



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 19, 2020
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
REGULAR BOARD MEETING & PUBLIC HEARING

August 19, 2020

10:00 a.m.

Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/82356213562>

Meeting Id: 823 5621 3562

Dial In: 1 929 436 2866

- 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 20, 2020 Special Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2020/2021 Final Budget
 - 3. Consider Resolution No. 2020-04 – Adopting a Fiscal Year 2020/2021 Final Budget.....Page 8
- H. Old Business
 - 1. Staff Report: As Required
- I. New Business
 - 1. Consider Resolution No. 2020-05 – Adopting a Fiscal Year 2020/2021 Meeting Schedule.....Page 25
- J. Administrative & Operational Matters
 - 1. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 27
 - (a) Selection of Criteria to Evaluate Audit Services
 - (b) Announcement of Request for Proposals to Perform Annual Audits
 - 2. Statement of Financial Interest – 2019 Form 1
- K. Board Members & Staff Closing Comments
- L. Adjourn

Miami Daily Business Review

July 30, 2020

Miscellaneous Notices

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

The Board of Supervisors of the Grand bay at Doral Community Development District ("District") will hold a public hearing on August 19, 2020, at 10:00 a.m. in the Offices of Lennar Homes, LLC located at 730 NW 107th Avenue, Miami, Florida 33172 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2020/2021. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website (www.grandbayatdoralcdd.org) or at the offices of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 during normal business hours.

It is anticipated that the public hearing and meeting will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so utilizing the following login information:

Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/82356213562>

Meeting ID: 823 5621 3562

Dial In Phone Number: 1 929 436 2866

Participants are strongly encouraged to submit questions and comments to the District Manager's Office at asilva@sdsinc.org or by calling 305-777-0761 by August 14, 2020, at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 305-777-0761 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800- 955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

www.grandbaycdd.org

7/30 8/6 20-20/0000480339M

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
MAY 20, 2020**

Note: The Grand Bay at Doral Community Development District (the “District”) Special Board Meeting was held via telephonic conferencing as a result of the public health emergency that exists in the State of Florida as a consequence of the COVID-19 coronavirus, in light of the guidelines established by the Centers for Disease Control for the protection of all members of the community, and with the authority granted by Executive Orders issued by Governor Ron DeSantis, including Executive Order 20-69 (Emergency Management—COVID-19—Local Government Public Meetings) authorizing the use of communications technology, such as telephonic conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes.

A. CALL TO ORDER

District Manager Armando Silva called the May 20, 2020, Special Board Meeting of the Grand Bay at Doral Community Development District to order at 10:28 a.m. via telephonic conferencing.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on May 12, 2020, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the virtual attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Vice Chairperson Teresa Baluja and Supervisors Josef Correia and Raisa Krause.

Staff in virtual attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in virtual attendance was Elizabeth Fernandez of KW Property Management and Consulting, Doral, Florida.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Silva requested the addition of the following item to the agenda:

- Administrative and Operational Matters Item: Approval of Agreement for Access to Certain Exempt Information

The Board acknowledged Mr. Silva’s request.

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 5, 2019, Special Board Meeting**

Mr. Silva presented the December 5, 2019, Special Board Meeting minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Ms. Baluja, seconded by Mr. Correia and unanimously passed approving the December 5, 2019, 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. 2020-01– Adopting a Fiscal Year 2020/2021 Proposed Budget

Resolution No. 2020-01 was presented, entitled:

RESOLUTION NO. 2020-01

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 2020/2021; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title into the record and stated that a \$22,317 carryover would be required in order to balance the budget from the fund balance as of 9/30/2020. He further stated that since overall assessments were not increasing over the 2019/2020 assessments, letters to property owners would not be required. In addition, Mr. Silva stated as part of Resolution No. 2020-01, the Board must set a date for the public hearing to adopt the fiscal year 2020/2021 final budget and assessment roll. Further discussion took place on the proposed budget after which;

A **motion** was made by Ms. Baluja, seconded by Mr. Correia and passed unanimously to approve and adopt Resolution No. 2020-01, *as presented*; setting the Public Hearing for August 19, 2020, at 10:00 a.m. in the Third Floor Meeting Room of Lennar Homes, LLC located at 730 NW 107th Avenue, Suite 300, Miami, Florida 33172; and further authorizes the publication of the notice of public hearing, as required by law.

2. Consider Resolution No. 2020-02 – Completion of 2012 Doral Breeze Project

Resolution No. 2020-02 was presented, entitled:

RESOLUTION NO. 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN PUBLIC IMPROVEMENTS WITHIN THE NORTH PARCEL ASSESSMENT AREA OF THE DISTRICT RELATED TO THE SERIES 2012 BONDS (DORAL BREEZE PROJECT) TO BE COMPLETE; ACCEPTING SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, FLORIDA STATUTES (“F.S.”), WITHIN WHICH PROPERTY OWNERS WITHIN THE DORAL BREEZE AREA OF THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN AFFECTIVE DATE.

Mr. Silva explained the purpose of the document and advised that as a result of the completion of the improvements within the 2012 Doral Breeze Project and pursuant to Chapter 190, Florida Statutes, the District must declare, by resolution, the public improvements to be complete and accept same. A discussion ensued after which:

A **motion** was made by Mr. Correia, seconded by Ms. Baluja and unanimously passed to approve and adopt Resolution No. 2020-02, as presented, thereby declaring and accepting the completion of the public improvements within the 2012 Doral Breeze Project.

3. Consider Resolution No. 2020-03 – Completion of 2014 North Parcel Project

Resolution No. 2020-03 was presented, entitled:

RESOLUTION NO. 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN PUBLIC IMPROVEMENTS WITHIN THE NORTH PARCEL ASSESSMENT AREA OF THE DISTRICT RELATED TO THE SERIES 2014A-1 AND SERIES 2014A-2 BONDS (NORTH PARCEL ASSESSMENT AREA PROJECT) TO BE COMPLETE; ACCEPTING SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, FLORIDA STATUTES (“F.S.”), WITHIN WHICH PROPERTY OWNERS WITHIN THE NORTH PARCEL ASSESSMENT AREA OF THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN AFFECTIVE DATE.

Mr. Silva explained the purpose of the document and advised that as a result of the completion of the improvements within the 2014 North Parcel Project and pursuant to Chapter 190, Florida Statutes, the District must declare, by resolution, the public improvements to be complete and accept same. A discussion ensued after which:

A **motion** was made by Mr. Correia, seconded by Ms. Baluja and unanimously passed to approve and adopt Resolution No. 2020-03, as presented, thereby declaring and accepting the completion of the public improvements within the 2014 North Parcel Project.

4. Consider Amended and Restated Maintenance Agreement (Midtown Doral)

Mr. Silva presented the Amended and Restated Maintenance Agreement between the District and Midtown Doral Master Association, Inc. (the “HOA”) and stated that the amendment to the original Maintenance Agreement includes certain additional services within the District and language which allows the HOA to be reimbursed for services provided on behalf of the District. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Mr. Correia and unanimously passed to approve the Amended and Restated Maintenance Agreement between the District and Midtown Doral Master Association, Inc.

5. Ratify District Actions – Notice of Cancellation – Lake and Wetland Management – Effective April 1, 2020

Mr. Silva advised that due to a lack of performance and a proposed increase in the annual contract cost for lake and preservation maintenance within the District, District management sent a Notice of Cancellation to Lake and Wetland Management with an effective date of April 1, 2020. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed ratifying the actions by District management in reference to the Notice of Cancellation sent to Lake and Wetland Management with an effective date of April 1, 2020.

6. Consider Small Project Agreement – Initial Preserve Treatment & Exotics Removal – Solitude Lake Management, LLC

Mr. Silva presented the Small Project Agreement between the District and Solitude Lake Management, LLC, stating that the Small Project Agreement was for services in connection with the initial treatment of Category I and II exotic vegetation located in the preservation area of the District, in order to comply with the Notice of Noncompliance Permit received by the South Florida Water Management District. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Mr. Correia and unanimously passed approving the Small Project Agreement between the District and Solitude Lakes Management, LLC for the Initial Preserve Treatment & Exotics Removal.

7. Consider Aquatics and Preserve Maintenance Services Agreement – Solitude Lake Management, LLC

Mr. Silva stated that as a result of Lake and Wetland Management’s termination, the District had to search for a new lake and preserve maintenance contractor. Several proposals were received and Solitude Lake Management, LLC was the most economical choice. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed approving the Aquatics and Preserve maintenance Agreement between the District and Solitude Lake Management, LLC.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding General Election Qualifying Period – Seats #3, #4 & #5

Mr. Silva advised the Board that there were three (3) seats whose terms are expiring in November 2020; Seat #3 (currently held by Carolina Herrera), Seat #4 (currently held by Raisa Krause) and Seat #5 (currently held by Omar del Rio). Mr. Silva further explained that the qualifying period to run for the District election on the general election ballot would be from noon on June 8, 2020, through noon on June 12, 2020.

2. Staff Report, as Required

There was no Staff Report at this time.

3. ADD-ON: Approval of Agreement for Access to Certain Exempt Information

Mr. Pawelczyk advised that the Florida public records laws were recently amended to clarify that certain information pertaining to an exempt individual home address is exempt from public records. He further explained that the new laws exempt parcel identification numbers from public records. Because the Miami-Dade County Property Appraiser (the “Property Appraiser”) provides assessment roll information to the

District, the Property Appraiser has asked the District to enter into this agreement stating that the District take full responsibility for protecting exempt information from the public.

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to approve the Agreement for Access to Certain Exempt Information between the Miami-Dade County Property Appraiser and the Grand Bay at Doral Community Development District.

L BOARD MEMBER & STAFF CLOSING COMMENTS

It was noted that the next meeting was scheduled for August 19, 2020, unless an emergency were to arise.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and passed unanimously to adjourn the Regular Board Meeting at 11:02 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

Miami Daily Business Review

July 30, 2020

Miscellaneous Notices

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GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

www.grandbaycdd.org

7/30 8/6 20-20/0000480339M

RESOLUTION NO. 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2020/2021 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 2020/2021 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 2020/2021 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 August, 2020.

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 2020/2021
October 1, 2020 - September 30, 2021**

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DETAILED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	DORAL BREEZE FISCAL YEAR 2020/2021 BUDGET	MIDTOWN DORAL FISCAL YEAR 2020/2021 BUDGET	GRAND BAY NORTH FISCAL YEAR 2020/2021 BUDGET	GRAND BAY SOUTH FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2020/2021 BUDGET
REVENUES							
Administrative Assessments	129,255	113,431	21,760	28,143	15,132	61,494	126,529
Maintenance Assessments	243,711	432,073	35,429	226,355	24,201	109,334	395,319
Direct Bill O&M Assessments	20,010	0	0	0	0	0	0
Debt Assessments - A Bonds	2,454,396	2,454,396	884,505	0	0	1,569,891	2,454,396
Debt Assessments - A-1 Bonds	985,790	985,790	0	631,354	354,436	0	985,790
Debt Assessments - A-2 Bonds	866,004	866,004	0	616,148	249,856	0	866,004
Developer Contribution - Debt	0	0	0	0	0	0	0
Other Revenues	0	0	0	0	0	0	0
Interest Income	2,263	1,000	219	89	215	477	1,000
TOTAL REVENUES	\$ 4,701,429	\$ 4,852,694	\$ 941,913	\$ 1,502,089	\$ 643,840	\$ 1,741,196	\$ 4,829,038
EXPENDITURES							
Maintenance Expenditures							
Preserve Area Maintenance/Upkeep	46,591	46,800	13,078	11,269	11,109	39,544	75,000
Maintenance Contingency	10,540	37,200	1,200	15,000	1,200	12,600	30,000
Miscellaneous Maintenance	18,075	39,400	1,200	6,400	1,200	15,200	24,000
Lawn/Landscape Service - Median/Right Of Way MTE	29,330	53,400	1,000	35,000	1,000	10,000	47,000
Mulch/Fertilizer/Pesticide	875	11,000	800	4,200	400	1,600	7,000
Lift Station/Sanitary Sewer Line MTE (Adagio)	2,475	15,000	0	0	3,000	7,000	10,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	1,229	33,000	0	20,000	0	0	20,000
Irrigation Systems MTE & Power	3,321	9,600	2,400	5,000	300	900	8,600
Security	0	45,000	0	50,000	0	0	50,000
Tree/Shrubbery Replacement	0	5,350	600	2,650	250	1,500	5,000
Annual Engineer's Report & Misc Engineering	8,156	6,100	800	2,000	1,600	1,600	6,000
Lake Tract MTE & Fountain MTE - DB & MT	15,188	23,400	9,000	11,000	0	0	20,000
Roadway/Signage/Drainage	1,330	8,900	600	2,700	500	4,200	8,000
Midtown Plaza Upkeep/Janitorial	16,823	42,000	0	34,000	0	0	34,000
FPL Easement Maintenance/Upkeep	0	15,000	2,625	4,555	1,090	5,230	13,500
FPL Power Sanitary Sewer Lift Stations	0	15,000	0	9,000	1,100	3,400	13,500
Total Maintenance Expenditures	153,933	406,150	33,303	212,774	22,749	102,774	371,600
Administrative Expenditures							
Management	33,660	34,296	7,675	3,176	4,623	19,602	35,076
Supervisor Fees	0	0	750	750	750	750	3,000
Payroll Taxes	0	0	58	58	58	58	232
Field Operations	7,320	7,320	1,050	3,000	1,037	2,233	7,320
Legal	8,133	22,500	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	7,400	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	6,798	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	295	1,750	329	132	325	714	1,500
Miscellaneous	2,112	3,000	656	264	648	1,432	3,000
Postage	184	800	164	66	162	358	750
Office Supplies	764	1,600	328	132	324	716	1,500
Dues & Subscriptions	175	175	38	15	38	84	175
Trustee Fee	21,256	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	2,000	437	176	432	955	2,000
Property Taxes	74	2,000	437	176	432	955	2,000
Administrative Contingency	0	2,400	525	210	520	1,145	2,400
Total Administrative Expenditures	105,671	138,641	28,358	26,543	29,071	58,281	142,253
TOTAL EXPENDITURES	\$ 259,604	\$ 544,791	\$ 61,661	\$ 239,317	\$ 51,820	\$ 161,055	\$ 513,853
REVENUES LESS EXPENDITURES	\$ 4,441,825	\$ 4,307,903	\$ 880,252	\$ 1,262,772	\$ 592,020	\$ 1,580,141	\$ 4,315,185
Bond Payments (A)	(2,341,246)	(2,307,133)	(831,435)	0	0	(1,475,698)	(2,307,133)
Bond Payments (A-1)	(955,594)	(926,643)	0	(593,473)	(333,170)	0	(926,643)
Bond Payments (A-2)	(840,777)	(814,043)	0	(579,179)	(234,864)	0	(814,043)
BALANCE	\$ 304,208	\$ 260,084	\$ 48,817	\$ 90,120	\$ 23,986	\$ 104,443	\$ 267,366
County Appraiser & Tax Collector Fee	(45,338)	(97,033)	(18,834)	(30,040)	(12,873)	(34,814)	(96,561)
Discounts For Early Payments	(136,884)	(194,067)	(37,668)	(60,080)	(25,745)	(69,629)	(193,122)
EXCESS/ (SHORTFALL)	\$ 121,986	\$ (31,016)	\$ (7,685)	\$ -	\$ (14,632)	\$ -	\$ (22,317)
Carryover From Prior Year	0	31,016	7,685	0	14,632	0	22,317
NET EXCESS/ (SHORTFALL)	\$ 121,986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET
REVENUES			
Administrative Assessments	129,255	113,431	126,529
Maintenance Assessments	243,711	432,073	395,319
Direct Bill O&M Assessments	20,010	0	0
Debt Assessments - A Bonds	2,454,396	2,454,396	2,454,396
Debt Assessments - A-1 Bonds	985,790	985,790	985,790
Debt Assessments - A-2 Bonds	866,004	866,004	866,004
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	2,263	1,000	1,000
TOTAL REVENUES	\$ 4,701,429	\$ 4,852,694	\$ 4,829,038
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	46,591	46,800	75,000
Maintenance Contingency	10,540	37,200	30,000
Miscellaneous Maintenance	18,075	39,400	24,000
Lawn/Landscape Service - Median/Right Of Way MTE	29,330	53,400	47,000
Mulch/Fertilizer/Pesticide	875	11,000	7,000
Lift Station/Sanitary Sewer Line MTE (Adagio)	2,475	15,000	10,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	1,229	33,000	20,000
Irrigation Systems MTE & Power	3,321	9,600	8,600
Security	0	45,000	50,000
Tree/Shrubbery Replacement	0	5,350	5,000
Annual Engineer's Report & Miscellaneous Engineering	8,156	6,100	6,000
Lake Tract MTE & Fountain MTE - DM & MT	15,188	23,400	20,000
Roadways/Signage/Drainage	1,330	8,900	8,000
Midtown Plaza Upkeep/Janitorial	16,823	42,000	34,000
FPL Easement Maintenance/Upkeep	0	15,000	13,500
FPL Power Sanitary Sewer Lift Stations	0	15,000	13,500
Total Maintenance Expenditures	153,933	406,150	371,600
Administrative Expenditures			
Management	33,660	34,296	35,076
Supervisor Fees	0	0	3,000
Payroll Taxes	0	0	232
Field Operations	7,320	7,320	7,320
Legal	8,133	22,500	22,500
Assessment Roll	10,000	10,500	10,500
Audit Fees	7,400	8,000	8,000
Arbitrage Rebate Fee	3,000	3,000	3,000
Insurance - GL & Public Officials Liability Insurance	6,798	8,000	8,000
Insurance - Property Coverage	0	6,800	6,800
Legal Advertisements	295	1,750	1,500
Miscellaneous	2,112	3,000	3,000
Postage	184	800	750
Office Supplies	764	1,600	1,500
Dues & Subscriptions	175	175	175
Trustee Fee	21,256	21,500	21,500
Continuing Disclosure Fee	3,000	3,000	3,000
Website Management	1,500	2,000	2,000
Property Taxes	74	2,000	2,000
Administrative Contingency	0	2,400	2,400
Total Administrative Expenditures	105,671	138,641	142,253
TOTAL EXPENDITURES	\$ 259,604	\$ 544,791	\$ 513,853
REVENUES LESS EXPENDITURES	\$ 4,441,825	\$ 4,307,903	\$ 4,315,185
Bond Payments (A)	(2,341,246)	(2,307,133)	(2,307,133)
Bond Payments (A-1)	(955,594)	(926,643)	(926,643)
Bond Payments (A-2)	(840,777)	(814,043)	(814,043)
BALANCE	\$ 304,208	\$ 260,084	\$ 267,366
County Appraiser & Tax Collector Fee	(45,338)	(97,033)	(96,561)
Discounts For Early Payments	(136,884)	(194,067)	(193,122)
EXCESS/ (SHORTFALL)	\$ 121,986	\$ (31,016)	\$ (22,317)
Carryover From Prior Year	0	31,016	22,317
NET EXCESS/ (SHORTFALL)	\$ 121,986	\$ -	\$ -

DORAL BREEZE FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET
REVENUES			
Administrative Assessments	23,505	18,217	21,760
Maintenance Assessments	34,699	38,987	35,429
Debt Assessments - 2012 Bonds	884,505	884,505	884,505
Other Revenues	0	0	0
Interest Income	2,263	219	219
TOTAL REVENUES	\$ 944,972	\$ 941,928	\$ 941,913
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	10,194	10,023	13,078
Maintenance Contingency	0	1,200	1,200
Miscellaneous Maintenance	7,763	4,800	1,200
Irrigation Systems MTE & Power	0	2,400	2,400
Lake Tract MTE & Fountain MTE	6,353	11,400	9,000
Lawn/Landscape Service - Median Maintenance/Right Of Way	0	1,200	1,000
Mulch/Fertilizer/Pesticide	0	900	800
FPL Easment Maintenance Upkeep	0	2,625	2,625
Electrical For Irrigation Pumps	0	0	0
Irrigation Repairs	1,468	0	0
Tree/Shrubbery Replacement	0	600	600
Roadway/Signage/Drainage	0	600	600
Annual Engineer's Report & Miscellaneous Engineering	1,633	900	800
Total Maintenance Expenditures	27,411	36,648	33,303
Administrative Expenditures			
Management	7,365	7,505	7,675
Supervisor Fees	0	0	750
Payroll Taxes	0	0	58
Field Operations	1,050	1,050	1,050
Legal	1,196	4,923	4,923
Assessment Roll	2,188	2,188	2,188
Audit Fees	1,620	1,750	1,750
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	1,487	1,750	1,750
Insurance - Property Coverage	0	300	300
Legal Advertisements	64	383	329
Miscellaneous	297	656	656
Postage	40	175	164
Office Supplies	167	350	328
Dues & Subscriptions	38	38	38
Trustee Fee	3,756	4,000	4,000
Continuing Disclosure Fee	500	500	500
Website Management	328	437	437
Property Taxes	16	437	437
Administrative Contingency	0	525	525
Total Administrative Expenditures	20,612	27,467	28,358
TOTAL EXPENDITURES	\$ 48,023	\$ 64,115	\$ 61,661
REVENUES LESS EXPENDITURES	\$ 896,949	\$ 877,813	\$ 880,252
Bond Payments (2012)	(845,769)	(831,435)	(831,435)
BALANCE	\$ 51,180	\$ 46,378	\$ 48,817
County Appraiser & Tax Collector Fee	(9,099)	(18,834)	(18,834)
Discounts For Early Payments	(32,146)	(37,669)	(37,668)
EXCESS/ (SHORTFALL)	\$ 9,935	\$ (10,125)	\$ (7,685)
Carryover From Prior Year		10,125	7,685
NET EXCESS/ (SHORTFALL)	\$ 9,935	\$ -	\$ -

MIDTOWN FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET
REVENUES			
Administrative Assessments	35,636	27,206	28,143
Maintenance Assessments	82,099	248,253	226,355
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	631,354	631,354	631,354
Debt Assessments - 2014A-2 Bonds	616,148	616,149	616,149
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	0	89	89
TOTAL REVENUES	\$ 1,365,237	\$ 1,523,051	\$ 1,502,090
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	4,100	3,903	11,269
Maintenance Contingency	10,540	16,000	15,000
Miscellaneous Maintenance	2,550	7,400	6,400
Lawn/Landscape Service - Median/Right Of Way MTE	29,330	39,000	35,000
Mulch/Fertilizer/Pesticide	875	7,200	4,200
Lift Station/Sanitary Sewer Line MTE (Midtown	1,229	33,000	20,000
Irrigation Systems MTE & Power	1,853	6,000	5,000
Security	0	45,000	50,000
Tree/Shrubbery Replacement	0	3,000	2,650
Roadways/Signage/Drainage	1,330	3,000	2,700
Midtown Plaza Upkeep/Janitoria	16,823	42,000	34,000
FPL Easement Maintenance/Upkeep	0	4,055	4,555
FPL Power Sanitary Sewer Lift Stations	0	9,100	9,000
Lake Tract MTE & Fountain MTE	8,835	12,000	11,000
Annual Engineer's Report & Miscellaneous Engineerin	2,350	2,700	2,000
Total Maintenance Expenditures	79,815	233,358	212,774
Administrative Expenditures			
Management	3,063	3,106	3,176
Supervisor Fees	0	0	750
Payroll Taxes	0	0	58
Field Operations	3,000	3,000	3,000
Legal	481	1,980	1,980
Assessment Roll	880	1,500	1,500
Audit Fees	650	704	704
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	598	704	704
Insurance - Property Coverage	0	4,500	4,500
Legal Advertisements	26	154	132
Miscellaneous	113	264	264
Postage	16	70	66
Office Supplies	67	140	132
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	176	176
Property Taxes	7	176	176
Administrative Contingency	0	210	210
Total Administrative Expenditures	18,048	25,699	26,543
TOTAL EXPENDITURES	\$ 97,863	\$ 259,057	\$ 239,317
REVENUES LESS EXPENDITURES	\$ 1,267,374	\$ 1,263,994	\$ 1,262,773
Bond Payments - Series 2014A-1	(616,820)	(593,473)	(593,473)
Bond Payments - Series 2014A-2	(601,963)	(579,179)	(579,179)
BALANCE	\$ 48,591	\$ 91,342	\$ 90,121
County Appraiser & Tax Collector Fee	(13,419)	(30,459)	(30,040)
Discounts For Early Payments	(17,445)	(60,918)	(60,080)
EXCESS/ (SHORTFALL)	\$ 17,727	\$ (35)	\$ 1
Carryover From Prior Year	0	35	0
NET EXCESS/ (SHORTFALL)	\$ 17,727	\$ -	\$ 1

GRAND BAY NORTH PARCEL FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET
REVENUES			
Administrative Assessments	21,149	12,327	15,132
Maintenance Assessments	20,487	27,061	24,201
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	354,436	354,436	354,436
Debt Assessments - 2014A-2 Bonds	249,856	249,856	249,856
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	0	215	215
TOTAL REVENUES	\$ 645,928	\$ 643,895	\$ 643,840
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	10,059	7,398	11,109
Maintenance Contingency	0	3,000	1,200
Miscellaneous Maintenance	2,762	1,200	1,200
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	1,200	1,000
Mulch/Fertilizer/Pesticide	0	500	400
Lift Station/Sanitary Sewer Line MTE (Adagio)	1,775	5,000	3,000
Irrigation Systems MTE & Power	0	300	300
Tree/Shrubbery Replacement	0	250	250
Roadways/Signage/Drainage	0	500	500
FPL Easement Maintenance/Upkeep	0	2,590	1,090
FPL Power Sanitary Sewer Lift Stations	0	2,000	1,100
Annual Engineer's Report & Miscellaneous Engineering	2,353	1,500	1,600
Total Maintenance Expenditures	16,949	25,438	22,749
Administrative Expenditures			
Management	4,437	4,521	4,623
Supervisor Fees	0	0	750
Payroll Taxes	0	0	58
Field Operations	1,037	1,037	1,037
Legal	3,622	4,858	4,858
Assessment Roll	2,159	2,160	2,160
Audit Fees	1,598	1,727	1,727
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	1,468	1,727	1,727
Insurance - Property Coverage	0	750	750
Legal Advertisements	64	378	325
Miscellaneous	683	648	648
Postage	40	173	162
Office Supplies	165	346	324
Dues & Subscriptions	38	38	38
Trustee Fee	7,000	7,000	7,000
Continuing Disclosure Fee	500	500	500
Website Management	324	432	432
Property Taxes	16	432	432
Administrative Contingency	0	520	520
Total Administrative Expenditures	24,151	28,247	29,071
TOTAL EXPENDITURES	\$ 41,100	\$ 53,685	\$ 51,820
REVENUES LESS EXPENDITURES	\$ 604,828	\$ 590,210	\$ 592,020
Bond Payments - Series 2014A-1	(338,774)	(333,170)	(333,170)
Bond Payments - Series 2014A-2	(238,814)	(234,864)	(234,864)
BALANCE	\$ 27,240	\$ 22,176	\$ 23,986
County Appraiser & Tax Collector Fee	(6,232)	(12,874)	(12,873)
Discounts For Early Payments	(22,232)	(25,747)	(25,745)
EXCESS/ (SHORTFALL)	\$ (1,224)	\$ (16,445)	\$ (14,632)
Carryover From Prior Year	0	16,445	14,632
NET EXCESS/ (SHORTFALL)	\$ (1,224)	\$ -	\$ -

GRAND BAY SOUTH PARCEL FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET
REVENUES			
Administrative Assessments	48,965	55,681	61,494
Maintenance Assessments	106,426	117,772	109,334
Direct Bill O&M Assessments	20,010	0	0
Debt Assessments - A Bonds	1,569,891	1,569,891	1,569,891
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	0	477	477
TOTAL REVENUES	\$ 1,745,292	\$ 1,743,821	\$ 1,741,196
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	22,238	25,476	39,544
Maintenance Contingency	0	17,000	12,600
Miscellaneous Maintenance	5,000	26,000	15,200
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	12,000	10,000
Mulch/Fertilizer/Pesticide	0	2,400	1,600
Lift Station/Sanitary Sewer Line MTE (Adagio)	700	10,000	7,000
Irrigation Systems MTE & Power	0	900	900
Tree/Shrubbery Replacement	0	1,500	1,500
Roadways/Signage/Drainage	0	4,800	4,200
FPL Easement Maintenance/Upkeep	0	5,730	5,230
FPL Power Sanitary Sewer Lift Stations	0	3,900	3,400
Annual Engineer's Report & Miscellaneous Engineering	1,820	1,000	1,600
Total Maintenance Expenditures	29,758	110,706	102,774
Administrative Expenditures			
Management	18,795	19,164	19,602
Supervisor Fees	0	0	750
Payroll Taxes	0	0	58
Field Operations	2,233	2,233	2,233
Legal	2,834	10,739	10,739
Assessment Roll	4,773	4,652	4,652
Audit Fees	3,532	3,819	3,819
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	3,245	3,819	3,819
Insurance - Property Coverage	0	1,250	1,250
Legal Advertisements	141	835	714
Miscellaneous	1,019	1,432	1,432
Postage	88	382	358
Office Supplies	365	764	716
Dues & Subscriptions	83	84	84
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	716	955	955
Property Taxes	36	955	955
Administrative Contingency	0	1,145	1,145
Total Administrative Expenditures	42,860	57,228	58,281
TOTAL EXPENDITURES	\$ 72,618	\$ 167,934	\$ 161,055
REVENUES LESS EXPENDITURES	\$ 1,672,674	\$ 1,575,887	\$ 1,580,141
Bond Payments - A Bonds	(1,495,477)	(1,475,697)	(1,475,697)
Bond Payments - Series 2014A-1	0	0	0
Bond Payments - Series 2014A-2	0	0	0
BALANCE	\$ 177,197	\$ 100,190	\$ 104,444
County Appraiser & Tax Collector Fee	(16,588)	(34,866)	(34,814)
Discounts For Early Payments	(65,061)	(69,734)	(69,629)
EXCESS/ (SHORTFALL)	\$ 95,548	\$ (4,410)	\$ 1
Carryover From Prior Year	0	4,410	0
NET EXCESS/ (SHORTFALL)	\$ 95,548	\$ -	\$ 1

DETAILED FINAL DEBT SERVICE FUND (2012 - DORAL BREEZE) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	22,034	500	500	Projected Interest For 2020/2021
NAV Tax Collection	845,769	831,435	831,435	Maximum Debt Service Collection
Total Revenues	\$ 867,803	\$ 831,935	\$ 831,935	
EXPENDITURES				
Principal Payments	210,000	235,000	245,000	Principal Payment Due In 2021
Interest Payments	610,850	594,194	579,750	Interest Payments Due In 2021
Bond Redemption	0	2,741	7,185	Estimated Excess Debt Collections
Total Expenditures	\$ 820,850	\$ 831,935	\$ 831,935	
Excess/ (Shortfall)	\$ 46,953	\$ -	\$ -	

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 1-1-20 =	\$10,260,000		

DETAILED FINAL DEBT SERVICE FUND (2014 - MIDTOWN) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	18,607	500	500	Projected Interest For 2020/2021
Interest Income (A-2)	18,089	500	500	Projected Interest For 2020/2021
NAV Tax Collection (A-1)	616,820	593,473	593,473	Maximum Debt Service Collection
NAV Tax Collection (A-2)	601,963	579,179	579,179	Maximum Debt Service Collection
Total Revenues	\$ 1,255,479	\$ 1,173,652	\$ 1,173,652	
EXPENDITURES				
Principal Payments - Series 2014A-1	130,000	140,000	145,000	Principal Payment Due In 2021
Principal Payments - Series 2014A-2	160,000	170,000	180,000	Principal Payment Due In 2021
Interest Payments - Series 2014A-1	462,818	452,318	444,836	Interest Payments Due In 2021
Interest Payments - Series 2014A-2	419,913	405,519	395,238	Interest Payments Due In 2021
Bond Redemption - Series 2014A-1	0	1,655	4,137	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	4,160	4,441	Estimated Excess Debt Collections
Total Expenditures	\$ 1,172,731	\$ 1,173,652	\$ 1,173,652	
Excess/ (Shortfall)	\$ 82,748	\$ -	\$ -	

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 1-1-20 =	\$7,900,000		

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 1-1-20 =	\$6,505,000		

DETAILED FINAL DEBT SERVICE FUND (2014 - NORTH) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income (A-1)	7,130	500	500	Projected Interest For 2020/2021
Interest Income (A-2)	4,114	500	500	Projected Interest For 2020/2021
NAV Tax Collection (A-1)	338,774	333,170	333,170	Maximum Debt Service Collection
NAV Tax Collection (A-2)	238,814	234,864	234,864	Maximum Debt Service Collection
		0	0	
Total Revenues	\$ 588,832	\$ 569,034	\$ 569,034	
EXPENDITURES				
Principal Payments - Series 2014A-1	80,000	80,000	85,000	Principal Payment Due In 2021
Principal Payments - Series 2014A-2	90,000	95,000	95,000	Principal Payment Due In 2021
Interest Payments - Series 2014A-1	255,250	250,400	247,150	Interest Payments Due In 2021
Interest Payments - Series 2014A-2	145,400	139,900	136,110	Interest Payments Due In 2021
Bond Redemption - Series 2014A-1	0	3,270	1,520	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	464	4,254	Estimated Excess Debt Collections
Total Expenditures	\$ 570,650	\$ 569,034	\$ 569,034	
Excess/ (Shortfall)	\$ 18,182	\$ -	\$ -	

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 1-1-20 = \$5,150,000

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 1-1-20 = \$2,960,000

DETAILED FINAL DEBT SERVICE FUND (2016) - SOUTH PARCEL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income (2016)	36,788	500	500	Projected Interest For 2020/2021
Prepaid Bond Collection (2016)	0	0	0	
NAV Tax Collection (2016)	1,495,477	1,475,698	1,475,698	Maximum Debt Service Collection
Total Revenues	\$ 1,532,265	\$ 1,476,198	\$ 1,476,198	
EXPENDITURES				
Principal Payments (2016)	420,000	425,000	435,000	Principal Payment Due In 2021
Interest Payments (2016)	1,064,738	1,043,200	1,028,150	Interest Payments Due In 2021
Transfer To Construction Fund	16,542	0	0	
Bond Redemption	0	7,998	13,048	Estimated Excess Debt Collections
Total Expenditures	\$ 1,501,280	\$ 1,476,198	\$ 1,476,198	
Excess/ (Shortfall)	\$ 30,985	\$ -	\$ -	

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 1-1-20 =	\$21,990,000		

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 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
Administrative For Condominiums	\$ -	\$ 53.39	\$ 41.63	\$ 33.67	\$ 40.22
Maintenance For Condominiums	\$ -	\$ 53.29	\$ 64.14	\$ 72.07	\$ 65.49
<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	\$ 1,361.68	\$ 1,360.77	\$ 1,360.74	\$ 1,360.71
Administrative For Townhomes	\$ -	\$ 53.39	\$ 41.63	\$ 33.67	\$ 40.22
Maintenance For Townhomes	\$ -	\$ 53.29	\$ 64.14	\$ 72.07	\$ 65.49
<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	\$ 1,571.68	\$ 1,570.77	\$ 1,570.74	\$ 1,570.71
Administrative For Single Family 40'	\$ -	\$ 53.39	\$ 41.63	\$ 33.67	\$ 40.22
Maintenance For Single Family 40'	\$ -	\$ 53.29	\$ 64.14	\$ 72.07	\$ 65.49
<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	\$ 1,986.68	\$ 1,985.77	\$ 1,985.74	\$ 1,985.71
Administrative For Single Family 50'	\$ -	\$ 53.39	\$ 41.63	\$ 33.67	\$ 40.22
Maintenance For Single Family 50'	\$ -	\$ 53.29	\$ 64.14	\$ 72.07	\$ 65.49
<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	\$ 2,196.68	\$ 2,195.77	\$ 2,195.74	\$ 2,195.71

* 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 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
3 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 15.04	\$ 14.42	\$ 14.73	\$ 15.24
Maintenance Assessment	\$ -	\$ 134.21	\$ 134.77	\$ 134.41	\$ 122.56
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	\$ 1,746.06	\$ 1,746.00	\$ 1,745.95	\$ 1,734.61
2 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 15.04	\$ 14.42	\$ 14.73	\$ 15.24
Maintenance Assessment	\$ -	\$ 134.21	\$ 134.77	\$ 134.41	\$ 122.56
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	\$ 1,617.33	\$ 1,617.27	\$ 1,617.22	\$ 1,605.88
1 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 15.04	\$ 14.42	\$ 14.73	\$ 15.24
Maintenance Assessment	\$ -	\$ 134.21	\$ 134.77	\$ 134.41	\$ 122.56
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	\$ 1,426.91	\$ 1,426.85	\$ 1,426.80	\$ 1,415.46
3 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 15.04	\$ 14.42	\$ 14.73	\$ 15.24
Maintenance Assessment	\$ -	\$ 134.21	\$ 134.77	\$ 134.41	\$ 122.56
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	\$ 1,617.33	\$ 1,617.27	\$ 1,617.22	\$ 1,605.88
2 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 15.04	\$ 14.42	\$ 14.73	\$ 15.24
Maintenance Assessment	\$ -	\$ 134.21	\$ 134.77	\$ 134.41	\$ 122.56
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	\$ 1,426.91	\$ 1,426.85	\$ 1,426.80	\$ 1,415.46
1 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 15.04	\$ 14.42	\$ 14.73	\$ 15.24
Maintenance Assessment	\$ -	\$ 134.21	\$ 134.77	\$ 134.41	\$ 122.56
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	\$ 1,298.19	\$ 1,298.13	\$ 1,298.08	\$ 1,286.74
Non-Residential (Based On Square Footage)					
Administrative Assessment	\$ 0.06	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
Maintenance Assessment	\$ -	\$ 0.15	\$ 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	\$ 1.530	\$ 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	Building 1	9,818 14.33%
3 Bedroom Condo - Type 2	546	182	Building 2	23,838 34.80%
2 Bedroom Condo - Type 2	120	40	Building 3	23,838 34.80%
1 Bedroom Condo - Type 2	126	28	Building 4	11,006 16.07%
3 Bedroom Condo - Type 1	227	84	Total	68,500 100.00%
2 Bedroom Condo - Type 1	276	119		
1 Bedroom Condo - Type 1	1547	537		
Total Residential Units				
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		

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 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
<u>Single Family 40' Unit</u>					
Administrative Assessment	\$ 114.89	\$ 74.14	\$ 54.51	\$ 35.52	\$ 43.61
Maintenance Assessment	\$ -	\$ 40.22	\$ 59.05	\$ 77.99	\$ 69.75
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	\$ 2,223.94	\$ 2,223.14	\$ 2,223.09	\$ 2,222.94
<u>Townhome Unit</u>					
Administrative Assessment	\$ 114.89	\$ 74.14	\$ 54.51	\$ 35.52	\$ 43.61
Maintenance Assessment	\$ -	\$ 40.22	\$ 59.05	\$ 77.99	\$ 69.75
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	\$ 1,833.51	\$ 1,832.71	\$ 1,832.66	\$ 1,832.51
<u>Condo Unit (3-Story)</u>					
Administrative Assessment	\$ 114.89	\$ 74.14	\$ 54.51	\$ 35.52	\$ 43.61
Maintenance Assessment	\$ -	\$ 40.22	\$ 59.05	\$ 77.99	\$ 69.75
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	\$ 1,678.19	\$ 1,677.39	\$ 1,677.34	\$ 1,677.19

* 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>		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 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
Administrative For Single Family 40' Units	\$ -	\$ 39.59	\$ 34.43	\$ 36.73	\$ 40.57
Maintenance For Single Family 40' Units	\$ -	\$ 75.04	\$ 80.02	\$ 77.69	\$ 72.13
<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	\$ 2,247.63	\$ 2,247.45	\$ 2,247.42	\$ 2,245.70
Administrative For Townhome 22' Units	\$ -	\$ 39.59	\$ 34.43	\$ 36.73	\$ 40.57
Maintenance For Townhome 22' Units	\$ -	\$ 75.04	\$ 80.02	\$ 77.69	\$ 72.13
<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	\$ 1,957.63	\$ 1,957.45	\$ 1,957.42	\$ 1,955.70
Administrative For 2 Story Condo/Flat Units	\$ -	\$ 39.59	\$ 34.43	\$ 36.73	\$ 40.57
Maintenance For 2 Story Condo/Flat Units	\$ -	\$ 75.04	\$ 80.02	\$ 77.69	\$ 72.13
<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	\$ 1,852.63	\$ 1,852.45	\$ 1,852.42	\$ 1,850.70
Administrative For 3 Story Condo/Flat Units	\$ -	\$ 39.59	\$ 34.43	\$ 36.73	\$ 40.57
Maintenance For 3 Story Condo/Flat Units	\$ -	\$ 75.04	\$ 80.02	\$ 77.69	\$ 72.13
<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	\$ 1,694.63	\$ 1,694.45	\$ 1,694.42	\$ 1,692.70
Administrative For Apartment Unit	\$ -	\$ 39.59	\$ 34.43	\$ 36.73	\$ 40.57
Maintenance For Apartment Unit	\$ -	\$ 75.04	\$ 80.02	\$ 77.69	\$ 72.13
<u>Debt For Apartment Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Apartment Unit	\$ -	\$ 114.63	\$ 114.45	\$ 114.42	\$ 112.70

* 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

South Parcel Acreage

159.28 Acres

47.73% Of District

Community Information:

Total South Units

Single Family 40' Unit (Pod VI) 77

Townhome 22' Unit (Pod III) 228

2 Story Condo/Flat Unit (Pod IV) 387

3 Story Condo/Flat Unit (Pods II & V) 384

Apartment Unit (Pod 1) 440

Total Residential Units 1516

Assessable Units For Debt

Total Units 1516

Less Apartment Unit (Developer Contributed

Cost Of Improvements In Lieu Of Cap Assessment) 440

Total Original Assessable Units For Debt 1076

Less Prepayments - 186 Pod V 3 Story Condos 186

Total Current Assessable Units For Debt 890

Bond Prepayments

0

0

0

186

0

186

Note: 3 Story Flat Units That Are Assessed For Debt: 198

Note: Some South Unit Landowners Were Direct Billed For 19/20 Assessments, Due To Parcels Not Being Platted by 19/20 Tax Roll Deadline. If Direct Bills are not paid by June 2020, 19/20 Assessments will be added to 20/21 Assessment.

RESOLUTION NO. 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 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 2020/2021; 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 2020/2021 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 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 19th day of August, 2020.

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 2020/2021 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 21, 2020
November 18, 2020
December 16, 2020
January 20, 2021
February 17, 2021
March 17, 2021
April 21, 2021
May 19, 2021
June 16, 2021
July 21, 2021
August 18, 2021
September 15, 2021**

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/20

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2019/2020, 2020/2021 and 2021/2022
With Two Year Option (2022/2023 and 2023/2024)
Miami-Dade County, Florida**

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than October 8, 2020 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit five (5) copies of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Grand Bay At Doral Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer’s Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.