

***Downtown Doral  
Community Development District***

***October 22, 2019***

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# **Downtown Doral**

## **Community Development District**

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

October 15, 2019

**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 22, 2019 at 9:30 a.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 Unexpired Term of Office (Seat #2 – 11/2020)
  - B. Oath of Office for Newly Appointed Supervisor
  - C. Election of Officers
3. Approval of the Minutes of the June 25, 2019 Meeting
4. Appointment of Audit Selection Committee
  - Audit Selection Committee Meeting**
    - A. Opening Audit Selection Committee Meeting
    - B. Roll Call
    - C. Ratification of Criteria for Evaluation
    - D. Ratification of RFP
    - E. Ranking of Respondents to the RFP
    - F. Adjournment
5. Selection of Audit Firms
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
7. Financial Reports
  - A. Approval of Check Run Summary
  - B. Balance Sheet and Income Statement
8. Supervisors Requests and Audience Comments
9. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.downtowndoralcdd.com>*

**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, June 25, 2019 at 1:30 p.m. at the offices of Codina Partners, 2020 Salzedo Street, 5th Floor, Coral Gables, Florida 33134.

Present and constituting a quorum were:

Mike Levak	Chairman
Mark Julian	Vice Chairman
Jose Jimenez	Assistant Secretary

Also present were:

Rich Hans	District Manager
Michael Pawelczyk	District Counsel
Rafael Romero	Codina Partners

**FIRST ORDER OF BUSINESS                      Roll Call**

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

**SECOND ORDER OF BUSINESS                      Organizational Matters**

- A. Consideration of Appointment of Supervisor to Unexpired Term of Office (Seat #2 – 11/2020)**
- B. Oath of Office for Newly Appointed Supervisor**
- C. Election of Officers**

Mr. Hans: We do have a vacancy on the Board, and if you have someone you'd like to appoint to that seat we can do that now, but I think that's a resident seat anyway, right seat #2, let me just double check that. Yes, that's a general election seat, so if you had someone to appoint it would have to be someone who resides in the District. So if there is nobody for that we can move to the next item.

**THIRD ORDER OF BUSINESS                      Approval of the Minutes of the  
April 23, 2019 Meeting**

Mr. Hans: Moving on to item No. 3, approval of the minutes from the April 23rd meeting. If there are any comments on those we can take them, and if not a motion approving those would be in order.

On MOTION by Mr. Jimenez seconded by Mr. Levak with all in favor, the Minutes of the April 23, 2019 Meeting were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Public Hearing to Adopt the Fiscal Year 2020 Budget**

##### **A. Motion to Open the Public Hearing**

Mr. Hans: Item No. 4 is the public hearing to adopt the fiscal year 2020 budget. This was set by resolution at our last meeting, it's been advertised as a public hearing for the purpose of adopting the budget and setting the assessments, so a motion to open the public hearing would be in order.

On MOTION by Mr. Jimenez seconded by Mr. Levak with all in favor, opening the Public Hearing was approved.

##### **B. Public Comment and Discussion**

##### **C. Consideration of Resolution #2019-04 Annual Appropriation Resolution**

Mr. Hans: Just for the record, there is no public here for any comments, so we can move on to our resolutions. Item C is resolution #2019-04, it's called the annual appropriation resolution and what that does is it basically adopts the budget and appropriates the funds between debt service and the general fund. This budget is the same as we looked at for our proposed budget, there were no changes, so if there are not comments or if there are comments we can take them, and if not a motion approving resolution #2019-04 would be in order.

On MOTION by Mr. Jimenez seconded by Mr. Levak with all in favor, Resolution #2019-04 the Annual Appropriation Resolution was approved.

**D. Consideration of Resolution #2019-05 Levy of Non Ad Valorem Assessments**

Mr. Hans: Then the next resolution is #2019-05 levies the assessments on the property, which basically pays for the budget that we just approved. There's an assessment roll that's attached to it, and there's really no changes on the roll from last year with the same units and so forth. The only thing that may be adjusted slightly is I did not verify a name, anything that's not platted, there's a few acreage lots, or pieces they may have changed a little but I'll double check that. So if there are no questions or discussion, a motion approving resolution #2019-05 would be in order.

On MOTION by Mr. Jimenez seconded by Mr. Levak with all in favor, Resolution #2019-05 levy of Non Ad Valorem Assessments was approved.

**E. Motion to Close the Public Hearing**

Mr. Hans: A motion to close the public hearing would be in order.

On MOTION by Mr. Jimenez seconded by Mr. Levak with all in favor, closing the Public Hearing was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution #2019-06 Authorization to Open a State Board Administration Account**

Mr. Hans: Resolution #2019-06 is authorization to open up a State Board Administration account. By resolution we need to approve opening up a State Board Account, and the State Board is basically, we're starting an account, and it's set up by the state and it's an investment fund sort of where we can access it real quickly by phone and they transfer the money back to the CDD but it pays closer to 2% than the .2% than the checking accounts pay at the banks, so we'll just park money over there if there is any excess money just to take advantage of a slightly higher interest rate.

On MOTION by Mr. Jimenez seconded by Mr. Julian with all in favor, Resolution #2019-06 authorization to open a State Board Administration account was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of Audit RFP**

Mr. Hans: Then it says discussion of audit RFP. We're due to go out for our RFP, we actually ran an advertisement and nobody responded, so we will run that again and we'll have to come back and meet sometime in the near future. It's for the audit ending September 30, 2019, so we have time to get someone on board, and we'll advertise it and bring those back for the next meeting that we have.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Hans: Moving on to staff reports, Mike anything for the Board?

**A. Attorney**

Mr. Pawelczyk: I really don't have anything further that's not already on the agenda, so unless there are any questions for legal, that's all I have.

**B. Engineer**

Mr. Hans: We have no engineer here today, Juan is on his way but if we need him we can give him a call but I don't think there's anything up for that.

**C. Manager**

**1) Number of Registered Voters in the District – 488**

**2) Consideration of Proposed Fiscal Year 2020 Meeting Schedule**

**3) Discussion of Financial Disclosure Report from the Commission on Ethics**

Mr. Hans: Under Manager, we have number of registered voters in the District, as you know we report that once a year, and once we get to 250 which we've already hit, we converted to the general election process for our seats, so it doesn't really affect us anymore since we already hit that 250, and started the conversion process. Our proposed meeting schedule is in your packet, it's again the fourth Tuesday of each month, except for December, it's a week early because it falls on Christmas, the fourth Tuesday, or right around the Christmas holiday. It is advertised for 2:30, and I think we wanted to make this one a 1:30 meeting going forward, so it's before the Downtown Doral South meeting, which tends to run longer.

Mr. Jimenez: Yes.

Mr. Hans: So we'll change that.

Mr. Julian: We'll do this one first, yes.

Mr. Hans: So we'll make this at 1:30 p.m. and that's the only change to what's in your book. So with that change, a motion to approve would be in order.

On MOTION by Mr. Jimenez seconded by Mr. Levak with all in favor, accepting the proposed Fiscal Year 2020 Meeting Schedule, and changing the time to 1:30 p.m. as stated on the record was approved.

Mr. Hans: Then the financial disclosure forms, as of when this book went out last week, no one had filed.

Mr. Levak: Yes, I did mine so it's in the mail.

Mr. Hans: Ok, so make sure you guys file your financial disclosure forms before they start fining.

Mr. Julian: Last meeting you guys were going to send something to me, but where do I go to get this form?

Mr. Hans: Well, I can give you a form right now so you won't have to get one.

Mr. Pawelczyk: You can actually email them too, to the Supervisor of Elections.

Mr. Levak: I just put it in the mail but they had the option for that.

Mr. Pawelczyk: Right, you can scan it and send a PDF.

Mr. Jimenez: Is that with the state?

Mr. Pawelczyk: No, you send it to the Supervisor of Elections in the county where you live.

Mr. Jimenez: Ok.

**4) Designation of District Records Office to 13155 S.W. 134th Street, Suite 125, Miami, Florida**

Mr. Hans: Alright, so moving on to item #4, which is the designation of the District records office. Our current office, you have to keep your records in the county in which the District is, and it was Ives Dairy Road, and we've actually just moved to our new office which is in Kendall, so we would just like to move that location where we store your records to this address, so a motion approving that would be in order.

On MOTION by Mr. Julian seconded by Mr. Jimenez with all in favor, designating the District records office as 13155 S.W. 134th Street, Suite 125, Miami, Florida was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Financial Reports**

#### **A. Approval of Check Run Summary**

#### **B. Balance Sheet and Income Statement**

Mr. Hans: Then we have our financial reports, there's a check run summary, and the balance sheet and income statement. If there are any questions or discussions, we can take those, and if not, a motion approving those would be in order.

Mr. Pawelczyk: And Mike I just checked, they did receive your financial disclosure form.

Mr. Levak: Ok, thank you.

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

## **NINTH ORDER OF BUSINESS**

### **Supervisor Requests and Audience Comments**

Mr. Hans: Item No. 9, Supervisors requests, anything from our Supervisors today?

Mr. Julian: Yes, the agreements that we have with the Downtown Doral Community Association, where we are the responsible taxing authority I guess, for this special lighting, when we adopted that, or when we executed that agreement, that agreement states that Downtown Doral Community Association pays for the maintenance, they could assess their properties and do that and we would be the backup that the county required as a government authority, so to speak, for that. Is that everybody's recollection, like 9 months later?

Mr. Pawelczyk: It's out for review.

Mr. Julian: That's what I remember, so could we look at that and then when we discuss it here, and we can look at the minutes, I want to say it was back in October of last year, maybe September, maybe November, and I might be off by a month give or take, but that's my understanding.



Mr. Jimenez: I could get you the management agreement, I can get you the agreement, and it's not an interlocal but you know what I mean.

Mr. Pawelczyk: We should have it if the District entered into it.

Mr. Jimenez: Yes, you guys should have it.

Mr. Julian: There's some 11th hour opinions, and I'm shocked that there's gambling going on in this establishment type stuff happening now, so I'll be able to go and full disclosure and sit on the DDCA if I'm not mistaken as well, but if they have to pay for it then they have to assess their property owners in order to pay for it, and if not it has to come back to this Board to be something else but, everybody has selective memory and I want to be able to say exactly what we discussed at the time and seeing how there's always a tape recorder in the room it ought to be pretty easy to prove, but if you guys could perhaps look at that.

Mr. Pawelczyk: Yes, we'll get back to you.

Mr. Julian: I know what the agreement says, clear as day. We, the CDD take on the responsibility what the county usually is as the District, but we're a backstop in case the DDCA fails to maintain their lights. These light poles, if everybody remembers, cannot be donated to FPL because they are special, so they're not your normal cobras, so FPL provides the power.

Mr. Pawelczyk: And the more you talk about it, that's my recollection as well.

Mr. Julian: And I know what the agreement says, but the DDCA should be assessing it's property owners to cover those lights, and that was the thing that this Board did to the DDCA. So any background you can give from the minute's perspective would be appreciated.

Mr. Hans: Ok.

Mr. Julian: Because the maintenance of those lights is not in our engineers report, correct Rich?

Mr. Hans: Not that I'm aware of, we'd have to look.

Mr. Julian: And would be allowed to do that?

Mr. Jimenez: That's the main thing because that's not part of the engineers report, correct?

Mr. Pawelczyk: Right, the engineers report would be capital improvements.

Mr. Jimenez: Right.

Mr. Julian: That's what I'm asking, if the lights were in the engineers report.

Mr. Jimenez: It should have been in the engineers report because it talks about the utility improvements.

Mr. Julian: So could the CDD agree to maintain the lights and assess accordingly?

Mr. Jimenez: And remove a couple of years?

Mr. Pawelczyk: Just to the year 2021 because we just levied that to the budget.

Mr. Hans: But we could.

Mr. Jimenez: Right.

Mr. Julian: And one of the reasons for that is, and now there's other association things in the works, but not everybody who was in the CDD is a member of the DDCA.

Mr. Jimenez: And everybody gets assessed for the maintenance, right?

Mr. Julian: Or they bought out.

Mr. Jimenez: No, they cannot do that.

Mr. Hans: Right, everyone gets, it's the administrative portion.

Mr. Jimenez: Right, and that's like on what basis, per unit basis?

Mr. Hans: It's like an ERU.

Mr. Julian: Does the city pay?

Mr. Hans: No, just your residential units.

Mr. Jimenez: Well, and the commercial.

Mr. Hans: Yes, and commercial.

Mr. Julian: But the city doesn't pay it?

Mr. Pawelczyk: Well, do they own anything in there?

Mr. Julian: The city hall, the park.

Mr. Pawelczyk: The city hall should, if it's a platted parcel, they should pay that.

Mr. Julian: This isn't a tax, it's a cost.

Mr. Pawelczyk: It's an assessment.

Mr. Hans: We can't assess other government entities.

Mr. Julian: Why?

Mr. Hans: It's in the Statutes, I mean we can get an agreement with them that they pay it but we can't levy assessments on another government.

Mr. Julian: But the city would be responsible for special taxing District for lights, and special purposes assessed by the county.

Mr. Pawelczyk: We just have to look it up.

Mr. Hans: And Ginger just found that in Landings.

Mr. Julian: I mean if there's a levy.

Mr. Pawelczyk: So either who they bought the property from would pay that debt, but we'll have to look at it, because I just don't know the history.

Mr. Jimenez: I know it was debt because on the debt there is only for residential and then for the commercial there is an equivalence of 1,800 square feet of commercial is equivalent to 1 unit of residential.

Mr. Pawelczyk: And wasn't when this was established, city hall was set forth as a city government parcel anyway as part of the whole plan when the District established?

Mr. Jimenez: I'm not sure.

Mr. Julian: No, I don't think so.

Mr. Hans: Well, let me look it up, I know there was agreements, so we'll have to look at it.

Mr. Pawelczyk: Because I know a lot of things changed in this District since it was established, and I know we talked about it briefly as to who should be the assessing authority, I know we talked about that at this meeting. Is the street lighting District beyond the boundaries of the CDD?

Mr. Julian: No.

Mr. Pawelczyk: So I'll look at it, we'll pull it and I'll talk to Ginger too.

Mr. Hans: And they wanted to form the street lighting District and to simplify things the CDD took the responsibility.

Mr. Julian: So if we could have that for the next meeting.

Mr. Hans: Alright. Are there any other Supervisors requests?

## **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. Jimenez seconded Mr. Julian with all in favor the meeting was adjourned.

## DOWNTOWN DORAL COMMUNITY IMPROVEMENT DISTRICT

Audit Proposals - Fiscal Years 2019, 2020, 2021, 2022 and 2023

Ranking Scale	Ability of Personnel	Proposer's Experience	Understanding Scope of Work	Ability to Furnish the Require Services	Price	TOTAL
Maximum Points	20	20	20	20	20	100

### FEE

Berger, Toombs, Elam, Gaines & Frank Fort Pierce, FL	\$3,375					
	\$3,375					
	\$3,485					
	\$3,610					
	\$17,455					
Grau & Associates Boca Raton, FL	\$3,400					
	\$3,500					
	\$3,600					
	\$3,700					
	\$18,000					

### Auditor Selection Evaluation Criteria:

#### 1. Ability of Personnel

**20 Points**

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

#### 2. Proposer's Experience

**20 Points**

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

#### 3. Understanding of Scope of Work

**20 Points**

Extent to which the proposal demonstrates an understanding of the Districts needs for the services requested.

#### 4. Ability to Furnish the Required Services

**20 Points**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. E.g. the existence of any natural disaster plan for business operations.

#### 5. Price

**20 Points**

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

**DOWNTOWN DORAL COMMUNITY  
DEVELOPMENT DISTRICT**

**PROPOSAL FOR AUDIT SERVICES**

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**PROPOSED BY:**

Berger, Toombs, Elam, Gaines & Frank  
CERTIFIED PUBLIC ACCOUNTANTS, PL

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600 Citrus Avenue, Suite 200  
Fort Pierce, Florida 34950

(772) 461-6120

**CONTACT PERSON:**

J. W. Gaines, CPA, Director

**DATE OF PROPOSAL:**

October 7, 2019



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Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

October 7, 2019

Downtown Doral Community Development District  
Governmental Management Services, LLC  
5385 N Nob Hill Road  
Sunrise, FL 33351

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Downtown Doral Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Downtown Doral Community Development District. We will provide you with top quality, responsive service.

### Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms  
Private Companies Practice Section

Member FICPA



Downtown Doral Community Development District  
October 7, 2019

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. J. W. Gaines is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Downtown Doral Community Development District.

Very truly yours,



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

## PROFILE OF THE PROPOSER

### Description and History of Audit Firm

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

## Professional Staff Resources

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** has a total of 27 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	5
Principals (CPA)	1
Managers (CPA)	1
Senior/Supervisor Accountants (2 CPA's)	3
Staff Accountants (1 CPA)	7
Computer Specialist	1
Paraprofessional	6
Administrative	<u>4</u>
Total – all personnel	28

Following is a brief description of each employee classification:

**Staff Accountant** – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

**Senior Accountant** – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

**Managers** – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

**Principal** – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor-in-charge. A principal has no financial interest in the firm.

**Partner/Director** – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

## **Professional Staff Resources (Continued)**

**Independence** – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to insure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Downtown Doral Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

## **Ability to Furnish the Required Services**

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 69 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

## **ADDITIONAL SERVICES PROVIDED**

### **Arbitrage Rebate Services**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., "rebate") to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer's auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all "Gross Proceeds" (as that term is defined in the Code) of the bond issue, including those requiring analysis due to "transferred proceeds" and/or "commingled funds" circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue's excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.

## **GOVERNMENTAL AUDITING EXPERIENCE**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 900 community development districts, and over 1,800 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

## **Continuing Professional Education**

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

## GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

### Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

## **GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)**

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

### **Certificate of Achievement for Excellence in Financial Reporting (CAFR)**

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.



## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

### References

Capron Trail Community Development  
District  
Jeff Walker, Special District Services  
(561) 630-4922

Gateway Community Development  
District  
Stephen Bloom, Severn Trent Management  
(954) 753-5841

The Reserve Community Development District  
Darrin Mossing, Governmental Management  
Services LLC  
(407) 841-5524

Port of the Islands Community Development  
District  
Cal Teague, Premier District Management  
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

### Community Development Districts

Aberdeen Community Development  
District

Celebration Pointe Community  
Development District

Amelia Concourse Community  
Development District

Channing Park Community  
Development District

Anthem Park Community  
Development District

Cheval West Community  
Development District

Arborwood Community Development  
District

City Center Community Development  
District

Bannon Lakes Community  
Development District

Colonial Country Club Community  
Development District

Beacon Lakes Community  
Development District

Creeside at Twin Creeks Community  
Development District

Candler Hills East Community  
Development District

Deer Run Community Development  
District

Capron Trail Community Development  
District

Diamond Hill Community  
Development District

Cedar Hammock Community  
Development District

Eagle Point Community Development  
District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Eastlake Oaks Community Development District	Legends Bay Community Development District
Easton Park Community Development District	Live Oak No 2 Community Development District
Estancia @ Wiregrass Community Development District	Marshall Creek Community Development District
Forest Brooke Community Development District	Meadow View at Twin Lakes Community Development District
Gramercy Park Community Development District	Meadow Point III Community Development District
Greyhawk Landing Community Development District	Meadow Point IV Community Development District
Griffin Lakes Community Development District	Midtown Miami Community Development District
Habitat Community Development District	Mira Lago Community Development District
Harmony Community Development District	Narcoossee Community Development District
Heritage Harbor Community Development District	New Port Tampa Bay Community Development District
Heritage Isles Community Development District	Overoaks Community Development District
Heritage Lake Park Community Development District	Panther Trace 2 Community Development District
Heritage Palms Community Development District	Pine Island Community Development District
Julington Creek Community Development District	Pine Ridge Community Development District
Lake Bernadette Community Development District	Piney-Z Community Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Remington Community Development  
District

Renaissance Commons Community  
Development District

Reserve Community Development  
District

Reserve at Pradera Community  
Development District

Ridgewood Trails Community  
Development District

River Hall Community Development  
District

River Place on the St. Lucie Community  
Development District

Riverwood Community Development  
District

Riverwood Estates Community  
Development District

Rolling Hills Community Development  
District

Sampson Creek Community  
Development District

Seminole Improvement District

Solterra Resort Community  
Development District

South Village Community  
Development District

Southern Hills Plantation I Community  
District

Southern Hills Plantation III Community  
Development District

St. John's Forest Community  
Development District

Stoneybrook West Community  
Development District

Tern Bay Community Development  
District

Terracina Community Development  
District

Twin Creeks North Community  
Development District

Valencia Acres Community  
Development District

Villages of Bloomingdale Community  
Development District

Westside Community Development  
District

Willow Creek Community Development  
District

Winston Trails Community  
Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

### Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Town of Ocean Breeze Park
Jobs and Education Partnership	Troup Indiantown Water Control District

### Current or Recent Single Audits.

St. Lucie County, Florida  
Early Learning Coalition, Inc.  
Treasure Coast Food Bank, Inc.

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

### Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River  
Martin  
Okeechobee  
Palm Beach

### Municipalities

City of Port St. Lucie  
City of Vero Beach  
Town of Orchid

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### **Special Districts**

Boggy Creek Community Development District  
Coquina Water Control District  
Dovera Community Development District  
Durbin Crossing Community Development District  
Golden Lakes Community Development District  
Lakewood Ranch Community Development District  
Martin Soil and Water Conservation District  
Myrtle Creek Community Development District  
St. Lucie County – Fort Pierce Fire District  
The Crossings at Fleming Island  
St. Lucie West Services District  
Indian River County Mosquito Control District  
St. John's Water Control District  
Westchase and Westchase East Community Development Districts  
Pier Park Community Development District  
Verandahs Community Development District  
Magnolia Park Community Development District

### **Schools and Colleges**

Federal Student Aid Programs – Indian River Community College  
Indian River Community College  
Okeechobee County District School Board  
St. Lucie County District School Board

### **State and County Agencies**

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie  
County Board of County Commissioners)  
Florida School for Boys at Okeechobee  
Indian River Community College Crime Laboratory  
Indian River Correctional Institution

## **FEE SCHEDULE**

We propose the fee for our audit services described below to be \$3,375 for the years ended September 30, 2019 and 2020, \$3,485 for the year ended September 30, 2021, and \$3,610 for the years ended September 30, 2022 and 2023. The fee is contingent upon the financial records and accounting systems of Downtown Doral Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

## **SCOPE OF WORK TO BE PERFORMED**

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Downtown Doral Community Development District as of September 30, 2019, 2020, 2021, 2022, and 2023. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

**J. W. Gaines, CPA, CITP**

Director – 40 years

#### **Education**

- ♦ Stetson University, B.B.A. – Accounting

#### **Registrations**

- ♦ Certified Public Accountant – State of Florida, State Board of Accountancy
- ♦ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants

#### **Professional Affiliations/Community Service**

- ♦ Member of the American and Florida Institutes of Certified Public Accountants
- ♦ Affiliate member Government Finance Officers Association
- ♦ Past President, Vice President-Campaign Chairman, Vice President and Board Member of United Way of St. Lucie County, 1989 - 1994
- ♦ Past President, President Elect, Secretary and Treasurer of the Treasure Coast Chapter of the Florida Institute of Certified Public Accountants, 1988 - 1991
- ♦ Past President of Ft. Pierce Kiwanis Club, 1994 - 95, Member/Board Member since 1982
- ♦ Past President, Vice President and Treasurer of St. Lucie County Chapter of the American Cancer Society, 1980 -1986
- ♦ Member of the St. Lucie County Chamber of Commerce, Member Board of Directors, Treasurer, September 2002 - 2006, Chairman Elect 2007, Chairman 2008, Past Chairman 2009
- ♦ Member Lawnwood Regional Medical Center Board of Trustees, 2000 – Present, Chairman 2013 - Present
- ♦ Member of St. Lucie County Citizens Budget Committee, 2001 – 2002
- ♦ Member of Ft. Pierce Citizens Budget Advisory Committee, 2010 – 2011
- ♦ Member of Ft. Pierce Civil Service Appeals Board, 2013 - Present

#### **Professional Experience**

- ♦ Miles Grant Development/Country Club – Stuart, Florida, July 1975 – October 1976
- ♦ State Auditor General's Office – Public Accounts Auditor – November 1976 through September 1979
- ♦ Director - Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for numerous government and nonprofit audits.
- ♦ Over 30 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Gaines has been involved in all phases of the audits listed on the preceding pages.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
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**J. W. Gaines, CPA, CITP (Continued)**

Director

**Continuing Professional Education**

- ♦ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors over the last two years to keep abreast of the latest developments in accounting and auditing such as:
  - Governmental Accounting Report and Audit Update
  - Analytical Procedures, FICPA
  - Annual Update for Accountants and Auditors
  - Single Audit Sampling and Other Considerations



## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David S. McGuire, CPA, CITP**

Accounting and Audit Principal – 11 years

Accounting and Audit Manager – 4 years

Staff Accountant – 11 years

#### **Education**

- ♦ University of Central Florida, B.A. – Accounting
- ♦ Barry University – Master of Professional Accountancy

#### **Registrations**

- ♦ Certified Public Accountant – State of Florida, State Board of Accountancy
- ♦ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ♦ Certified Not-For-Profit Core Concepts 2018

#### **Professional Affiliations/Community Service**

- ♦ Member of the American and Florida Institutes of Certified Public Accountants
- ♦ Associate Member, Florida Government Finance Office Associates
- ♦ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ♦ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ♦ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – present)
- ♦ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ♦ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ♦ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ♦ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – present)
- ♦ St. Lucie District School Board Superintendent Search Committee (2013 – present)

#### **Professional Experience**

- ♦ Twenty-four years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ♦ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
  - St. Lucie County, Florida
  - 19<sup>th</sup> Circuit Office of Medical Examiner
  - Troup Indiantown Water Control District
  - Exchange Club Center for the Prevention of Child Abuse, Inc.
  - Healthy Kids of St. Lucie County
  - Mustard Seed Ministries of Ft. Pierce, Inc.
  - Reaching Our Community Kids, Inc.
  - Reaching Our Community Kids - South
  - St. Lucie County Education Foundation, Inc.
  - Treasure Coast Food Bank, Inc.
  - North Springs Improvement District
- ♦ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

**David S. McGuire, CPA, CITP (Continued)**

Accounting and Audit Principal

#### **Continuing Professional Education**

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

Not-for-Profit Auditing Financial Results and Compliance Requirements

Update: Government Accounting Reporting and Auditing

Annual Update for Accountants and Auditors

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David F. Haughton, CPA**

Accounting and Audit Manager – 28 years

#### **Education**

- ♦ Stetson University, B.B.A. – Accounting

#### **Registrations**

- ♦ Certified Public Accountant – State of Florida, State Board of Accountancy

#### **Professional Affiliations/Community Service**

- ♦ Member of the American and Florida Institutes of Certified Public Accountants
- ♦ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ♦ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ♦ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ♦ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ♦ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

#### **Professional Experience**

- ♦ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ♦ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ♦ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ♦ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

##### **Counties:**

St. Lucie County

##### **Municipalities:**

City of Fort Pierce

City of Stuart

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David F. Haughton, CPA (Continued)**

Accounting and Audit Manager

#### **Professional Experience (Continued)**

##### **Special Districts:**

Bluewaters Community Development District  
Country Club of Mount Dora Community Development District  
Fiddler's Creek Community Development District #1 and #2  
Indigo Community Development District  
North Springs Improvement District  
Renaissance Commons Community Development District  
St. Lucie West Services District  
Stoneybrook Community Development District  
Summerville Community Development District  
Terracina Community Development District  
Thousand Oaks Community Development District  
Tree Island Estates Community Development District  
Valencia Acres Community Development District

##### **Non-Profits:**

The Dunbar Center, Inc.  
Hibiscus Children's Foundation, Inc.  
Hope Rural School, Inc.  
Maritime and Yachting Museum of Florida, Inc.  
Tykes and Teens, Inc.  
United Way of Martin County, Inc.  
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

#### **Continuing Professional Education**

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Matthew Gonano, CPA**

Senior Staff Accountant – 8 years

#### **Education**

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

#### **Professional Affiliations/Community Service**

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

#### **Professional Experience**

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

#### **Continuing Professional Education**

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Paul Daly**

Staff Accountant – 7 years

#### **Education**

- ♦ Florida Atlantic University, B.S. – Accounting

#### **Professional Experience**

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ♦ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Melissa Marlin**

Senior Staff Accountant – 5 years

#### **Education**

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mrs. Marlin is currently studying to pass the CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Bryan Snyder**

Staff Accountant – 4 years

#### **Education**

- ♦ Florida Atlantic University, B.B.A. – Accounting

#### **Professional Experience**

- ♦ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ♦ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

#### **Continuing Professional Education**

- ♦ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ♦ Mr. Snyder is currently studying to pass the CPA exam.



## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Maritza Stonebraker**

Staff Accountant – 3 years

#### **Education**

- ♦ Indian River State College, B.S.A. – Accounting

#### **Professional Experience**

- ♦ Staff Accountant beginning her professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.

#### **Continuing Professional Education**

- ♦ Mrs. Stonebraker participates in numerous continuing education courses and plans on acquiring her CPA.
- ♦ Mrs. Stonebraker is currently studying to pass the CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Jonathan Herman, CPA**

Senior Staff Accountant – 5 years

#### **Education**

- ♦ University of Central Florida, B.S. – Accounting
- ♦ Florida Atlantic University, MACC

#### **Professional Experience**

- ♦ Accounting graduate with five years experience with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ♦ Mr. Herman participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
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**Sean Stanton, CPA**

Staff Accountant – 3 years

**Education**

- ♦ University of South Florida, B.S. – Accounting
- ♦ Florida Atlantic University, M.B.A. – Accounting

**Professional Experience**

- ♦ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank auditing governmental and non-profit entities.

**Continuing Professional Education**

- ♦ Mr. Stanton participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Brianne Davies**

Staff Accountant – 1 year

#### **Education**

- ♦ Indian River State College, B.S.A. – Accounting

#### **Professional Experience**

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ♦ Ms. Davies participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Taylor Nuccio**

Staff Accountant – 1 year

#### **Education**

- ♦ Indian River State College, B.S.A. – Accounting

#### **Professional Experience**

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ♦ Ms. Nuccio participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ♦ Ms. Nuccio is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

**Kirk Vasser**  
Staff Accountant

#### **Education**

- ♦ Indian River State College, B.S.A. – Accounting

#### **Professional Experience**

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ♦ Mr. Vasser participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ♦ Mr. Vasser is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.



Judson B. Baggett | 6815 Dairy Road  
MBA, CPA, CVA, Partner | Zephyrhills, FL 33542  
Marci Reutimann | (813) 788-2155  
CPA, Partner | (813) 782-8606

## System Review Report

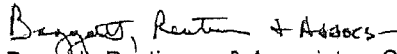
To the Directors  
Berger, Toombs, Elam, Gaines & Frank, CPAs PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 2, 2016

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL (the firm), in effect for the year ended May 31, 2016. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary).

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards and audits of employee benefit plans*.

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL in effect for the year ended May 31, 2016 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs PL, has received a peer review rating of *pass*.

  
Baggett, Reutimann & Associates, CPAs, PA

(BERGER\_REPORT16)

Member American Institute of Certified Public Accountants (AICPA) and Florida Institute of Certified Public Accountants (FICPA)  
National Association of Certified Valuation Analysts (NACVA)

**DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2019  
Miami-Dade County, Florida**

**INSTRUCTIONS TO PROPOSE**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than Monday, October 7, 2019, at 11:00 A.M., at the offices of District Manager, located 5385 N Nob Hill Road, Sunrise, FL 33351. Proposals will be publicly opened at that time.

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

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

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

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit eight (8) copies of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services-Downtown Doral Community Development District" on the face of it.

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

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

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



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

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

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

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

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2019, 2020, 2021, 2022 and 2023. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of the audit.

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

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

## **AUDITOR SELECTION EVALUATION CRITERIA**

### **1. Ability of Personnel.**

**(20 Points)**

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

### **2. Proposer's Experience.**

**(20 Points)**

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

### **3. Understanding of Scope of Work.**

**(20 Points)**

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

### **4. Ability to Furnish the Required Services.**

**(20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

### **5. Price.**

**(20 Points)**

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



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## **Proposal to Provide Financial Auditing Services:**

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

**Proposal Due: October 07, 2019  
11:00AM**

**Submitted to:**

Downtown Doral  
Community Development District  
c/o District Manager  
5385 N Nob Hill Road  
Sunrise, FL 33351

---

**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
951 Yamato Road, Suite 280  
Boca Raton, Florida 33431

**Tel** (561) 994-9299  
(800) 229-4728

**Fax** (561) 994-5823

[tgrau@graucpa.com](mailto:tgrau@graucpa.com)

[www.graucpa.com](http://www.graucpa.com)



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

October 07, 2019

Downtown Doral Community Development District  
c/o District Manager  
5385 N Nob Hill Road  
Sunrise, FL 33351

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2019, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Downtown Doral Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

## Why Grau & Associates:

### Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

### Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. First, we ensure that the transition to a new firm is as smooth and seamless as possible. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

### Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

### Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

### Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or Racquel McIntosh, CPA ([rmcintosh@graucpa.com](mailto:rmcintosh@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates

A handwritten signature in blue ink, appearing to read 'Antonio J. Grau', is written over a horizontal line.

Antonio J. Grau



## **Firm Qualifications**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

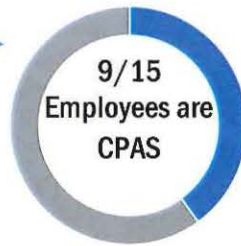


## Grau's Focus and Experience

### Our Team



2 Partners  
13 Professional Staff  
2 Administrative Professionals



# 2005

Year founded

### Services Provided



**297** Community Development Districts Served

Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality

See next page for report and certificate



AICPA | FICPA | GFOA | FASD | FGFOA





FICPA Peer Review Program  
Administered in Florida by the  
Florida Institute of CPAs



AICPA Peer Review Program  
Administered in Florida by the  
Florida Institute of CPAs

March 2, 2017

Antonio Jose Grau Jr, CPA  
Grau & Associates  
2700 N Military Trl Ste 350  
Boca Raton, FL 33431

Dear Mr. Grau:

It is my pleasure to notify you that on March 2, 2017 the Florida Peer Review Committee accepted the report on the most recent system peer review of your firm. The due date for your next review is December 31, 2019. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Sincerely,

Paul N. Brown, CPA, CGMA  
Director of Technical Services

cc: Daniel Joseph Hevia, CPA

Firm Number: 4390114

Review Number: 474720

325 W. College Ave. | P.O. Box 5437 | Tallahassee, FL 32314 | (850) 224-2727 | (800) 342-3197 | Fax: (850) 222-8190 | [www.ficpa.org](http://www.ficpa.org)



## PEER REVIEW PROGRAM

is proud to present this

### Certificate of Recognition

to

## Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

Anita Ford, Chair  
AICPA Peer Review Board  
2016



Grau & Associates  
CERTIFIED PUBLIC ACCOUNTANTS

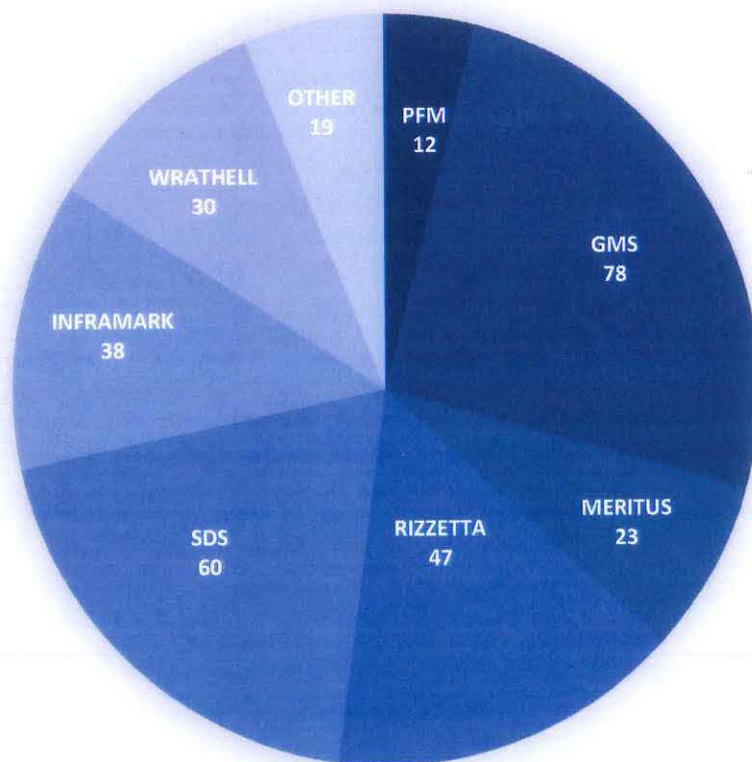


## **Firm & Staff Experience**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



### Profile Briefs:

#### **Antonio J GRAU, CPA (Partner)**

*Years Performing*

*Audits: 30+*

*CPE (last 2 years):*

*Government*

*Accounting, Auditing:*

*66 hours; Accounting,*

*Auditing and Other:*

*25 hours*

*Professional*

*Memberships: AICPA,*

*FICPA, FGFOA, GFOA*

#### **Racquel McIntosh, CPA (Partner)**

*Years Performing*

*Audits: 14+*

*CPE (last 2 years):*

*Government*

*Accounting, Auditing:*

*59 hours; Accounting,*

*Auditing and Other:*

*45 hours*

*Professional*

*Memberships: AICPA,*

*FICPA, FGFOA, FASD*

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

-Racquel McIntosh



## YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

# Antonio 'Tony' J. Grau, CPA

## Partner

Contact: [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

### Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

### Education

University of South Florida (1983)  
Bachelor of Arts  
Business Administration

### Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

### Professional Associations/Memberships

American Institute of Certified Public Accountants   Florida Government Finance Officers Association  
Florida Institute of Certified Public Accountants   Government Finance Officers Association Member  
City of Boca Raton Financial Advisory Board Member

### Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	66
Accounting, Auditing and Other	25
Total Hours	<u>91</u> (includes of 4 hours of Ethics CPE)



# Racquel C. McIntosh, CPA

## Partner

Contact : [rmcintosh@graucpa.com](mailto:rmcintosh@graucpa.com) | (561) 939-6669

### Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

### Education

Florida Atlantic University (2004)  
Master of Accounting

Florida Atlantic University (2003)  
Bachelor of Arts:  
Finance, Accounting

### Clients Served (partial list)

(>300) Various Special Districts, including:

Carlton Lakes Community Development District  
Golden Lakes Community Development District  
Rivercrest Community Development District  
South Fork III Community Development District  
TPOST Community Development District

Westchase Community Development District  
Monterra Community Development District  
Palm Coast Park Community Development District  
Long Leaf Community Development District  
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities  
Indian Trail Improvement District  
Pinellas Park Water Management District  
Ranger Drainage District  
South Trail Fire Protection and Rescue Service District

### Professional Associations/ Memberships

American Institute of Certified Public Accountants  
Florida Institute of Certified Public Accountants

FICPA State & Local Government Committee  
FGFOA Palm Beach Chapter

### Professional Education (over the last two years)

#### Course

Government Accounting and Auditing  
Accounting, Auditing and Other  
Total Hours

#### Hours

59  
45  
104 (includes of 4 hours of Ethics CPE)

# References



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

### **Dunes Community Development District**

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 1998
<b>Client Contact</b>	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

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### **Two Creeks Community Development District**

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2007
<b>Client Contact</b>	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

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### **Journey's End Community Development District**

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2004
<b>Client Contact</b>	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

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# **Specific Audit Approach**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## AUDIT APPROACH

### **Grau's Understanding of Work Product / Scope of Services:**

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

### **Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



### **Phase I - Preliminary Planning**

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.



## **Phase II – Execution of Audit Plan**

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

## **Phase III - Completion and Delivery**

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We typically begin our audit process with an entrance conference before the onsite fieldwork begins. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis. Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal. We strive to continue to keep an open line of communication through the fieldwork and ending with an exit conference.

# **Cost of Services**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2019-2023 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2019	\$3,400
2020	\$3,500
2021	\$3,600
2022	\$3,700
2023	<u>\$3,800</u>
<b>TOTAL (2019-2023)</b>	<b><u>\$18,000</u></b>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.





# **Supplemental Information**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## PARTIAL LIST OF CLIENTS

<b>SPECIAL DISTRICTS</b>	<b>Governmental Audit</b>	<b>Single Audit</b>	<b>Utility Audit</b>	<b>Current Client</b>	<b>Year End</b>
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓	✓	9/30
Florida Green Finance Authority	✓			✓	9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓			✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Waste Water Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓			✓	9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓			✓	9/30
Ranger Drainage District	✓			✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓	✓	✓	✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
West Villages Independent District	✓		✓	✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
<b>TOTAL</b>	<b>333</b>	<b>4</b>	<b>5</b>	<b>332</b>	



## **ADDITIONAL SERVICES**

### **CONSULTING / MANAGEMENT ADVISORY SERVICES**

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

### **ARBITRAGE**

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73**

Current  
Arbitrage  
Calculations

**We look forward to providing Downtown Doral Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**



**DOWNTOWN DORAL**  
**Community Development District**

Check Run Summary  
October 22, 2019

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
06/14/19	125-126	\$21,796.43
06/20/19	127	\$34,835.61
07/12/19	128-130	\$4,202.67
07/29/19	131-132	\$81,015.50
08/22/19	133	\$500.00
09/16/19	134-139	\$20,092.33
10/11/19	140-143	\$12,879.53
Total		<u><u>\$175,322.07</u></u>

\*\*\* CHECK DATES 06/11/2019 - 10/15/2019 \*\*\*

DOWNTOWN DORAL CDD - GF  
BANK B DOWNTOWN DORAL GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/16/19	00015	9/04/19 422785	201909 310-51300-48000		*	96.85	
		NOTICE OF MEETING DATES					
		9/05/19 422935	201909 310-51300-48000		*	85.13	
		NOTICE OF MEETING DATES					
		ALM MEDIA LLC					181.98 000134
9/16/19	00004	9/04/19 5219	201906 310-51300-31100		*	1,265.90	
		ENGINEER SV THRU 6/5/19					
		ALVAREZ ENGINEERS, INC.					1,265.90 000135
9/16/19	00002	7/31/19 157538	201907 310-51300-31500		*	550.00	
		JUL 19 - ATTORNEY FEES					
		BILLING, COCHRAN, LYLES, MAURO &					550.00 000136
9/16/19	00010	9/12/19 9562	201909 300-15500-10000		*	10,976.00	
		FY 2020 INSURANCE					
		EGIS INSURANCE ADVISORS, LLC					10,976.00 000137
9/16/19	00006	8/06/19 66345351	201908 310-51300-42000		*	19.66	
		DELIVERIES THRU 8/6/19					
		FEDEX					19.66 000138
9/16/19	00001	8/01/19 114	201908 310-51300-34000		*	3,000.00	
		AUG 19 - MGMT FEES					
		8/01/19 114	201908 310-51300-35100		*	83.33	
		AUG 19 - COMPUTER TIME					
		8/01/19 114	201908 310-51300-31300		*	416.67	
		AUG 19 - DISSEMINATION					
		8/01/19 114	201908 310-51300-35101		*	41.67	
		AUG 19 - WEBSITE ADMIN					
		8/01/19 114	201908 310-51300-42500		*	10.05	
		AUG 19 - COPIES/PRINTS					
		8/01/19 114	201908 310-51300-42000		*	4.50	
		AUG 19 - POSTAGE					
		9/01/19 115	201909 310-51300-34000		*	3,000.00	
		SEP 19 - MGMT FEES					
		9/01/19 115	201909 310-51300-35100		*	83.33	
		SEP 19 - COMPUTER TIME					
		9/01/19 115	201909 310-51300-31300		*	416.67	
		SEP 19 - DISSEMINATION					
		9/01/19 115	201909 310-51300-35101		*	41.67	
		SEP 19 - WEBSITE ADMIN					
		9/01/19 115	201909 310-51300-42500		*	.90	
		SEP 19 - COPIES/PRINTS					
		GOVERNMENTAL MANAGEMENT SERVICES					7,098.79 000139
		DOWN DOWNTOWN DORAL ACOOPER					

\*\*\* CHECK DATES 06/11/2019 - 10/15/2019 \*\*\*

DOWNTOWN DORAL CDD - GF

BANK B DOWNTOWN DORAL GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/14/19	00015	6/07/19 I0000403	201906 310-51300-48000		*	166.34	
			PUBL HEARING/MEETING				
				ALM MEDIA LLC			166.34 000125
6/14/19	00014	6/14/19 06142019	201906 300-20700-10100		*	21,630.09	
			TXFER TAX COLLECTIONS				
				DOWNTOWN DORAL CDD			21,630.09 000126
6/20/19	00014	6/20/19 06202019	201906 300-20700-10100		*	34,835.61	
			TXFER TAX COLLECTIONS				
				DOWNTOWN DORAL CDD			34,835.61 000127
7/12/19	00015	6/17/19 406630-0	201906 310-51300-48000		*	70.60	
			NOTICE OF RG & AUDIT MTG				
				ALM MEDIA LLC			70.60 000128
7/12/19	00002	5/31/19 156457	201905 310-51300-31500		*	500.00	
			MAY 2019 - LEGAL SVCS				
				BILLING, COCHRAN, LYLES, MAURO &			500.00 000129
7/12/19	00001	7/01/19 113	201907 310-51300-34000		*	3,000.00	
			JUL 19 - MGMT FEES				
		7/01/19 113	201907 310-51300-35100		*	83.33	
			JUL 19 - COMPUTER TIME				
		7/01/19 113	201907 310-51300-31300		*	416.67	
			JUL 19 - DISSEMINATION				
		7/01/19 113	201907 310-51300-35101		*	41.67	
			JUL 19 - WEBSITE ADMIN				
		7/01/19 113	201907 310-51300-51000		*	17.50	
			JUL 19 - OFFICE SUPPLIES				
		7/01/19 113	201907 310-51300-42000		*	1.50	
			JUL 19 - POSTAGE				
		7/01/19 113	201907 310-51300-42500		*	71.40	
			JUL 19 - COPIES				
				GOVERNMENTAL MANAGEMENT SERVICES			3,632.07 000130
7/29/19	00002	6/30/19 157096	201906 310-51300-31500		*	1,017.50	
			JUN 2019 - LEGAL SERVICES				
				BILLING, COCHRAN, LYLES, MAURO &			1,017.50 000131
7/29/19	00023	7/29/19 07292019	201907 300-15100-10000		*	80,000.00	
			DEPOSIT TO OPEN ACCOUNT				
				DOWNTOWN DORAL CDD			80,000.00 000132
8/22/19	00002	7/31/19 157469	201907 310-51300-31500		*	500.00	
			JUL 2019 - LEGAL SERVICES				
				BILLING, COCHRAN, LYLES, MAURO &			500.00 000133

DOWN DOWNTOWN DORAL ACOOPER

\*\*\* CHECK DATES 06/11/2019 - 10/15/2019 \*\*\*

DOWNTOWN DORAL CDD - GF  
BANK B DOWNTOWN DORAL GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/11/19	00004	10/07/19 5269	201909 310-51300-31100		*	551.25	
		SEP 19 - ENGINEERING FEES		ALVAREZ ENGINEERS, INC.			551.25 000140
10/11/19	00002	8/31/19 158086	201908 310-51300-31500		*	500.00	
		AUG 19 - ATTORNEY FEES		BILLING, COCHRAN, LYLES, MAURO &			500.00 000141
10/11/19	00001	10/01/19 116	201910 310-51300-34000		*	3,090.00	
		OCT 19 - MGMT FEES					
		10/01/19 116	201910 310-51300-35100		*	83.33	
		OCT 19 - COMPUTER TIME					
		10/01/19 116	201910 310-51300-31300		*	416.67	
		OCT 19 - DISSEMINATION					
		10/01/19 116	201910 310-51300-35101		*	83.33	
		OCT 19 - WEBSITE ADMIN					
		10/01/19 116	201910 310-51300-51000		*	3.00	
		OCT 19 - OFFICE SUPPLIES					
		10/01/19 116	201910 310-51300-42000		*	3.00	
		OCT 19 - POSTAGE					
		10/01/19 116	201910 310-51300-42500		*	1.95	
		OCT 19 - COPIES/PRINTS		GOVERNMENTAL MANAGEMENT SERVICES			3,681.28 000142
10/11/19	00019	9/13/19 1740669	201910 310-51300-32300		*	7,145.00	
		FY2020 TRUSTEE FEES					
		9/13/19 1740669	201910 310-51300-32300		*	1,000.00	
		FY2020 CUSTODIAN FEE		WELLS FARGO			8,145.00 000143
TOTAL FOR BANK B						175,322.07	
TOTAL FOR REGISTER						175,322.07	

DOWN DOWNTOWN DORAL ACOOPER

## 1. Recap of Capital Project Fund Activity Through September 30, 2019

Contracts Payable	\$0.00
Balance at 09/30/19	<b>\$304,876.88</b>

**DOWNTOWN DORAL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
September 30, 2019

	<b>Major Funds</b>			<b>Total</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>Governmental Funds</b>
<b><u>ASSETS:</u></b>				
Cash	\$70,232	---	---	\$70,232
Stateboard	\$80,317	---	---	\$80,317
Prepaid Expenses	\$10,976	---	---	\$10,976
Investments Series 2015:				
Reserve	---	\$510,463	---	\$510,463
Interest	---	\$86	---	\$86
Revenue	---	\$398,267	---	\$398,267
Prepayment	---	\$4,122	---	\$4,122
Capital Interest (3905)	---	\$606	---	\$606
Sinking	---	\$16	---	\$16
Construction	---	---	\$304,877	\$304,877
<b>TOTAL ASSETS</b>	<b>\$161,525</b>	<b>\$913,559</b>	<b>\$304,877</b>	<b>\$1,379,961</b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$1,051	---	---	\$1,051
<b>TOTAL LIABILITIES</b>	<b>\$1,051</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,051</b>
<b><u>FUND BALANCES:</u></b>				
Restricted for:				
Debt Service	---	\$913,559	---	\$913,559
Capital Projects	---	---	\$304,877	\$304,877
Unassigned	\$160,474	---	---	\$160,474
<b>TOTAL FUND BALANCES</b>	<b>\$160,474</b>	<b>\$913,559</b>	<b>\$304,877</b>	<b>\$1,378,909</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$161,525</b>	<b>\$913,559</b>	<b>\$304,877</b>	<b>\$1,379,961</b>



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

**General Fund**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/19	ACTUAL THRU 09/30/19	VARIANCE
<b><u>Revenues</u></b>				
Maintenance Assessments	\$113,200	\$113,200	\$114,621	\$1,421
Interest Income	\$0	\$0	\$317	\$317
<b>Total Revenues</b>	<b>\$113,200</b>	<b>\$113,200</b>	<b>\$114,939</b>	<b>\$1,739</b>
<b><u>Expenditures</u></b>				
<b><u>Administrative</u></b>				
Engineering	\$15,000	\$15,000	\$1,817	\$13,183
Dissemination Agent	\$5,000	\$5,000	\$5,000	(\$0)
Attorney	\$22,000	\$22,000	\$10,873	\$11,127
Arbitrage	\$1,200	\$1,200	\$0	\$1,200
Annual Audit	\$3,800	\$3,800	\$4,300	(\$500)
Trustee Fees	\$6,000	\$6,000	\$8,268	(\$2,268)
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	\$2	\$98
Postage	\$750	\$750	\$54	\$696
Printing & Binding	\$1,500	\$1,500	\$427	\$1,073
Insurance	\$11,751	\$11,751	\$10,683	\$1,068
Legal Advertising	\$2,000	\$2,000	\$504	\$1,496
Other Current Charges	\$750	\$750	\$458	\$292
Office Supplies	\$125	\$125	\$65	\$60
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$250	\$250	\$0	\$250
Contingency	\$3,000	\$3,000	\$3	\$2,997
First Quarter Operating	\$2,299	\$2,299	\$0	\$2,299
<b>Total Expenditures</b>	<b>\$113,200</b>	<b>\$113,200</b>	<b>\$80,129</b>	<b>\$33,071</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>\$34,810</b>	<b>\$34,810</b>
Net change in fund balance	<b>\$0</b>	<b>\$0</b>	<b>\$34,810</b>	<b>\$34,810</b>
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$125,664</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$160,474</b>	

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

**DEBT SERVICE FUND - SERIES 2015**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2019

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 09/30/19</b>	<b>ACTUAL THRU 09/30/19</b>	<b>VARIANCE</b>
<b><u>Revenues</u></b>				
Special Assessments - Tax Roll	\$862,337	\$862,337	\$870,655	\$8,318
Special Assessments - Direct	\$156,298	\$156,298	\$249,548	\$93,250
Interest Income	\$0	\$0	\$20,372	\$20,372
<b>Total Revenues</b>	<b>\$1,018,635</b>	<b>\$1,018,635</b>	<b>\$1,140,575</b>	<b>\$121,940</b>
<b><u>Expenditures</u></b>				
<b><u>Series 2015</u></b>				
Interest - 11/01	\$384,560	\$384,560	\$384,560	\$0
Principal - 05/01	\$245,000	\$245,000	\$245,000	\$0
Interest - 05/01	\$384,560	\$384,560	\$384,560	\$0
<b>Total Expenditures</b>	<b>\$1,014,120</b>	<b>\$1,014,120</b>	<b>\$1,014,120</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$4,515</b>	<b>\$4,515</b>	<b>\$126,455</b>	<b>\$121,940</b>
<b>Beginning Fund Balance</b>	<b>\$407,272</b>		<b>\$787,103</b>	
<b>Ending Fund Balance</b>	<b>\$411,787</b>		<b>\$913,559</b>	

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

**CAPITAL PROJECTS FUND - SERIES 2015**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended September 30, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 09/30/19</u>	<u>ACTUAL THRU 09/30/19</u>	<u>VARIANCE</u>
<b><u>Revenues</u></b>				
Interest Income	\$0	\$0	\$6,555	\$6,555
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,555</b>	<b>\$6,555</b>
<b><u>Expenditures</u></b>				
Capital Outlay	\$0	\$0	\$5,110	(\$5,110)
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,110</b>	<b>(\$5,110)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>\$1,445</b>	<b>\$1,445</b>
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$303,431</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$304,877</b>	

**DOWNTOWN DORAL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Long Term Debt Report**  
**FY 2019**

Series 2015, Special Assessment Bonds		
Maturity Date:	5/1/2046	
Reserve Fund Requirement:	Maximum Annual Debt Service	
Bonds outstanding - 09/30/2018		\$14,535,000.00
Less:	May 1, 2019 (Mandatory)	(\$245,000.00)
<b>Total Current Bonds Outstanding</b>		<b>\$14,290,000.00</b>

**DOWNTOWN DORAL**  
**Communit Development District**  
**Special Assessment Receipts**  
**Fiscal Year Ending September 30, 2019**

[illegible]

**Due to DSF**

\$ (0.01) 001.300.20700.10100 V#14

Gross Assessments Levied	\$1,026,880.52
Net Amount Collected	\$ 985,276.39
5% Collection Fees/Discounts	\$ 42,363.61
Total Gross Amount	\$ 1,027,640.00
Gross Amount Collected	100.07%
Gross Balance Due	\$0.20

Transfer From Debt Service Fund			
Date	Ck. No.		Amount
12/6/2018	105	\$	172,951.31
1/15/2019	108	\$	538,127.80
2/19/2019	113	\$	45,867.37
5/3/2019	118	\$	57,242.85
6/14/2019	126	\$	21,630.09
6/20/2019		\$	34,835.62
		\$	870,655.04