Due: |
| Maturity Date = | May 2046 | May 1st & November 1st |
| Par Amount As Of 9/30/2017 = | \$27,180,000 | |