



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
&
PUBLIC HEARING
JULY 18, 2018
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 & PUBLIC HEARING
July 18, 2018
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 16, 2018 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2018/2019 Final Budget
 - 3. Consider Resolution No. 2018-02 – Adopting a Fiscal Year 2018/2019 Final Budget.....Page 6
- H. Old Business
 - 1. Staff Report: As Required
- I. New Business
 - 1. Consider Resolution No. 2018-03 – Adopting a Fiscal Year 2018/2019 Meeting Schedule.....Page 23
 - 2. Consider Resolution No. 2018-04 – Adopting a Revised Statewide Mutual Aid Agreement.....Page 25
- J. Administrative & Operational Matters
 - 1. Audit Memorandum – Consider 2-Year Renewal Option – Grau & Associates.....Page 27
 - 2. Reminder: Financial Disclosure Reporting – **2017 Form 1**
 - 3. Staff Report: As Required
- K. Board Members & Staff Closing Comments
- L. 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

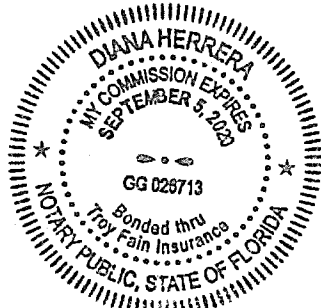
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has 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 Lerner 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
REGULAR BOARD MEETING
MAY 16, 2018

Note: For the record, due to Meeting Room scheduling conflicts the Grand Bay at Doral CDD Regular Board Meeting was moved across the hallway to the Suite 305 Meeting Room (Eagle Mortgage) located at 730 NW 107th Avenue, Miami, Florida 33172. The Receptionist in Suite 300 redirected those attending the referenced meeting.

A. CALL TO ORDER

Mr. Kalin called the May 16, 2018, Regular Board Meeting of the Grand Bay at Doral Community Development District to order at 10:13 a.m. in the Suite 305 Meeting Room (see note above), located at 730 NW 107th Avenue, Suite 300, 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 September 28, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Supervisors Yadira Monzon, Raisa Krause and Omar del Rio constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Managers Neil Kalin and Gloria Perez of Special District Services, Inc.; and District Counsel Gerald Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Mr. Kalin recommended that since the Chairperson and Vice Chairperson were not present, the Board Members should consider electing an acting Chairperson for today's meeting. A discussion ensued after which;

A **motion** was made by Ms. Monzon, seconded by Mr. del Rio and unanimously passed to *elect* Raisa Krause to serve as acting Chairperson for today's meeting only.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. December 20, 2017, Special Board Meeting

Mr. Kalin presented the minutes of the December 20, 2017, Special Board Meeting and asked if there were any changes and/or corrections. There being no comments or changes to the December 20, 2017, Special Board Meeting minutes, a **motion** was made by Ms. Krause,

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 16, 2018

seconded by Ms. Monzon and unanimously passed to approve the December 20, 2017, Special Board Meeting Minutes, *as presented*.

G. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget

Mr. Kalin presented Resolution No. 2018-01, entitled:

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin read the title of the resolution into the record and stated that the budget had been balanced by using approximately \$26,125 from the projected year end (9/30/2018) fund balance. Since the overall assessments were not increasing, letters to property owners would not be required. In addition, as part of adopting Resolution no. 2018-01, the Board must set a date for the Public Hearing to adopt the Final 2018/2019 Fiscal Year Budget and assessment roll. A discussion ensued after which;

A **motion** was made by Ms. Krause, seconded by Ms. Monzon and unanimously passed approving and adopting Resolution No. 2018-01, *as presented*, setting the public hearing to adopt the fiscal year 2018/2019 final budget and assessments for July 18, 2018, at 10:00 a.m. in the Meeting Room located at 730 NW 107th Avenue, Third Floor, Suite 300, Miami, Florida 33172; and further authorizing publication/notice of the budget public hearing, as required by law.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding General Election and Candidate Qualifying Period

Mr. Kalin stated that since the District was more than six (6) years old and had at least 250 qualified electors and because terms of office in Seats 1 and 2 were expiring, said seats would be filled by qualified electors of the District at the November 6, 2018, General Election. The candidate qualifying period for the November General Election runs from noon on June 18, 2018, through noon on June 22, 2018. Ms. Krause indicated that she would assist the District Manager in finding interested residents that could possibly serve on the Board.

2. Reminder – Financial Disclosure Reporting – 2017 Form 1

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 16, 2018

Mr. Kalin advised the Board Members that their Financial Disclosure Forms should be received in the mail before the end of May and that submittal of the **2017 Form 1** is due on or before July 2, 2018.

3. Staff Report, as Required

There was no Staff Report at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

It was noted that the next meeting was scheduled for July 18, 2018, at 10:00 a.m.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:23 a.m. on a **motion** made by Ms. Krause, seconded by Mr. del Rio and passed unanimously.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

MIAMI DAILY BUSINESS REVIEW

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Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared KESHA BASSUE, 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

NOTICE OF PUBLIC HEARING
AND REGULAR BOARD MEETING OF THE GRAND BAY AT
DORAL COMMUNITY DEVELOPMENT DISTRICT - JUL. 18,
2018

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

06/28/2018 07/05/2018

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.

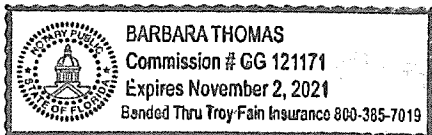
Kesha Bassue

Sworn to and subscribed before me this
5 day of JULY, A.D. 2018

Barbara Thomas

(SEAL)

KESHA BASSUE personally known to me



**NOTICE OF PUBLIC HEARING
AND REGULAR BOARD MEETING OF THE
GRAND BAY AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on July 18, 2018, at 10:00 a.m., or as soon thereafter as can be heard, in the Meeting Room of Lennar Homes, LLC, 730 NW 107th Avenue, Third Floor, Suite 300, Miami, Florida 33172.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2018/2019 Proposed Final Budget and the Non-Ad Valorem Assessments. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary at a time and place specified on the record.

There may be occasions when one or two Board members will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 scheduled meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Grand Bay at Doral Community Development District

www.grandbayatdoralcdd.org
6/28/7/5

18-74/0000328751M

RESOLUTION NO. 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2018/2019 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Grand Bay at Doral Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 July, 2018.

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grand Bay At Doral
Community Development District

**Final Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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- V DETAILED FINAL BUDGET - NORTH PARCEL
- VI DETAILED FINAL BUDGET - SOUTH PARCEL
- VII DETAILED FINAL 2012 (DORAL BREEZE) DEBT SERVICE FUND BUDGET
- VIII DETAILED FINAL 2014 (MIDTOWN) DEBT SERVICE FUND BUDGET
- IX DETAILED FINAL 2014 (NORTH PARCEL) DEBT SERVICE FUND BUDGET
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DETAILED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	DORAL BREEZE FISCAL YEAR 2018/2019 BUDGET	MIDTOWN DORAL FISCAL YEAR 2018/2019 BUDGET	GRAND BAY NORTH FISCAL YEAR 2018/2019 BUDGET	GRAND BAY SOUTH FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2018/2019 BUDGET
REVENUES							
Administrative Assessments	79,082	142,420	22,518	26,635	18,912	52,194	120,259
Maintenance Assessments	129,810	404,446	34,699	248,920	20,487	121,298	425,404
Direct Bill O&M Assessments	81,687	0	0	0	0	0	0
Debt Assessments - A Bonds	884,540	2,737,215	884,505	0	0	1,569,891	2,454,396
Debt Assessments - A-1 Bonds	986,069	981,223	0	631,354	354,436	0	985,790
Debt Assessments - A-2 Bonds	866,030	857,361	0	616,148	249,856	0	866,004
Debt Assessments - B Bonds	274,950	0	0	0	0	0	0
Developer Contribution - Debt	2,635,998	0	0	0	0	0	0
Other Revenues	2,660	0	0	0	0	0	0
Interest Income	1,466	720	158	63	155	344	720
TOTAL REVENUES	\$ 5,942,292	\$ 5,123,385	\$ 941,880	\$ 1,523,120	\$ 643,846	\$ 1,743,727	\$ 4,852,573
EXPENDITURES							
Maintenance Expenditures							
Preserve Area Interior Maintenance/Upkeep	27,307	28,910	6,010	2,410	3,830	16,730	28,980
Preserve Area Perimeter Maintenance/Upkeep	0	0	3,282	1,320	3,238	7,160	15,000
Maintenance Contingency	0	54,000	0	21,000	0	27,000	48,000
Miscellaneous Maintenance	0	68,600	8,500	7,700	1,100	42,700	60,000
Lawn/Landscape Service - Median/Right Of Way MTE	15,608	24,000	0	32,000	0	0	32,000
Mulch/Fertilizer/Pesticide	960	7,200	0	7,200	0	0	7,200
Lift Station/Sanitary Sewer Line MTE (Adagio)	710	12,000	0	0	5,000	10,000	15,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	0	37,500	0	36,000	0	0	36,000
Irrigation Systems MTE & Power	1,142	5,700	0	5,700	0	0	5,700
Security	0	44,100	0	45,000	0	0	45,000
Tree/Shrubbery Replacement	0	2,500	0	3,000	0	0	3,000
Annual Engineer's Report & Misc Engineering	7,875	6,100	800	2,500	1,500	800	5,600
Lake Tract MTE & Fountain MTE - DM & MT	3,720	21,650	11,400	12,000	0	0	23,400
Roadway/Signage/Drainage	2,660	3,000	0	3,000	0	0	3,000
Midtown Plaza Upkeep/Janitorial	3,840	48,120	0	45,000	0	0	45,000
FPL Easement Maintenance/Upkeep	0	2,400	2,625	1,055	2,590	5,730	12,000
FPL Power Sanitary Sewer Lift Stations	0	14,400	0	9,100	2,000	3,900	15,000
Total Maintenance Expenditures	63,822	380,180	32,617	233,985	19,258	114,020	399,880
Administrative Expenditures							
Management	32,305	32,976	7,365	3,063	4,437	18,795	33,660
Field Operations	4,800	6,900	1,050	2,580	1,037	2,233	6,900
Legal	21,992	30,000	5,470	2,200	5,397	11,933	25,000
Assessment Roll	10,000	10,500	2,188	1,500	2,160	4,652	10,500
Audit Fees	6,200	6,400	1,750	704	1,727	3,819	8,000
Arbitrage Rebate Fee	3,500	3,000	500	1,000	1,000	500	3,000
Insurance - GL & Public Officials Liability Insurance	6,033	6,750	1,750	704	1,727	3,819	8,000
Insurance - Property Coverage	0	6,800	300	4,500	750	1,250	6,800
Legal Advertisements	3,511	1,500	438	176	432	954	2,000
Miscellaneous	1,834	2,971	569	600	561	1,241	2,971
Postage	346	865	88	500	86	191	865
Office Supplies	1,149	1,618	329	250	324	715	1,618
Dues & Subscriptions	175	175	38	15	38	84	175
Trustee Fee	21,392	21,500	4,000	7,000	7,000	3,500	21,500
Continuing Disclosure Fee	3,500	3,000	500	1,000	500	1,000	3,000
Website Management	1,500	1,500	328	132	324	716	1,500
Property Taxes	80	2,000	437	176	432	955	2,000
Administrative Contingency	0	0	525	210	520	1,145	2,400
Total Administrative Expenditures	118,317	138,455	27,625	26,310	28,452	57,502	139,889
TOTAL EXPENDITURES	\$ 182,139	\$ 518,635	\$ 60,242	\$ 260,295	\$ 47,710	\$ 171,522	\$ 539,769
REVENUES LESS EXPENDITURES	\$ 5,760,153	\$ 4,604,750	\$ 881,638	\$ 1,262,825	\$ 596,136	\$ 1,572,205	\$ 4,312,804
Bond Payments (A)	(3,481,780)	(2,572,982)	(831,435)	0	0	(1,475,698)	(2,307,133)
Bond Payments (A-1)	(947,605)	(922,349)	0	(593,473)	(333,170)	0	(926,643)
Bond Payments (A-2)	(832,879)	(805,919)	0	(579,179)	(234,864)	0	(814,043)
Bond Payments (B)	(274,950)	0	0	0	0	0	-
BALANCE	\$ 222,939	\$ 303,500	\$ 50,203	\$ 90,173	\$ 28,102	\$ 96,507	\$ 264,985
County Appraiser & Tax Collector Fee	(28,550)	(102,453)	(18,834)	(30,461)	(12,874)	(34,867)	(97,036)
Discounts For Early Payments	(90,001)	(204,907)	(37,669)	(60,922)	(25,748)	(69,735)	(194,074)
EXCESS/ (SHORTFALL)	\$ 104,388	\$ (3,860)	\$ (6,300)	\$ (1,210)	\$ (10,520)	\$ (8,095)	\$ (26,125)
Carryover From Prior Year	0	3,860	6,300	1,210	10,520	8,095	26,125
NET EXCESS/ (SHORTFALL)	\$ 104,388	\$ (0)	\$ -	\$ -	\$ -	\$ -	\$ -

Total Units	Doral Breeze	Midtown Doral	Grand Bay North	Grand Bay South*	Total Units
\$ 4,251	541	1847	347	1516	4251

* - Includes 440 Apartment Units

BUDGET COMPARISON
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET
REVENUES			
Administrative Assessments	79,082	142,420	120,259
Maintenance Assessments	129,810	404,446	425,404
Direct Bill O&M Assessments	81,687	0	0
Debt Assessments - A Bonds	884,540	2,737,215	2,454,396
Debt Assessments - A-1 Bonds	986,069	981,223	985,790
Debt Assessments - A-2 Bonds	866,030	857,361	866,004
Developer Contribution - Debt	2,635,998	0	0
Developer Assessments - 2007A Bonds	0	0	0
Developer Assessments - 2007B Bonds	274,950	0	0
Developer Assessments - 2012 Bonds	0	0	0
Developer Assessments - 2014 Bonds	0	0	0
Developer Assessments - 2016 Bonds	0	0	0
Other Revenues	2,660	0	0
Interest Income	1,466	720	720
TOTAL REVENUES	\$ 5,942,292	\$ 5,123,385	\$ 4,852,573
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Interior Maintenance/Upkeep	27,307	28,910	28,980
Preserve Area Perimeter Maintenance/Upkeep	0	0	15,000
Maintenance Contingency	0	54,000	48,000
Miscellaneous Maintenance	0	68,600	60,000
Lawn/Landscape Service - Median/Right Of Way MTE	15,608	24,000	32,000
Mulch/Fertilizer/Pesticide	960	7,200	7,200
Lift Station/Sanitary Sewer Line MTE (Adagio)	710	12,000	15,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	0	37,500	36,000
Irrigation Systems MTE & Power	1,142	5,700	5,700
Security	0	44,100	45,000
Tree/Shrubbery Replacement	0	2,500	3,000
Annual Engineer's Report & Miscellaneous Engineering	7,875	6,100	5,600
Lake Tract MTE & Fountain MTE - DM & MT	3,720	21,650	23,400
Roadways/Signage/Drainage	2,660	3,000	3,000
Midtown Plaza Upkeep/Janitorial	3,840	48,120	45,000
FPL Easement Maintenance/Upkeep	0	2,400	12,000
FPL Power Sanitary Sewer Lift Stations	0	14,400	15,000
Total Maintenance Expenditures	63,822	380,180	399,880
Administrative Expenditures			
Management	32,305	32,976	33,660
Field Operations	4,800	6,900	6,900
Legal	21,992	30,000	25,000
Assessment Roll	10,000	10,500	10,500
Audit Fees	6,200	6,400	8,000
Arbitrage Rebate Fee	3,500	3,000	3,000
Insurance - GL & Public Officials Liability Insurance	6,033	6,750	8,000
Insurance - Property Coverage	0	6,800	6,800
Legal Advertisements	3,511	1,500	2,000
Miscellaneous	1,834	2,971	2,971
Postage	346	865	865
Office Supplies	1,149	1,618	1,618
Dues & Subscriptions	175	175	175
Trustee Fee	21,392	21,500	21,500
Continuing Disclosure Fee	3,500	3,000	3,000
Website Management	1,500	1,500	1,500
Property Taxes	80	2,000	2,000
Administrative Contingency	0	0	2,400
Total Administrative Expenditures	118,317	138,455	139,889
TOTAL EXPENDITURES	\$ 182,139	\$ 518,635	\$ 539,769
REVENUES LESS EXPENDITURES	\$ 5,760,153	\$ 4,604,750	\$ 4,312,804
Bond Payments (A)	(3,481,780)	(2,572,982)	(2,307,133)
Bond Payments (A-1)	(947,605)	(922,349)	(926,643)
Bond Payments (A-2)	(832,879)	(805,919)	(814,043)
Bond Payments (B)	(274,950)	-	-
BALANCE	\$ 222,939	\$ 303,500	\$ 264,985
County Appraiser & Tax Collector Fee	(28,550)	(102,453)	(97,036)
Discounts For Early Payments	(90,001)	(204,907)	(194,074)
EXCESS/ (SHORTFALL)	\$ 104,388	\$ (3,860)	\$ (26,125)
Carryover From Prior Year	0	3,860	26,125
NET EXCESS/ (SHORTFALL)	\$ 104,388	\$ -	\$ -

DORAL BREEZE FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET
REVENUES			
Administrative Assessments	29,257	28,886	22,518
Maintenance Assessments	30,570	28,830	34,699
Debt Assessments - 2012 Bonds	884,540	878,704	884,505
Other Revenues	2660	0	0
Interest Income	1,466	158	158
TOTAL REVENUES	\$ 948,493	\$ 936,578	\$ 941,880
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Interior Maintenance/Upkeep	5,878	6,000	6,010
Preserve Area Perimeter Maintenance/Upkeep	0	0	3,282
Maintenance Contingency	0	0	0
Miscellaneous Maintenance	2,660	10,050	8,500
Lake Tract MTE & Fountain MTE	3,720	10,250	11,400
Lawn/Landscape Service - Median Maintenance/Right Of Way	5,250	0	0
Mulch/Fertilizer/Pesticide	0	0	0
FPL Easment Maintenance Upkeep	0	0	2,625
Electrical For Irrigation Pumps	857	0	0
Irrigation Repairs	0	0	0
Tree/Shrubbery Replacement	0	0	0
Annual Engineer's Report & Miscellaneous Engineering	1,574	800	800
Total Maintenance Expenditures	19,939	27,100	32,617
Administrative Expenditures			
Management	6,628	7,215	7,365
Field Operations	1,050	1,050	1,050
Legal	1,417	6,564	5,470
Assessment Roll	2,188	2,188	2,188
Audit Fees	1,365	1,400	1,750
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	1,320	1,477	1,750
Insurance - Property Coverage	0	300	300
Legal Advertisements	88	328	438
Miscellaneous	138	569	569
Postage	76	88	88
Office Supplies	251	329	329
Dues & Subscriptions	38	38	38
Trustee Fee	3,892	4,000	4,000
Continuing Disclosure Fee	500	500	500
Website Management	328	328	328
Property Taxes	17	437	437
Administrative Contingency	0	0	525
Total Administrative Expenditures	19,796	27,311	27,625
TOTAL EXPENDITURES	\$ 39,735	\$ 54,411	\$ 60,242
REVENUES LESS EXPENDITURES	\$ 908,758	\$ 882,167	\$ 881,638
Bond Payments (2012)	(845,781)	(825,982)	(831,435)
BALANCE	\$ 62,977	\$ 56,185	\$ 50,203
County Appraiser & Tax Collector Fee	(9,121)	(18,728)	(18,834)
Discounts For Early Payments	(32,177)	(37,457)	(37,669)
EXCESS/ (SHORTFALL)	\$ 21,679	\$ -	\$ (6,300)
Carryover From Prior Year		0	6,300
NET EXCESS/ (SHORTFALL)	\$ 21,679	\$ -	\$ -

MIDTOWN FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET
REVENUES			
Administrative Assessments	22,738	27,786	26,635
Maintenance Assessments	85,836	247,893	248,920
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	631,633	628,563	631,354
Debt Assessments - 2014A-2 Bonds	616,174	610,712	616,149
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	0	63	63
TOTAL REVENUES	\$ 1,356,381	\$ 1,515,017	\$ 1,523,121
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Interior Maintenance/Upkeep	2,804	2,400	2,410
Preserve Area Perimeter Maintenance/Upkeep	0	0	1,320
Maintenance Contingency	0	24,000	21,000
Miscellaneous Maintenance	0	8,700	7,700
Lawn/Landscape Service - Median/Right Of Way MTE	10,358	24,000	32,000
Mulch/Fertilizer/Pesticide	960	7,200	7,200
Lift Station/Sanitary Sewer Line MTE (Midtown	0	37,500	36,000
Irrigation Systems MTE & Power	285	5,700	5,700
Security	0	44,100	45,000
Tree/Shrubbery Replacement	0	2,500	3,000
Roadways/Signage/Drainage	0	3,000	3,000
Midtown Plaza Upkeep/Janitoria	3,840	48,120	45,000
FPL Easement Maintenance/Upkeep	0	2,400	1,055
FPL Power Sanitary Sewer Lift Stations	0	9,000	9,100
Fountain Maintenance & Powe	0	11,400	12,000
Annual Engineer's Report & Miscellaneous Engineerin	2,856	3,000	2,500
Total Maintenance Expenditures	21,103	233,020	233,985
Administrative Expenditures			
Management	2,843	3,000	3,063
Field Operations	422	2,580	2,580
Legal	3,162	2,640	2,200
Assessment Roll	880	1,500	1,500
Audit Fees	535	563	704
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	531	594	704
Insurance - Property Coverage	0	4,500	4,500
Legal Advertisements	2,826	132	176
Miscellaneous	56	600	600
Postage	30	500	500
Office Supplies	101	250	250
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	7	176	176
Administrative Contingency	0	0	210
Total Administrative Expenditures	20,540	26,182	26,310
TOTAL EXPENDITURES	\$ 41,643	\$ 259,202	\$ 260,295
REVENUES LESS EXPENDITURES	\$ 1,314,738	\$ 1,255,815	\$ 1,262,826
Bond Payments - Series 2014A-1	(609,325)	(590,849)	(593,473)
Bond Payments - Series 2014A-2	(594,412)	(574,069)	(579,179)
BALANCE	\$ 111,001	\$ 90,897	\$ 90,174
County Appraiser & Tax Collector Fee	(13,213)	(30,299)	(30,461)
Discounts For Early Payments	(34,678)	(60,598)	(60,922)
EXCESS/ (SHORTFALL)	\$ 63,110	\$ -	\$ (1,209)
Carryover From Prior Year	0	0	1,210
NET EXCESS/ (SHORTFALL)	\$ 63,110	\$ -	\$ 1

GRAND BAY NORTH PARCEL FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET
REVENUES			
Administrative Assessments	27,086	25,726	18,912
Maintenance Assessments	13,405	13,957	20,487
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	354,436	352,660	354,436
Debt Assessments - 2014A-2 Bonds	249,856	246,649	249,856
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	0	155	155
TOTAL REVENUES	\$ 644,783	\$ 639,147	\$ 643,846
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Interior Maintenance/Upkeep	5,801	3,820	3,830
Preserve Area Perimeter Maintenance/Upkeep	0	0	3,238
Maintenance Contingency	0	0	0
Miscellaneous Maintenance	0	1,200	1,100
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	0	0
Mulch/Fertilizer/Pesticide	0	0	0
Lift Station/Sanitary Sewer Line MTE (Adagio)	355	4,800	5,000
Irrigation Repairs	0	0	0
Tree/Shrubbery Replacement	0	0	0
Roadways/Signage/Drainage	0	0	0
FPL Easement Maintenance/Upkeep	0	0	2,590
FPL Power Sanitary Sewer Lift Stations	0	1,800	2,000
Annual Engineer's Report & Miscellaneous Engineering	2,187	1,500	1,500
Total Maintenance Expenditures	8,343	13,120	19,258
Administrative Expenditures			
Management	4,254	4,344	4,437
Field Operations	1,037	1,037	1,037
Legal	1,780	6,477	5,397
Assessment Roll	2,159	2,160	2,160
Audit Fees	1,340	1,382	1,727
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	1,303	1,458	1,727
Insurance - Property Coverage	0	750	750
Legal Advertisements	87	324	432
Miscellaneous	136	561	561
Postage	75	86	86
Office Supplies	248	324	324
Dues & Subscriptions	38	38	38
Trustee Fee	7,000	7,000	7,000
Continuing Disclosure Fee	1,000	500	500
Website Management	324	324	324
Property Taxes	17	432	432
Administrative Contingency	0	0	520
Total Administrative Expenditures	21,798	28,197	28,452
TOTAL EXPENDITURES	\$ 30,141	\$ 41,317	\$ 47,710
REVENUES LESS EXPENDITURES	\$ 614,642	\$ 597,830	\$ 596,136
Bond Payments - Series 2014A-1	(338,280)	(331,500)	(333,170)
Bond Payments - Series 2014A-2	(238,467)	(231,850)	(234,864)
BALANCE	\$ 37,895	\$ 34,480	\$ 28,102
County Appraiser & Tax Collector Fee	(6,215)	(12,780)	(12,874)
Discounts For Early Payments	(23,146)	(25,560)	(25,748)
EXCESS/ (SHORTFALL)	\$ 8,534	\$ (3,860)	\$ (10,520)
Carryover From Prior Year	0	3,860	10,520
NET EXCESS/ (SHORTFALL)	\$ 8,534	\$ -	\$ -

GRAND BAY SOUTH PARCEL FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET
REVENUES			
Administrative Assessments	0	60,022	52,194
Maintenance Assessments	0	113,766	121,298
Direct Bill O&M Assessments	81,687	0	0
Debt Assessments - A Bonds	0	1,858,511	1,569,891
Debt Assessments - B Bonds	274,950	0	0
Developer Contribution - Debt	2,635,998	0	0
Other Revenues	0	0	0
Interest Income	0	344	344
TOTAL REVENUES	\$ 2,992,635	\$ 2,032,643	\$ 1,743,727
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Interior Maintenance/Upkeep	12,824	16,690	16,730
Preserve Area Perimeter Maintenance/Upkeep	0	0	7,160
Maintenance Contingency	0	30,000	27,000
Miscellaneous Maintenance	0	48,650	42,700
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	0	0
Mulch/Fertilizer/Pesticide	0	0	0
Lift Station/Sanitary Sewer Line MTE (Adagio)	355	7,200	10,000
Irrigation Repairs	0	0	0
Tree/Shrubbery Replacement	0	0	0
Roadways/Signage/Drainage	0	0	0
FPL Easement Maintenance/Upkeep	0	0	5,730
FPL Power Sanitary Sewer Lift Stations	0	3,600	3,900
Annual Engineer's Report & Miscellaneous Engineering	1,259	800	800
Total Maintenance Expenditures	14,438	106,940	114,020
Administrative Expenditures			
Management	18,580	18,417	18,795
Field Operations	2,291	2,233	2,233
Legal	15,632	14,319	11,933
Assessment Roll	4,773	4,652	4,652
Audit Fees	2,960	3,055	3,819
Arbitrage Rebate Fee	1,000	500	500
Insurance - GL & Public Officials Liability Insurance	2,880	3,221	3,819
Insurance - Property Coverage	0	1,250	1,250
Legal Advertisements	510	716	954
Miscellaneous	1,504	1,241	1,241
Postage	165	191	191
Office Supplies	549	715	715
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	38	955	955
Administrative Contingency	0	0	1,145
Total Administrative Expenditures	56,182	56,765	57,502
TOTAL EXPENDITURES	\$ 70,620	\$ 163,705	\$ 171,522
REVENUES LESS EXPENDITURES	\$ 2,922,015	\$ 1,868,938	\$ 1,572,205
Bond Payments - A Bonds	(2,635,999)	(1,747,000)	(1,475,697)
Bond Payments - Series 2014A-1	0	0	0
Bond Payments - Series 2014A-2	0	0	0
Bond Payments - Series 2007B	(274,950)	0	0
BALANCE	\$ 11,066	\$ 121,938	\$ 96,508
County Appraiser & Tax Collector Fee	0	(40,646)	(34,867)
Discounts For Early Payments	0	(81,292)	(69,735)
EXCESS/ (SHORTFALL)	\$ 11,066	\$ -	\$ (8,094)
Carryover From Prior Year	0	0	8,095
NET EXCESS/ (SHORTFALL)	\$ 11,066	\$ -	\$ 1

DETAILED FINAL DEBT SERVICE FUND (2012 - DORAL BREEZE) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,989	250	500	Projected Interest For 2018/2019
NAV Tax Collection	845,781	825,982	831,435	Maximum Debt Service Collection
		0	0	
Total Revenues	\$ 850,770	\$ 826,232	\$ 831,935	
EXPENDITURES				
Principal Payments	190,000	210,000	220,000	Principal Payment Due In 2019
Interest Payments	631,350	616,232	605,469	Interest Payments Due In 2019
Bond Redemption	0	0	6,466	Estimated Excess Debt Collections
Total Expenditures	\$ 821,350	\$ 826,232	\$ 831,935	
Excess/ (Shortfall)	\$ 29,420	\$ -	\$ -	

Series 2012 (Doral Breeze) Bond Information

Original Par Amount =	\$11,625,000	Annual Principal Payments Due =	November 1st
Interest Rate =	5.13%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2012		
Maturity Date =	November 2042		
Par Amount As Of 1-1-18 =	\$10,730,000		

DETAILED FINAL DEBT SERVICE FUND (2014 - MIDTOWN) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	4,738	250	500	Projected Interest For 2018/2019
Interest Income (A-2)	4,591	250	500	Projected Interest For 2018/2019
NAV Tax Collection (A-1)	0	590,849	593,473	Maximum Debt Service Collection
NAV Tax Collection (A-2)	0	574,069	579,179	Maximum Debt Service Collection
Total Revenues	\$ 9,329	\$ 1,165,418	\$ 1,173,652	
EXPENDITURES				
Principal Payments - Series 2014A-1	0	125,000	125,000	Principal Payment Due In 2019
Principal Payments - Series 2014A-2	0	150,000	150,000	Principal Payment Due In 2019
Interest Payments - Series 2014A-1	0	466,099	466,099	Interest Payments Due In 2019
Interest Payments - Series 2014A-2	0	424,319	424,319	Interest Payments Due In 2019
Bond Redemption - Series 2014A-1	0	0	2,874	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	0	5,360	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ 1,165,418	\$ 1,173,652	
Excess/ (Shortfall)	\$ 9,329	\$ -	\$ -	

Series 2014-1 (Midtown) Bond Information

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

Par Amount As Of 1-1-18 = \$8,155,000

Series 2014-2 (Midtown) Refunding Bond Information

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

Par Amount As Of 1-1-18 = \$6,815,000

DETAILED FINAL DEBT SERVICE FUND (2014 - NORTH) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income (A-1)	1,636	250	500	Projected Interest For 2018/2019
Interest Income (A-2)	909	250	500	Projected Interest For 2018/2019
NAV Tax Collection (A-1)	338,280	331,500	333,170	Maximum Debt Service Collection
NAV Tax Collection (A-2)	238,467	231,850	234,864	Maximum Debt Service Collection
		0	0	
Total Revenues	\$ 579,292	\$ 563,850	\$ 569,034	
EXPENDITURES				
Principal Payments - Series 2014A-1	75,000	75,000	75,000	Principal Payment Due In 2019
Principal Payments - Series 2014A-2	80,000	85,000	85,000	Principal Payment Due In 2019
Interest Payments - Series 2014A-1	261,250	256,750	256,750	Interest Payments Due In 2019
Interest Payments - Series 2014A-2	152,000	147,100	147,100	Interest Payments Due In 2019
Bond Redemption - Series 2014A-1	0	0	1,920	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	0	3,264	Estimated Excess Debt Collections
Total Expenditures	\$ 568,250	\$ 563,850	\$ 569,034	
Excess/ (Shortfall)	\$ 11,042	\$ -	\$ -	

Series 2014-1 (North) Bond Information

Original Par Amount =	\$5,450,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.00% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2014		
Maturity Date =	May 2044		

Par Amount As Of 1-1-18 = \$5,305,000

Series 2014-2 (North) Refunding Bond Information

Original Par Amount =	\$3,295,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.00% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2014		
Maturity Date =	May 2039		

Par Amount As Of 1-1-18 = \$3,135,000

DETAILED FINAL DEBT SERVICE FUND (2016) - SOUTH PARCEL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income (2016)	4,780	500	500	Projected Interest For 2018/2019
Payment By Developer (2016)	1,868,737	0	0	
NAV Tax Collection (2016)	0	1,747,000	1,475,698	Maximum Debt Service Collection
Total Revenues	\$ 1,873,517	\$ 1,747,500	\$ 1,476,198	
EXPENDITURES				
Principal Payments (2016)	455,000	470,000	410,000	Principal Payment Due In 2019
Interest Payments (2016)	1,413,737	1,277,500	1,057,813	Interest Payments Due In 2019
Bond Redemption	0	0	8,385	Estimated Excess Debt Collections
Total Expenditures	\$ 1,868,737	\$ 1,747,500	\$ 1,476,198	
Excess/ (Shortfall)	\$ 4,780	\$ -	\$ -	

Series 2016 Bond Information

Original Par Amount =	\$27,635,000	Annual Principal Payments Due =	May 1
Interest Rate =	3.5% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2016		
Maturity Date =	May 2046		
Par Amount As Of 5-2-18 =	\$22,410,000		

Note: Extraordinary Prepayment Of \$4,210,000 Was Made On 2-1-18

**Grand Bay At Doral Community Development District
Assessment Comparison - Doral Breeze (Series 2012)**

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*
Administrative For Condominiums	\$ -	\$ 107.20	\$ 50.16	\$ 53.39	\$ 41.63
Maintenance For Condominiums	\$ -	\$ -	\$ 56.54	\$ 53.29	\$ 64.14
<u>Debt For Condominiums</u>	<u>\$ 1,255.00</u>	<u>\$ 1,255.00</u>	<u>\$ 1,255.00</u>	<u>\$ 1,255.00</u>	<u>\$ 1,255.00</u>
Total For Condominiums	\$ 1,255.00	\$ 1,362.20	\$ 1,361.70	\$ 1,361.68	\$ 1,360.77
Administrative For Townhomes	\$ -	\$ 107.20	\$ 50.16	\$ 53.39	\$ 41.63
Maintenance For Townhomes	\$ -	\$ -	\$ 56.54	\$ 53.29	\$ 64.14
<u>Debt For Townhomes</u>	<u>\$ 1,465.00</u>	<u>\$ 1,465.00</u>	<u>\$ 1,465.00</u>	<u>\$ 1,465.00</u>	<u>\$ 1,465.00</u>
Total For Townhomes	\$ 1,465.00	\$ 1,572.20	\$ 1,571.70	\$ 1,571.68	\$ 1,570.77
Administrative For Single Family 40'	\$ -	\$ 107.20	\$ 50.16	\$ 53.39	\$ 41.63
Maintenance For Single Family 40'	\$ -	\$ -	\$ 56.54	\$ 53.29	\$ 64.14
<u>Debt For Single Family 40'</u>	<u>\$ 1,880.00</u>	<u>\$ 1,880.00</u>	<u>\$ 1,880.00</u>	<u>\$ 1,880.00</u>	<u>\$ 1,880.00</u>
Total For Single Family 40'	\$ 1,880.00	\$ 1,987.20	\$ 1,986.70	\$ 1,986.68	\$ 1,985.77
Administrative For Single Family 50'	\$ -	\$ 107.20	\$ 50.16	\$ 53.39	\$ 41.63
Maintenance For Single Family 50'	\$ -	\$ -	\$ 56.54	\$ 53.29	\$ 64.14
<u>Debt For Single Family 50'</u>	<u>\$ 2,090.00</u>	<u>\$ 2,090.00</u>	<u>\$ 2,090.00</u>	<u>\$ 2,090.00</u>	<u>\$ 2,090.00</u>
Total For Single Family 50'	\$ 2,090.00	\$ 2,197.20	\$ 2,196.70	\$ 2,196.68	\$ 2,195.77

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Condominiums	198	73.02 Acres
Townhomes	83	21.88% Of District
Single Family 40'	138	
<u>Single Family 50'</u>	<u>122</u>	
Total Doral Breeze Units	541	

**Grand Bay At Doral Community Development District
Assessment Comparison - Midtown (Series 2014)**

	Original Projected Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*
3 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	0**	\$ 12.09	\$ 15.04	\$ 14.42
Maintenance Assessment	\$ -	0**	\$ 46.37	\$ 134.21	\$ 134.77
Debt Assessment A-1	\$ 1,245.50	\$ 1,245.50	\$ 1,212.77	\$ 1,212.77	\$ 1,212.77
Debt Assessment A-2	\$ 400.33	\$ 400.33	\$ 384.04	\$ 384.04	\$ 384.04
Total For 3 Bedroom Condo - Type 2	\$ 1,704.34	\$ 1,645.83	\$ 1,655.27	\$ 1,746.06	\$ 1,746.00
2 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	0**	\$ 12.09	\$ 15.04	\$ 14.42
Maintenance Assessment	\$ -	0**	\$ 46.37	\$ 134.21	\$ 134.77
Debt Assessment A-1	\$ 1,145.86	\$ 1,145.86	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89
Debt Assessment A-2	\$ 368.30	\$ 368.30	\$ 353.19	\$ 353.19	\$ 353.19
Total For 2 Bedroom Condo - Type 2	\$ 1,572.67	\$ 1,514.16	\$ 1,526.54	\$ 1,617.33	\$ 1,617.27
1 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	0**	\$ 12.09	\$ 15.04	\$ 14.43
Maintenance Assessment	\$ -	0**	\$ 46.37	\$ 134.21	\$ 134.77
Debt Assessment A-1	\$ 996.40	\$ 996.40	\$ 970.21	\$ 970.21	\$ 970.21
Debt Assessment A-2	\$ 320.26	\$ 320.36	\$ 307.45	\$ 307.45	\$ 307.45
Total For 1 Bedroom Condo - Type 2	\$ 1,375.17	\$ 1,316.76	\$ 1,336.12	\$ 1,426.91	\$ 1,426.86
3 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	0**	\$ 12.09	\$ 15.04	\$ 14.42
Maintenance Assessment	\$ -	0**	\$ 46.37	\$ 134.21	\$ 134.77
Debt Assessment A-1	\$ 1,145.86	\$ 1,145.86	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89
Debt Assessment A-2	\$ 368.30	\$ 368.30	\$ 353.19	\$ 353.19	\$ 353.19
Total For 3 Bedroom Condo - Type 1	\$ 1,572.67	\$ 1,514.16	\$ 1,526.54	\$ 1,617.33	\$ 1,617.27
2 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	0**	\$ 12.09	\$ 15.04	\$ 14.42
Maintenance Assessment	\$ -	0**	\$ 46.37	\$ 134.21	\$ 134.77
Debt Assessment A-1	\$ 996.40	\$ 996.40	\$ 970.21	\$ 970.21	\$ 970.21
Debt Assessment A-2	\$ 320.26	\$ 320.36	\$ 307.45	\$ 307.45	\$ 307.45
Total For 2 Bedroom Condo - Type 1	\$ 1,375.17	\$ 1,316.76	\$ 1,336.12	\$ 1,426.91	\$ 1,426.85
1 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	0**	\$ 12.09	\$ 15.04	\$ 14.42
Maintenance Assessment	\$ -	0**	\$ 46.37	\$ 134.21	\$ 134.77
Debt Assessment A-1	\$ 896.75	\$ 896.75	\$ 872.34	\$ 872.34	\$ 872.34
Debt Assessment A-2	\$ 288.24	\$ 288.24	\$ 276.60	\$ 276.60	\$ 276.60
Total For 1 Bedroom Condo - Type 1	\$ 1,243.50	\$ 1,184.99	\$ 1,207.40	\$ 1,298.19	\$ 1,298.13
Non-Residential (Based On Square Footage)					
Administrative Assessment	\$ 0.06	0**	\$ 0.01	\$ 0.01	\$ 0.01
Maintenance Assessment	\$ -	0**	\$ 0.05	\$ 0.15	\$ 0.15
Debt Assessment A-1	\$ 1.07	\$ 1.071	\$ 1.040	\$ 1.040	\$ 1.040
Debt Assessment A-2	\$ 0.34	\$ 0.344	\$ 0.330	\$ 0.330	\$ 0.330
Total For Non-Residential	\$ 1.47	\$ 1.415	\$ 1.430	\$ 1.530	\$ 1.530

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

** O&M For 2015/2016 Assessed Via Direct Bill

O&M Covenant = 55.00
55.00/.94 = 58.51

Community Information:

Total Midtown Units	Total Midtown Units (A2)	Phase One Units (A1)	Grand Bay Midtown - Commercial Square Footage (With Percentages)	
	(Refunding Bonds)	(Phase One Project Bonds)		
3 Bedroom Condo - Type 2	252	84	Building 1	9,818 14.33%
2 Bedroom Condo - Type 2	546	182	Building 2	23,838 34.80%
1 Bedroom Condo - Type 2	120	40	Building 3	23,838 34.80%
3 Bedroom Condo - Type 1	126	28	Building 4	11,006 16.07%
2 Bedroom Condo - Type 1	227	84	Total	68,500 100.00%
1 Bedroom Condo - Type 1	276	119		
Total Residential Units	1547	537		
Non-Residential	300,000	68,500		
	Square Feet	Square Feet		

For Administrative & Maintenance Assessments Purposes- 29.36 Acres
Non-Residential counts as approximately 300 units. 8.8% Of District

**Grand Bay At Doral Community Development District
Assessment Comparison - Grand Bay North Parcel (Series 2014)**

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*
<u>Single Family 40' Unit</u>					
Administrative Assessment	\$ 114.89	0**	\$ 75.76	\$ 74.14	\$ 54.51
Maintenance Assessment	\$ -	0**	\$ 38.63	\$ 40.22	\$ 59.05
Debt Assessment A-1	\$ 1,237.24	\$ 1,237.24	\$ 1,237.24	\$ 1,237.24	\$ 1,237.24
<u>Debt Assessment A-2</u>	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34
Total For Single Family 40' Unit	\$ 2,224.47	\$ 2,109.58	\$ 2,223.97	\$ 2,223.94	\$ 2,223.14
<u>Townhome Unit</u>					
Administrative Assessment	\$ 114.89	0**	\$ 75.76	\$ 74.14	\$ 54.51
Maintenance Assessment	\$ -	0**	\$ 38.63	\$ 40.22	\$ 59.05
Debt Assessment A-1	\$ 1,008.51	\$ 1,008.51	\$ 1,008.51	\$ 1,008.51	\$ 1,008.51
<u>Debt Assessment A-2</u>	\$ 710.64	\$ 710.64	\$ 710.64	\$ 710.64	\$ 710.64
Total For Townhome Unit	\$ 1,834.04	\$ 1,719.15	\$ 1,833.54	\$ 1,833.51	\$ 1,832.71
<u>Condo Unit (3-Story)</u>					
Administrative Assessment	\$ 114.89	0**	\$ 75.76	\$ 74.14	\$ 54.51
Maintenance Assessment	\$ -	0**	\$ 38.63	\$ 40.22	\$ 59.05
Debt Assessment A-1	\$ 917.02	\$ 917.02	\$ 917.02	\$ 917.02	\$ 917.02
<u>Debt Assessment A-2</u>	\$ 646.81	\$ 646.81	\$ 646.81	\$ 646.81	\$ 646.81
Total For Condo Unit (3-Story)	\$ 1,678.72	\$ 1,563.83	\$ 1,678.22	\$ 1,678.19	\$ 1,677.39

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

** O&M For 2015/2016 Assessed Via Direct Bill

O&M Covenant = 108.00
108.00/.94 = 114.89

Community Information:

<u>Total North Units</u>		72.04 Acres
A-1: Project Bonds		21.33% Of District
A-2: Refunding Bonds		
Single Family 40' Unit	64	North Parcel Acreage
Townhome Unit	172	72.04 Acres
<u>Condo Unit (3-Story)</u>	<u>111</u>	21.59% Of District
Total Residential Units	347	

**Grand Bay At Doral Community Development District - Grand Bay South Parcel
Assessment Comparison**

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*
Administrative For Single Family 40' Units	\$ -	\$ -	\$ 39.94	\$ 39.59	\$ 34.43
Maintenance For Single Family 40' Units	\$ -	\$ -	\$ 74.71	\$ 75.04	\$ 80.02
<u>Debt For Single Family 40' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,133.00</u>	<u>\$ 2,133.00</u>	<u>\$ 2,133.00</u>
Total For Single Family 40' Units	\$ 2,133.00	\$ -	\$ 2,247.65	\$ 2,247.63	\$ 2,247.45
Administrative For Townhome 22' Units	\$ -	\$ -	\$ 39.94	\$ 39.59	\$ 34.43
Maintenance For Townhome 22' Units	\$ -	\$ -	\$ 74.71	\$ 75.04	\$ 80.02
<u>Debt For Townhome 22' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,843.00</u>	<u>\$ 1,843.00</u>	<u>\$ 1,843.00</u>
Total For Townhome 22' Units	\$ 1,843.00	\$ -	\$ 1,957.65	\$ 1,957.63	\$ 1,957.45
Administrative For 2 Story Condo/Flat Units	\$ -	\$ -	\$ 39.94	\$ 39.59	\$ 34.43
Maintenance For 2 Story Condo/Flat Units	\$ -	\$ -	\$ 74.71	\$ 75.04	\$ 80.02
<u>Debt For 2 Story Condo/Flat Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,738.00</u>	<u>\$ 1,738.00</u>	<u>\$ 1,738.00</u>
Total For 2 Story Condo/Flat Units	\$ 1,738.00	\$ -	\$ 1,852.65	\$ 1,852.63	\$ 1,852.45
Administrative For 3 Story Condo/Flat Units	\$ -	\$ -	\$ 39.94	\$ 39.59	\$ 34.43
Maintenance For 3 Story Condo/Flat Units	\$ -	\$ -	\$ 74.71	\$ 75.04	\$ 80.02
<u>Debt For 3 Story Condo/Flat Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,580.00</u>	<u>\$ 1,580.00</u>	<u>\$ 1,580.00</u>
Total For 3 Story Condo/Flat Units	\$ 1,580.00	\$ -	\$ 1,694.65	\$ 1,694.63	\$ 1,694.45
Administrative For Apartment Unit	\$ -	\$ -	\$ 39.94	\$ 39.59	\$ 34.43
Maintenance For Apartment Unit	\$ -	\$ -	\$ 74.71	\$ 75.04	\$ 80.02
<u>Debt For Apartment Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Apartment Unit	\$ -	\$ -	\$ 114.65	\$ 114.63	\$ 114.45

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

O&M Covenant = 108.00

1% County Property Appraiser Fee

108.00/.94 = 114.89

Community Information:

Total South Units	Bond Prepayments	South Parcel Acreage
Single Family 40' Unit (Pod VI)	77	0
Townhome 22' Unit (Pod III)	228	0
2 Story Condo/Flat Unit (Pod IV)	387	0
3 Story Condo/Flat Unit (Pods II & V)	384	186
<u>Apartment Unit (Pod 1)</u>	<u>440</u>	<u>0</u>
Total Residential Units	1516	186
<u>Assessable Units For Debt</u>		
Total Units	1516	
Less Apartment Unit (Developer Contributed		
Cost Of Improvements In Lieu Of Cap Assessment)	<u>440</u>	Note: 3 Story Flat Units That Are Assessed For Debt: 198
Total Original Assessable Units For Debt	1076	
Less Prepayments - 186 Pod V 3 Story Condos	<u>186</u>	
Total Current Assessable Units For Debt	890	

RESOLUTION NO. 2018-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Grand Bay at Doral Community Development District ("District") to establish a regular meeting schedule for fiscal year 2018/2019; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2018/2019 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2018/2019 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 18th day of July, 2018.

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019 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 17, 2018
November 21, 2018
January 16, 2019
February 20, 2019
March 20, 2019
April 17, 2019
May 15, 2019
June 19, 2019
July 17, 2019
September 18, 2019**

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

PUBLISH: MIAMI DAILY BUSINESS REVIEW XX/XX/18

RESOLUTION NO. 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE *REVISED* FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Grand Bay at Doral Community Development District (“District”) hereby approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Emergency Management requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 27P-19, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

Section 1. The above recitals are hereby adopted.

Section 2. That execution of the attached revised Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

PASSED, ADOPTED and EFFECTIVE this 18th day of July, 2018.

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT,
FLORIDA**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**COPIES OF AGREEMENT TO BE
PROVIDED AT THE MEETING**

July 18, 2018

RE: Grand Bay At Doral Community Development District Auditor Renewal

At the October 21, 2015 Grand Bay At Doral Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2015, 9-30-2016 and 9-30-2017 year end audits of the District with an option to perform the 9-30-2018 and 9-30-2019 audit.

The fees for the 9-30-2015 audit were \$4,000. The fees for the 9-30-2016 audit were \$6,200. And the fees for the 9-30-2017 audit were \$6,400. The proposed fee for the 9-30-2018 audit is \$7,400, which is less than the budgeted amount of \$8,000 for audit fees for Fiscal Year 2018/2019. And the proposed fee for the 9-30-2019 audit is \$7,400. The price increase from the 9-30-2017 audit is due to additional Construction and Operational Units in the District.

Grau & Associates has been the district auditor for the past three years. Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2018 and 9-30-2019 audits for Grau & Associates.

Special District Services, Inc.

July 18, 2018

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Special District Services, Inc.