



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
&
PUBLIC HEARING
JUNE 19, 2019
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
June 19, 2019
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignations and Appointments
- E. Administer Oath of Office and Review Board Member Duties and Responsibilities
- F. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. April 17, 2019 Regular Board Meeting.....Page 2
- J. **Public Hearing – FY 2019/2020 Budget**
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2019/2020 Final Budget
 - 3. Consider Resolution No. 2019-02 – Adopting a Fiscal Year 2019/2020 Final Budget.....Page 6
- K. Old Business
 - 1. Staff Report: As Required
- L. New Business
 - 1. Consider Resolution No. 2019-03 – Adopting a Fiscal Year 2019/2020 Meeting Schedule.....Page 23
- M. Administrative & Operational Matters
 - 1. Reminder: Financial Disclosure Reporting – **2018 Form 1** – Submittal Deadline: July 1st
 - 2. Staff Report: As Required
- N. Board Members & Staff Closing Comments
- O. 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 CHRISTINA RAVIX, 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 2018/2019 REGULAR MEETING SCHEDULE

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

10/05/2018

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.

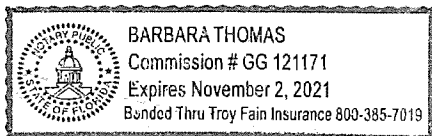
C. Ravix

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

Barbara Thomas

(SEAL)

CHRISTINA RAVIX personally known to me



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
November 28, 2018
December 19, 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

10/5

18-507000351210M

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 17, 2019**

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 Home Mortgage) located at 730 NW 107th Avenue, Miami, Florida 33172. The Receptionist on the first floor and the Receptionist in Suite 300 redirected those attending the correct meeting room.

A. CALL TO ORDER

Mr. Kalin called the April 17, 2019, Regular Board Meeting of the Grand Bay at Doral Community Development District to order at 10:08 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 October 5, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Vice Chairperson Teresa Baluja 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, Nancy Nguyen and Armando Silva of Special District Services, Inc.; and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance was Josef Correia, Doral, Florida.

D. DISCUSSION REGARDING VACANCIES, EFFECTIVE NOVEMBER 20, 2018, AND HOLDOVER BOARD MEMEBRS

Mr. Kalin reminded the Board that there were Holdover Board Members serving in Seats #1 (Ms. Baluja) and #2 (Yadira Monzon). Mr. Josef Correia, who was in attendance, expressed interest in serving on the Board of Supervisors of the District. Mr. Kalin will provide information to Mr. Correia regarding community development districts and Board Member duties and responsibilities. Mr. Correia will be considered for appointment to the Board at the June meeting.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

G. APPROVAL OF MINUTES

1. October 17, 2018, Regular Board Meeting

Mr. Kalin presented the minutes of the October 17, 2018, Regular Board Meeting and asked if there were any changes and/or corrections. There being no comments or changes to the October 17, 2018, Regular Board Meeting minutes, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to approve the October 17, 2018, Regular Board Meeting Minutes, *as presented*.

H. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2019-01 – Adopting a Fiscal Year 2019/2020 Proposed Budget

Mr. Kalin presented Resolution No. 2019-01, entitled:

RESOLUTION NO. 2019-01

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 2019/2020; 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 \$31,016 from the projected year end (9/30/2019) 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. 2019-01, the Board must set a date for the Public Hearing to adopt the Final 2019/2020 Fiscal Year Budget and assessment roll. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed approving and adopting Resolution No. 2019-01, *as presented*, setting the public hearing to adopt the fiscal year 2019/2020 final budget and assessment roll for June 19, 2019, 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.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Update on Conveyance of Land/Improvements – GB North, GB South and Doral Breeze

Mr. Pawelczyk advised that the conveyance deeds had been prepared and recorded prior to 12/31/2018. Copies of the recorded deeds are on file in the District's office of records.

2. Staff Report, as Required

There was no Staff Report at this time.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

It was noted that the next meeting was scheduled for June 19, 2019, at 10:00 a.m.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:17 a.m. on a **motion** made by Ms. Baluja, seconded by Ms. Krause and passed unanimously.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

MIAMI DAILY BUSINESS REVIEW

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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 - JUN. 19, 2019

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

05/30/2019 06/06/2019

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.

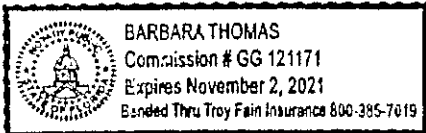
Guillermo Garcia

Sworn to and subscribed before me this
6 day of JUNE, A.D. 2019

Barbara Thomas

(SEAL)

GUILLERMO GARCIA 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 June 19, 2019, 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 2019/2020 Proposed Final Budget and the Non-Ad Valorem Assessment Roll of the District. 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
5/30 &/8

19-32/0000403407M

RESOLUTION NO. 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2019/2020 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Grand Bay at Doral Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2019/2020 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 2019/2020 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 19th day of June, 2019.

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 2019/2020
October 1, 2019 - September 30, 2020**

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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 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	DORAL BREEZE FISCAL YEAR 2019/2020 BUDGET	MIDTOWN DORAL FISCAL YEAR 2019/2020 BUDGET	GRAND BAY NORTH FISCAL YEAR 2019/2020 BUDGET	GRAND BAY SOUTH FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2019/2020 BUDGET
REVENUES							
Administrative Assessments	151,195	120,259	18,217	27,206	12,327	55,681	113,431
Maintenance Assessments	235,663	425,404	38,987	248,253	27,061	117,772	432,073
Direct Bill O&M Assessments	32,500	0	0	0	0	0	0
Debt Assessments - A Bonds	2,730,666	2,454,396	884,505	0	0	1,569,891	2,454,396
Debt Assessments - A-1 Bonds	983,864	985,790	0	631,354	354,436	0	985,790
Debt Assessments - A-2 Bonds	864,145	866,004	0	616,148	249,856	0	866,004
Developer Contribution - Debt	642,863	0	0	0	0	0	0
Other Revenues	0	0	0	0	0	0	0
Interest Income	2,243	720	219	89	215	477	1,000
TOTAL REVENUES	\$ 5,643,139	\$ 4,852,573	\$ 941,928	\$ 1,523,050	\$ 643,895	\$ 1,743,821	\$ 4,852,694
EXPENDITURES							
Maintenance Expenditures							
Preserve Area Interior Maintenance/Upkeep	33,877	28,980	6,610	2,530	4,030	18,030	31,200
Preserve Area Perimeter Maintenance/Upkeep	0	15,000	3,413	1,373	3,368	7,446	15,600
Maintenance Contingency	4,808	48,000	1,200	16,000	3,000	17,000	37,200
Miscellaneous Maintenance	0	60,000	4,800	7,400	1,200	26,000	39,400
Lawn/Landscape Service - Median/Right Of Way MTE	36,998	32,000	1,200	39,000	1,200	12,000	53,400
Mulch/Fertilizer/Pesticide	1,192	7,200	900	7,200	500	2,400	11,000
Lift Station/Sanitary Sewer Line MTE (Adagio)	2,424	15,000	0	0	5,000	10,000	15,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	2,550	36,000	0	33,000	0	0	33,000
Irrigation Systems MTE & Power	1,141	5,700	2,400	6,000	300	900	9,600
Security	0	45,000	0	45,000	0	0	45,000
Tree/Shrubbery Replacement	0	3,000	600	3,000	250	1,500	5,350
Annual Engineer's Report & Misc Engineering	4,920	5,600	900	2,700	1,500	1,000	6,100
Lake Tract MTE & Fountain MTE - DB & MT	8,534	23,400	11,400	12,000	0	0	23,400
Roadway/Signage/Drainage	0	3,000	600	3,000	500	4,800	8,900
Midtown Plaza Upkeep/Janitorial	12,652	45,000	0	42,000	0	0	42,000
FPL Easement Maintenance/Upkeep	0	12,000	2,625	4,055	2,590	5,730	15,000
FPL Power Sanitary Sewer Lift Stations	0	15,000	0	9,100	2,000	3,900	15,000
Total Maintenance Expenditures	109,096	399,880	36,648	233,358	25,438	110,706	406,150
Administrative Expenditures							
Management	32,976	33,660	7,505	3,106	4,521	19,164	34,296
Field Operations	6,900	6,900	1,050	3,000	1,037	2,233	7,320
Legal	10,539	25,000	4,923	1,980	4,858	10,739	22,500
Assessment Roll	10,000	10,500	2,188	1,500	2,160	4,652	10,500
Audit Fees	6,400	8,000	1,750	704	1,727	3,819	8,000
Arbitrage Rebate Fee	3,000	3,000	500	1,000	1,000	500	3,000
Insurance - GL & Public Officials Liability Insurance	6,033	8,000	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	508	2,000	383	154	378	835	1,750
Miscellaneous	1,506	2,971	656	264	648	1,432	3,000
Postage	251	865	175	70	173	382	800
Office Supplies	1,174	1,618	350	140	346	764	1,600
Dues & Subscriptions	175	175	38	15	38	84	175
Trustee Fee	21,326	21,500	4,000	7,000	7,000	3,500	21,500
Continuing Disclosure Fee	3,000	3,000	500	1,000	500	1,000	3,000
Website Management	1,500	1,500	437	176	432	955	2,000
Property Taxes	78	2,000	437	176	432	955	2,000
Administrative Contingency	0	2,400	525	210	520	1,145	2,400
Total Administrative Expenditures	105,366	139,889	27,467	25,699	28,247	57,228	138,641
TOTAL EXPENDITURES	\$ 214,462	\$ 539,769	\$ 64,115	\$ 259,057	\$ 53,685	\$ 167,934	\$ 544,791
REVENUES LESS EXPENDITURES	\$ 5,428,677	\$ 4,312,804	\$ 877,813	\$ 1,263,993	\$ 590,210	\$ 1,575,887	\$ 4,307,903
Bond Payments (A)	(3,259,035)	(2,307,133)	(831,435)	0	0	(1,475,698)	(2,307,133)
Bond Payments (A-1)	(955,786)	(926,643)	0	(593,473)	(333,170)	0	(926,643)
Bond Payments (A-2)	(840,938)	(814,043)	0	(579,179)	(234,864)	0	(814,043)
BALANCE	\$ 372,918	\$ 264,985	\$ 46,378	\$ 91,341	\$ 22,176	\$ 100,189	\$ 260,084
County Appraiser & Tax Collector Fee	(47,047)	(97,036)	(18,834)	(30,459)	(12,874)	(34,866)	(97,033)
Discounts For Early Payments	(132,569)	(194,074)	(37,668)	(60,918)	(25,747)	(69,734)	(194,067)
EXCESS/ (SHORTFALL)	\$ 193,302	\$ (26,125)	\$ (10,124)	\$ (36)	\$ (16,445)	\$ (4,411)	\$ (31,016)
Carryover From Prior Year	0	26,125	10,124	36	16,445	4,411	31,016
NET EXCESS/ (SHORTFALL)	\$ 193,302	\$ (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 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET
REVENUES			
Administrative Assessments	151,195	120,259	113,431
Maintenance Assessments	235,663	425,404	432,073
Direct Bill O&M Assessments	32,500	0	0
Debt Assessments - A Bonds	2,730,666	2,454,396	2,454,396
Debt Assessments - A-1 Bonds	983,864	985,790	985,790
Debt Assessments - A-2 Bonds	864,145	866,004	866,004
Developer Contribution - Debt	642,863	0	0
Other Revenues	0	0	0
Interest Income	2,243	720	1,000
TOTAL REVENUES	\$ 5,643,139	\$ 4,852,573	\$ 4,852,694
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Interior Maintenance/Upkeep	33,877	28,980	31,200
Preserve Area Perimeter Maintenance/Upkeep	0	15,000	15,600
Maintenance Contingency	4,808	48,000	37,200
Miscellaneous Maintenance	0	60,000	39,400
Lawn/Landscape Service - Median/Right Of Way MTE	36,998	32,000	53,400
Mulch/Fertilizer/Pesticide	1,192	7,200	11,000
Lift Station/Sanitary Sewer Line MTE (Adagio)	2,424	15,000	15,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	2,550	36,000	33,000
Irrigation Systems MTE & Power	1,141	5,700	9,600
Security	0	45,000	45,000
Tree/Shrubbery Replacement	0	3,000	5,350
Annual Engineer's Report & Miscellaneous Engineering	4,920	5,600	6,100
Lake Tract MTE & Fountain MTE - DM & MT	8,534	23,400	23,400
Roadways/Signage/Drainage	0	3,000	8,900
Midtown Plaza Upkeep/Janitorial	12,652	45,000	42,000
FPL Easement Maintenance/Upkeep	0	12,000	15,000
FPL Power Sanitary Sewer Lift Stations	0	15,000	15,000
Total Maintenance Expenditures	109,096	399,880	406,150
Administrative Expenditures			
Management	32,976	33,660	34,296
Field Operations	6,900	6,900	7,320
Legal	10,539	25,000	22,500
Assessment Roll	10,000	10,500	10,500
Audit Fees	6,400	8,000	8,000
Arbitrage Rebate Fee	3,000	3,000	3,000
Insurance - GL & Public Officials Liability Insurance	6,033	8,000	8,000
Insurance - Property Coverage	0	6,800	6,800
Legal Advertisements	508	2,000	1,750
Miscellaneous	1,506	2,971	3,000
Postage	251	865	800
Office Supplies	1,174	1,618	1,600
Dues & Subscriptions	175	175	175
Trustee Fee	21,326	21,500	21,500
Continuing Disclosure Fee	3,000	3,000	3,000
Website Management	1,500	1,500	2,000
Property Taxes	78	2,000	2,000
Administrative Contingency	0	2,400	2,400
Total Administrative Expenditures	105,366	139,889	138,641
TOTAL EXPENDITURES	\$ 214,462	\$ 539,769	\$ 544,791
REVENUES LESS EXPENDITURES	\$ 5,428,677	\$ 4,312,804	\$ 4,307,903
Bond Payments (A)	(3,259,035)	(2,307,133)	(2,307,133)
Bond Payments (A-1)	(955,786)	(926,643)	(926,643)
Bond Payments (A-2)	(840,938)	(814,043)	(814,043)
BALANCE	\$ 372,918	\$ 264,985	\$ 260,084
County Appraiser & Tax Collector Fee	(47,047)	(97,036)	(97,033)
Discounts For Early Payments	(132,569)	(194,074)	(194,067)
EXCESS/ (SHORTFALL)	\$ 193,302	\$ (26,125)	\$ (31,016)
Carryover From Prior Year	0	26,125	31,016
NET EXCESS/ (SHORTFALL)	\$ 193,302	\$ -	\$ -

DORAL BREEZE FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET
REVENUES			
Administrative Assessments	31,242	22,518	18,217
Maintenance Assessments	28,832	34,699	38,987
Debt Assessments - 2012 Bonds	884,498	884,505	884,505
Other Revenues	0	0	0
Interest Income	569	158	219
TOTAL REVENUES	\$ 945,141	\$ 941,880	\$ 941,928
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Interior Maintenance/Upkeep	7,474	6,010	6,610
Preserve Area Perimeter Maintenance/Upkeep	0	3,282	3,413
Maintenance Contingency	0	0	1,200
Miscellaneous Maintenance	2,250	8,500	4,800
Irrigation Systems MTE & Power	0	0	2,400
Lake Tract MTE & Fountain MTE	8,534	11,400	11,400
Lawn/Landscape Service - Median Maintenance/Right Of Way	0	0	1,200
Mulch/Fertilizer/Pesticide	0	0	900
FPL Easment Maintenance Upkeep	0	2,625	2,625
Electrical For Irrigation Pumps	0	0	0
Irrigation Repairs	1,046	0	0
Tree/Shrubbery Replacement	0	0	600
Roadway/Signage/Drainage	0	0	600
Annual Engineer's Report & Miscellaneous Engineering	850	800	900
Total Maintenance Expenditures	20,154	32,617	36,648
Administrative Expenditures			
Management	7,215	7,365	7,505
Field Operations	1,050	1,050	1,050
Legal	1,857	5,470	4,923
Assessment Roll	2,188	2,188	2,188
Audit Fees	1,406	1,750	1,750
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	1,320	1,750	1,750
Insurance - Property Coverage	0	300	300
Legal Advertisements	111	438	383
Miscellaneous	217	569	656
Postage	55	88	175
Office Supplies	257	329	350
Dues & Subscriptions	38	38	38
Trustee Fee	3,826	4,000	4,000
Continuing Disclosure Fee	500	500	500
Website Management	328	328	437
Property Taxes	17	437	437
Administrative Contingency	0	525	525
Total Administrative Expenditures	20,885	27,625	27,467
TOTAL EXPENDITURES	\$ 41,039	\$ 60,242	\$ 64,115
REVENUES LESS EXPENDITURES	\$ 904,102	\$ 881,638	\$ 877,813
Bond Payments (2012)	(845,570)	(831,435)	(831,435)
BALANCE	\$ 58,532	\$ 50,203	\$ 46,378
County Appraiser & Tax Collector Fee	(9,958)	(18,834)	(18,834)
Discounts For Early Payments	(31,529)	(37,669)	(37,668)
EXCESS/ (SHORTFALL)	\$ 17,045	\$ (6,300)	\$ (10,124)
Carryover From Prior Year		6,300	10,124
NET EXCESS/ (SHORTFALL)	\$ 17,045	\$ -	\$ -

MIDTOWN FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET
REVENUES			
Administrative Assessments	31,482	26,635	27,206
Maintenance Assessments	80,012	248,920	248,253
Direct Bill O&M Assessments	32,500	0	0
Debt Assessments - 2014A-1 Bonds	629,420	631,354	631,354
Debt Assessments - 2014A-2 Bonds	614,283	616,149	616,149
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	189	63	89
TOTAL REVENUES	\$ 1,387,886	\$ 1,523,121	\$ 1,523,051
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Interior Maintenance/Upkeep	5,765	2,410	2,530
Preserve Area Perimeter Maintenance/Upkeep	0	1,320	1,373
Maintenance Contingency	4,808	21,000	16,000
Miscellaneous Maintenance	0	7,700	7,400
Lawn/Landscape Service - Median/Right Of Way MTE	34,748	32,000	39,000
Mulch/Fertilizer/Pesticide	1,192	7,200	7,200
Lift Station/Sanitary Sewer Line MTE (Midtown)	2,550	36,000	33,000
Irrigation Systems MTE & Power	95	5,700	6,000
Security	0	45,000	45,000
Tree/Shrubbery Replacement	0	3,000	3,000
Roadways/Signage/Drainage	0	3,000	3,000
Midtown Plaza Upkeep/Janitoria	12,652	45,000	42,000
FPL Easement Maintenance/Upkeep	0	1,055	4,055
FPL Power Sanitary Sewer Lift Stations	0	9,100	9,100
Lake Tract MTE & Fountain MTE	0	12,000	12,000
Annual Engineer's Report & Miscellaneous Engineerin	1,440	2,500	2,700
Total Maintenance Expenditures	63,250	233,985	233,358
Administrative Expenditures			
Management	3,000	3,063	3,106
Field Operations	2,580	2,580	3,000
Legal	747	2,200	1,980
Assessment Roll	880	1,500	1,500
Audit Fees	564	704	704
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	531	704	704
Insurance - Property Coverage	0	4,500	4,500
Legal Advertisements	45	176	154
Miscellaneous	287	600	264
Postage	22	500	70
Office Supplies	103	250	140
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	176
Property Taxes	7	176	176
Administrative Contingency	0	210	210
Total Administrative Expenditures	17,913	26,310	25,699
TOTAL EXPENDITURES	\$ 81,163	\$ 260,295	\$ 259,057
REVENUES LESS EXPENDITURES	\$ 1,306,723	\$ 1,262,826	\$ 1,263,994
Bond Payments - Series 2014A-1	(616,825)	(593,473)	(593,473)
Bond Payments - Series 2014A-2	(601,991)	(579,179)	(579,179)
BALANCE	\$ 87,907	\$ 90,174	\$ 91,342
County Appraiser & Tax Collector Fee	(13,870)	(30,461)	(30,459)
Discounts For Early Payments	(13,201)	(60,922)	(60,918)
EXCESS/ (SHORTFALL)	\$ 60,836	\$ (1,209)	\$ (35)
Carryover From Prior Year	0	1,210	36
NET EXCESS/ (SHORTFALL)	\$ 60,836	\$ 1	\$ 1

GRAND BAY NORTH PARCEL FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET
REVENUES			
Administrative Assessments	27,607	18,912	12,327
Maintenance Assessments	13,974	20,487	27,061
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	354,444	354,436	354,436
Debt Assessments - 2014A-2 Bonds	249,862	249,856	249,856
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	462	155	215
TOTAL REVENUES	\$ 646,349	\$ 643,846	\$ 643,895
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Interior Maintenance/Upkeep	6,428	3,830	4,030
Preserve Area Perimeter Maintenance/Upkeep	0	3,238	3,368
Maintenance Contingency	0	0	3,000
Miscellaneous Maintenance	0	1,100	1,200
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	0	1,200
Mulch/Fertilizer/Pesticide	0	0	500
Lift Station/Sanitary Sewer Line MTE (Adagio)	1,880	5,000	5,000
Irrigation Systems MTE & Power	0	0	300
Tree/Shrubbery Replacement	0	0	250
Roadways/Signage/Drainage	0	0	500
FPL Easement Maintenance/Upkeep	0	2,590	2,590
FPL Power Sanitary Sewer Lift Stations	0	2,000	2,000
Annual Engineer's Report & Miscellaneous Engineering	1,050	1,500	1,500
Total Maintenance Expenditures	9,358	19,258	25,438
Administrative Expenditures			
Management	4,344	4,437	4,521
Field Operations	1,037	1,037	1,037
Legal	2,283	5,397	4,858
Assessment Roll	2,159	2,160	2,160
Audit Fees	1,377	1,727	1,727
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	1,303	1,727	1,727
Insurance - Property Coverage	0	750	750
Legal Advertisements	110	432	378
Miscellaneous	214	561	648
Postage	54	86	173
Office Supplies	254	324	346
Dues & Subscriptions	38	38	38
Trustee Fee	7,000	7,000	7,000
Continuing Disclosure Fee	500	500	500
Website Management	324	324	432
Property Taxes	17	432	432
Administrative Contingency	0	520	520
Total Administrative Expenditures	22,014	28,452	28,247
TOTAL EXPENDITURES	\$ 31,372	\$ 47,710	\$ 53,685
REVENUES LESS EXPENDITURES	\$ 614,977	\$ 596,136	\$ 590,210
Bond Payments - Series 2014A-1	(338,960)	(333,170)	(333,170)
Bond Payments - Series 2014A-2	(238,947)	(234,864)	(234,864)
BALANCE	\$ 37,070	\$ 28,102	\$ 22,176
County Appraiser & Tax Collector Fee	(6,561)	(12,874)	(12,874)
Discounts For Early Payments	(21,586)	(25,748)	(25,747)
EXCESS/ (SHORTFALL)	\$ 8,923	\$ (10,520)	\$ (16,445)
Carryover From Prior Year	0	10,520	16,445
NET EXCESS/ (SHORTFALL)	\$ 8,923	\$ -	\$ -

GRAND BAY SOUTH PARCEL FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET
REVENUES			
Administrative Assessments	60,865	52,194	55,681
Maintenance Assessments	112,844	121,298	117,772
Direct Bill O&M Assessments	0	0	0
Debt Assessments - A Bonds	1,846,168	1,569,891	1,569,891
Developer Contribution - Debt	642,863	0	0
Other Revenues	0	0	0
Interest Income	1,023	344	477
TOTAL REVENUES	\$ 2,663,763	\$ 1,743,727	\$ 1,743,821
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Interior Maintenance/Upkeep	14,210	16,730	18,030
Preserve Area Perimeter Maintenance/Upkeep	0	7,160	7,446
Maintenance Contingency	0	27,000	17,000
Miscellaneous Maintenance	0	42,700	26,000
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	0	12,000
Mulch/Fertilizer/Pesticide	0	0	2,400
Lift Station/Sanitary Sewer Line MTE (Adagio)	545	10,000	10,000
Irrigation Systems MTE & Power	0	0	900
Tree/Shrubbery Replacement	0	0	1,500
Roadways/Signage/Drainage	0	0	4,800
FPL Easement Maintenance/Upkeep	0	5,730	5,730
FPL Power Sanitary Sewer Lift Stations	0	3,900	3,900
Annual Engineer's Report & Miscellaneous Engineering	1,580	800	1,000
Total Maintenance Expenditures	16,335	114,020	110,706
Administrative Expenditures			
Management	18,417	18,795	19,164
Field Operations	2,233	2,233	2,233
Legal	5,652	11,933	10,739
Assessment Roll	4,773	4,652	4,652
Audit Fees	3,053	3,819	3,819
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	2,880	3,819	3,819
Insurance - Property Coverage	0	1,250	1,250
Legal Advertisements	242	954	835
Miscellaneous	788	1,241	1,432
Postage	120	191	382
Office Supplies	561	715	764
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	955
Property Taxes	37	955	955
Administrative Contingency	0	1,145	1,145
Total Administrative Expenditures	44,556	57,502	57,228
TOTAL EXPENDITURES	\$ 60,891	\$ 171,522	\$ 167,934
REVENUES LESS EXPENDITURES	\$ 2,602,872	\$ 1,572,205	\$ 1,575,887
Bond Payments - A Bonds	(2,413,465)	(1,475,697)	(1,475,697)
Bond Payments - Series 2014A-1	0	0	0
Bond Payments - Series 2014A-2	0	0	0
BALANCE	\$ 189,407	\$ 96,508	\$ 100,190
County Appraiser & Tax Collector Fee	(16,658)	(34,867)	(34,866)
Discounts For Early Payments	(66,253)	(69,735)	(69,734)
EXCESS/ (SHORTFALL)	\$ 106,496	\$ (8,094)	\$ (4,410)
Carryover From Prior Year	0	8,095	4,411
NET EXCESS/ (SHORTFALL)	\$ 106,496	\$ 1	\$ 1

DETAILED FINAL DEBT SERVICE FUND (2012 - DORAL BREEZE) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	13,127	500	500	Projected Interest For 2019/2020
NAV Tax Collection	845,570	831,435	831,435	Maximum Debt Service Collection
Total Revenues	\$ 858,697	\$ 831,935	\$ 831,935	
EXPENDITURES				
Principal Payments	200,000	220,000	235,000	Principal Payment Due In 2020
Interest Payments	621,356	605,469	594,194	Interest Payments Due In 2020
Bond Redemption	0	6,466	2,741	Estimated Excess Debt Collections
Total Expenditures	\$ 821,356	\$ 831,935	\$ 831,935	
Excess/ (Shortfall)	\$ 37,341	\$ -	\$ -	

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 1-1-19 =	\$10,520,000		

DETAILED FINAL DEBT SERVICE FUND (2014 - MIDTOWN) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	11,055	500	500	Projected Interest For 2019/2020
Interest Income (A-2)	10,725	500	500	Projected Interest For 2019/2020
NAV Tax Collection (A-1)	616,825	593,473	593,473	Maximum Debt Service Collection
NAV Tax Collection (A-2)	601,991	579,179	579,179	Maximum Debt Service Collection
Total Revenues	\$ 1,240,596	\$ 1,173,652	\$ 1,173,652	
EXPENDITURES				
Principal Payments - Series 2014A-1	125,000	125,000	140,000	Principal Payment Due In 2020
Principal Payments - Series 2014A-2	150,000	150,000	170,000	Principal Payment Due In 2020
Interest Payments - Series 2014A-1	469,380	466,099	452,318	Interest Payments Due In 2020
Interest Payments - Series 2014A-2	428,725	424,319	405,519	Interest Payments Due In 2020
Bond Redemption - Series 2014A-1	0	2,874	1,655	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	5,360	4,160	Estimated Excess Debt Collections
Total Expenditures	\$ 1,173,105	\$ 1,173,652	\$ 1,173,652	
Excess/ (Shortfall)	\$ 67,491	\$ -	\$ -	

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 1-1-19 =	\$8,030,000		

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 1-1-19 =	\$6,665,000		

DETAILED FINAL DEBT SERVICE FUND (2014 - NORTH) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income (A-1)	4,202	500	500	Projected Interest For 2019/2020
Interest Income (A-2)	2,376	500	500	Projected Interest For 2019/2020
NAV Tax Collection (A-1)	338,960	333,170	333,170	Maximum Debt Service Collection
NAV Tax Collection (A-2)	238,947	234,864	234,864	Maximum Debt Service Collection
		0	0	
Total Revenues	\$ 584,485	\$ 569,034	\$ 569,034	
EXPENDITURES				
Principal Payments - Series 2014A-1	75,000	75,000	80,000	Principal Payment Due In 2020
Principal Payments - Series 2014A-2	85,000	85,000	95,000	Principal Payment Due In 2020
Interest Payments - Series 2014A-1	258,250	256,750	250,400	Interest Payments Due In 2020
Interest Payments - Series 2014A-2	148,800	147,100	139,900	Interest Payments Due In 2020
Bond Redemption - Series 2014A-1	0	1,920	3,270	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	3,264	464	Estimated Excess Debt Collections
Total Expenditures	\$ 567,050	\$ 569,034	\$ 569,034	
Excess/ (Shortfall)	\$ 17,435	\$ -	\$ -	

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 1-1-19 = \$5,230,000

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 1-1-19 = \$3,050,000

DETAILED FINAL DEBT SERVICE FUND (2016) - SOUTH PARCEL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income (2016)	30,010	500	500	Projected Interest For 2019/2020
Payment By Developer (2016)	642,863	0	0	
Prepaid Bond Collection (2016)	4,212,541	0	0	
NAV Tax Collection (2016)	1,770,602	1,475,698	1,475,698	Maximum Debt Service Collection
Total Revenues	\$ 6,656,016	\$ 1,476,198	\$ 1,476,198	
EXPENDITURES				
Principal Payments (2016)	400,000	410,000	425,000	Principal Payment Due In 2020
Interest Payments (2016)	1,235,925	1,057,813	1,043,200	Interest Payments Due In 2020
Transfer To Construction Fund	7,683	0	0	
Bond Redemption	4,370,000	8,385	7,998	Estimated Excess Debt Collections
Total Expenditures	\$ 6,013,608	\$ 1,476,198	\$ 1,476,198	
Excess/ (Shortfall)	\$ 642,408	\$ -	\$ -	

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 1-1-19 =	\$22,400,000		

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 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*
Administrative For Condominiums	\$ -	\$ 50.16	\$ 53.39	\$ 41.63	\$ 33.67
Maintenance For Condominiums	\$ -	\$ 56.54	\$ 53.29	\$ 64.14	\$ 72.07
<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	\$ 1,361.70	\$ 1,361.68	\$ 1,360.77	\$ 1,360.74
Administrative For Townhomes	\$ -	\$ 50.16	\$ 53.39	\$ 41.63	\$ 33.67
Maintenance For Townhomes	\$ -	\$ 56.54	\$ 53.29	\$ 64.14	\$ 72.07
<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	\$ 1,571.70	\$ 1,571.68	\$ 1,570.77	\$ 1,570.74
Administrative For Single Family 40'	\$ -	\$ 50.16	\$ 53.39	\$ 41.63	\$ 33.67
Maintenance For Single Family 40'	\$ -	\$ 56.54	\$ 53.29	\$ 64.14	\$ 72.07
<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	\$ 1,986.70	\$ 1,986.68	\$ 1,985.77	\$ 1,985.74
Administrative For Single Family 50'	\$ -	\$ 50.16	\$ 53.39	\$ 41.63	\$ 33.67
Maintenance For Single Family 50'	\$ -	\$ 56.54	\$ 53.29	\$ 64.14	\$ 72.07
<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	\$ 2,196.70	\$ 2,196.68	\$ 2,195.77	\$ 2,195.74

* 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 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*
3 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 12.09	\$ 15.04	\$ 14.42	\$ 14.73
Maintenance Assessment	\$ -	\$ 46.37	\$ 134.21	\$ 134.77	\$ 134.41
Debt Assessment A-1	\$ 1,245.50	\$ 1,212.77	\$ 1,212.77	\$ 1,212.77	\$ 1,212.77
Debt Assessment A-2	\$ 400.33	\$ 384.04	\$ 384.04	\$ 384.04	\$ 384.04
Total For 3 Bedroom Condo - Type 2	\$ 1,704.34	\$ 1,655.27	\$ 1,746.06	\$ 1,746.00	\$ 1,745.95
2 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 12.09	\$ 15.04	\$ 14.42	\$ 14.73
Maintenance Assessment	\$ -	\$ 46.37	\$ 134.21	\$ 134.77	\$ 134.41
Debt Assessment A-1	\$ 1,145.86	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89
Debt Assessment A-2	\$ 368.30	\$ 353.19	\$ 353.19	\$ 353.19	\$ 353.19
Total For 2 Bedroom Condo - Type 2	\$ 1,572.67	\$ 1,526.54	\$ 1,617.33	\$ 1,617.27	\$ 1,617.22
1 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 12.09	\$ 15.04	\$ 14.42	\$ 14.73
Maintenance Assessment	\$ -	\$ 46.37	\$ 134.21	\$ 134.77	\$ 134.41
Debt Assessment A-1	\$ 996.40	\$ 970.21	\$ 970.21	\$ 970.21	\$ 970.21
Debt Assessment A-2	\$ 320.26	\$ 307.45	\$ 307.45	\$ 307.45	\$ 307.45
Total For 1 Bedroom Condo - Type 2	\$ 1,375.17	\$ 1,336.12	\$ 1,426.91	\$ 1,426.85	\$ 1,426.80
3 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 12.09	\$ 15.04	\$ 14.42	\$ 14.73
Maintenance Assessment	\$ -	\$ 46.37	\$ 134.21	\$ 134.77	\$ 134.41
Debt Assessment A-1	\$ 1,145.86	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89
Debt Assessment A-2	\$ 368.30	\$ 353.19	\$ 353.19	\$ 353.19	\$ 353.19
Total For 3 Bedroom Condo - Type 1	\$ 1,572.67	\$ 1,526.54	\$ 1,617.33	\$ 1,617.27	\$ 1,617.22
2 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 12.09	\$ 15.04	\$ 14.42	\$ 14.73
Maintenance Assessment	\$ -	\$ 46.37	\$ 134.21	\$ 134.77	\$ 134.41
Debt Assessment A-1	\$ 996.40	\$ 970.21	\$ 970.21	\$ 970.21	\$ 970.21
Debt Assessment A-2	\$ 320.26	\$ 307.45	\$ 307.45	\$ 307.45	\$ 307.45
Total For 2 Bedroom Condo - Type 1	\$ 1,375.17	\$ 1,336.12	\$ 1,426.91	\$ 1,426.85	\$ 1,426.80
1 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 12.09	\$ 15.04	\$ 14.42	\$ 14.73
Maintenance Assessment	\$ -	\$ 46.37	\$ 134.21	\$ 134.77	\$ 134.41
Debt Assessment A-1	\$ 896.75	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34
Debt Assessment A-2	\$ 288.24	\$ 276.60	\$ 276.60	\$ 276.60	\$ 276.60
Total For 1 Bedroom Condo - Type 1	\$ 1,243.50	\$ 1,207.40	\$ 1,298.19	\$ 1,298.13	\$ 1,298.08
Non-Residential (Based On Square Footage)					
Administrative Assessment	\$ 0.06	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
Maintenance Assessment	\$ -	\$ 0.05	\$ 0.15	\$ 0.15	\$ 0.15
Debt Assessment A-1	\$ 1.07	\$ 1.040	\$ 1.040	\$ 1.040	\$ 1.040
Debt Assessment A-2	\$ 0.34	\$ 0.330	\$ 0.330	\$ 0.330	\$ 0.330
Total For Non-Residential	\$ 1.47	\$ 1.430	\$ 1.530	\$ 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 Covenant = 55.00
55.00/.94 = 58.51

Community Information:

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

Non-Residential 300,000 Square Feet 68,500 Square Feet

For Administrative & Maintenance Assessments Purposes- Non-Residential counts as approximately 300 units.

Phase 1 Grand Bay Midtown Residential

Type	Building 1	Building 2	Building 3	Building 4	Total
3 BR - Type 2	14	35	35	0	84
2 BR - Type 2	28	56	56	42	182
1 BR - Type 2	0	20	20	0	40
3 BR - Type 1	14	7	7	0	28
2 BR - Type 1	7	35	35	7	84
1 BR - Type 1	35	0	0	84	119
Total	98	153	153	133	537

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

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*
<u>Single Family 40' Unit</u>					
Administrative Assessment	\$ 114.89	\$ 75.76	\$ 74.14	\$ 54.51	\$ 35.52
Maintenance Assessment	\$ -	\$ 38.63	\$ 40.22	\$ 59.05	\$ 77.99
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	\$ 2,223.97	\$ 2,223.94	\$ 2,223.14	\$ 2,223.09
<u>Townhome Unit</u>					
Administrative Assessment	\$ 114.89	\$ 75.76	\$ 74.14	\$ 54.51	\$ 35.52
Maintenance Assessment	\$ -	\$ 38.63	\$ 40.22	\$ 59.05	\$ 77.99
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	\$ 1,833.54	\$ 1,833.51	\$ 1,832.71	\$ 1,832.66
<u>Condo Unit (3-Story)</u>					
Administrative Assessment	\$ 114.89	\$ 75.76	\$ 74.14	\$ 54.51	\$ 35.52
Maintenance Assessment	\$ -	\$ 38.63	\$ 40.22	\$ 59.05	\$ 77.99
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	\$ 1,678.22	\$ 1,678.19	\$ 1,677.39	\$ 1,677.34

* Assessments Include the Following :

4% Discount for Early Payments
 1% County Tax Collector Fee
 1% County Property Appraiser Fee
 O&M Covenant = 108.00
 108.00/.94 = 114.89

Community Information:

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

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

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*
Administrative For Single Family 40' Units	\$ -	\$ 39.94	\$ 39.59	\$ 34.43	\$ 36.73
Maintenance For Single Family 40' Units	\$ -	\$ 74.71	\$ 75.04	\$ 80.02	\$ 77.69
<u>Debt For Single Family 40' Units</u>	<u>\$ -</u>	<u>\$ 2,133.00</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	\$ 2,247.42
Administrative For Townhome 22' Units	\$ -	\$ 39.94	\$ 39.59	\$ 34.43	\$ 36.73
Maintenance For Townhome 22' Units	\$ -	\$ 74.71	\$ 75.04	\$ 80.02	\$ 77.69
<u>Debt For Townhome 22' Units</u>	<u>\$ -</u>	<u>\$ 1,843.00</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	\$ 1,957.42
Administrative For 2 Story Condo/Flat Units	\$ -	\$ 39.94	\$ 39.59	\$ 34.43	\$ 36.73
Maintenance For 2 Story Condo/Flat Units	\$ -	\$ 74.71	\$ 75.04	\$ 80.02	\$ 77.69
<u>Debt For 2 Story Condo/Flat Units</u>	<u>\$ -</u>	<u>\$ 1,738.00</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	\$ 1,852.42
Administrative For 3 Story Condo/Flat Units	\$ -	\$ 39.94	\$ 39.59	\$ 34.43	\$ 36.73
Maintenance For 3 Story Condo/Flat Units	\$ -	\$ 74.71	\$ 75.04	\$ 80.02	\$ 77.69
<u>Debt For 3 Story Condo/Flat Units</u>	<u>\$ -</u>	<u>\$ 1,580.00</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	\$ 1,694.42
Administrative For Apartment Unit	\$ -	\$ 39.94	\$ 39.59	\$ 34.43	\$ 36.73
Maintenance For Apartment Unit	\$ -	\$ 74.71	\$ 75.04	\$ 80.02	\$ 77.69
<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	\$ 114.42

* 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. 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 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 (the "District") to establish a regular meeting schedule for fiscal year 2019/2020; 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 2019/2020 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 2019/2020 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 19th day of June, 2019.

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 2019/2020 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 16, 2019
November 20, 2019
December 18, 2019
January 15, 2020
February 19, 2020
March 18, 2020
April 15, 2020
May 20, 2020
June 17, 2020
July 15, 2020
September 23, 2020**

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/19