



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 18, 2023
11:30 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
Grand Central Clubhouse
10551 NW 88th Street
Doral, Florida 33178
REGULAR BOARD MEETING
October 18, 2023
11:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
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- F. Approval of Minutes
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- J. Board Member & Staff Closing Comments
- K. Adjourn

Publication Date
2023-10-06

Subcategory
Miscellaneous Notices

GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
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 Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178 at 11:30 a.m. on the following dates:

October 18, 2023

November 15, 2023

March 20, 2024

April 17, 2024

June 19, 2024

July 17, 2024

September 18, 2024

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 786-313-3661 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 786-313-3661 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

10/6 23-43/0000686717M

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING AND PUBLIC HEARING
SEPTEMBER 20, 2023**

A. CALL TO ORDER

District Manager Armando Silva called the September 20, 2023, Regular Board Meeting of the Grand Bay at Doral Community Development District (the “District”) to order at 11:50 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on August 31, 2023 & September 7, 2023, as legally required.

C. ESTABLISH A QUORUM

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

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

Others in attendance: Carlos Rinaldi (Resident of the District)

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. May 17, 2023, Special Board Meeting

Mr. Silva presented the May 17, 2023, Special Board Meeting minutes and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to approve the May 17, 2023, Regular Board Meeting minutes, *as presented*.

Note: At approximately 11:53 a.m., Mr. Silva recessed the Regular Board Meeting and simultaneously opened the Public Hearing.

J. PUBLIC HEARING
1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on August 31, 2023 & September 7, 2023, as legally required.

2. Consider Resolution No. 2023-02 – Amending Resolution No. 2023-01

Mr. Silva presented Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; PROVIDING FOR AMENDING RESOLUTION NO. 2023-01 WHICH APPROVED THE PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS; AND AUTHORIZED THE SETTING OF THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL BUDGET ADOPTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title into the record and advised that because the August 16, 2023, Public Hearing had been rescheduled to September 20, 2023, it was in order to *amend* Resolution No. 2023-01. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and passed unanimously approving Resolution 2023-02, *as presented*; thereby, *amending* Resolution 2023-01

3. Receive Public Comment on the Fiscal Year 2023/2024 Final Budget & Assessments

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2023/2024 budget and non-ad valorem special assessments. There being no public in attendance or public comments, Mr. Silva closed the public comment portion of the Public Hearing

4. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Final Budget

Mr. Silva presented Resolution No. 2023-03, entitled:

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and stated that the document provides for the adoption of the fiscal year 2023/2024 final budget and non-ad valorem special assessment tax roll. A copy of the tax roll was provided at the meeting. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to approve and adopt Resolution No. 2023-03, *as presented*, thereby setting the Grand Bay at Doral Community Development District fiscal year 2023/2024 final budget and approving the non-ad valorem special assessment tax roll.

Note: At approximately 11:55 a.m., Mr. Silva closed Public Hearing and simultaneously reconvened the Regular Board Meeting.

H. OLD BUSINESS

1. Update Regarding Preservation Maintenance

Mr. Silva shared the following email from Mr. Steve Montgomery of Allstate Resource Management:

Good Morning Armando and Pablo,

Just wanted to give you a brief update on the restoration of the main preserve area at Grand bay. Pablo and I met our new inspector, Caleb, from SFWMD on Wednesday September 13th . We inspected 5 additional acres and 4 of those were approved by the district. The remaining grid section that was inspected still needs a little more treatment for scattered Brazilian pepper. We ran out of time and energy to inspect a 6th grid section that the district requested we conduct some additional treatment to approve. The excessive heat advisories and rains this summer slowed progress slightly but I believe we have gotten through the most difficult and widest portion of the preserve. At this point progress has been slow but steady and District has been very happy with the crew's work in the preserve. We continue to send crews a minimum of 4 times a month with crews sizes varying between 4 and 6 personnel. We have currently had approximately two thirds of the preserve approved with the southernmost third left to restore and have inspected. The coming cooler and drier months, coupled with a narrower geographic layout of the remaining area a should allow us to make good progress through the winter season. I will send an updated map with the area approved by the district when I receive it from Caleb. The next site inspection should be some time in December.

Regards,

Monty

*Stephen Montgomery
Senior Biologist*

*6900 SW 21st Court, Building #9
Davie, FL 33317
(954) 382-9766
<http://www.allstatemanagement.com>*

2. Update Regarding Cancellation of Solitude Aquatics Maintenance Services Agreement

Mr. Silva presented the Board with the following email sent to him by Solitude Aquatics Maintenance:

*From: Raquel Mason [mailto:raquel.mason@solitudelake.com]
Sent: Thursday, July 27, 2023 9:53 AM
To: Armando Silva <asilva@sdsinc.org>
Cc: Tori Shamy <tshamy@sdsinc.org>; Pablo Jerez <pjerez@sdsinc.org>; Ryan Quiroga <rquiroga@sdsinc.org>; Todd Barhydt <todd.barhydt@solitudelake.com>
Subject: Re: Payment update - Grand Bay at Doral CDD 01684880*

Good morning Armando,

We upgraded our system in August 2022 & no longer have access to the information in our old system. Unfortunately, we can not provide the service reports you requested. We would like to come to an agreement to obtain payment for the outstanding balance of \$6,471.43. We are offering a discounted amount of \$3,235.72 to settle the balance. Please advise if you are in agreement to pay \$3,235.72 which is a 50% discount.

Thank you,

*Raquel Mason
Accounts Receivable
Direct: 904-619-5287 | P: 888.480.5253
solitudelakemanagement.com*

A discussion ensued after which the Board consensus was to not proceed with payment to Solitude Aquatics Maintenance due to the lack of services provided during the August 2022 timeframe which ended up causing the District to fall out of compliance with South Florida Water Management District.

L. NEW BUSINESS

1. Discussion Regarding Midtown Doral Plaza Monument Sign – License Agreement

Mr. Pawelczyk stated that he is still awaiting a response from the commercial owners of the Midtown Plaza shops regarding the License Agreement.

2. Consider Approval of First Amendment to Engineering Agreement

Mr. Silva presented a First Amendment to Engineering Agreement. He explained that the District Engineer, Alvarez Engineers, has requested that the Board consider updating the hourly billing rates for engineering personnel. Ms. Silva informed the Board that the existing billing rates have been in effect since 2015, and he also confirmed that the District's budget includes sufficient funds for the engineering budget line, and that the increase in billing rates will not affect the District's budget. As per Alvarez Engineers, the billing rates will be reviewed again after a period of five (5) years. A discussion ensued, after which:

A **motion** was made Ms. Baluja, seconded by Ms. Krause and unanimously passed, accepting the First Amendment to Engineering Agreement, updating the billing rates proposed by Alvarez Engineers.

3. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2023/2024 Regular Meeting Schedule

Mr. Silva presented Resolution No. 2023-04, entitled:

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDE AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to approve and adopt Resolution No. 2023-04, *as presented*, thereby setting the Grand Bay at Doral Community Development District fiscal year 2023/2024 regular meeting schedule and authorizing the publication of said schedule, as required by law.

4. Consider Resolution No. 2023-05 – Adopting a Records Retention Policy

Resolution No. 2023-05 was presented, entitled:

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Pawelczyk explained that the document provides for the authorization of the District's records custodian to appoint a Records Management Liaison Officer. This document provides that the electronic record shall be considered the official record and any paper originals are considered duplicates which may be disposed of unless required by any applicable statute, rule or ordinance, per section 668.50, Florida Statutes.

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to approve Resolution No. 2023-05; thereby adopting a Records Retention Policy.

5. Discussion Regarding Required Ethics Training

Mr. Pawelczyk explained that effective January 1, 2024, elected officers, such as the District Board Supervisors, will be required to complete four (4) hours of ethics training annually. He further explained that this requirement is noted on page 1 of the Form 1, Statement of Financial Interests, which is completed annually by Board Supervisors. Mr. George recommended that this training requirement be completed by July 1 annually, so that the supervisor or officer can verify compliance with the required training on his or her Form 1. Additionally, if supervisors or officers assume office on or before March 31st, they must complete the ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the supervisor or officer is not required to complete the required ethics training until December 31st of the following year.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

Mr. Silva stated that there is a vacancy on the District's Board of Supervisors and asked if there were any interested persons that meet the qualifications and who would like to serve on the District Board. Mr. Carlos Rinaldi stated that he was interested in serving on the District Board of Supervisors. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and passed unanimously appointing Carlos Rinaldi to fill the vacancy of the unexpired 4-year term of office (Seat #5), which term of office shall expire in November 2024.

Mr. Silva, Notary Public of the State of Florida, administered the Oath of Office to Carlos Rinaldi. In addition, Mr. Silva advised him of his duties and responsibilities as a Board Members with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2022 Form 1 must be completed and mailed to the Supervisor of Elections' Office in the County of residency within thirty {30} days of appointment; and the Code of Ethics for Public Officials.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva stated, unless an emergency were to arise, the District would not meet again until October or November.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Krause, seconded by Mr. Correia and unanimously passed to adjourn the Regular Board Meeting at 12:14 p.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

Section 1. The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 18th day of October, 2023

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grand Bay At Doral Community Development District

**Amended Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - ALL UNITS
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Administrative Assessments	134,207	147,382	147,382
Maintenance Assessments	363,830	367,214	367,214
Direct Bill O&M Assessments	0	19,136	19,136
Debt Assessments - A Bonds	2,300,554	2,357,648	2,357,648
Debt Assessments - A-1 Bonds	985,790	987,228	987,228
Debt Assessments - A-2 Bonds	866,004	867,414	867,414
Other Revenues	0	0	0
Interest Income	1,000	39,102	38,702
TOTAL REVENUES	\$ 4,651,385	\$ 4,785,124	\$ 4,784,724
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Management	36,633	36,634	36,634
Supervisor Fees	3,000	400	0
Payroll Taxes	232	32	0
Field Operations	7,320	7,320	7,320
Legal	21,500	14,164	14,164
Assessment Roll	10,000	10,000	10,000
Audit Fees	8,000	7,100	7,100
Arbitrage Rebate Fee	3,000	3,500	3,500
Insurance - GL & Public Officials Liability Insurance	9,370	8,437	8,437
Insurance - Property Coverage	6,800	0	0
Legal Advertisements	1,400	1,400	630
Miscellaneous	3,000	3,000	696
Postage	775	221	221
Office Supplies	1,450	610	610
Dues & Subscriptions	175	175	175
Trustee Fees	21,500	21,500	21,500
Continuing Disclosure Fee	3,000	2,000	2,000
Website Management	2,000	2,000	2,000
Property Taxes	750	0	0
Administrative Contingency	2,400	2,400	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 142,305	\$ 120,893	\$ 114,987
MAINTENANCE EXPENDITURES			
Preserve Area Maintenance/Upkeep	90,000	120,000	107,194
Miscellaneous Maintenance	35,000	15,000	839
Lawn/Landscape Service - Median/Right Of Way MTE	10,000	0	0
Mulch/Fertilizer/Pesticide	1,900	0	0
Lift Station/Sewer Line MTE (Adagio)	10,000	26,000	22,071
Lift Station/Sewer Line MTE (Midtown)	30,000	43,000	38,998
Irrigation Systems Maintenance & Power	6,200	2,600	1,603
Tree/Shrubbery Replacement	2,000	0	0
Annual Engineer's Report & Misc Engineering	8,000	3,000	1,311
Lake Tract MTE & Fountain MTE - DB & MT	20,000	24,000	19,279
Roadway/Signage/Drainage	5,400	0	0
Midtown Plaza Maintenance Reimbursement	110,000	110,000	74,996
FPL Easement Maintenance/Upkeep	6,250	0	0
FPL Power Sanitary Sewer Lift Stations	7,250	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 342,000	\$ 343,600	\$ 266,291
TOTAL EXPENDITURES	\$ 484,305	\$ 464,493	\$ 381,278
REVENUES LESS EXPENDITURES	\$ 4,167,080	\$ 4,320,631	\$ 4,403,446
Bond Payments (A)	(2,162,521)	(2,250,842)	(2,250,842)
Bond Payments (A-1)	(926,643)	(945,856)	(945,856)
Bond Payments (A-2)	(814,043)	(831,392)	(831,392)
BALANCE	\$ 263,873	\$ 292,541	\$ 375,356
County Appraiser & Tax Collector Fee	(93,006)	(45,623)	(45,623)
Discounts For Early Payments	(186,017)	(160,288)	(160,288)
Excess/ (Shortfall)	\$ (15,150)	\$ 86,630	\$ 169,445
Carryover From Prior Year	15,150	0	0
Net Excess/ (Shortfall)	\$ -	\$ 86,630	\$ 169,445

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - DORAL BREEZE
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Administrative Assessments	29,985	34,266	34,266
Maintenance Assessments	35,213	37,302	37,302
Debt Assessments - 2012 Bonds	730,663	774,814	774,814
Other Revenues	0	0	0
Interest Income	219	7,840	7,740
TOTAL REVENUES	\$ 796,080	\$ 854,222	\$ 854,122
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	13,600	26,000	23,526
Miscellaneous Maintenance	1,000	1,000	0
Irrigation Systems MTE & Power	3,500	2,600	1,603
Lake Tract MTE & Fountain MTE	11,000	24,000	19,279
Lawn/Landscape Service - Median Maintenance/Right Of Way	1,000	0	0
Mulch/Fertilizer/Pesticide	300	0	0
FPL Easement Maintenance Upkeep	1,000	0	0
FPL Power Lake Fountains	0	0	0
Irrigation Repairs	0	0	0
Tree/Shrubbery Replacement	500	0	0
Roadway/Signage/Drainage	400	0	0
Annual Engineer's Report & Miscellaneous Engineering	800	500	232
Total Maintenance Expenditures	33,100	54,100	44,640
Administrative Expenditures			
Management	7,982	8,016	8,016
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	1,050	1,050	1,050
Legal	4,704	3,099	3,099
Assessment Roll	2,188	2,188	2,188
Audit Fees	1,750	1,555	1,555
Arbitrage Rebate Fee	500	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	2,000	1,846	1,846
Insurance - Property Coverage	300	0	0
Legal Advertisements	306	306	138
Miscellaneous	656	656	289
Postage	129	48	48
Office Supplies	318	133	133
Dues & Subscriptions	38	38	38
Trustee Fees	4,000	4,000	4,000
Continuing Disclosure Fee	500	500	500
Website Management	437	437	437
Property Taxes	164	0	0
Administrative Contingency	525	525	0
Total Administrative Expenditures	28,355	25,397	24,337
TOTAL EXPENDITURES	\$ 61,455	\$ 79,497	\$ 68,977
REVENUES LESS EXPENDITURES	\$ 734,625	\$ 774,725	\$ 785,145
Bond Payments (2012)	(686,823)	(741,254)	(741,254)
BALANCE	\$ 47,802	\$ 33,471	\$ 43,891
County Appraiser & Tax Collector Fee	(15,917)	(8,174)	(8,174)
Discounts For Early Payments	(31,835)	(28,399)	(28,399)
EXCESS/ (SHORTFALL)	\$ 50	\$ (3,102)	\$ 7,318
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ 50	\$ (3,102)	\$ 7,318

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - MIDTOWN
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Administrative Assessments	27,717	31,629	31,629
Maintenance Assessments	200,000	200,451	200,451
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	631,354	632,787	632,787
Debt Assessments - 2014A-2 Bonds	616,149	617,557	617,557
Developer Contribution	0	0	0
Other Revenues	0	0	0
Interest Income	89	3,972	3,872
TOTAL REVENUES	\$ 1,475,309	\$ 1,486,396	\$ 1,486,296
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	13,700	11,000	9,385
Miscellaneous Maintenance	14,300	5,000	0
Lawn/Landscape Service - Median/Right Of Way MTE	0	0	0
Mulch/Fertilizer/Pesticide	0	0	0
Lift Station/Sanitary Sewer Line MTE (Midtown)	30,000	43,000	38,998
Irrigation Systems MTE & Power	1,500	0	0
Tree/Shrubbery Replacement	0	0	0
Roadways/Signage/Drainage	500	0	0
Midtown Plaza Maintenance Reimbursement	110,000	110,000	74,996
FPL Easement Maintenance/Upkeep	2,500	0	0
FPL Power Sanitary Sewer Lift Stations	4,500	0	0
Lake Tract MTE & Fountain MTE	9,000	0	0
Annual Engineer's Report & Miscellaneous Engineering	2,000	500	103
Total Maintenance Expenditures	188,000	169,500	123,482
Administrative Expenditures			
Management	3,387	3,317	3,317
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	3,000	3,000	3,000
Legal	1,892	1,246	1,246
Assessment Roll	880	880	880
Audit Fees	704	625	625
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	825	742	742
Insurance - Property Coverage	4,500	0	0
Legal Advertisements	123	123	55
Miscellaneous	264	264	46
Postage	171	19	19
Office Supplies	122	54	54
Dues & Subscriptions	15	15	15
Trustee Fees	7,000	7,000	7,000
Continuing Disclosure Fee	1,000	500	500
Website Management	176	176	176
Property Taxes	66	0	0
Administrative Contingency	210	210	0
Total Administrative Expenditures	26,143	19,171	18,675
TOTAL EXPENDITURES	\$ 214,143	\$ 188,671	\$ 142,157
REVENUES LESS EXPENDITURES	\$ 1,261,166	\$ 1,297,725	\$ 1,344,139
Bond Payments - Series 2014A-1	(593,473)	(607,477)	(607,477)
Bond Payments - Series 2014A-2	(579,179)	(592,857)	(592,857)
BALANCE	\$ 88,514	\$ 97,391	\$ 143,805
County Appraiser & Tax Collector Fee	(29,504)	(14,359)	(14,359)
Discounts For Early Payments	(59,010)	(44,803)	(44,803)
EXCESS/ (SHORTFALL)	\$ -	\$ 38,229	\$ 84,643
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 38,229	\$ 84,643

**AMENDED FINAL BUDGET
 GRAND BAY AT DORAL
 COMMUNITY DEVELOPMENT DISTRICT
 OPERATING FUND - NORTH
 FISCAL YEAR 2022/2023
 OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Administrative Assessments	14,588	15,967	15,967
Maintenance Assessments	24,628	24,627	24,627
Debt Assessments - 2014A-1 Bonds	354,436	354,441	354,441
Debt Assessments - 2014A-2 Bonds	249,856	249,857	249,857
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	215	7,840	7,740
TOTAL REVENUES	\$ 643,723	\$ 652,732	\$ 652,632
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	13,700	26,000	23,143
Miscellaneous Maintenance	900	900	815
Lawn/Landscape Service - Median - Right Of Way Maintenance	1,000	0	0
Mulch/Fertilizer/Pesticide	400	0	0
Lift Station/Sewer Line MTE (Adagio)	2,500	25,000	22,071
Irrigation Systems MTE & Power	300	0	0
Tree/Shrubbery Replacement	250	0	0
Roadways/Signage/Drainage	500	0	0
FPL Easement Maintenance/Upkeep	1,000	0	0
FPL Power Sanitary Sewer Lift Stations	1,000	0	0
Annual Engineer's Report & Miscellaneous Engineering	1,600	500	253
Total Maintenance Expenditures	23,150	52,400	46,282
Administrative Expenditures			
Management	4,888	4,829	4,829
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	1,037	1,037	1,037
Legal	4,642	3,058	3,058
Assessment Roll	2,160	2,159	2,159
Audit Fees	1,727	1,530	1,530
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	2,023	1,822	1,822
Insurance - Property Coverage	750	0	0
Legal Advertisements	302	302	136
Miscellaneous	648	648	112
Postage	127	48	48
Office Supplies	314	151	151
Dues & Subscriptions	38	38	38
Trustee Fees	7,000	7,000	7,000
Continuing Disclosure Fee	500	500	500
Website Management	432	430	430
Property Taxes	162	0	0
Administrative Contingency	520	0	0
Total Administrative Expenditures	29,078	24,552	23,850
TOTAL EXPENDITURES	\$ 52,228	\$ 76,952	\$ 70,132
REVENUES LESS EXPENDITURES	\$ 591,495	\$ 575,780	\$ 582,500
Bond Payments - Series 2014A-1	(333,170)	(338,379)	(338,379)
Bond Payments - Series 2014A-2	(234,864)	(238,535)	(238,535)
BALANCE	\$ 23,461	\$ (1,134)	\$ 5,586
County Appraiser & Tax Collector Fee	(12,870)	(6,214)	(6,214)
Discounts For Early Payments	(25,741)	(22,957)	(22,957)
EXCESS/ (SHORTFALL)	\$ (15,150)	\$ (30,305)	\$ (23,585)
Carryover From Prior Year	15,150	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (30,305)	\$ (23,585)

**AMENDED FINAL BUDGET
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - SOUTH
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Administrative Assessments	61,917	65,520	65,520
Maintenance Assessments	103,989	104,834	104,834
Direct Bill O&M Assessments	0	19,136	19,136
Debt Assessments	1,569,891	1,582,834	1,582,834
Other Revenues	0	0	0
Interest Income	477	19,450	19,350
TOTAL REVENUES	\$ 1,736,274	\$ 1,791,774	\$ 1,791,674
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	49,000	57,000	51,164
Miscellaneous Maintenance	18,800	8,100	0
Lawn/Landscape Service - Median - Right Of Way Maintenance	8,000	0	0
Mulch/Fertilizer/Pesticide	1,200	0	0
Lift Station/Sewer Line MTE (Adagio)	7,500	0	0
Irrigation Systems MTE & Power	900	0	0
Tree/Shrubbery Replacement	1,250	0	0
Roadways/Signage/Drainage	4,000	0	0
FPL Easement Maintenance/Upkeep	1,750	0	0
FPL Power Sanitary Sewer Lift Stations	1,750	0	0
Annual Engineer's Report & Miscellaneous Engineering	3,600	1,500	723
Total Maintenance Expenditures	97,750	66,600	51,887
Administrative Expenditures			
Management	20,376	20,472	20,472
Supervisor Fees	750	400	0
Payroll Taxes	58	32	0
Field Operations	2,233	2,233	2,233
Legal	10,262	6,761	6,761
Assessment Roll	4,772	4,773	4,773
Audit Fees	3,819	3,390	3,390
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	4,472	4,027	4,027
Insurance - Property Coverage	1,250	0	0
Legal Advertisements	669	669	301
Miscellaneous	1,432	1,432	249
Postage	348	106	106
Office Supplies	696	272	272
Dues & Subscriptions	84	84	84
Trustee Fees	3,500	3,500	3,500
Continuing Disclosure Fee	1,000	500	500
Website Management	955	954	954
Property Taxes	358	0	0
Administrative Contingency	1,145	1,145	0
Total Administrative Expenditures	58,679	51,250	48,122
TOTAL EXPENDITURES	\$ 156,429	\$ 117,850	\$ 100,009
REVENUES LESS EXPENDITURES	\$ 1,579,845	\$ 1,673,924	\$ 1,691,665
Bond Payments - Series 2016	(1,475,697)	(1,509,588)	(1,509,588)
BALANCE	\$ 104,148	\$ 164,336	\$ 594,008
County Appraiser & Tax Collector Fee	(34,715)	(16,876)	(16,876)
Discounts For Early Payments	(69,433)	(64,129)	(64,129)
EXCESS/ (SHORTFALL)	\$ -	\$ 83,331	\$ 513,003
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 83,331	\$ 513,003

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 - DORAL BREEZE)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	25	66,278	66,178
NAV Tax Collection	686,823	741,254	741,254
Miscellaneous Revenue	0	1,559	1,559
Total Revenues	\$ 686,848	\$ 809,091	\$ 808,991
EXPENDITURES			
Principal Payments (2012)	0	9,740,000	9,740,000
Principal Payments (2022)	308,000	308,000	308,000
Interest Payments (2012)	0	282,397	282,397
Interest Payments (2022)	362,080	273,111	273,111
Miscellaneous	0	1,491	1,491
Bond Redemption	16,768	0	0
Total Expenditures	\$ 686,848	\$ 10,604,999	\$ 10,604,999
Excess/ (Shortfall)	\$ -	\$ (9,795,908)	\$ (9,796,008)

FUND BALANCE AS OF 9/30/22	\$10,063,617
FY 2022/2023 ACTIVITY	(\$9,795,908)
FUND BALANCE AS OF 9/30/23	\$267,709

Notes

Revenue Account Balance = \$267,709.
Revenue Account Balance To Be Used To Fund 11-1-23 Interest Payment Of \$177,960.
* Approximate Amounts

Series 2012 (Doral Breeze) Bond Information

Original Par Amount =	\$11,625,000	Annual Principal Payments Due:
Interest Rate =	5.125% - 6.00%	November 1st
Issue Date =	October 2012	Annual Interest Payments Due:
Maturity Date =	November 2042	May 1st & November 1st
Par Amount As Of 9-30-23 =	\$0	
Bond was refinanced on 8-4-22	Balance Paid Off On 11/1/22	

Series 2022 (Doral Breeze) Bond Refunding Information

Original Par Amount =	\$9,206,000	Annual Principal Payments Due:
Interest Rate =	4.00%	November 1st
Issue Date =	August 2022	Annual Interest Payments Due:
Maturity Date =	November 2042	May 1st & November 1st
Par Amount As Of 9/30/23 =	\$8,898,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - MIDTOWN)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income (2014A-1)	25	40,094	40,094
Interest Income (2014A-2)	25	39,166	39,166
NAV Tax Collection (2014-1)	593,473	607,477	607,477
NAV Tax Collection (2014-2)	579,179	592,857	592,857
Total Revenues	\$ 1,172,702	\$ 1,279,594	\$ 1,279,594
EXPENDITURES			
Principal Payments (2014A-1)	165,000	165,000	165,000
Principal Payments (2014A-2)	205,000	205,000	205,000
Interest Payments (2014A-1)	428,361	432,893	432,893
Interest Payments (2014A-2)	372,766	378,788	378,788
Bond Redemption - Series 2014A-1	137	0	0
Bond Redemption - Series 2014A-2	1,438	0	0
Total Expenditures	\$ 1,172,702	\$ 1,181,681	\$ 1,181,681
Excess/ (Shortfall)	\$ -	\$ 97,913	\$ 97,913

FUND BALANCE AS OF 9/30/22	\$1,984,149
FY 2022/2023 ACTIVITY	\$97,913
FUND BALANCE AS OF 9/30/23	\$2,082,062

Notes

Reserve (A-1) Fund Balance = \$605,923*. Reserve (A-2) Fund Balance = \$590,820*
Revenue (A-1) Fund Balance = \$392,400*. Revenue (A-2) Fund Balance = \$412,854*
Revenue (A-1) Fund Balance To Be Used To Make 11-1-23 Interest Payment Of \$212,115.
Revenue (A-2) Fund Balance To Be Used To Make 11-1-23 Interest Payment Of \$183,372.
* Approximate Amounts

Series 2014-1 Bond Information

Original Par Amount =	\$8,390,000	Annual Principal Payments Due:
Interest Rate =	5.25% - 5.90%	May 1st
Issue Date =	October 2014	Annual Interest Payments Due:
Maturity Date =	May 2045	May 1st & November 1st
Par Amount As Of 9/30/23 =	\$7,295,000	

Series 2014-2 Bond Refunding Information

Original Par Amount =	\$7,095,000	Annual Principal Payments Due:
Interest Rate =	5.875% - 6.5%	May 1st
Issue Date =	October 2014	Annual Interest Payments Due:
Maturity Date =	May 2039	May 1st & November 1st
Par Amount As Of 9/30/23 =	\$5,760,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - NORTH)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income (2014A-1)	25	13,892	13,792
Interest Income (2014A-2)	25	8,389	8,289
NAV Tax Collection (2014-1)	333,170	338,379	338,379
NAV Tax Collection (2014-2)	234,864	238,535	238,535
Total Revenues	\$ 568,084	\$ 599,195	\$ 598,995
EXPENDITURES			
Principal Payments (2014A-1)	95,000	95,000	95,000
Principal Payments (2014A-2)	105,000	105,000	105,000
Interest Payments (2014A-1)	237,950	241,850	241,850
Interest Payments (2014A-2)	128,100	130,200	130,200
Bond Redemption - Series 2014A-1	245	0	0
Bond Redemption - Series 2014A-2	1,789	0	0
Total Expenditures	\$ 568,084	\$ 572,050	\$ 572,050
Excess/ (Shortfall)	\$ -	\$ 27,145	\$ 26,945

FUND BALANCE AS OF 9/30/22	\$505,939
FY 2022/2023 ACTIVITY	\$27,145
FUND BALANCE AS OF 9/30/23	\$533,084

Notes

Reserve (2014A-1) Fund Balance = \$144,477*. Reserve (2014A-2) Fund Balance = \$59,934*
Revenue (2014A-1) Fund Balance = \$196,622*. Revenue (2014A-2) Fund Balance = \$132,051*
Revenue (2014A-1) Fund Balance To Be Used To Make 11-1-23 Interest Payment Of \$119,025.
Revenue (2014A-2) Fund Balance To Be Used To Make 11-1-23 Interest Payment Of \$63,000.
* Approximate Amounts

Series 2014-1 Bond Information

Original Par Amount =	\$5,450,000	Annual Principal Payments Due: May 1st Annual Interest Payments Due: May 1st & November 1st
Interest Rate =	4.00% - 5.00%	
Issue Date =	November 2014	
Maturity Date =	May 2045	

Par Amount As Of 9/30/23 = \$4,800,000

Series 2014-2 Bond Refunding Information

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

Par Amount As Of 9/30/23 = \$2,565,000

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2016 - SOUTH)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	25	68,496	68,396
Miscellaneous Income	0	0	0
NAV Tax Collection	1,475,698	1,511,222	1,511,222
Total Revenues	\$ 1,475,723	\$ 1,579,718	\$ 1,579,618
EXPENDITURES			
Principal Payments	475,000	475,000	475,000
Interest Payments	990,606	1,000,700	1,000,700
Transfer To Construction Account	0	15,320	15,320
Bond Redemption	10,117	0	0
Total Expenditures	\$ 1,475,723	\$ 1,491,020	\$ 1,491,020
Excess/ (Shortfall)	\$ -	\$ 88,698	\$ 88,598

FUND BALANCE AS OF 9/30/22	\$1,591,106
FY 2022/2023 ACTIVITY	\$88,698
FUND BALANCE AS OF 9/30/23	\$1,679,804

Notes

Reserve Fund Balance = \$893,655* Revenue Fund Balance = \$786,149*.

Revenue Fund Used To Fund 11-1-23 Interest Payment Of \$490,256.

* Approximate Amounts

Series 2016 (South) Bond Information

Original Par Amount =	\$27,635,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.00%	May 1st
Issue Date =	March 2016	Annual Interest Payments Due:
Maturity Date =	May 2046	May 1st & November 1st
Par Amount As Of 9/30/2023 =	\$20,200,000	

RESOLUTION NO. 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Grand Bay at Doral Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Section 190.006(6), *Florida Statutes*, as soon as practicable after each election or appointment to the Board, the Board shall organize by electing one (1) of its members as chairperson and by electing a secretary, and such other officers as the Board may deem necessary.

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

- 1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
_____	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

- 2. This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED and BECOMES EFFECTIVE this 18th day of October, 2023.

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

October 18, 2023

RE: Grand Bay At Doral Community Development District Auditor Renewal

At the October 21, 2020 Grand Bay At Doral Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2020, 9-30-2021 and 9-30-2022 year end audits of the District with an option to perform the 9-30-2023 and 9-30-2024 audits.

The fees for the 9-30-2020 audit were \$6,900. The fees for the 9-30-2021 audit were \$7,000. And the fees for the 9-30-2022 audit were \$7,100. The proposed fee for the 9-30-2023 audit is \$7,200, which is less than the budgeted amount for audit fees for Fiscal Year 2023/2024. And the proposed fee for the 9-30-2024 audit is \$7,300.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2023 and 9-30-2024 audits for Grau & Associates.

Special District Services, Inc.