

***Downtown Doral  
Community Development District***

***September 27, 2016***

# *Downtown Doral*

## *Community Development District*

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5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

September 21, 2016

**Board of Supervisors  
Downtown Doral  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Downtown Doral Community Development District is scheduled for September 27, 2016 at 2:30 p.m. at C.C. Homes, 2020 Salzedo Street, Coral Gables, Florida 33134.** Following is the advance agenda:

1. Roll Call
2. Organizational Matters
  - A. Consideration of Appointment of Supervisor to Fill Unexpired Term of Office (11/2016)
  - B. Oath of Office for Newly Appointed Supervisor
  - C. Election of Officers
3. Approval of the Minutes of the August 23, 2016 Meeting
4. Consideration of Conveyance of Parcels
  - A. Tract E of Downtown Doral Butcher Plat (PB 170, PG 70)
  - B. Portion of 84 Avenue (Legal Description in Special Warranty Deed ORB 29078, PG 831)
  - C. Tracts A and B of Downtown Doral MXD (PB 171, PG 35)
5. Consideration of Amendment to Acquisition Agreement
6. Ratification of Engagement of Appraiser - Hemisphere Real Estate, Inc.
7. Staff Reports
  - A. Attorney
  - B. Engineer - Acceptance of 2016 Yearly Engineer's Report Regarding the Status of Bond Series 2015 Project
  - C. Manager
8. Supervisors Requests and Audience Comments
9. Financial Reports
  - A. Approval of Check Run Summary
  - B. Balance Sheet and Income Statement
10. Adjournment

Enclosed for your review is a copy of the minutes from the August 23, 2016 meeting.

The seventh order of business is staff reports. Enclosed under the engineer's report is the 2016 yearly engineer's report regarding the status of bond Series 2015 project.

The financials are also enclosed. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation we receive will be provided under separate cover as soon as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Rich Hans  
Manager

cc: Dennis Lyles    Juan Alvarez    Robert Gang    Dianna Russo    Rafael Romero  
Ira Teicher    Lissette Viera    Ruth Lugo    Rodrigo Carrillo    Marilyn Garbett  
Anabel Herrera

**MINUTES OF MEETING  
DOWNTOWN DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Downtown Doral Community Development District was held on Tuesday, August 23, 2016 at 2:30 p.m. at C.C. Homes, 135 San Lorenzo Avenue, Suite 740, Coral Gables, Florida 33126.

Present and constituting a quorum were:

Mike Levak	Chairman
Hal Eisenacher	Assistant Secretary
Joe Jimenez	Assistant Secretary

Also present were:

Rich Hans	District Manager
Lisa Derryberry	Governmental Management Services
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Rafael Ramirez	Codina Partners

**FIRST ORDER OF BUSINESS                      Roll Call**

Mr. Hans called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS                      Organizational Matters**

**A. Consideration of Appointment of Supervisor to Fill Unexpired Term of Office (11/2016)**

**B. Oath of Office for Newly Appointed Supervisor**

**C. Election of Officers**

Mr. Hans: Under organizational matters, there is a vacancy on the board and if there is anybody you'd like to appoint to the vacancy we can do that, and if not we'll move on to the next item.

Mr. Eisenacher: No one at this time.

Mr. Hans: Alright.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the  
June 28, 2016 Meeting**

Mr. Hans: Moving on to item No. 3 which is our approval of our minutes from our June 28, 2016 meeting. If there are any comments, additions or deletions we can take those now, and if not, a motion to approve those would be in order.

On MOTION by Mr. Jimenez seconded by Mr. Eisenacher with all in favor, the Minutes of the June 28, 2016 Meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Discussion and Approval of  
Conveyance Documents**

Mr. Hans: Item No. 4 is discussion and approval of conveyance documents.

Mr. Alvarez: Yes and I can report on that. What this is, the developer has completed and WASA is ready to accept the water and sewer facilities for Downtown Doral, and I have been working with the developer and using the WASA documents to create the conveyance documents, from the developer to the CDD and then from the CDD to the developer. I'm satisfied with them, and I think the developer has also reviewed them and I have them here which can be signed both by the developer and the CDD. Since these two things have to happen at the same time, they are here ready to be signed.

Mr. Jimenez: Guys I've read them and I'm ok with them, and I move to authorize the chairman to sign them upon recommendation of the CDD engineer.

On MOTION by Mr. Jimenez seconded by Mr. Eisenacher with all in favor, accepting the conveyance documents as presented by the District Engineer and authorizing the appropriate District officials to execute the documents was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year ending September 30, 2016**

Mr. Hans: Item No. 5 is consideration of our engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2016. If there are any questions or discussion on that we can take those, otherwise a motion to approve would be in order.

On MOTION by Mr. Eisenacher seconded by Mr. Levak with all in favor, accepting the engagement letter from Grau & Associates to perform the audit for fiscal year ending September 30, 2016 was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Hans: Moving on to our staff reports, Mr. Pawelczyk?

**A. Attorney**

Mr. Pawelczyk: I don't have anything further to report.

**B. Engineer**

There not being any, the next item followed.

**C. Manager - Discussion of Financial Disclosure Report from the Commission on Ethics**

Mr. Hans: Under manager, we have the financial disclosure report, I think the only question we have is if Hal had filed.

Mr. Eisenacher: I filed yesterday.

Mr. Hans: Ok.

Mr. Jimenez: I haven't either.

Mr. Hans: Ok so you haven't filed?

Mr. Jimenez: No, I have to send it in.

Mr. Hans: Ok.

Mr. Jimenez: I have them on my desk, I just haven't finished them.

Mr. Hans: Alright.

Mr. Eisenacher: I did file yesterday.

Mr. Hans: Ok and as of September they give you that grace period until September 1st.

Mr. Jimenez: Ok, good.

Mr. Hans: So just get it in as soon as you can and you'll avoid fines.

Mr. Jimenez: I'll go in this week.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

Mr. Hans: Moving on to supervisor's requests, anything from our supervisors today? Anything from our audience, Rafael? Nothing, ok.

**EIGHTH ORDER OF BUSINESS**

**Financial Reports**

- A. Approval of Check Run Summary
- B. Balance Sheet and Income Statement

Mr. Hans: Moving on to our financial reports, we have the check run summary, and the balance sheet and income statement. If there are any comments on those we can take them and if not, a motion accepting those would be in order.

On MOTION by Mr. Eisenacher seconded by Mr. Levak with all in favor Check Run Summary and Balance Sheet and Income Statement were approved.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Hans: If there is no other District business a motion to adjourn would be in order.

On MOTION by Mr. Eisenacher seconded Mr. Levak with all in favor the meeting was adjourned.

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Assistant Secretary /Secretary

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Chairman / Vice Chairman

FL Certificate of Authorization No. 7538  
10305 NW 41 Street  
Suite 103  
Doral, Florida 33178  
Tel. (305) 640-1345 Fax (305) 640-1346  
E-Mail: [Juan.Alvarez@AlvarezEng.com](mailto:Juan.Alvarez@AlvarezEng.com)

## **Alvarez Engineers, Inc.**

August 31, 2016

Mr. Rich Hans  
District Manager  
Downtown Doral Community Development District  
GMS-SF, LLC  
5385 N Nob Hill Road  
Sunrise, FL 33351

**Re: 2016 Yearly Engineer's Report Regarding the Status of the Bond Series 2015 Project.**

Dear Mr. Hans:

For the purpose of complying with Section 9.21(b) of the Master Trust Indenture between Downtown Doral Community Development District (the "District" or "CDD") and Wells Fargo Bank National Association, as Trustee, dated September 1, 2015, Alvarez Engineers has conducted inspections of the portions of the Series 2015 Project (the "2015 Project") that are currently owned by the District.

The 2015 Project is described in detail in the 2<sup>nd</sup> Supplemental to the Engineer's Report that was accepted by the District's Board of Supervisors on August 25, 2015 (the "2015 Engineer's Report"). Copies of the Master Trust Indenture and the 2015 Engineer's Report are included in the Limited Offering Memorandum for Downtown Doral Community Development District dated September 10, 2015 and posted on Munios (<https://www.munios.com/>) on September 18, 2015.

This 2016 Yearly Engineer's Report sets forth the following:

1. Our findings as to whether such portions of the 2015 Project owned by the CDD have been maintained in good repair, working order and condition.
2. Our recommendations as to the proper maintenance, repair and operation of the portions of the 2015 Project owned by the District during the ensuing Fiscal Year and an estimate of the amount of money necessary for such purposes.
3. The insurance to be carried under the provisions of Section 9.14 of the Master Trust Indenture and the amount to be set aside for the purpose of paying insurance premiums.

### **I. Improvements and Land Owned by the District and their Condition.**

As of the date of this 2016 Engineer's Report, the District has acquired from the Developer certain completed improvements and certain parcels of land. The District has then transferred some of the acquired improvements and some of the land to the City of Doral or to Miami-Dade



County for ownership and maintenance. To the extent not transferred, the District owns and is responsible for the maintenance of the improvements and land.

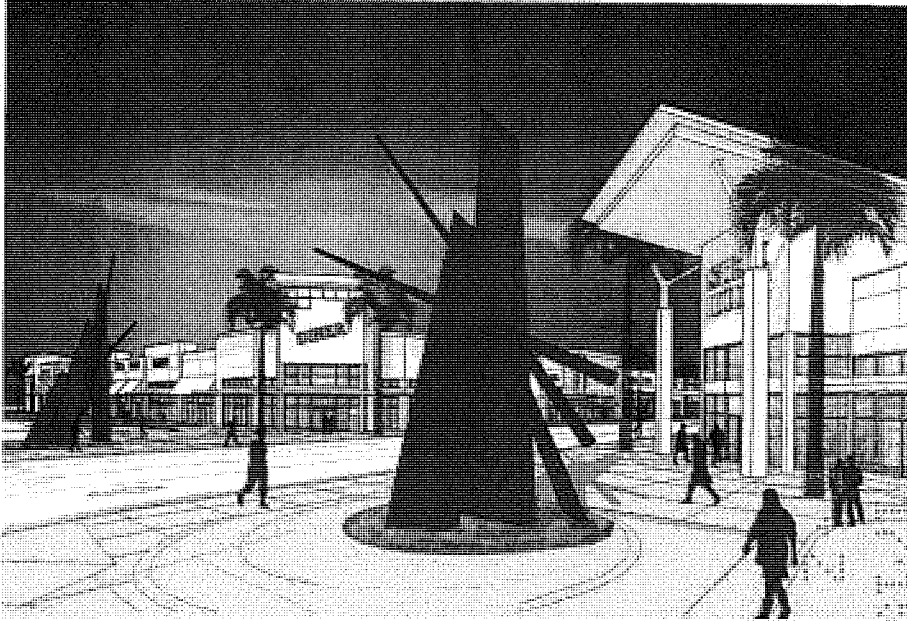
The table below lists the improvements and land acquired from the Developer to date and lists the public entity to which some of the improvements and land have been transferred.

Improvements Description	Acquisition Date	Transferred to	Location Reference
Phase II Townhomes Water and Sewer	Nov. 2014	County	Exhibit B
Phase II Townhomes Water and Sewer	Feb. 2015	County	Exhibit B
Phase II Paseo Doral Water and Sewer	Jul. 2015	County	Exhibit B
Phase II Paseo Doral Water and Sewer	Jul. 2015	County	Exhibit B
Phase IA Park Improvements and Pavilion	Sept. 2015	City of Doral	Exhibit A
Phase IA Roadways and Water and Sewer	Sept. 2015	City of Doral (Roads), County (W & S)	Exhibit A
Phase IB Roadways and Water and Sewer	Sept. 2015	City of Doral (Roads), County (W & S)	Exhibit A
Phase IB Utilities Near 87 Ave	Feb. 2016	City of Doral	Exhibit A
Phase I Entrance Features	Jul. 2016	-	Exhibit A
Phase II Paseo Doral Water and Sewer	Aug. 2016	County	Exhibit B
Phase II Paseo Doral Water and Sewer	Aug. 2016	County	Exhibit B

Land Description and Deed Recording	Acquisition Date	Transferred to	Location Reference
53 Terr & 54 St Connector ROW (ORB 28205, PG 2025)	Jun. 2012	City of Doral	Exhibit C
Public Park (ORB28206, PG 4421)	Jun. 2012	City of Doral	Exhibit C
Portion of 84 St by Townhomes (ORB 29078, PG 831)	Mar. 2014	City of Doral	Exhibit C
Deceleration Lanes at 87 Ave (ORB 29899, PG 522, ORB 29899, PG 526, ORB 29899, PG 1735 and ORB 29899, PG 1739)	Dec. 2015	County	Exhibit C
Entrance Features Tracts G and H (ORB 30176, PG 2930 and ORB 30176, PG 2933)	Jul. 2016	-	Exhibit C

As indicated in the table above, the CDD currently owns the entrance features improvements and the land where they were built. The land is identified as Tract G and H of the plat of Downtown Doral MXD, as recorded in PB 171, PG 35 of the public records of Miami-Dade County. Both land and improvements are in good working order and condition.

Below is a rendering of the entrance features.



Entrance Features at NW 53 Street and NW 87 Avenue

## **II. Recommendations for the Proper Maintenance of CDD Owned Improvements and Land.**

The entrance features, completed in mid-2016, are under warranty against defects in material and workmanship for two years from the date of completion. The warrantor is the sculptor and installer, John Henry Sculptor, Inc. The warranties were assigned to the District by the Developer on July 26, 2016.

It is recommended that the District enters into an agreement with the Developer or the appropriate owners association for the perpetual maintenance, repair and operation of the features, or to budget for the future maintenance. The features and land are still being cared for by the Developer.

## **III. Insurance Carried by the District and Cost.**

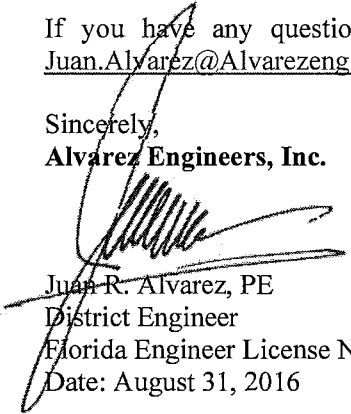
The District currently carries General Liability, Auto, Employment Practice Liability and Public Officials Liability under Agreement Number 100115156 of Florida Insurance Alliance. The premium of the policy is \$5,350 and covers the period between October 1 of 2015 and October 1 of 2016. The CDD has included sufficient funds in its Fiscal Year 2016/2017 budget to cover the current insurance coverage premium.

It is recommended that the District obtains property and liability insurance for the improvements and land it owns as listed in Section I above.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

If you have any questions please do not hesitate to contact me at 305-640-1345 or at [Juan.Alvarez@Alvarezeng.com](mailto:Juan.Alvarez@Alvarezeng.com).

Sincerely,  
**Alvarez Engineers, Inc.**



Juan R. Alvarez, PE  
District Engineer  
Florida Engineer License No. 38522  
Date: August 31, 2016

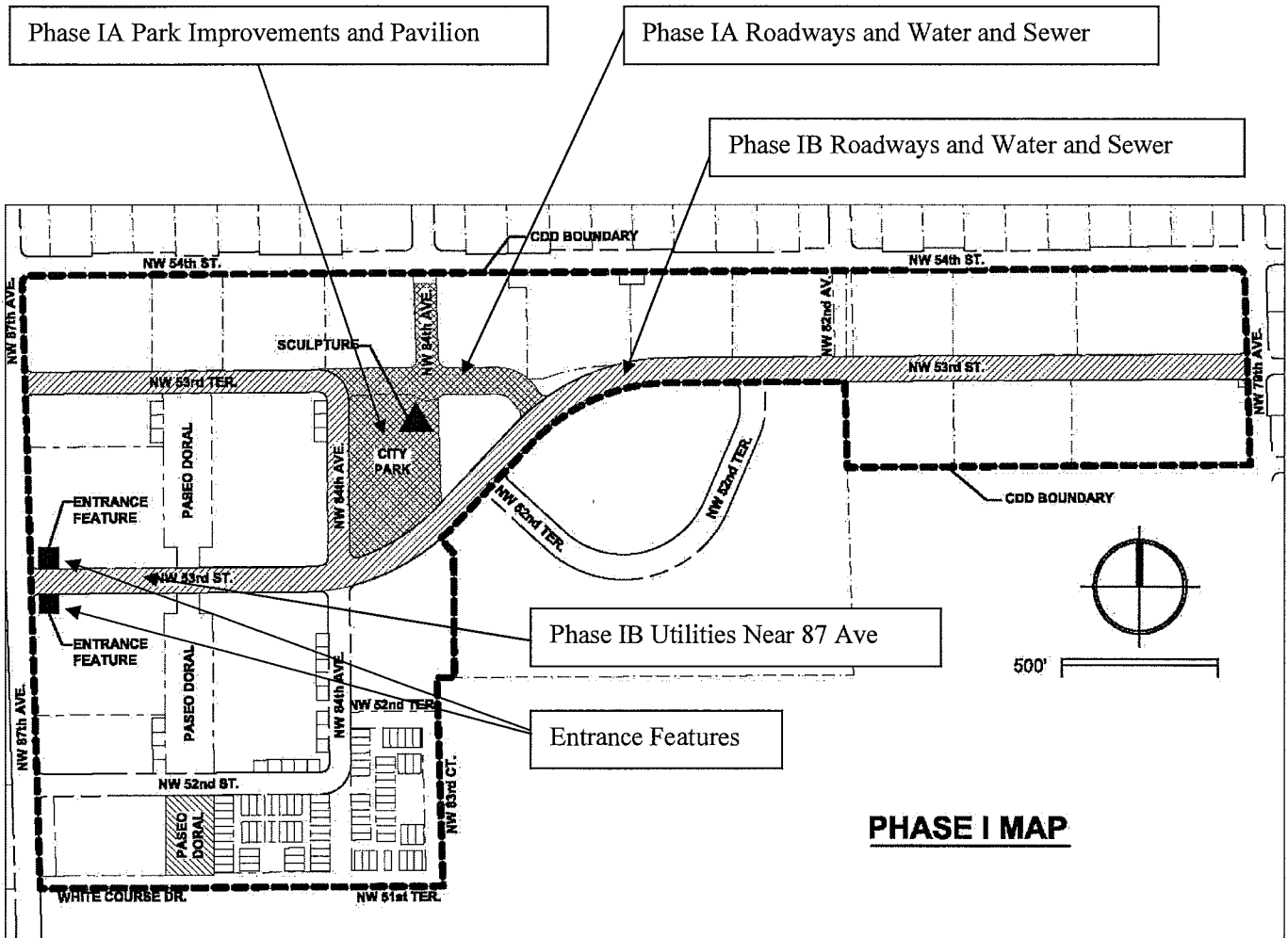
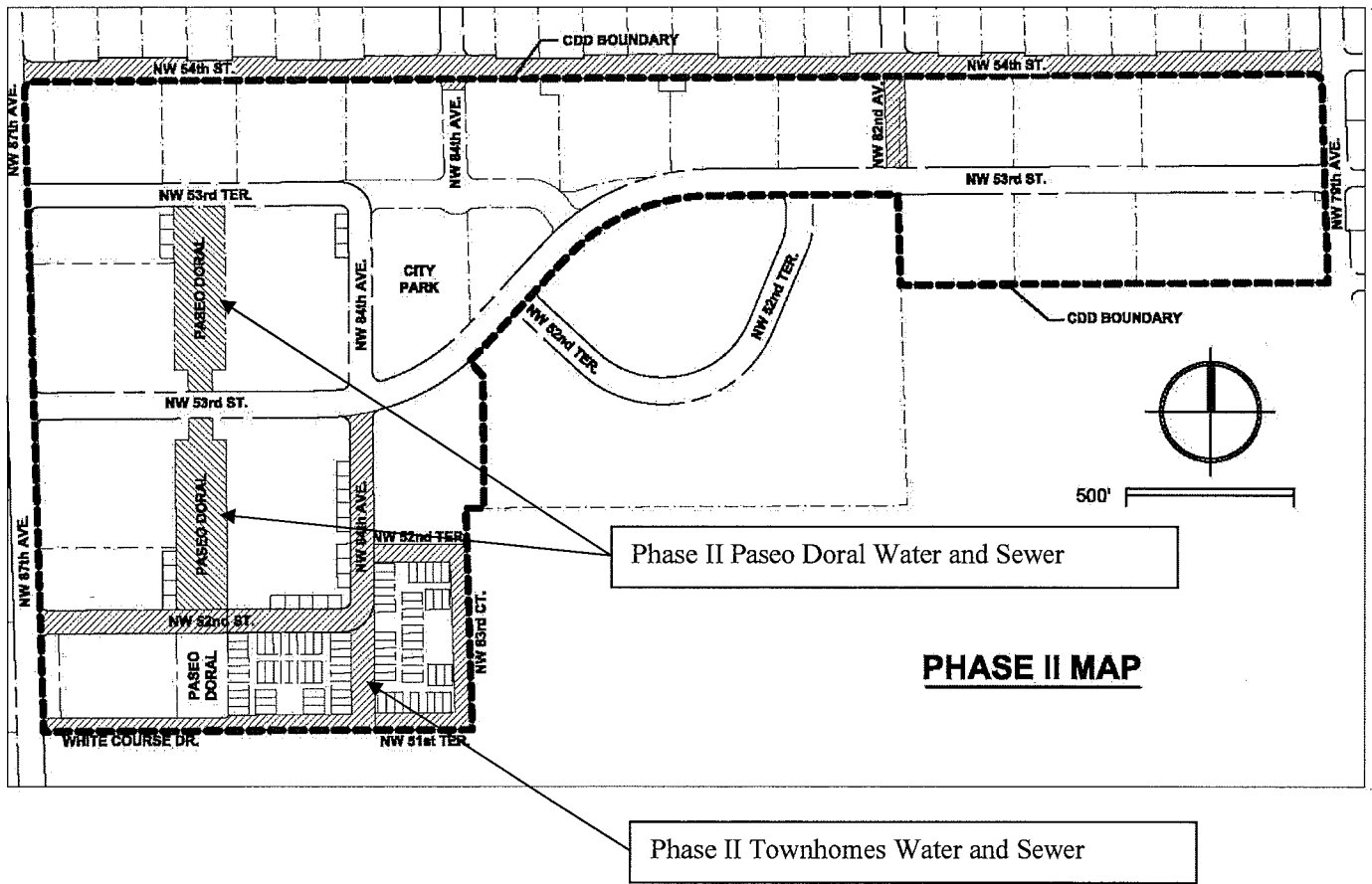


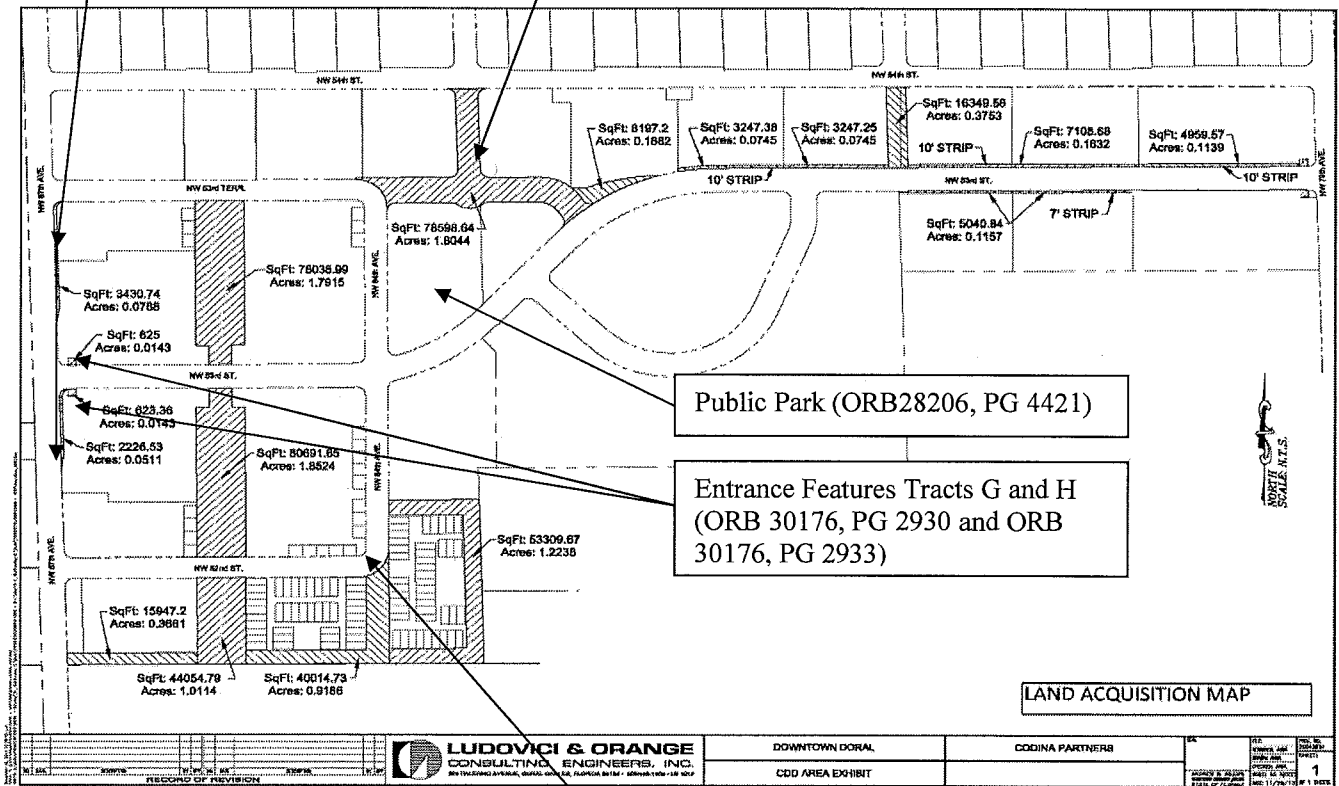
Exhibit A



**Exhibit B**

Deceleration Lanes at 87 Ave (ORB 29899, PG 522, ORB 29899, PG 526, ORB 29899, PG 1735 and ORB 29899, PG 1739)

53 Street and 54 St Connector ROW (ORB 28205, PG 2025)



Public Park (ORB28206, PG 4421)

Entrance Features Tracts G and H (ORB 30176, PG 2930 and ORB 30176, PG 2933)

Portion of 84 St by Townhomes (ORB 29078, PG 831)

**Exhibit C**

# ***Downtown Doral Community Development District***

*Check Run Summary  
September 27, 2016*

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
<i>09/14/16</i>	<i>158-161</i>	<i>\$9,194.72</i>
<i>09/21/16</i>	<i>162</i>	<i>\$2,117.60</i>
<i>Total</i>		<u><u><i>\$11,312.32</i></u></u>

\*\*\* CHECK DATES 08/18/2016 - 09/21/2016 \*\*\*

DOWNTOWN DORAL CDD - GF  
BANK A DOWNTOWN DORAL GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/14/16	00015	9/06/16	148168-0	201609 310-51300-48000	ALM MEDIA LLC	*	94.75	94.75	000158
NOTICE OF MEETING DATES									
9/14/16	00002	7/31/16	135656	201607 310-51300-31500	BILLING, COCHRAN, LYLES, MAURO &	*	500.00	500.00	000159
JUL 2016 - LEGAL SERVICES									
9/14/16	00010	8/10/16	4568	201609 300-15500-10000	EGIS INSURANCE ADVISORS, LLC	*	5,457.00	5,457.00	000160
FY 2017 INSURANCE									
9/14/16	00001	9/01/16	79	201609 310-51300-34000	GOVERNMENTAL MANAGEMENT SERVICES	*	3,000.00	3,000.00	000161
SEPT 16 - MGMT FEES									
9/01/16	79	201609 310-51300-35100							
SEPT 16 - COMPUTER TIME									
9/01/16	79	201609 310-51300-35101							
SEPT 16 - WEBSITE ADMIN									
9/01/16	79	201609 310-51300-51000							
SEPT 16 - OFFICE SUPPLIES									
9/01/16	79	201609 310-51300-42500							
SEPT 16 - COPIES									
9/21/16	00002	8/31/16	136101	201608 310-51300-31500	BILLING, COCHRAN, LYLES, MAURO &	*	2,117.60	2,117.60	000162
AUG 2016 - LEGAL SERVICES									
							TOTAL FOR BANK A	11,312.32	
							TOTAL FOR REGISTER	11,312.32	



**Downtown Doral  
 COMMUNITY DEVELOPMENT DISTRICT  
 Long Term Debt Report  
 FY 2016**

<i>Series 2015, Special Assessment Bonds</i>		
<i>Maturity Date:</i>	<i>5/1/2046</i>	
<i>Reserve Fund Requirement:</i>	<i>Maximum Annual Debt Service</i>	
<i>Bonds outstanding - 09/30/2015</i>		<i>\$15,110,000.00</i>
<i>Less:</i>	<i>May 1, 2016 (Mandatory)</i>	<i>(\$85,000.00)</i>
<b><i>Total Current Bonds Outstanding</i></b>		<b><i>\$15,025,000.00</i></b>

**Downtown Doral**  
**Community Development District**  
**Series 2015 Special Assessment Bonds**

**1. Recap of Capital Project Fund Activity Through August 31, 2016**

Opening Balance in Construction Account	\$14,074,216.27
Source of Funds:	
Interest Earned	\$6,756.65
Developer Proceeds	\$160,160.52
Interfund Transfer In/(Out)	\$141.60
Use of Funds:	
Disbursements:	
Roadways Improvements	(\$7,164,230.20)
Stormwater Management	\$0.00
Water Distribution System	(\$798,256.74)
Streetlighting & Landscaping	\$0.00
Professional Fees	(\$65,498.83)
COI	(\$638,567.70)
<b>Adjusted Balance in Construction Account at August 31, 2016</b>	<b><u><u>\$5,574,721.57</u></u></b>

**2. Funds Available For Construction at August 31, 2016**

Book Balance of Construction Fund August 31, 2016	\$5,574,721.57
Construction Funds available at August 31, 2016	<u><u>\$5,574,721.57</u></u>

**3. Investments - Wells Fargo**

August 31, 2016	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$5,574,721.57	\$5,574,721.57
				Contracts Payable	<u>\$0.00</u>
				Balance at 08/31/2016	<u><u>\$5,574,721.57</u></u>

# DOWNTOWN DORAL

## COMMUNITY DEVELOPMENT DISTRICT

### COMBINED BALANCE SHEET

August 31, 2016

	<u>Major Funds</u>			<u>Total</u>
		<u>Debt</u>	<u>Capital</u>	<u>Governmental</u>
	<u>General</u>	<u>Service</u>	<u>Projects</u>	<u>Funds</u>
<b>ASSETS:</b>				
Cash	\$68,274	---	---	\$68,274
<i>Investments Series 2015:</i>				
Reserve	---	\$510,876	---	\$510,876
Interest	---	\$6	---	\$6
Revenue	---	\$145,484	---	\$145,484
Capital Interest (3905)	---	\$252,413	---	\$252,413
Construction	---	---	\$5,574,720	\$5,574,720
<b>TOTAL ASSETS</b>	<u>\$68,274</u>	<u>\$908,779</u>	<u>\$5,574,722</u>	<u>\$6,551,775</u>
<b>LIABILITIES:</b>				
Accounts Payable	<u>\$6,687</u>	---	---	<u>\$6,687</u>
<b>TOTAL LIABILITIES</b>	<u>\$6,687</u>	<u>\$0</u>	<u>\$0</u>	<u>\$6,687</u>
<b>FUND BALANCES:</b>				
<i>Restricted for:</i>				
Debt Service	---	\$908,779	---	\$908,779
Capital Projects	---	---	\$5,574,722	\$5,574,722
Unassigned	<u>\$61,587</u>	---	---	<u>\$61,587</u>
<b>TOTAL FUND BALANCES</b>	<u>\$61,587</u>	<u>\$908,779</u>	<u>\$5,574,722</u>	<u>\$6,545,088</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$68,274</u>	<u>\$908,779</u>	<u>\$5,574,722</u>	<u>\$6,551,775</u>

**DOWNTOWN DORAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending August 31, 2016

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 08/31/2016</u>	<u>ACTUAL THRU 08/31/2016</u>	<u>VARIANCE</u>
<b><u>Revenues</u></b>				
Maintenace Assessments	\$113,200	\$113,200	\$113,615	\$415
<b>Total Income</b>	<b>\$113,200</b>	<b>\$113,200</b>	<b>\$113,615</b>	<b>\$415</b>
<b><u>Expenditures</u></b>				
<b><u>Administrative</u></b>				
Engineering	\$15,000	\$13,750	\$428	\$13,323
Attorney	\$22,000	\$20,167	\$10,930	\$9,236
Annual Audit	\$2,500	\$2,500	\$3,500	(\$1,000)
Arbitrage	\$1,250	\$1,146	\$0	\$1,146
Trustee Fees	\$4,500	\$4,125	\$0	\$4,125
Dissemination Agent	\$5,000	\$4,583	\$0	\$4,583
Management Fees	\$36,000	\$33,000	\$33,000	\$0
Computer Time	\$1,000	\$917	\$917	\$0
Website Compliance	\$500	\$458	\$458	(\$0)
Telephone	\$100	\$92	\$21	\$70
Postage	\$750	\$688	\$184	\$504
Insurance	\$5,794	\$5,794	\$5,350	\$444
Printing & Binding	\$1,500	\$1,375	\$454	\$921
Legal Advertising	\$2,000	\$1,833	\$247	\$1,586
Other Current Charges	\$750	\$688	\$464	\$223
Office Supplies	\$125	\$115	\$65	\$50
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$250	\$229	\$0	\$229
Contigency	\$3,000	\$2,750	\$0	\$2,750
First Quarter Operating	\$11,006	\$10,089	\$0	\$10,089
<b>Total Expenditures</b>	<b>\$113,200</b>	<b>\$104,472</b>	<b>\$56,193</b>	<b>\$48,279</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>		<b>\$57,421</b>	
<b>Beginning Fund Balance</b>			<b>\$4,166</b>	
<b>Ending Fund Balance</b>			<b>\$61,587</b>	

**DOWNTOWN DORAL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending August 31, 2016

	ADOPTED BUDGET	PRORATED THRU 08/31/2016	ACTUAL THRU 08/31/2016	VARIANCE
<b>REVENUES:</b>				
Special Assessments - A Bonds	\$371,137	\$371,137	\$376,018	\$4,881
Special Assessments - Direct	\$635,483	\$0	\$0	\$0
Interest Income	\$0	\$0	\$1,234	\$1,234
<b>TOTAL REVENUES</b>	<b>\$1,006,620</b>	<b>\$371,137</b>	<b>\$377,252</b>	<b>\$6,115</b>
<b>EXPENDITURES:</b>				
<i>Series 2015</i>				
Interest - 11/01	\$81,477	\$81,477	\$81,769	(\$292)
Principal - 05/01	\$80,000	\$80,000	\$85,000	(\$5,000)
Interest - 05/01	\$396,375	\$396,375	\$397,794	(\$1,419)
<b>TOTAL EXPENDITURES</b>	<b>\$557,852</b>	<b>\$557,852</b>	<b>\$564,562</b>	<b>(\$6,710)</b>
<b>OTHER FINANCING SOURCES/(USES)</b>				
Interfund Transfer	\$0	\$0	(\$142)	(\$142)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$142)</b>	<b>(\$142)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$448,768</b>		<b>(\$187,452)</b>	
FUND BALANCE - Beginning	\$0		\$1,096,231	
FUND BALANCE - Ending	<u>\$448,768</u>		<u>\$908,779</u>	

# DOWNTOWN DORAL

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending August 31, 2016

	ADOPTED BUDGET	PRORATED THRU 08/31/2016	ACTUAL THRU 08/31/2016	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$6,757	(\$6,757)
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,757</b>	<b>(\$6,757)</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$8,146,439	(\$8,146,439)
Cost of Issuance	\$0	\$0	\$1,250	(\$1,250)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,147,689</b>	<b>(\$8,147,689)</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer	\$0	\$0	\$142	\$142
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$142</b>	<b>\$142</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$8,140,791)</b>	
<b>FUND BALANCE - Beginning</b>			<b>\$13,715,513</b>	
<b>FUND BALANCE - Ending</b>			<b>\$5,574,722</b>	

## Downtown Doral Communit Development District

Special Assessment Receipts  
Fiscal Year Ending September 30, 2016

Date Received	Description	Gross Tax Received	Property App/ Commissions	Discounts/ Penalties	Interest Income	Net Amount Received	\$119,158.92	\$394,393.21	\$513,552.13
							General Fund 23.20%	Series 2015 Debt Svc Fund 76.80%	Total 100%
11/20/2015	10/01/15-11/06/15	\$ 3,842.18	\$ 36.89	\$ 153.67	\$ -	\$ 3,651.62	\$ 847.28	\$ 2,804.34	\$ 3,651.62
12/2/2015	11/07/15-11/20/15	\$ 27,264.76	\$ 261.74	\$ 1,090.59	\$ -	\$ 25,912.43	\$ 6,012.43	\$ 19,900.00	\$ 25,912.43
12/9/2015	11/21/15-11/30/15	\$ 440,787.36	\$ 4,231.55	\$ 17,632.09	\$ -	\$ 418,923.72	\$ 97,202.40	\$ 321,721.32	\$ 418,923.72
12/22/2015	12/01/15-12/10/15	\$ 7,188.48	\$ 69.23	\$ 265.71	\$ -	\$ 6,853.54	\$ 1,590.22	\$ 5,263.32	\$ 6,853.54
12/28/2015	12/11/15-12/18/15	\$ 4,468.82	\$ 44.70	\$ 132.73	\$ -	\$ 4,291.39	\$ 995.73	\$ 3,295.66	\$ 4,291.39
1/8/2016	12/19/15-12/31/15	\$ 2,096.94	\$ 20.34	\$ 62.91	\$ -	\$ 2,013.69	\$ 467.23	\$ 1,546.46	\$ 2,013.69
2/4/2016	Interest	\$ -	\$ -	\$ -	\$ 26.35	\$ 26.35	\$ 6.11	\$ 20.24	\$ 26.35
2/8/2016	01/01/16-01/31/16	\$ 3,744.34	\$ 36.70	\$ 74.87	\$ -	\$ 3,632.77	\$ 842.91	\$ 2,789.86	\$ 3,632.77
3/8/2016	02/01/16-02/29/16	\$ 6,393.87	\$ 63.29	\$ 65.25	\$ -	\$ 6,265.33	\$ 1,453.74	\$ 4,811.59	\$ 6,265.33
4/12/2016	03/01/16-03/31/16	\$ 3,904.06	\$ 39.04	\$ -	\$ -	\$ 3,865.02	\$ 896.80	\$ 2,968.22	\$ 3,865.02
4/29/2016	03/01/16-03/31/16	\$ -	\$ -	\$ -	\$ 1.21	\$ 1.21	\$ 1.21	\$ -	\$ 1.21
5/10/2016	04/01/16-04/30/16	\$ 1,288.73	\$ 13.27	\$ (38.65)	\$ -	\$ 1,314.11	\$ 304.91	\$ 1,009.20	\$ 1,314.11
6/8/2016	05/01/16-05/31/16	\$ 8,965.39	\$ 92.34	\$ (268.96)	\$ -	\$ 9,142.01	\$ 2,121.21	\$ 7,020.80	\$ 9,142.01
7/8/2016	06/13/16-06/14/16	\$ 3,608.58	\$ 37.71	\$ (162.39)	\$ -	\$ 3,733.26	\$ 866.22	\$ 2,867.04	\$ 3,733.26
7/28/2016	04/01/16-06/30/16	\$ -	\$ -	\$ -	\$ 6.10	\$ 6.10	\$ 6.10	\$ -	\$ 6.10
		\$ 513,553.51	\$ 4,946.80	\$ 19,007.82	\$ 33.66	\$ 489,632.55	\$ 113,614.50	\$ 376,018.05	\$ 489,632.55

Due to DSF

\$ (0.00) 001.300.20700.10100 V#14

Gross Assessments Levied	\$513,552.13
Net Amount Collected	\$ 489,632.55
5% Collection Fees/Discounts	\$ 23,954.62
Total Gross Amount	\$ 513,587.17
Gross Amount Collected	100.01%
Gross Balance Due	(\$1.38)

Transfer From Debt Service Fund		
Date	Ch. No.	Amount
12/21/2015	123	\$ 344,425.66
12/23/2015	125	\$ 5,263.32
1/4/2016	127	\$ 3,295.66
1/19/2016	128	\$ 1,546.46
2/10/2016	132	\$ 2,810.10
3/9/2016	135	\$ 4,811.59
4/15/2016	139	\$ 2,968.22
5/17/2016	143	\$ 1,009.20
6/13/2016	149	\$ 7,020.80
7/8/2016	154	\$ 2,867.04
		\$ 376,018.05