

***Downtown Doral  
Community Development District***

***October 25, 2016***

# Downtown Doral

## Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351  
Phone: 954-721-8681 - Fax: 954-721-9202

October 18, 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 October 25, 2016 at 2:30 p.m. at Codina Partners, 2020 Salzedo Street, 5<sup>th</sup> Floor, 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 September 27, 2016 Meeting
4. Discussion of Conveyance of Triangle Parcel and Costs of Plans for Improvement of N. W. 54<sup>th</sup> Street
5. Discussion Regarding Conveyance of Paseo
6. Consideration of Amendment to Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2016
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - 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 September 27, 2016 meeting.

The sixth order of business is consideration of amendment to engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2016; a copy of which is enclosed for your review.

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      Maria Espino

**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, September 27, 2016 at 2:30 p.m. at C.C. Homes, 2020 Salzedo Street, 5th Floor, Coral Gables, Florida 33134.

Present and constituting a quorum were:

Mike Levak	Chairman
Mark Julian	Vice Chairman
Hal Eisenacher	Assistant Secretary
Joe Jimenez	Assistant Secretary

Also present were:

Rich Hans	District Manager
Dennis Lyles	District Counsel
Juan Alvarez	District Engineer

**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: We do have a vacancy on the board, so item No. 2 is organization matters, and if you have anybody that you would like to put on the board we can do that, and if not, we can take this up at our next meeting.

Mr. Julian: I think we'll take that up at the next meeting.

Mr. Hans: Alright.

Mr. Julian: Unless, Hal do you have anybody that you want to recommend, for like the 5th slot, or do you just want to pass that for the next meeting?

Mr. Lyles: Maybe somebody from the townhomes?

Mr. Eisenacher: No.

Mr. Julian: So I guess we'll pass on that.

Mr. Hans: Ok, we'll just move that to the next agenda.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the August 23, 2016 Meeting**

Mr. Hans: Item No. 3 is the approval of our minutes from our August 23, 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. Julian with all in favor, the Minutes of the August 23, 2016 Meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Conveyance of Parcels**

- A. Tract E of Downtown Doral Butcher Plat (PD 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)

Mr. Hans: Then item No. 4 is consideration of conveyance of parcels, which is going to be some discussion and authorization of these conveyances, actually they're not conveyances they're actually acceptance of some parcels and maybe Juan has a little bit more detail on those parcels.

Mr. Alvarez: Sure. The idea is that there are some improvements that are ready to be conveyed to the CDD now. They are included in the townhomes area. You can see the colors here, what's in orange and what's in green. The green is the Downtown Doral, and what's in orange is in the townhomes. Both of those improvements and the land are ready to be conveyed to the CDD, and the improvements and the land are described in your agenda, which are items A, B and C which are all included, they are the orange and green areas. There's a portion of the orange of course which is the public right-of-way and that land of course will not be conveyed because it already belongs to the city but,

the portion of orange that is in the townhomes, that is the portion that is going to be conveyed, and I think now we're going to be seeking approval from the board I believe.

Mr. Lyles: As I understand it Juan the portions that are to be conveyed to the CDD are ready for conveyance, there will be either a bill of sale, warranty or both, in connection with both the improvements and the real property beneath it. So what we need from the board today is just a motion to accept this conveyance and authorizing the proper District officials to execute any necessary conveyance documents on behalf of the CDD.

Mr. Alvarez: That is correct.

On MOTION by Mr. Jimenez seconded by Mr. Eisenacher with all in favor, accepting the conveyance of parcels as stated on the record and also authorizing the proper District officials to execute any necessary documents on behalf of the District was approved.

Mr. Jimenez: It's come to our attention that the parking spaces in what is now turns out being conveyed to the CDD have basically been commandeered by the homeowners association, and mistakenly they are putting notes on people's cars saying that the association it turns out has voted that the residents of the townhomes will only get two stickers to park in these spaces that they think they own and people are getting notes on their cars, saying you can't park here, etc. I've spoken to the city, not as a CDD member but as the developer, saying it's in complete agreement, and they know that they're going to take these from us eventually but at the moment I guess it's going to be the CDDs.

Mr. Eisenacher: I was in a board meeting for the charter school yesterday, and our meeting was right after the homeowners association, the president incoming and the city official, they're on the warpath.

Mr. Jimenez: The city official is going to shut down.

Mr. Eisenacher: No I'm just saying, I think that there might be a hypersensitivity regarding roads and parking and access with the HOA right now.

Mr. Jimenez: Well we have to do something because, especially as the developers of the property, they're coming into the sales center, they're saying you never told us, you said this was public parking, so they think we're making this representation, which we're not, but those are public parking spaces, anybody who wants can park there. The city has no rules to park there, it's just street parking, that's all it is. No different than any other street parking.

Mr. Eisenacher: But you're talking about only the perimeter.

Mr. Jimenez: Right, and a lady who runs the association, when I asked her, what is visitor parking, she said I don't know but they're only allowed to use visitor parking. I said, do you know where the visitor parking is, no, and I said neither do I, but I work for the company that built it, so there's no such thing. They're just really mistaken.

Mr. Eisenacher: Well it's not something that you ever cover in sales context.

Mr. Jimenez: No, if you're walking around and tell everyone, look and there's all this street parking for people who come to visit you.

Mr. Eisenacher: Right.

Mr. Jimenez: I'm not saying that we're misrepresenting, or we may have misrepresented.

Mr. Eisenacher: Right, I know, I'm just trying to figure out how to deal with it.

Mr. Jimenez: I think the owner of these parking spaces, which just became us, or will once these are executed.

Mr. Lyles: If I might make a suggestion.

Mr. Jimenez: Absolutely.

Mr. Lyles: We've authorized the acceptance of these parking spaces and we've authorized the proper District officials to execute any documents associated with the conveyance, and this will have, or is there an easement here I take it Juan, as well as the bill of sale for the paving and the improvement that constitutes the parking spaces?

Mr. Alvarez: Yes, there's going to be a bill of sale, and the land.

Mr. Lyles: Is it fee or an easement?

Mr. Alvarez: It's going to be fee.

Mr. Lyles: Fee ok.

Mr. Jimenez: Which we're then planning on giving to the city.

Mr. Alvarez: Exactly.

Mr. Lyles: Well at this very instant that property is privately owned, technically and legally by the developer who is in the process of conveying it to the CDD, and as soon as the CDD owns it, it is public, that is available to the public on a first come, first serve basis, but until we get the conveyance documents done, we can't represent to the homeowners association that we own it, and you have to stop putting signs on those cars.

Mr. Jimenez: No I got that, but I'm saying if we want to save time, and look we can wait until we dedicate it to the city, and the city attorney, if he's already on board with doing it.

Mr. Lyles: I'm just saying, and so are we, if that's what the board directs.

Mr. Eisenacher: Is this conveyance time critical right now, because Joe this is not for on the record but I was just with Armando and Jim talking about the townhomes and rights and uses, and common areas and things like that, so there's going to be some discussions, so would it be possible to table this until the next meeting?

Mr. Lyles: Well let me suggest, we've already taken up and approved the conveyances and the approval for it to come in when the developer puts the documents together to give it to us, and then we will sign the necessary conveyance documents when the developer deems it appropriate to convey that. In the meantime, the developer is free to do with it as he wishes in terms of waiting to do something new or do something new as the developer and then once these political issues have been resolved that might be a more timely expedient point at which to convey to the CDD.

Mr. Eisenacher: So we can talk after this about a few things.

Mr. Lyles: So we have the authority that we need and we don't need to do anything more about it at this point, the developer is driving the train.

Mr. Jimenez: So then just to expedite things since we're coming up on October, November and December, something tells me we might not have it, I'll just make a

motion that whenever we actually wind up taking ownership of this District counsel can then maybe draft a letter to the association explaining as much for later and we can talk about it because I'm getting called about this.

Mr. Eisenacher: So am I.

Mr. Lyles: What we can do is just administratively handle it depending on the facts that are in evidence at that time. Normally what I think would happen is the manager would contact the property manager for that HOA and they would have a discussion, and then manager to manager there would be a discussion. They need to understand that once we take title through this conveyance process it is in fact public property with or without the city, it's public property.

Mr. Jimenez: So the association doesn't own that now?

Mr. Eisenacher: Right.

Mr. Jimenez: So I told them as the developer.

Mr. Lyles: I understand.

Mr. Jimenez: And again, I don't know how quickly we're going to hold it before we dedicate it the city.

Mr. Eisenacher: Just as our protocol would never be to turn something over as a loose end, we try to tighten things up before we do so.

Mr. Jimenez: And the city is happy to take care of the problem, once they own it, so the city attorney might take care of this for us, depending on how long it stays with the CDD and how long it goes to the city, we can easily punt this because I already talked to them again as the developer, so we can talk about it later.

Mr. Eisenacher: Ok.

Mr. Jimenez: That's all I have, I just wanted to bring you guys up to speed with that item.

Mr. Hans: Alright.



**FIFTH ORDER OF BUSINESS**

**Consideration of Amendment to Acquisition Agreement**

Mr. Hans: Item No. 5 is consideration of amendment to the acquisition agreement, and that goes in line with these conveyances to allow for them.

Mr. Lyles: Right, and we passed out to all the board members before the meeting began today, this wasn't wrapped up officially in advance of the meeting to have it in your package but we did essentially primarily at the request of Mr. Ramirez prepare an amendment which makes it clear, and if you'll turn to section 2 of the document that has been handed out entitled Fourth Amendment to Acquisition Agreement, and the guts of it are section 2. When and if the District issues additional bonds, not proceeds from bonds already issued, but additional bonds, future bonds, this makes it clear that we can use those funds generated by that bond issue to pay for improvements that have already been turned over to the CDD or constructed by the developer and are awaiting being turned over to the CDD out of those bond proceeds of those additional bonds in the future, and as long as the engineer certifies that there's a benefit to the properties being assessed arising out of the improvements and the property underneath the improvements and that's something that we'll take up as it comes up, but this is the framework to establish the authority to submit a requisition in appropriate form certified by the engineer, the manager, or the trustee that will allow payments to be made for future bond proceeds.

Mr. Alvarez: And I understand that the value these improvements underlined that we just described are going to exceed what's in the construction account now, so that the difference could probably be paid from future issuance.

Mr. Lyles: Yes this doesn't assess or address value, merely the mechanism to use future bond proceeds to pay for improvements that exist today, or that are constructed and exist prior to the time additional bonds are issued and the construction account funded. So if there are no further questions or observations regarding this agreement, a motion to authorize execution of the Fourth Amendment to Acquisition Agreement would be in order at this time.

On MOTION by Mr. Julian seconded by Mr. Eisenacher with all in favor, accepting the Fourth Amendment to Acquisition Agreement and authorizing the proper District officials to execute the document was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Engagement of Appraiser - Hemisphere Real Estate, Inc.**

Mr. Hans: The next item is item No. 6, ratification of the engagement for an appraisal with Hemisphere Real Estate and we did use them for the last couple of appraisals that we've done, and in order to do the conveyance of those parcels we need to get an appraisal done. I already engaged them to get started for \$3,500 because there was an issue of a rush to get this funding in October sometime.

Mr. Alvarez: October 15th was indicated to me, and of course that might be delayed now, but that's what we were informed.

Mr. Julian: What are we appraising?

Mr. Eisenacher: The underlying land under the parcels.

Mr. Hans: Right for those tracts we just discussed.

Mr. Alvarez: Right, the underlying land, and we're taking the opportunity to value other lands that are not going to be conveyed right now but those are other lands.

Mr. Eisenacher: Usually they'll just come up with an appraisal value that you can apply to other land acquisitions.

Mr. Alvarez: Exactly, right.

Mr. Hans: So just a motion to ratify that action would be in order.

On MOTION by Mr. Levak seconded by Mr. Julian with all in favor, ratifying the engagement of the appraiser, Hemisphere Real Estate, Inc. was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Hans: Moving on to our staff reports, anything additional Mr. Lyles?

**A. Attorney**

Mr. Lyles: I have nothing further today.

**B. Engineer – Acceptance of 2016 Yearly Engineer’s Report Regarding the Status of Bond Series 2015 Project**

Mr. Hans: Under engineer, Juan?

Mr. Alvarez: I think I’m going to mention what’s behind tab B in your agenda packages. This is a report that the indenture requires that we prepared yearly, and these are convenient reports because it tells you in a summary way what’s being conveyed to the CDD, what the CDD has planned for the entities and this is something that we prepare and send to the District manager. Then the District manager sends it to the trustee I believe.

Mr. Hans: That’s correct.

Mr. Alvarez: And I think you’ve included in here just for informational purposes to the board, right?

Mr. Hans: Yes it is.

Mr. Alvarez: So it is very practical, it’s very good for you to see what’s being done up to date, and there’s a table there that describes the improvements conveyed to the CDD, what the CDD has contract with the entities, as well as the land, there’s a table there for the land, and it’s supplemented by maps in the back so you can see where the improvements are, where the land is that is acquired.

Mr. Hans: Alright, and that’s it, thank you Juan.

**C. Manager**

Mr. Hans: Under manager, I have nothing really additional to add today.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

Mr. Hans: Moving on to supervisor’s requests, anything from our supervisors? Not hearing any, we can let the record reflect we have no audience here today.

**NINTH ORDER OF BUSINESS**

**Financial Reports**

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

Mr. Hans: Item No. 9 is financial reports, we have your check run summary, and your balance sheet and income statement. If there are any questions or discussion we can take those 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.

**TENTH 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. Jimenez with all in favor the meeting was adjourned.

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Assistant Secretary /Secretary

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Chairman / Vice Chairman

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN  
GRAU AND ASSOCIATES AND Downtown Doral Community Development  
District (CDD)  
(DATED \_\_\_\_\_, 201\_\_)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GMS-SF, LLC  
5385 N NOB HILL ROAD  
SUNRISE, FL 33351  
TELEPHONE: 954-721-8681  
EMAIL: RHANS@GMSSF.COM**



**Auditor:** \_\_\_\_\_

**District:** \_\_\_\_\_

**Title:** President

**Title:** \_\_\_\_\_

**Date:** 10/12/2016

**Date:** \_\_\_\_\_

***Downtown Doral  
Community Development District***

*Check Run Summary  
October 25, 2016*

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
<i>09/28/16</i>	<i>163</i>	<i>\$22.98</i>
<i>10/13/16</i>	<i>164-165</i>	<i>\$16,993.04</i>
<i>10/14/16</i>	<i>166-168</i>	<i>\$9,739.82</i>
<i>Total</i>		<u><u><i>\$26,755.84</i></u></u>

\*\*\* CHECK DATES 09/22/2016 - 10/17/2016 \*\*\*

DOWNTOWN DORAL CDD - GF  
BANK A DOWNTOWN DORAL GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/28/16	00006	9/20/16	55521708	201609	310	51300	42000		DELIVERIES THRU 09/20/16	*	22.98		
									FEDEX			22.98	000163
10/13/16	00017	9/29/16	09292016	201610	300	20700	10100		PAYOFF #3530220340640	*	16,950.93		
									DOWNTOWN DORAL CDD			16,950.93	000164
10/13/16	00018	9/29/16	09292016	201610	300	20700	10100		O&M ASSESS #3530220340640	*	42.11		
									RENNERT VOGEL MANDLER & RODRIGUEZ			42.11	000165
10/14/16	00015	9/30/16	157621-0	201609	310	51300	48000		NOTICE OF MEETING DATES	*	94.75		
									ALM MEDIA LLC			94.75	000166
10/14/16	00001	10/03/16	80	201610	310	51300	34000		OCT 2016 - MGMT FEES	*	3,000.00		
		10/03/16	80	201610	310	51300	35100		OCT 2016 - COMPUTER TIME	*	83.33		
		10/03/16	80	201610	310	51300	31300		OCT 2016 - DISSEMINATION	*	416.67		
		10/03/16	80	201610	310	51300	35101		OCT 2016 - WEBSITE ADMIN	*	41.67		
		10/03/16	80	201610	310	51300	51000		OCT 2016 - OFFICE SUPPLY	*	17.50		
		10/03/16	80	201610	310	51300	42000		OCT 2016 - POSTAGE/DEL	*	39.40		
		10/03/16	80	201610	310	51300	42500		OCT 2016 - COPIES	*	46.50		
									GOVERNMENTAL MANAGEMENT SERVICES			3,645.07	000167
10/14/16	00019	9/30/16	1365928	201610	310	51300	32300		TRUSTEE FEES - FY 2017	*	6,000.00		
									WELLS FARGO			6,000.00	000168
TOTAL FOR BANK A											26,755.84		
TOTAL FOR REGISTER											26,755.84		

DOWN DOWNTOWN DORAL IARAUJO



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

**1. Recap of Capital Project Fund Activity Through September 30, 2016**

Opening Balance in Construction Account	\$14,074,216.27
Source of Funds:	
Interest Earned	\$8,000.86
Developer Proceeds	\$160,160.52
Interfund Transfer In/(Out)	\$669.19
Use of Funds:	
Disbursements:	
Roadways Improvements	(\$7,035,262.27)
Stormwater Management	\$0.00
Water Distribution System	(\$798,256.74)
Streetlighting & Landscaping	\$0.00
Professional Fees	(\$196,247.59)
COI	(\$638,567.70)
Adjusted Balance in Construction Account at September 30, 2016	<u><u>\$5,574,712.54</u></u>

**2. Funds Available For Construction at September 30, 2016**

Book Balance of Construction Fund September 30, 2016	\$5,574,712.54
Construction Funds available at September 30, 2016	<u><u>\$5,574,712.54</u></u>

**3. Investments - Wells Fargo**

September 30, 2016	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$5,574,712.54	\$5,574,712.54
					Contracts Payable
					<u>\$0.00</u>
					Balance at 09/30/2016
					<u><u>\$5,574,712.54</u></u>

# DOWNTOWN DORAL

## COMMUNITY DEVELOPMENT DISTRICT

### COMBINED BALANCE SHEET

September 30, 2016

	<u>Major Funds</u>			<u>Total</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Governmental Funds</u>
<b>ASSETS:</b>				
Cash	\$56,903	---	---	\$56,903
Investments Series 2015:				
Reserve	---	\$510,463	---	\$510,463
Interest	---	\$6	---	\$6
Revenue	---	\$145,517	---	\$145,517
Capital Interest (3905)	---	\$252,470	---	\$252,470
Construction	---	---	\$5,574,711	\$5,574,711
Prepaid Expenses	\$5,457	---	---	\$5,457
<b>TOTAL ASSETS</b>	<u>\$62,360</u>	<u>\$908,455</u>	<u>\$5,574,713</u>	<u>\$6,545,527</u>
<b>LIABILITIES:</b>				
Accounts Payable	\$4,164	---	---	\$4,164
<b>TOTAL LIABILITIES</b>	<u>\$4,164</u>	<u>\$0</u>	<u>\$0</u>	<u>\$4,164</u>
<b>FUND BALANCES:</b>				
Nonspendable				
Prepaid Items	\$5,457	---	---	\$5,457
Restricted for:				
Debt Service	---	\$908,455	---	\$908,455
Capital Projects	---	---	\$5,574,713	\$5,574,713
Unassigned	\$52,739	---	---	\$52,739
<b>TOTAL FUND BALANCES</b>	<u>\$58,196</u>	<u>\$908,455</u>	<u>\$5,574,713</u>	<u>\$6,541,363</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$62,360</u>	<u>\$908,455</u>	<u>\$5,574,713</u>	<u>\$6,545,527</u>

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

**General Fund**

*Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending September 30, 2016*

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 09/30/2016</u>	<u>ACTUAL THRU 09/30/2016</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	\$15,000	\$428	\$14,573
Attorney	\$22,000	\$22,000	\$10,930	\$11,070
Annual Audit	\$2,500	\$2,500	\$3,500	(\$1,000)
Arbitrage	\$1,250	\$1,250	\$0	\$1,250
Trustee Fees	\$4,500	\$4,500	\$0	\$4,500
Dissemination Agent	\$5,000	\$5,000	\$0	\$5,000
Management Fees	\$36,000	\$36,000	\$36,000	\$0
Computer Time	\$1,000	\$1,000	\$1,000	\$0
Website Compliance	\$500	\$500	\$500	(\$0)
Telephone	\$100	\$100	\$21	\$79
Postage	\$750	\$750	\$207	\$543
Insurance	\$5,794	\$5,794	\$5,350	\$444
Printing & Binding	\$1,500	\$1,500	\$455	\$1,045
Legal Advertising	\$2,000	\$2,000	\$437	\$1,563
Other Current Charges	\$750	\$750	\$500	\$250
Office Supplies	\$125	\$125	\$82	\$43
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$250	\$250	\$0	\$250
Contigency	\$3,000	\$3,000	\$0	\$3,000
First Quarter Operating	\$11,006	\$11,006	\$0	\$11,006
<b>Total Expenditures</b>	<b>\$113,200</b>	<b>\$113,200</b>	<b>\$59,584</b>	<b>\$53,616</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>		<b>\$54,030</b>	
<b>Beginning Fund Balance</b>			<b>\$4,166</b>	
<b>Ending Fund Balance</b>			<b>\$58,196</b>	

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending September 30, 2016

	ADOPTED BUDGET	PRORATED THRU 09/30/2016	ACTUAL THRU 09/30/2016	VARIANCE
<b>REVENUES:</b>				
Special Assessments - A Bonds	\$371,137	\$371,137	\$376,018	\$4,881
Special Assessments - Direct	\$635,483	\$635,483	\$0	(\$635,483)
Interest Income	\$0	\$0	\$1,437	\$1,437
<b>TOTAL REVENUES</b>	<b>\$1,006,620</b>	<b>\$1,006,620</b>	<b>\$377,455</b>	<b>(\$629,165)</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	(\$669)	(\$669)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$669)</b>	<b>(\$669)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$448,768</b>		<b>(\$187,777)</b>	
FUND BALANCE - Beginning	\$0		\$1,096,231	
FUND BALANCE - Ending	<u>\$448,768</u>		<u>\$908,455</u>	

# DOWNTOWN DORAL

## COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending September 30, 2016

	ADOPTED BUDGET	PRORATED THRU 09/30/2016	ACTUAL THRU 09/30/2016	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$8,001	\$8,001
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,001</b>	<b>\$8,001</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$8,148,220	(\$8,148,220)
Cost of Issuance	\$0	\$0	\$1,250	(\$1,250)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,149,470</b>	<b>(\$8,149,470)</b>
<b>OTHER FINANCING SOURCES/(USES)</b>				
Interfund Transfer	\$0	\$0	\$669	\$669
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$669</b>	<b>\$669</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$8,140,800)</b>	
FUND BALANCE - Beginning			\$13,715,513	
FUND BALANCE - Ending			<u>\$5,574,713</u>	

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

*Series 2015, Special Assessment Bonds*

*Maturity Date: 5/1/2046*  
*Reserve Fund Requirement: Maximum Annual Debt Service*

<i>Bonds outstanding - 09/30/2015</i>	<i>\$15,110,000.00</i>
<i>Less: 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>
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**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%	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	Ck. 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