



Islands at Doral Townhomes
Community Development District

www.doraltownhomeccd.com

Miguel Torres, Chairman

Frank Silva, Vice Chairman

Alberto Roman, Assistant Secretary

David Caban, Assistant Secretary

August 24, 2017



Islands at Doral Townhomes

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

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

August 16, 2017

Board of Supervisors
Islands at Doral Townhomes
Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of **Islands at Doral Townhomes Community Development District** will be held on **August 24, 2017 at 7:00 p.m. at the Madeira II Pool Area, 8701 NW 110 Ave., Doral, Florida 33178**. Following is the advance agenda for the meeting:

1. Roll Call
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor to Unexpired Term of Office Seat 5 - (11/2018)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Election of Officers
3. Approval of the Minutes of the June 8, 2017 Meeting
4. Public Hearing to Adopt the Fiscal Year 2018 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2017-07** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2017-08** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
5. Approval of Letter from Hancock Bank Regarding Money Market Fund
6. Staff Reports
 - A. Attorney - Discussion of 2017 Legislative Session Memorandum
 - B. Engineer
 - C. Manager
 - 1) Consideration of Proposed Fiscal Year 2018 Meeting Schedule
 - 2) Discussion of Financial Disclosure Report from the Commission on Ethics - *everyone has filed*
7. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
8. Supervisors Requests and Audience Comments
9. Adjournment

A copy of the minutes of the June 8, 2017 meeting is enclosed for your review.

The fourth order of business is the public hearing to adopt the fiscal year 2018 budget. Copies of the budget, **Resolution #2017-07** Annual Appropriation Resolution, and **Resolution #2017-08** Levy of Non Ad Valorem Assessments are enclosed for your review.

The fifth order of business is approval of letter from Hancock Bank regarding the money market fund. A copy of the letter is enclosed for your review.

The sixth order of business is staff reports. Enclosed under the attorney's report is a copy of the 2017 legislative session memorandum. Enclosed under the manager's report is the proposed fiscal year 2018 meeting schedule and the financial disclosure report from the Commission on Ethics indicating that everyone has filed their annual forms.

The financials are also enclosed for your review. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any other support documentation 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,

A handwritten signature in blue ink that reads "Luis Hernandez". The signature is fluid and cursive, with a long horizontal stroke at the end.

Luis Hernandez
Manager

cc: Dennis Lyles Juan Alvarez Maria Mijares Wayne Leventhal

**MINUTES OF MEETING
ISLANDS AT DORAL TOWNHOMES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Islands at Doral Townhomes Community Development District was held on June 8, 2017 at 7:00 p.m. at Islands at Madeira II (Pool Area) 8701 NW 110th Avenue, Doral, Florida.

Present and constituting a quorum were:

Miguel Torres	Chairman (by phone)
Frank Silva	Vice Chairman
Alberto Roman	Assistant Secretary
David Caban	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hernandez 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 (Seat #5 - 11/2018)
- B. Oath of Office for Newly Elected Supervisor
- C. Election of Officers

Mr. Hernandez: As the second part of the agenda, we have Organizational Matters. Does the Board have anyone we can appoint to the vacant seat? As you probably remember, the gentleman who came to one of the last meetings was interested, but the problem is he can only attend meetings on Fridays. He travels through the week and he can only come on Fridays and for the other Supervisors any other day but Fridays seems to be easier to have our meetings.

Mr. Silva: Maybe David you can find somebody since we have not been able to?

Mr. Caban: Okay. At the next meeting I will try to recruit someone by then.

Mr. Hernandez: Okay so we will be tabling all of this for now. If you need my help just let me know.

Mr. Silva: We really need somebody.

Mr. Caban: I can't get my wife to, right?

Mr. Hernandez: No, sadly and unfortunately no.

Mr. Caban: Unless I resign and she takes my place, but that still doesn't help.

Ms. Wald: No, that still doesn't help.

Mr. Hernandez: The part she can do whenever the next elections are, she can run. Oh, I just realized that won't happen for a while still. We only have 145 units and we are not likely going to reach the 250 registered voters we need to have so that the elections will start to be controlled by the Supervisor of Elections office. At that point, if she were to run for the seat and win, there would be no conflict for both of you to serve on this Board.

Ms. Wald: She could be elected at the landowners election. That isn't until November, but that is still a possibility.

Mr. Hernandez: Yes.

Mr. Caban: Looking forward, how soon would the next meeting be?

Mr. Hernandez: We will need to adopt the budget within the next 60 days or so, after that, so I would say by August we would need to have another meeting. And by that time it would be appropriate to have another Supervisor. One of the items we are going to be discussing today is that in order to be able to fulfill the requirements of the Florida Statutes, we are going to need to have some given dates, even if they are not the dates we actually meet, but that way the community will know that the intent is to have the meetings on those days or around then. The problem is right now we have two Board members who are just basically here doing us a favor. That is the concern.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 31, 2017 Meeting

Mr. Hernandez: The next item we have is Approval of the Minutes of the January 31, 2017 Meeting.

On MOTION by Mr. Silva seconded by Mr. Roman with all in favor the Minutes of the January 31, 2017 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2017-06 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing

Mr. Hernandez: Moving forward, one of the main reasons for this meeting is Consideration of Resolution #2017-06 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing. Before we look at the resolution, since the proposed budget was provided under separate cover, I have copies of it with me that I am passing out to everyone. The part I can tell you is the District will be able to continue the same level of service for the general fund portion. Since the District was successful in being able to refinance the bonds, there is going to be slight decrease in the debt amount so homeowners will see on their tax bills a lower amount in the assessments. At the same time, the important part we are discussing today is that the same level of assessments and services that have been provided and the District will be able to continue operations with no increases. Does anyone have any questions on the proposed budget? Once again, keep in mind that this the first step to start the process. In other words it is the proposal coming from staff based on the current expenditures and what we are going to be doing within the next 60 days, the Board can review it and make any recommendations. The only part we will be fixing today is that we cannot increase the assessments. We can lower them, but we will not be able to increase them. So with that being said, does anyone have any particular questions? If not, we can move on to the resolution. The resolution adopts this proposed budget and it also more importantly, it will be setting the time for the public hearing. As I was saying by the Florida Statutes, the earliest we will be able to have the meeting would be 60 days from today, meaning the earliest date would be August 8th. So from then on, any time after, but we need to adopt the budget before September 15th. With that being said, when would be a good time for the Supervisors to have the public hearing?

Mr. Silva: Can you start with Miguel?

Mr. Hernandez: Miguel, when will be a good time for you to have a meeting in August, sometime after August 8th?

Mr. Torres: Let me pull up my calendar. Well, I should be back in Florida for the month of August, so whatever day you guys agree upon, I will do whatever I have to do to be there.

Mr. Hernandez: Perfect.

Ms. Wald: The 10th?

Mr. Silva: The 10th is a Thursday.

Mr. Hernandez: Yes, a Thursday.

Mr. Silva: Do you want to make it maybe later after the 10th just in case?

Mr. Hernandez: The problem is that this meeting requires two advertisements because it is the adoption of the budget public hearing. So to fulfill statutory requirements you need to have those advertisements published prior to the meeting taking place and because of the public hearing, there is a longer timeframe than just for a regular meeting.

Mr. Silva: So this day that we are putting has to be very firm.

Mr. Hernandez: Yes, otherwise we will have to incur additional expenditures to do the ads all over again and postpone it for another time.

Mr. Caban: When does the school year start? I think the 21st or something? I would rather it be around the 24th to ensure we are all back from any family vacations.

Mr. Hernandez: That sounds like a very good reasonable way to think.

Mr. Silva: Is that okay with you, Miguel?

Mr. Torres: Okay. The 24th is fine with me.

Mr. Caban: That is also a Thursday.

Mr. Hernandez: Yes. So what the resolution is going to be reading in the blank part is that the date for the public hearing is going to be on August 24, 2017.

Mr. Silva: At 7:00 p.m.?

Mr. Hernandez: Yes, I think that is working better for everyone so that is fine with me, as well. And the place will be the same place we normally meet, which is at Islands at Madeira II (Pool Area) located at 8701 NW 110th Avenue in Doral, Florida. With that being said, a motion to approve Resolution #2017-06 as I just indicated would be in order at this time.

On MOTION by Mr. Caban seconded by Mr. Silva with all in favor Resolution #2017-06 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing; and the public hearing was scheduled to be held on August 24, 2017 at 7:00 p.m. at Islands at Madeira II (Pool Area) 8701 NW 110th Avenue, Doral, Florida.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2016

Mr. Hernandez: Moving forward, next we have Acceptance of Audit for Fiscal Year Ending September 30, 2016. A copy of the audit was included in the agenda packages and additionally to that, I also brought the Supervisors hardcopies that came directly from the auditor firm. For those who are new to this process, the District doesn't check the validity of the document. All the Board is going to be doing is accepting that an auditing firm came and checked and inspected the District's books. As you go thru the document, you will see that they have not found any matters of concern, which is the important part so what you are seeing is a clean audit.

Mr. Roman: That is the same company we used last time, right?

Mr. Hernandez: Yes.

Mr. Silva: We have been using them a couple times.

Mr. Hernandez: Yes. The benefit of using Grau is that they specialize in CDDs so they can keep the cost low.

On MOTION by Mr. Silva seconded by Mr. Roman with all in favor the audit for fiscal year ending September 30, 2016 was accepted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Hernandez: Next we enter into Staff Report. Ginger?

Ms. Wald: None other than what we talked about regarding the meeting schedule. We can address that at the August meeting since that one is going to be advertised well in advance, so we will be good, but then we need to start looking at our calendars for that meeting. We don't have to have a lot, I would say just four would be fine and we don't have to have them unless we need them.

Mr. Hernandez: The beauty of setting the four days is that we can start setting up when we will be proposing the budget and when we are going to be adopting it, and if we fulfill and follow that given advertisement we won't need to advertise each meeting. So that is a good idea and at the next meeting we will discuss the meeting schedule.

B. Engineer

Mr. Hernandez: Under District Engineer, there is not much news to report. The city still does not want to give us the permit. They have not yet run out of excuses as to why they are not going to give it to us. The only part I can say is that they are concerned that if they were to be giving the permit for the inside, later on the CDD is not going to be wanting to do the outside. Based on that, I even offered to enter into some agreement that we would have the responsibility to do so. It is important to know that the responsibility to do the perimeter road is with a company that is gone, so they cannot come after us on that, but I think that it would not be a problem for the community to accept if that were to be the case and enter into an agreement, but even after making that offer, I have not been able to move forward. They changed most of the people who used to know the particular case. We have already met with the new people and explained things to them, but they keep playing the game that they are trying to get the money from the county. I told them that is not our concern at this point and we want to get this done and later on if they come up with the funds that is good. So at this point I don't know what other legal pressure you want to put on them?

Ms. Wald: Did we apply for the permit?

Mr. Hernandez: Yes, and we paid \$5,000 for the permit.

Ms. Wald: Okay. So we applied for the permit. Have they officially denied the permit on a legal basis?

Mr. Hernandez: No.

Ms. Wald: So they are just saying that we haven't actually put anything through the permit process in writing that says denied for whatever reason.

Mr. Hernandez: Correct.

Mr. Silva: So if our attorney writes some letter to them saying we want an answer will that help?

Ms. Wald: That is why I am asking the questions. So if they drag their feet and don't do anything, the only option you really have other than the political pressure, which is the best option, is to file what is called a writ of mandamus, which is a legal proceeding that you bring against a governmental entity to force them to do their job. That is the simplest way to put it. It is a mandate. It would be filed with the court. It is just like any other lawsuit and we would have to ask for orders of cause and support to call them in to explain themselves. So it would not be a cheap process. My suggestion would be has Juan Alvarez talked to anyone?

Mr. Hernandez: Yes. The only one we have asked to meet with that we have missed is he is trying to get a meeting set up with the new mayor to explain everything and get it resolved. He believes if the mayor knew everything that is taking place that he will help us, but once again, it is still an issue.

Mr. Silva: The new mayor is the old mayor.

Mr. Roman: In the past he was excellent.

Mr. Hernandez: Probably he wants to clean the mess so once he knows all he needs to do is get the permit and the rest will be gone, he will probably be pushing his people to get that done. Once again, it seems that the only concern that they have is that the perimeter road on the outside, if we do the inside that we are not going to want to touch that because of an outside approach.

Ms. Wald: The question then is what is the best way to go through with this point? I am always of the theory that you don't hit them with a hammer until you have to, which to me is filing the writ of mandamus. And it is expensive to do that, so you don't want to unless it is necessary. So as before, getting to the right people.

Mr. Silva: I can try again to see if that is possible.

Ms. Wald: That is what I was thinking because you were able to before.

Mr. Hernandez: Every time I have reached out to them they have no answers and say they are trying to work out a deal with the county.

Ms. Wald: I know it is interrelated, but it really is a separate matter. Somebody needs to issue the permit. The City of Doral still does not have its own permitting division yet? Or does it have to go through the county?

Mr. Hernandez: It is separately being done and we met with the new chief of construction. He is the new gentleman. They changed it. Juan also attended that meeting. The gentleman knows Juan well because the two of them went to school together and he was supposed to be helping us to get the process done, but then he went with the thought that they would try to get the money from the county first.

Ms. Wald: I would recommend the political methodology first and if that doesn't work, force them to put something in writing because we need them to do that or do the writ of mandamus down the road. There were two people from the city who showed up last night at Islands of Doral III and I talked to them for quite a while.

Mr. Hernandez: The ones who did the traffic study?

Ms. Wald: Yes. I have his card. I don't have it on me, but I have it, and he is the chief engineer for the city I believe.

Mr. Hernandez: It is most likely the same gentleman that we met.

Ms. Wald: Oh. I will call him up because he was interested in CDDs and how it works. He is buying into a CDD, Venetian Park. So I will give him a call tomorrow because he will remember me since it was just last night, and see what I can do.

Mr. Hernandez: I would appreciate that.

Ms. Wald: Could you send me the permit number and info?

Mr. Hernandez: Sure.

Ms. Wald: Okay. I will do that and also see if you guys can reach out and do anything. If we don't get anywhere by the next meeting, if we need to, we will at least ask for something in writing, and if they are just going to be headstrong then maybe you will give me the authority to go forward with the writ of mandamus. But let's try to do this first. Like I said, I think it makes more sense to not throw out good money and try to get it done the right way.

C. Manager - Number of Registered Voters in the District - 123

Mr. Hernandez: As the District Manager, the only report I need to give is the number of registered voters in the District is 123. Once again, the reason and importance of that is once the District meets the requirements of 250 registered voters and six years of establishment, the elections will be controlled by Miami-Dade County Supervisor of Elections office. The District at this point has met the six years, but it has not met the 250 registered voters. So far it is going up because now we have 123. There used to be a time where we had like six or seven.

Mr. Caban: What was it last time?

Mr. Hernandez: I don't know offhand, but we receive this letter from the county each year so I can check that information and get back to you. It was less than 100.

Mr. Caban: Okay. I was wondering if it is proportional growth or just more registered voters now.

Mr. Hernandez: It is proportional growth.

Ms. Wald: Or somebody turned eighteen or became a citizen.

Mr. Hernandez: That is definitely possible.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Hernandez: Under Section VII we have the Financial Reports. Behind tab A, you have Approval of Check Run Summary, and behind tab B you have the Balance

Sheet and Income Statement. Unless anyone has any questions, a motion to approve them would be in order.

Mr. Silva: Are we on budget?

Mr. Hernandez: Yes. Everything is going as expected. The other part that needs to be said is by accepting these, all you are accepting is that GMS is the one who is responsible for all of the financials for the District. The part I can tell you as the District Manager is that everything is consistent with what the District approved. Are there any other questions? If not, a motion to approve the financials would be in order.

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

**EIGHTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

There not being any, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: Unless anyone has any other District business to discuss, a motion to adjourn would be in order.

On MOTION by Mr. Caban seconded by Mr. Silva with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

***Proposed Budget
Fiscal Year 2018***

***Islands at Doral Townhomes
Community Development District***

August 24, 2017



Islands at Doral Townhomes

Community Development District

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Islands at Doral Townhomes

Community Development District

General Fund

Description	Adopted Budget FY 2017	Actual Thru 7/31/2017	Projected Next 2 Months	Total Projected 9/30/2017	Proposed Budget FY 2018
Revenues					
Special Assessments - Levy ⁽¹⁾	\$63,246	\$87,583	\$0	\$87,583	\$63,246
Carryforward Surplus	\$24,024	\$22,109	\$0	\$22,109	\$24,086
TOTAL REVENUES	\$87,270	\$109,693	\$0	\$109,693	\$87,332
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$1,800	\$2,200	\$800	\$3,000	\$1,800
FICA Expense	\$138	\$168	\$61	\$230	\$138
Engineering	\$1,500	\$1,410	\$350	\$1,760	\$2,150
Dissemination	\$1,000	\$833	\$167	\$1,000	\$1,000
Trustee Fees	\$4,400	\$3,614	\$723	\$4,337	\$4,400
Assessment Roll	\$2,000	\$2,000	\$0	\$2,000	\$2,000
Attorney	\$10,335	\$7,066	\$1,500	\$8,566	\$10,335
Annual Audit	\$3,700	\$3,723	\$0	\$3,723	\$3,900
Management Fees	\$22,000	\$18,333	\$3,667	\$22,000	\$22,000
Telephone	\$50	\$0	\$25	\$25	\$50
Postage	\$100	\$389	\$50	\$439	\$250
Printing & Binding	\$450	\$616	\$150	\$766	\$500
Insurance	\$6,232	\$5,778	\$0	\$5,778	\$6,356
Legal Advertising	\$650	\$1,681	\$200	\$1,881	\$650
Other Current Charges	\$350	\$221	\$50	\$271	\$250
Office Supplies	\$100	\$50	\$30	\$80	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Web Compliance	\$500	\$417	\$83	\$500	\$500
TOTAL ADMINISTRATIVE	\$55,480	\$48,676	\$7,856	\$56,531	\$56,554
<i>Maintenance</i>					
Utilities - FPL	\$8,580	\$7,514	\$1,561	\$9,075	\$9,380
Reserves	\$23,211	\$0	\$20,000	\$20,000	\$21,399
TOTAL MAINTENANCE	\$31,791	\$7,514	\$21,561	\$29,075	\$30,779
TOTAL EXPENDITURES	\$87,271	\$56,190	\$29,417	\$85,606	\$87,332
ENDING FUND BALANCE	\$0	\$53,503	(\$29,417)	\$24,086	\$0
Assessment Data					
	FY2014	FY 2015	FY 2016	FY 2017	FY 2018
Gross Assesment	\$66,575	\$66,575	\$66,575	\$66,575	\$66,575
Plus Collections&Discounts (5%)	\$3,329	\$3,329	\$3,329	\$3,329	\$3,329
Net Assesment	\$63,246	\$63,246	\$63,246	\$63,246	\$63,246
No. of Units	145	145	145	145	145
Net Per Unit Assessment	\$436.18	\$436.18	\$436.18	\$436.18	\$436.18
Gross Per Unit Assessment	\$459.14	\$459.14	\$459.14	\$459.14	\$459.14

⁽¹⁾ Surplus assessments due to the Series 2016 Bond Refunding were transferred to the general fund for FY 2017.

ISLANDS AT DORAL TOWNHOMES COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2018

REVENUES:

Special Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 12 annual meetings.

FICA Expense

Represents the Employer's share of Social Security.

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District issued Series 2016 Special Assessment Revenue Bonds which are held with a Trustee at Hancock Bank. The amount of the trustee fees is based on the agreement between Hancock Bank and the District.

Assessment Roll

The District has contracted with GMS-SF, LLC for the certifications of the District's annual maintenance and debt service assessments to the Miami-Dade County Tax Collector.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

ISLANDS AT DORAL TOWNHOMES COMMUNITY DEVELOPMENT DISTRICT

**PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2018**

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy will be bound with a qualified firm that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Website Compliance

Per Section 189.069 F.S., all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated as required by the Statute.

**ISLANDS AT DORAL TOWNHOMES
COMMUNITY DEVELOPMENT DISTRICT**

*PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2018*

Maintenance:

Utilities

The cost of electric for the street lighting.

Reserves

Funds set aside for a future capital replacement or repair.

Islands at Doral Townhomes

Community Development District

Debt Service Fund

Series 2016 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2017	Actual Thru 7/31/2017	Projected Next 2 Months	Total Projected 9/30/2017	Proposed Budget FY 2018
Revenues					
Special Assessments - Levy	\$0	\$156,619	\$0	\$156,619	\$155,320
Interest Income	\$0	\$518	\$62	\$580	\$250
Carry Forward Surplus ⁽¹⁾	\$0	\$0	\$0	\$0	\$46,431
TOTAL REVENUES	\$0	\$157,137	\$62	\$157,199	\$202,000
Expenditures					
<i>Series 2016</i>					
Interest - 11/01	\$0	\$0	\$0	\$0	\$37,360
Interest - 05/01	\$0	\$35,775	\$0	\$35,775	\$37,360
Principal - 05/01	\$0	\$75,000	\$0	\$75,000	\$80,000
TOTAL EXPENDITURES	\$0	\$110,775	\$0	\$110,775	\$154,720
Other Financing Sources (Uses)					
Bond Proceeds	\$0	\$2,410,000	\$0	\$2,410,000	\$0
Interfund Transfer	\$0	(\$207,394)	\$0	(\$207,394)	\$0
Payment to Refunding Escrow Agent	\$0	(\$2,156,004)	\$0	(\$2,156,004)	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$46,602	\$0	\$46,602	\$0
EXCESS REVENUES (EXPENDITURES)	\$0	\$92,965	\$62	\$93,027	\$47,280

11/18 Interest	\$36,080
Total	\$36,080

Unit Type	No. of Units	Gross Assessment Per Unit Amount	Net Assessment Per Unit Amount	Total
Townhomes	145	\$1,127.55	\$1,071	\$155,320
	145			\$155,320

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Islands at Doral Townhomes

Community Development District

Amortization Schedule

Series 2016, Special Assessment Refunding Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/17	\$ 2,410,000	3.20%	\$ 75,000.00	\$ 35,775.11	
11/01/17	\$ 2,335,000	3.20%	\$ -	\$ 37,360.00	\$ 148,135.11
05/01/18	\$ 2,335,000	3.20%	\$ 80,000.00	\$ 37,360.00	
11/01/18	\$ 2,255,000	3.20%	\$ -	\$ 36,080.00	\$ 153,440.00
05/01/19	\$ 2,255,000	3.20%	\$ 80,000.00	\$ 36,080.00	
11/01/19	\$ 2,175,000	3.20%	\$ -	\$ 34,800.00	\$ 150,880.00
05/01/20	\$ 2,175,000	3.20%	\$ 85,000.00	\$ 34,800.00	
11/01/20	\$ 2,090,000	3.20%	\$ -	\$ 33,440.00	\$ 153,240.00
05/01/21	\$ 2,090,000	3.20%	\$ 85,000.00	\$ 33,440.00	
11/01/21	\$ 2,005,000	3.20%	\$ -	\$ 32,080.00	\$ 150,520.00
05/01/22	\$ 2,005,000	3.20%	\$ 90,000.00	\$ 32,080.00	
11/01/22	\$ 1,915,000	3.20%	\$ -	\$ 30,640.00	\$ 152,720.00
05/01/23	\$ 1,915,000	3.20%	\$ 95,000.00	\$ 30,640.00	
11/01/23	\$ 1,820,000	3.20%	\$ -	\$ 29,120.00	\$ 154,760.00
05/01/24	\$ 1,820,000	3.20%	\$ 95,000.00	\$ 29,120.00	
11/01/24	\$ 1,725,000	3.20%	\$ -	\$ 27,600.00	\$ 151,720.00
05/01/25	\$ 1,725,000	3.20%	\$ 100,000.00	\$ 27,600.00	
11/01/25	\$ 1,625,000	3.20%	\$ -	\$ 26,000.00	\$ 153,600.00
05/01/26	\$ 1,625,000	3.20%	\$ 105,000.00	\$ 26,000.00	
11/01/26	\$ 1,520,000	3.20%	\$ -	\$ 24,320.00	\$ 155,320.00
05/01/27	\$ 1,520,000	3.20%	\$ 105,000.00	\$ 24,320.00	
11/01/27	\$ 1,415,000	3.20%	\$ -	\$ 22,640.00	\$ 151,960.00
05/01/28	\$ 1,415,000	3.20%	\$ 110,000.00	\$ 22,640.00	
11/01/28	\$ 1,305,000	3.20%	\$ -	\$ 20,880.00	\$ 153,520.00
05/01/29	\$ 1,305,000	3.20%	\$ 115,000.00	\$ 20,880.00	
11/01/29	\$ 1,190,000	3.20%	\$ -	\$ 19,040.00	\$ 154,920.00
05/01/30	\$ 1,190,000	3.20%	\$ 115,000.00	\$ 19,040.00	
11/01/30	\$ 1,075,000	3.20%	\$ -	\$ 17,200.00	\$ 151,240.00
05/01/31	\$ 1,075,000	3.20%	\$ 120,000.00	\$ 17,200.00	
11/01/31	\$ 955,000	3.20%	\$ -	\$ 15,280.00	\$ 152,480.00
05/01/32	\$ 955,000	3.20%	\$ 125,000.00	\$ 15,280.00	
11/01/32	\$ 830,000	3.20%	\$ -	\$ 13,280.00	\$ 153,560.00
05/01/33	\$ 830,000	3.20%	\$ 130,000.00	\$ 13,280.00	
11/01/33	\$ 700,000	3.20%	\$ -	\$ 11,200.00	\$ 154,480.00
05/01/34	\$ 700,000	3.20%	\$ 130,000.00	\$ 11,200.00	
11/01/34	\$ 570,000	3.20%	\$ -	\$ 9,120.00	\$ 150,320.00
05/01/35	\$ 570,000	3.20%	\$ 135,000.00	\$ 9,120.00	
11/01/35	\$ 435,000	3.20%	\$ -	\$ 6,960.00	\$ 151,080.00
05/01/36	\$ 435,000	3.20%	\$ 140,000.00	\$ 6,960.00	
11/01/36	\$ 295,000	3.20%	\$ -	\$ 4,720.00	\$ 151,680.00
05/01/37	\$ 295,000	3.20%	\$ 145,000.00	\$ 4,720.00	
11/01/37	\$ 150,000	3.20%	\$ -	\$ 2,400.00	\$ 152,120.00
05/01/38	\$ 150,000	3.20%	\$ 150,000.00	\$ 2,400.00	\$ 152,400.00
Total			\$ 2,410,000.00	\$ 944,095.11	\$ 3,354,095.11

RESOLUTION 2017-07

A RESOLUTION OF THE ISLANDS AT DORAL TOWNHOMES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018.

WHEREAS, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2017, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Sections 190.008(2)(b) and 218.34(3), Florida Statutes; and

WHEREAS, on June 8, 2017, the Board set **August 24, 2017** as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes, provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ISLANDS AT DORAL TOWNHOMES COMMUNITY DEVELOPMENT DISTRICT, THAT;

Section 1. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for the fiscal year 2017 and/or revised projections for fiscal year 2018.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the **Islands at Doral Townhomes Community Development District** for the Fiscal Year Ending September 30, 2018, as Adopted by the Board of Supervisors on **August 24, 2017.**"

Section 2. Appropriations

That there be, and hereby is appropriated out of the revenues of the **Islands at Doral Townhomes Community Development District**, for the fiscal year beginning October 1, 2017, and ending September 30, 2018 the sum of \$ 242,052.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$ 87,332.00</u>
Total Debt Service	<u>\$ 154,720.00</u>
Total All Funds	<u><u>\$ 242,052.00</u></u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 24th day of August, 2017.

**Islands at Doral Townhomes Community
Development District**

Chairman / Vice Chairman

Secretary / Assistant Secretary

RESOLUTION 2017-08

A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE ISLANDS AT DORAL TOWNHOMES COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2018

WHEREAS, certain improvements exist within the **Islands at Doral Townhomes Community Development District** (the "District") and certain costs associated with the operation, repairs and maintenance of these improvements are being incurred; and

WHEREAS, the Board of Supervisors of the **Islands at Doral Townhomes Community Development District** (the "Board") find that the District's total General Fund Assessment during Fiscal Year 2018, will amount to \$ 66,575.30; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method authorized by Chapter 197, Florida Statutes; alternatively, the district may choose to directly collect and enforce all or a portion of the debt service assessment; and

WHEREAS, the Board finds that the costs of administration of the Debt Service Fund provide special and peculiar benefit to certain property within the District; and

WHEREAS, the Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are fairly and reasonably apportioned in proportion to the benefits received;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE ISLANDS AT DORAL TOWNHOMES
COMMUNITY DEVELOPMENT DISTRICT OF MIAMI-DADE
COUNTY, FLORIDA, THAT;**

Section 1. A special assessment for maintenance as provided for in Chapter 190 Florida Statutes (hereinafter referred to as "assessment" or "assessments") is hereby levied on all assessable land within the District.

Section 2. That the collection and enforcement of the aforesaid assessments on assessable lands within the District shall be by the Tax Collector serving as agent of the State of Florida in **Miami-Dade** County (“Tax Collector”) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice under Section 190.021(3), Florida Statutes. Alternatively, the District may choose to directly collect and enforce all or a portion of these assessments.

Section 3. That a portion of said assessment levies on the assessable lands within the District as shown in the Assessment Roll, Exhibit “A”, are hereby certified to the **Miami-Dade** County **Property Appraiser**, to be extended on the **Miami-Dade** County **Tax Roll** and shall be collected by the Tax Collector in the same manner and time as **Miami-Dade** County taxes pursuant to the uniform collection methodology Section 197.3632, Florida Statutes. The proceeds therefrom shall be paid to the **District**. The chairman of the Board of the **District** shall designate the District Manager these certification duties. The balance of said assessment levies as shown in the Assessment Roll, Exhibit “A”, are directly assessed to the landowner(s) by the District pursuant to Chapters 170 and 190, Florida Statutes.

Section 4. The District Manager shall keep appraised of all updates made to the **Miami-Dade** County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the **Miami-Dade** County property roll. After any amendment of the Assessment Roll, the District Manager shall file updates to the Assessment Roll in the District records.

Section 5 Be it further resolved, that a copy of this Resolution be transmitted to the proper public and governmental officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 24th day of August, 2017, by the Board of Supervisors of the **Islands at Doral Townhomes Community Development District, Miami-Dade County, Florida.**

Secretary / Assistant Secretary

Chairman / Vice Chairman

Exhibit "A"
Assessment Roll

Exhibit "A"

Folio Id#	Maintenance Assessment on Tax Roll
35-3007-006-0010	\$459.14
35-3007-006-0020	\$459.14
35-3007-006-0030	\$459.14
35-3007-006-0040	\$459.14
35-3007-006-0050	\$459.14
35-3007-006-0060	\$459.14
35-3007-006-0070	\$459.14
35-3007-006-0080	\$459.14
35-3007-006-0090	\$459.14
35-3007-006-0100	\$459.14
35-3007-006-0110	\$459.14
35-3007-006-0120	\$459.14
35-3007-006-0130	\$459.14
35-3007-006-0140	\$459.14
35-3007-006-0150	\$459.14
35-3007-006-0160	\$459.14
35-3007-006-0170	\$459.14
35-3007-006-0180	\$459.14
35-3007-006-0190	\$459.14
35-3007-006-0200	\$459.14
35-3007-006-0210	\$459.14
35-3007-006-0220	\$459.14
35-3007-006-0230	\$459.14
35-3007-006-0240	\$459.14
35-3007-006-0250	\$459.14
35-3007-006-0260	\$459.14
35-3007-006-0270	\$459.14
35-3007-006-0280	\$459.14
35-3007-006-0290	\$459.14
35-3007-006-0300	\$459.14
35-3007-006-0310	\$459.14
35-3007-006-0320	\$459.14
35-3007-006-0330	\$459.14
35-3007-006-0340	\$459.14
35-3007-006-0350	\$459.14
35-3007-006-0360	\$459.14
35-3007-006-0370	\$459.14
35-3007-006-0380	\$459.14
35-3007-006-0390	\$459.14
35-3007-006-0400	\$459.14
35-3007-006-0410	\$459.14
35-3007-006-0420	\$459.14
35-3007-006-0430	\$459.14
35-3007-006-0440	\$459.14
35-3007-006-0450	\$459.14
35-3007-006-0460	\$459.14
35-3007-006-0470	\$459.14
35-3007-006-0480	\$459.14
35-3007-006-0490	\$459.14
35-3007-006-0500	\$459.14

Maintenance Assessment

Folio Id#	on Tax Roll
35-3007-006-0510	\$459.14
35-3007-006-0520	\$459.14
35-3007-006-0530	\$459.14
35-3007-006-0540	\$459.14
35-3007-006-0550	\$459.14
35-3007-006-0560	\$459.14
35-3007-006-0570	\$459.14
35-3007-006-0580	\$459.14
35-3007-006-0590	\$459.14
35-3007-006-0600	\$459.14
35-3007-006-0610	\$459.14
35-3007-006-0620	\$459.14
35-3007-006-0630	\$459.14
35-3007-006-0640	\$459.14
35-3007-006-0650	\$459.14
35-3007-006-0660	\$459.14
35-3007-006-0670	\$459.14
35-3007-006-0680	\$459.14
35-3007-006-0690	\$459.14
35-3007-006-0700	\$459.14
35-3007-006-0710	\$459.14
35-3007-006-0720	\$459.14
35-3007-006-0730	\$459.14
35-3007-006-0740	\$459.14
35-3007-006-0750	\$459.14
35-3007-006-0760	\$459.14
35-3007-006-0770	\$459.14
35-3007-006-0780	\$459.14
35-3007-006-0790	\$459.14
35-3007-006-0800	\$459.14
35-3007-006-0810	\$459.14
35-3007-006-0820	\$459.14
35-3007-006-0830	\$459.14
35-3007-006-0840	\$459.14
35-3007-006-0850	\$459.14
35-3007-006-0860	\$459.14
35-3007-006-0870	\$459.14
35-3007-006-0880	\$459.14
35-3007-006-0890	\$459.14
35-3007-006-0900	\$459.14
35-3007-006-0910	\$459.14
35-3007-006-0920	\$459.14
35-3007-006-0930	\$459.14
35-3007-006-0940	\$459.14
35-3007-006-0950	\$459.14
35-3007-006-0960	\$459.14
35-3007-006-0970	\$459.14
35-3007-006-0980	\$459.14
35-3007-006-0990	\$459.14
35-3007-006-1000	\$459.14
35-3007-006-1010	\$459.14
35-3007-006-1020	\$459.14
35-3007-006-1030	\$459.14

Maintenance Assessment

Folio Id#	on Tax Roll
35-3007-006-1040	\$459.14
35-3007-006-1050	\$459.14
35-3007-006-1060	\$459.14
35-3007-006-1070	\$459.14
35-3007-006-1080	\$459.14
35-3007-006-1090	\$459.14
35-3007-006-1100	\$459.14
35-3007-006-1110	\$459.14
35-3007-006-1120	\$459.14
35-3007-006-1130	\$459.14
35-3007-006-1140	\$459.14
35-3007-006-1150	\$459.14
35-3007-006-1160	\$459.14
35-3007-006-1170	\$459.14
35-3007-006-1180	\$459.14
35-3007-006-1190	\$459.14
35-3007-006-1200	\$459.14
35-3007-006-1210	\$459.14
35-3007-006-1220	\$459.14
35-3007-006-1230	\$459.14
35-3007-006-1240	\$459.14
35-3007-006-1250	\$459.14
35-3007-006-1260	\$459.14
35-3007-006-1270	\$459.14
35-3007-006-1280	\$459.14
35-3007-006-1290	\$459.14
35-3007-006-1300	\$459.14
35-3007-006-1310	\$459.14
35-3007-006-1320	\$459.14
35-3007-006-1330	\$459.14
35-3007-006-1340	\$459.14
35-3007-006-1350	\$459.14
35-3007-006-1360	\$459.14
35-3007-006-1370	\$459.14
35-3007-006-1380	\$459.14
35-3007-006-1390	\$459.14
35-3007-006-1400	\$459.14
35-3007-006-1410	\$459.14
35-3007-006-1420	\$459.14
35-3007-006-1430	\$459.14
35-3007-006-1440	\$459.14
35-3007-006-1450	\$459.14
total	\$66,575.30



November 3, 2016

Islands at Doral Townhomes Community Development District
Attn: District Manager
c/o Governmental Management Services
5385 N Nob Hill Rd
Sunrise FL 33351

Re: Federated Government Obligations Money Market Fund, Institutional Shares

Dear District Board,

Enclosed is a Fact Sheet on the above referenced Fund. The Federated Money Market Fund is a pooled investment fund designed to give our Corporate Trust customers a competitive daily rate in a secure, yet fully liquid investment. The Fund has the highest rating by Standard and Poor's Corporation and Moody's Investment Services. The Fund invests primarily in short-term U.S. Treasury and government securities. As a money market fund, the Fund seeks to maintain a stable share price of \$1.00.

The Fund is managed by Federated Investors. The interest rate is established daily. Purchases and sales by individual accounts may be made on a daily basis.

Please provide us with your authorization to utilize this fund as an investment in your account, by signing the boxed section below on the enclosed copy of this letter. Please return the signed copy to me by fax at (407) 418-4852 or by PDF to mary.wyatt@hancockbank.com, and by first class mail.

If you have any questions, please contact me at the number below. We thank you for your business.

Sincerely,

Mary Wyatt,
Vice President
(407) 418-4848

Investment Authorized
Islands at Doral Townhomes CDD



By (signature): _____

Name: _____

Title: _____

MEMORANDUM

TO: District Manager

FROM: Michael J. Pawelczyk, Esq. 
Vanessa T. Steinerts, Esq. 

DATE: August 8, 2017

RE: 2017 Legislative Session, Recently Approved Legislation

Attached please find copies of a couple laws recently adopted by the Florida Legislature and enacted into law, and which have some applicability to special districts. These new laws are summarized below:

1. Chapter 2017-21, Laws of Florida. This act relates to public records laws and the award of attorney fees to the requesting party be assessed against an agency if a civil action is filed against the agency to enforce the provisions of Chapter 119, Florida Statutes. However, before attorney fees may be imposed against the agency, the court must find that the agency unlawfully refused to permit a public record to be inspected or copied and that the agency's custodian of public records received written notice of the public record request at least five (5) business days before the civil action was filed. The exception to the five (5) day notice requirement is if the agency does not prominently post the contact information for the agency's custodian of public records (a) in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and (b) on the agency's website. It is important for each district to post the contact information for the agency's custodian of public records at the office of the district manager, the clubhouse or recreation facility (if any), and on the district website.

An exception to the award of attorney fees occurs if the court determines that the complainant requested to inspect or copy a public record or participated in the civil action for an improper purpose, including making the public record request or bringing forward the civil action primarily to cause a violation of Chapter 119, Florida Statutes, or for a frivolous purpose. In those instances, the court may award attorney fees to the agency.

This legislation became effective on May 23, 2017.

2. Chapter 2017-113, Laws of Florida. This act relates to public works projects and prohibits state and political subdivisions, including a special taxing district or water management district, that contract for public works projects from imposing certain requirements on certain contractors, subcontractors, or material suppliers or carriers. The act defines a public works project as an activity of which fifty (50%) percent or more of the cost will be paid from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of a specified construction activity by a political

subdivision. Except as required by State or Federal law, a political subdivision may not require, in a contract for a public works project, that a contractor pay employees a predetermined amount of wages or prescribe any wage; provide employees a specified type, amount, or rate of employee benefits; control, limit, or expand staffing; or recruit, train, or hire employees from a designated, restricted, or single source. In addition, this act prohibits restricting bidders who are qualified, licensed or certified as required by law from submitting bids on a public works project.

This new legislation became effective on July 1, 2017.

Should you have any questions regarding these newly enacted laws please do not hesitate to contact this office.

CHAPTER 2017-21

Committee Substitute for
Committee Substitute for Senate Bill No. 80

An act relating to public records; amending s. 119.12, F.S.; revising the circumstances under which a court must assess and award the reasonable costs of enforcement against an agency in a civil action to enforce ch. 119, F.S.; specifying circumstances under which a complainant is not required to provide certain written notice of a public records request; requiring a court to determine whether a complainant requested to inspect or copy a public record or participated in a civil action for an improper purpose; prohibiting the assessment and award of the reasonable costs of enforcement to a complainant who acted with an improper purpose; requiring the court to assess and award reasonable costs against the complainant if he or she is found to have acted with an improper purpose; defining the term "improper purpose"; providing for construction and applicability; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 119.12, Florida Statutes, is amended to read:

119.12 ~~Attorney~~ Attorney's fees.—

(1) ~~If a civil action is filed against an agency to enforce the provisions of this chapter and if the court determines that such agency unlawfully refused to permit a public record to be inspected or copied, the court shall assess and award, against the agency responsible, the reasonable costs of enforcement, including reasonable attorney attorneys' fees, against the responsible agency if the court determines that:~~

(a) The agency unlawfully refused to permit a public record to be inspected or copied; and

(b) The complainant provided written notice identifying the public record request to the agency's custodian of public records at least 5 business days before filing the civil action, except as provided under subsection (2). The notice period begins on the day the written notice of the request is received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed.

(2) The complainant is not required to provide written notice of the public record request to the agency's custodian of public records as provided in paragraph (1)(b) if the agency does not prominently post the contact information for the agency's custodian of public records in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the agency's website, if the agency has a website.

(3) The court shall determine whether the complainant requested to inspect or copy a public record or participated in the civil action for an improper purpose. If the court determines there was an improper purpose, the court may not assess and award the reasonable costs of enforcement, including reasonable attorney fees, to the complainant, and shall assess and award against the complainant and to the agency the reasonable costs, including reasonable attorney fees, incurred by the agency in responding to the civil action. For purposes of this subsection, the term "improper purpose" means a request to inspect or copy a public record or to participate in the civil action primarily to cause a violation of this chapter or for a frivolous purpose.

(4) This section does not create a private right of action authorizing the award of monetary damages for a person who brings an action to enforce the provisions of this chapter. Payments by the responsible agency may include only the reasonable costs of enforcement, including reasonable attorney fees, directly attributable to a civil action brought to enforce the provisions of this chapter.

Section 2. This act applies only to public records requests made on or after the effective date of this act.

Section 3. This act shall take effect upon becoming a law.

Approved by the Governor May 23, 2017.

Filed in Office Secretary of State May 23, 2017.

CHAPTER 2017-113

Committee Substitute for
Committee Substitute for House Bill No. 599

An act relating to public works projects; creating s. 255.0992, F.S.; providing definitions; prohibiting the state and political subdivisions that contract for public works projects from imposing restrictive conditions on certain contractors, subcontractors, or material suppliers or carriers; prohibiting the state and political subdivisions from restricting qualified bidders from submitting bids; providing applicability; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 255.0992, Florida Statutes, is created to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(a) "Political subdivision" means a separate agency or unit of local government created or established by law or ordinance and the officers thereof. The term includes, but is not limited to, a county; a city, town, or other municipality; or a department, commission, authority, school district, taxing district, water management district, board, public corporation, institution of higher education, or other public agency or body thereof authorized to expend public funds for construction, maintenance, repair, or improvement of public works.

(b) "Public works project" means an activity of which 50 percent or more of the cost will be paid from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not require that a contractor, subcontractor, or material supplier or carrier engaged in such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;

2. Provide employees a specified type, amount, or rate of employee benefits;

3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

(b) The state or any political subdivision that contracts for a public works project may not prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work who is qualified, licensed, or certified as required by state law to perform such work from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to contracts executed under chapter 337.

Section 2. This act shall take effect July 1, 2017.

Approved by the Governor June 14, 2017.

Filed in Office Secretary of State June 14, 2017.

NOTICE OF MEETINGS
ISLANDS AT DORAL TOWNHOMES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Islands at Doral Townhomes Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2018 at 7:00 p.m. at the Madeira II Pool Area, 8701 NW 110 Ave., Doral Florida 33178, on the third Tuesday of each month as follows:

November 21, 2017
February 20, 2018
May 15, 2018
August 21, 2018

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

These meetings are open to the public and may be continued to a time, date and place certain. Supervisors may attend the meeting by telephone as long as there is a quorum present at the meeting place. Any person wishing to receive a copy of the minutes of the meeting may contact the District Manager at (954) 721-8681.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the 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.

Luis Hernandez
Manager



Search for Financial Disclosure Filers

Everyone was filed!

Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

If you filed a form and no date appears in the "Filing Requirement Fulfilled" column, then the Supervisor of Elections or Commission on Ethics has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of judges and judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to 5 business days. Processing times for Form 6 disclosures filed with the Department of State at qualifying may exceed 5 business days. Those forms may be available for viewing on the [Department of State](#) website before they are available here.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

Your Search for "Islands at Doral Townhomes Community Development District - Board of Supervisors" returned the following results:

Coordinator:

Rich Hans

Narrow results to a particular suborg:

- [All Suborganizations](#)
- [Board of Supervisors](#)
- [Employees](#)

Governmental Management Services

5385 N. Nob Hill Rd

Sunrise, FL, 33351

(954) 721-8681

rhans@gmssf.com

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
259915	2016	Caban, David	• Islands at Doral Townhomes Community Development District-Board of Supervisors	Form 1 with Miami-Dade County SOE	🕒 07/20/2017	View Filing History
238651	2016	Roman, Alberto	• Islands at Doral Townhomes Community Development District-Board of Supervisors	Form 1 with Miami-Dade County SOE	🕒 06/16/2017	View Filing History
238652	2016	Silva, Frank	• Islands at Doral Townhomes Community Development District-Board of Supervisors	Form 1 with Miami-Dade County SOE	🕒 06/28/2017	View Filing History
238653	2016	Torres, Miguel	• Islands at Doral Townhomes Community Development District-Board of Supervisors	Form 1 with Miami-Dade County SOE	🕒 07/18/2017	View Filing History

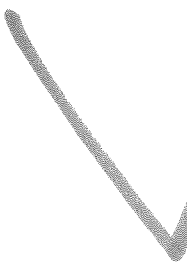
[Search Again](#)

General Information about Filing Financial Disclosure

- Brochure: [A Guide to the Sunshine Amendment and Code of Ethics \(PDF\)](#)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



***Islands at Doral Townhomes
Community Development District***

Check Run Summary

August 24, 2017

General Fund - Hancock

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
<i>06/06/17</i>	<i>11-14</i>	<i>\$2,594.85</i>
<i>06/19/17</i>	<i>15</i>	<i>\$760.17</i>
<i>06/27/17</i>	<i>16-17</i>	<i>\$780.00</i>
<i>07/19/17</i>	<i>18-19</i>	<i>\$2,123.45</i>
<i>08/07/17</i>	<i>20-22</i>	<i>\$3,260.86</i>
<u><i>Total</i></u>		<u><u><i>\$9,519.33</i></u></u>

*** CHECK DATES 05/12/2017 - 08/09/2017 ***

ISLANDS AT DORAL TOWNHOMES CDD
BANK B ISLANDS AT DORAL TH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/06/17	00004	5/31/17	I228068-	201705	310-51300-	48000	ALM MEDIA, LLC	*	72.70	72.70	000011
NOTICE OF MTG 05/31/17											
6/06/17	00003	4/30/17	141461	201704	310-51300-	31500	BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	500.00	500.00	000012
SERVICE THRU 04/30/2017											
6/06/17	00001	6/01/17	154	201706	310-51300-	34000	GOVERNMENTAL MANAGEMENT SERVICES -	*	1,833.33	1,972.15	000013
JUN 17-MGMT FEES											
6/01/17		154		201706	310-51300-	31300	MIAMI-DADE	*	83.33	50.00	000014
JUN 17-DISSEMINATION SVCS											
6/01/17		154		201706	310-51300-	35101	FPL	*	41.67	760.17	000015
JUN 17-WEBSITE ADMIN											
6/01/17		154		201706	310-51300-	42000	ALVAREZ ENGINEERS, INC.	*	.92	280.00	000016
JUN 17-POSTAGE											
6/01/17		154		201706	310-51300-	42500	BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	12.90	500.00	000017
JUN 17-COPIES											
6/06/17	00020	5/26/17	05262017	201705	310-51300-	49000	REGISTERED VOTERS FEE	*	50.00		
6/19/17	00023	6/05/17	89991-56	201705	320-53800-	43100	MIAMI-DADE	*	760.17		
8701 NW 110TH AVE #SL											
6/27/17	00010	6/07/17	4276	201705	310-51300-	31100	ALVAREZ ENGINEERS, INC.	*	280.00	280.00	000016
MAY 17 - ENGINEERING SVCS											
6/27/17	00003	5/31/17	142069	201705	310-51300-	31500	BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	500.00	500.00	000017
MAY 17 - LEGAL SERVICES											
7/19/17	00001	7/03/17	155	201707	310-51300-	34000	GOVERNMENTAL MANAGEMENT SERVICES -	*	1,833.33		
JUL 17-MGMT FEES											
7/03/17		155		201707	310-51300-	31300	MIAMI-DADE	*	83.33		
JUL 17-DISSEMINATION SVCS											
7/03/17		155		201707	310-51300-	35101	FPL	*	41.67		
JUL 17-WEBSITE ADMIN											
7/03/17		155		201707	310-51300-	51000	ALVAREZ ENGINEERS, INC.	*	12.50		
JUL 17-OFFCISE SUPPLIES											
7/03/17		155		201707	310-51300-	42000	BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	22.43		
JUL 17-POSTAGE											

ITWN ISLANDS TOWNHM MDELGADO

*** CHECK DATES 05/12/2017 - 08/09/2017 ***

ISLANDS AT DORAL TOWNHOMES CDD
BANK B ISLANDS AT DORAL TH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/03/17	155	201707 310-51300-42500		*	86.70		
			JUL 17-COPIES						
GOVERNMENTAL MANAGEMENT SERVICES -								2,079.96	000018
7/19/17	00028	7/05/17	12590701	201707 310-51300-42000		*	43.49		
			FEDEX INV. 549283064						
TRANSWORLD SYSTEMS INC.								43.49	000019
8/07/17	00003	6/30/17	142968	201706 310-51300-31500		*	1,126.00		
			JUN 17-LEGAL SERVICES						
BILLING, COCHRAN, LYLES, MAURO & RAMSE								1,126.00	000020
8/07/17	00023	7/06/17	89991-56	201706 320-53800-43100		*	784.32		
			8701 NW 110TH AVE #SL						
		7/06/17	89991-56	201706 300-15500-10100		*	1,368.00		
			8701 NW 110TH AVE #SL						
		7/06/17	89991-56	201706 320-53800-43100		*	28.21		
			8701 NW 110TH AVE #SL						
		8/04/17	89991-56	201707 320-53800-43100		*	784.32		
			8701 NW 110TH AVE #SL						
FPL								172.43	000021
8/07/17	00001	8/01/17	156	201708 310-51300-34000		*	1,833.33		
			AUG 17-MGMT FEES						
		8/01/17	156	201708 310-51300-31300		*	83.33		
			AUG 17-DISSEMINATION SVCS						
		8/01/17	156	201708 310-51300-35101		*	41.67		
			AUG 17-WEBSITE ADMIN						
		8/01/17	156	201708 310-51300-42000		*	2.30		
			AUG 17-POSTAGE						
		8/01/17	156	201708 310-51300-42500		*	1.80		
			AUG 17-COPIES						
GOVERNMENTAL MANAGEMENT SERVICES -								1,962.43	000022
TOTAL FOR BANK B								9,519.33	
TOTAL FOR REGISTER								9,519.33	

**ISLANDS AT DORAL TOWNHOMES
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts
Fiscal Year 2017

TOTAL ASSESSMENT LEVY

\$ 91,428.30 \$ 163,494.75 \$ 254,923.05
ASSESSED THROUGH COUNTY
35.87% 64.13% 100.00%

36300.10000 022.36300.10000

DATE	DESCRIPTION	GROSS AMOUNT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/16/16	11/01/2016-11/07/2016	\$12,306.63	\$492.24	\$118.14	\$0.00	\$11,696.25	\$4,194.87	\$7,501.38	\$11,696.25
11/24/16	11/08/2016-11/17/2016	\$31,645.62	\$1,265.76	\$303.80	\$0.00	\$30,076.06	\$10,786.80	\$19,289.26	\$30,076.06
12/07/16	11/18/2016-11/30/2016	\$142,405.29	\$5,695.92	\$1,367.10	\$0.00	\$135,342.27	\$48,540.58	\$86,801.69	\$135,342.27
12/18/16	12/01/2016-12/09/2016	\$14,064.72	\$492.24	\$135.72	\$0.00	\$13,436.76	\$4,819.10	\$8,617.66	\$13,436.76
12/28/16	12/10/2016-12/19/2016	\$7,032.36	\$210.96	\$68.22	\$0.00	\$6,753.18	\$2,422.03	\$4,331.15	\$6,753.18
01/10/17	12/20/2016-12/31/2016	\$5,274.27	\$158.22	\$51.16	\$0.00	\$5,064.89	\$1,816.53	\$3,248.36	\$5,064.89
01/26/17	10/01/2016-12/31/2016	\$0.00	\$0.00	\$0.00	\$16.38	\$16.38	\$5.87	\$10.51	\$16.38
02/06/17	01/01/2017-01/31/2017	\$10,548.54	\$210.96	\$103.37	\$0.00	\$10,234.21	\$3,670.51	\$6,563.70	\$10,234.21
03/07/17	02/01/2017-02/28/2017	\$8,790.45	\$105.48	\$86.85	\$0.00	\$8,598.12	\$3,083.72	\$5,514.40	\$8,598.12
04/10/17	03/01/2017-03/31/2017	\$12,306.63	\$0.00	\$123.07	\$0.00	\$12,183.56	\$4,369.64	\$7,813.92	\$12,183.56
04/26/17	Interest	\$0.00	\$0.00	\$0.00	\$5.33	\$5.33	\$1.91	\$3.42	\$5.33
05/10/17	04/01/2017-04/30/2017	\$3,516.18	(\$52.74)	\$35.69	\$0.00	\$3,533.23	\$1,267.19	\$2,266.04	\$3,533.23
06/09/17	05/01/2017-05/31/2017	\$1,758.09	(\$52.74)	\$18.10	\$0.00	\$1,792.73	\$642.96	\$1,149.77	\$1,792.73
06/26/17	06/13/2017-06/14/2017	\$5,274.27	(\$237.33)	\$55.12	\$0.00	\$5,456.48	\$1,956.97	\$3,499.51	\$5,456.48
07/19/17	Interest	\$0.00	\$0.00	\$0.00	\$12.67	\$12.67	\$4.54	\$8.13	\$12.67
TOTAL		\$254,923.05	\$8,288.97	\$2,466.34	\$34.38	\$244,202.12	\$87,583.23	\$156,618.89	\$244,202.12

100%
\$0.00

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$91,428.30	35.8651%	\$87,583.23	(\$87,583.23)	\$0.00
DEBT SERVICE	\$163,494.75	64.1349%	\$156,618.89	(\$175,061.30)	(\$18,442.41) 001.300.20700.10100 V#100
TOTAL	\$254,923.05	100.00%	\$244,202.12	(\$262,644.53)	(\$18,442.41)

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	AMOUNT
12/4/2016	552	\$30,863.12
12/7/2016	556	\$99,996.50
12/21/2016	557	\$9,927.63
1/9/2017	561	\$4,989.53
1/30/2017	564	\$3,754.26
2/16/2017	568	\$7,561.46
3/22/2017	1	\$6,352.65
5/11/2017	10	\$11,616.15
TOTAL		\$175,061.30
Amount due:		(\$18,442.41)

ISLANDS AT DORAL TOWNHOMES

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

July 31, 2017

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$37,071	---	---	\$37,071
Due From Debt Service Fund	\$18,442	---	---	\$18,442
Due From Other Funds	\$3,000	---	---	\$3,000
Investments:				
Series 2016				
Reserve	---	\$46,749	---	\$46,749
Interest	---	\$2	---	\$2
Revenue	---	\$64,652	---	\$64,652
Sinking	---	\$4	---	\$4
Construction	---	---	\$209,495	\$209,495
TOTAL ASSETS	\$58,514	\$111,407	\$209,495	\$379,416
LIABILITIES:				
Accounts Payable	\$1,298	---	---	\$1,298
Due to Other Funds	---	\$18,442	\$3,000	\$21,442
TOTAL LIABILITIES	\$1,298	\$18,442	\$3,000	\$22,741
FUND BALANCES:				
Nonspendable:				
Restricted for:				
Debt Service	---	\$92,965	---	\$92,965
Capital Projects	---	---	\$206,495	\$206,495
Unassigned	\$57,215	---	---	\$57,215
TOTAL FUND BALANCES	\$57,215	\$92,965	\$206,495	\$356,675
TOTAL LIABILITIES & FUND BALANCES	\$58,514	\$111,407	\$209,495	\$379,416

ISLANDS AT DORAL TOWNHOMES

COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET Thru 07/31/17	ACTUAL Thru 07/31/17	VARIANCE
REVENUES				
Special Assessments - Levy	\$63,246	\$63,246	\$87,583	\$24,337
TOTAL REVENUE	\$63,246	\$63,246	\$87,583	\$24,337
EXPENDITURES				
<i>Administrative</i>				
Supervisor Fees	\$1,800	\$1,500	\$2,200	(\$700)
FICA Expense	\$138	\$115	\$168	(\$54)
Engineering	\$1,500	\$1,250	\$1,410	(\$160)
Dissemination	\$1,000	\$833	\$833	\$0
Trustee Fees	\$4,400	\$4,400	\$3,614	\$786
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Attorney	\$10,335	\$7,751	\$7,066	\$685
Annual Audit	\$3,700	\$3,700	\$3,723	(\$23)
Management Fees	\$22,000	\$18,333	\$18,333	\$0
Telephone	\$50	\$42	\$0	\$42
Postage	\$100	\$83	\$389	(\$306)
Printing & Binding	\$450	\$375	\$616	(\$241)
Insurance	\$6,232	\$6,232	\$5,778	\$454
Legal Advertising	\$650	\$542	\$1,681	(\$1,139)
Other Current Charges	\$350	\$292	\$221	\$71
Office Supplies	\$100	\$83	\$50	\$33
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$500	\$417	\$417	\$0
TOTAL ADMINISTRATIVE	\$55,480	\$48,123	\$48,676	(\$553)
<i>Maintenance</i>				
Utilities - FPL	\$8,580	\$7,150	\$7,514	\$14,664
Reserves	\$23,211	\$19,342	\$0	\$19,342
TOTAL MAINTENANCE	\$31,791	\$26,492	\$7,514	\$34,006
EXCESS REVENUES/(EXPENDITURES)	(\$24,024)		\$31,394	
FUND BALANCE - Beginning	\$24,024		\$25,822	
FUND BALANCE - Ending	\$0		\$57,215	

ISLANDS AT DORAL TOWNHOMES

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2017

	ADOPTED BUDGET	PRORATED Thru 07/31/17	ACTUAL Thru 07/31/17	VARIANCE
REVENUES:				
Special Assessments - Levy	\$178,930	\$0	\$0	\$0
Interest Income	\$0	\$0	\$33	\$33
TOTAL REVENUES	\$178,930	\$0	\$33	\$33
EXPENDITURES:				
<i>Series 2007</i>				
Interest - 11/01	\$65,469	\$65,469	\$65,469	\$0
Interest - 5/01	\$65,469	\$65,469	\$0	\$65,469
Principal - 5/01	\$45,000	\$45,000	\$0	\$45,000
TOTAL EXPENDITURES	\$175,938	\$175,938	\$65,469	\$110,469
OTHER FINANCING SOURCES/(USES)				
Interfund Transfer	\$0	\$0	(\$109,689)	(\$109,689)
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	(\$109,689)	(\$109,689)
EXCESS REVENUES (EXPENDITURES)	\$2,993		(\$175,125)	
FUND BALANCE - Beginning	\$86,086		\$175,125	
FUND BALANCE - Ending	\$89,078		\$0	

ISLANDS AT DORAL TOWNHOMES

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2017

	ADOPTED BUDGET	PRORATED Thru 07/31/17	ACTUAL Thru 07/31/17	VARIANCE
REVENUES:				
Special Assessments - Levy	\$0	\$0	\$156,619	\$156,619
Interest Income	\$0	\$0	\$518	\$518
TOTAL REVENUES	\$0	\$0	\$157,137	\$157,137
EXPENDITURES:				
<i>Series 2016</i>				
Interest - 11/01	\$0	\$0	\$0	\$0
Interest - 5/01	\$0	\$0	\$35,775	(\$35,775)
Principal - 5/01	\$0	\$0	\$75,000	(\$75,000)
TOTAL EXPENDITURES	\$0	\$0	\$110,775	(\$110,775)
OTHER FINANCING SOURCES/(USES)				
Bond Proceeds	\$0	\$0	\$2,410,000	\$2,410,000
Interfund Transfer	\$0	\$0	(\$207,394)	(\$207,394)
Payment to Refunding Escrow Agent	\$0	\$0	(\$2,156,004)	(\$2,156,004)
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	\$46,602	(\$2,363,398)
EXCESS REVENUES (EXPENDITURES)	\$0		\$92,965	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$92,965	

**ISLANDS AT DORAL TOWNHOMES
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2017**

<i>Series 2016, Special Assessment Bonds</i>		
<i>Interest Rate;</i>	<i>3.25%</i>	
<i>Maturity Date:</i>	<i>11/1/2038</i>	
<i>Reserve Fund Requirement:</i>	<i>30% Maximum Annual Debt Service</i>	
<i>Bonds outstanding - 11/14/2016</i>		<i>\$2,410,000.00</i>
<i>Less:</i>	<i>May 1, 2017 (Mandatory)</i>	<i>(\$35,775.11)</i>
<i>Current Bonds Outstanding</i>		<i>\$2,374,224.89</i>

<i>Total Current Bonds Outstanding</i>	<i>\$2,374,224.89</i>
---	------------------------------

ISLANDS AT DORAL TOWNHOMES

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2017

	ADOPTED BUDGET	PRORATED Thru 07/31/17	ACTUAL Thru 07/31/17	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$15	\$15
TOTAL REVENUES	\$0	\$0	\$15	\$15
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer	\$0	\$0	(\$73,006)	(\$73,006)
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	(\$73,006)	(\$73,006)
EXCESS REVENUES (EXPENDITURES)	\$0	(\$72,991)		
FUND BALANCE - Beginning	\$0	\$72,991		
FUND BALANCE - Ending	\$0	\$0		

ISLANDS AT DORAL TOWNHOMES

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2017

	ADOPTED BUDGET	PRORATED Thru 07/31/17	ACTUAL Thru 07/31/17	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$685	\$685
TOTAL REVENUES	\$0	\$0	\$685	\$685
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$3,000	(\$3,000)
Cost of Issuance	\$0	\$0	\$181,278	(\$181,278)
TOTAL EXPENDITURES	\$0	\$0	\$184,278	(\$184,278)
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer	\$0	\$0	\$390,089	\$390,089
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	\$390,089	\$390,089
EXCESS REVENUES (EXPENDITURES)	\$0		\$206,495	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$206,495	

Islands at Doral Townhomes
Community Development District
Series 2016 Special Assessment Refunding Bonds

1. Recap of Capital Project Fund Activity Through July 31, 2017

Opening Balance in Construction Account		\$0.00
Source of Funds:	Interest Earned	\$684.63
	Developer Proceeds	\$0.00
	Interfund Transfer In/(Out)	\$390,088.71
Use of Funds:		
Disbursements:		
	Roadways Improvements	\$0.00
	Stormwater Management	\$0.00
	Water Distribution System	\$0.00
	Streetlighting & Landscaping	\$0.00
	Professional Fees	\$0.00
	COI	(\$181,278.39)
Adjusted Balance in Construction Account at July 31, 2017		<u><u>\$209,494.95</u></u>

2. Funds Available For Construction at July 31, 2017

Book Balance of Construction Fund July 31, 2017	\$209,494.95
Construction Funds available at July 31, 2017	<u><u>\$209,494.95</u></u>

3. Investments - Hancock Bank

July 31, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$209,494.95	\$209,494.95
				Contracts Payable	\$0.00
				Balance at 07/31/2017	<u><u>\$209,494.95</u></u>