

Grand Bay At Doral
Community Development District

**Final Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

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DETAILED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2015/2016 BUDGET	DORAL BREEZE FISCAL YEAR 2016/2017 BUDGET	MIDTOWN DORAL FISCAL YEAR 2016/2017 BUDGET	GRAND BAY NORTH FISCAL YEAR 2016/2017 BUDGET	GRAND BAY SOUTH FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2016/2017 BUDGET
REVENUES						
Administrative Assessments	21,245	27,134	22,321	26,287	60,546	136,288
Maintenance Assessments	36,750	30,590	85,644	13,403	113,256	242,893
Direct Bill O&M Assessments	215,965	0	0	0	0	0
Debt Assessments - A Bonds	878,956	879,129	0	0	1,860,280	2,739,409
Debt Assessments - A-1 Bonds	985,424	0	630,245	356,090	0	986,335
Debt Assessments - A-2 Bonds	861,446	0	614,930	244,655	0	859,585
Debt Assessments - B Bonds	0	0	0	0	0	0
Developer Contribution - Debt	2,230,475	0	0	0	9,728,435	9,728,435
Developer Assessments - 2007A Bonds	0	0	0	0	0	0
Developer Assessments - 2007B Bonds	0	0	0	0	0	0
Developer Assessments - 2012 Bonds	0	0	0	0	0	0
Other Revenues	0	0	0	0	0	0
Interest Income	360	105	42	104	229	480
TOTAL REVENUES	\$ 5,230,621	\$ 936,958	\$ 1,353,182	\$ 640,539	\$ 11,762,746	\$ 14,693,425
EXPENDITURES						
Maintenance Expenditures						
Preserve Area Maintenance/Upkeep	29,000	5,955	2,555	3,820	16,690	29,020
Maintenance Contingency	6,000	0	900	0	33,100	34,000
Miscellaneous Maintenance	0	8,750	2,100	1,650	46,600	59,100
Lawn/Landscape Service - Median/Right Of Way MTE	21,000	0	9,150	0	0	9,150
Mulch/Fertilizer/Pesticide	12,000	0	0	0	0	0
Lift Station/Sanitary Sewer Line MTE (Adagio)	0	0	0	3,629	6,571	10,200
Lift Station/Sanitary Sewer Line MTE (Midtown)	45,000	0	12,000	0	0	12,000
Electrical For Irrigation Pumps	3,500	0	0	0	0	0
Irrigation Repairs	4,200	0	0	0	0	0
Tree/Shrubbery Replacement	15,000	0	0	0	0	0
Annual Engineer's Report & Misc Engineering	2,400	800	800	800	800	3,200
Lake Tract Aquatic Management - 3 Lakes (Doral Breeze)	4,250	4,250	0	0	0	4,250
Roadway/Signage/Drainage	0	0	0	0	0	0
Midtown Plaza Upkeep/Fountains/FPL/Janitorial/Landscape	0	0	46,000	0	0	46,000
FPL Easement Maintenance/Upkeep	0	0	0	0	0	0
FPL Power Lake Fountains (Doral Breeze)	9,000	9,000	0	0	0	9,000
FPL Power Sanitary Sewer Lift Stations	0	0	7,000	2,700	2,700	12,400
Total Maintenance Expenditures	151,350	28,755	80,505	12,599	106,461	228,320
Administrative Expenditures						
Management	31,500	6,628	2,843	4,254	18,580	32,305
Field Operations	4,500	1,050	422	1,037	2,291	4,800
Legal	24,000	4,929	2,112	3,161	13,811	24,013
Assessment Roll	10,000	2,188	880	2,160	4,772	10,000
Audit Fees	6,000	1,313	528	1,296	2,863	6,000
Arbitrage Rebate Fee	2,000	500	1,000	1,000	500	3,000
Insurance - GL & Public Officials Liability Insurance	8,400	1,477	594	1,458	3,221	6,750
Insurance - Property Coverage	0	300	3,750	750	1,250	6,050
Legal Advertisements	1,500	328	132	324	716	1,500
Miscellaneous	2,500	459	185	454	1,500	2,598
Postage	400	88	35	86	191	400
Office Supplies	1,500	329	132	324	715	1,500
Dues & Subscriptions	175	38	15	38	84	175
Trustee Fee	24,500	4,000	7,000	7,000	3,500	21,500
Continuing Disclosure Fee	4,500	1,000	1,000	500	1,000	3,500
Website Management	1,500	328	132	324	716	1,500
Property Taxes	3,000	656	264	648	1,432	3,000
Total Administrative Expenditures	125,975	25,611	21,024	24,814	57,142	128,591
TOTAL EXPENDITURES	\$ 277,325	\$ 54,366	\$ 101,529	\$ 37,413	\$ 163,603	\$ 356,911
REVENUES LESS EXPENDITURES	\$ 4,953,296	\$ 882,592	\$ 1,251,653	\$ 603,126	\$ 11,599,143	\$ 14,336,514
Bond Payments (A)	(872,144)	(826,381)	0	0	(1,762,203)	(2,588,584)
Bond Payments (A-1)	(926,299)	0	(592,505)	(334,725)	0	(927,230)
Bond Payments (A-2)	(809,759)	0	(577,959)	(229,975)	0	(807,934)
Bond Payments (B)	(2,184,550)	0	0	0	(9,714,895)	(9,714,895)
BALANCE	\$ 160,544	\$ 56,211	\$ 81,189	\$ 38,426	\$ 122,045	\$ 297,871
County Appraiser & Tax Collector Fee	(55,677)	(18,737)	(27,063)	(12,809)	(40,682)	(99,291)
Discounts For Early Payments	(111,354)	(37,474)	(54,126)	(25,617)	(81,363)	(198,580)
EXCESS/ (SHORTFALL)	\$ (6,486)	\$ 0	\$ (0)	\$ -	\$ -	\$ (0)
Carryover From Prior Year	6,486	0	0	0	0	0
NET EXCESS/ (SHORTFALL)	\$ (0)	\$ 0	\$ (0)	\$ -	\$ -	\$ (0)

Units
Doral Breeze 541 Midtown Doral 1847 Grand Bay North 347 Grand Bay South* 1516 Total Units 4251

* - Includes 440 Apartment Units

BUDGET COMPARISON
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2014/2015 ACTUAL	FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET
REVENUES			
Administrative Assessments	98,857	21,245	136,288
Maintenance Assessments	84,891	36,750	242,893
Direct Bill O&M Assessments	0	215,965	0
Debt Assessments - A Bonds	884,144	878,956	2,739,409
Debt Assessments - A-1 Bonds	0	985,424	986,335
Debt Assessments - A-2 Bonds	0	861,446	859,585
Debt Assessments - B Bonds	0	0	0
Developer Contribution - Debt	0	2,230,475	9,728,435
Developer Assessments - 2007A Bonds	3,750,787	0	0
Developer Assessments - 2007B Bonds	2,496,350	0	0
Developer Assessments - 2012 Bonds	0	0	0
Developer Assessments - 2014 Bonds	414,959	0	0
Developer Assessments - 2016 Bonds	0	0	0
Other Revenues	23,249	0	0
Interest Income	748	360	480
TOTAL REVENUES	\$ 7,753,985	\$ 5,230,621	\$ 14,693,425
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	26,652	29,000	29,020
Maintenance Contingency	300	6,000	34,000
Miscellaneous Maintenance	9,811	0	59,100
Lawn/Landscape Service - Median/Right Of Way MTE	11,500	21,000	9,150
Mulch/Fertilizer/Pesticide	0	12,000	0
Lift Station/Sanitary Sewer Line MTE (Adagio)	0	0	10,200
Lift Station/Sanitary Sewer Line MTE (Midtown)	0	45,000	12,000
Electrical For Irrigation Pumps	1,047	3,500	0
Irrigation Repairs	0	4,200	0
Tree/Shrubbery Replacement	7,550	15,000	0
Annual Engineer's Report & Miscellaneous Engineering	21,770	2,400	3,200
Lake Tract Aquatic Management - 3 Lakes (Doral Breeze)	3,720	4,250	4,250
Roadways/Signage/Drainage	0	0	0
Midtown Plaza Upkeep/Fountains/FPL/Janitorial/Landscape	0	0	46,000
FPL Easement Maintenance/Upkeep	0	0	0
FPL Power Lake Fountains (Doral Breeze)	0	9,000	9,000
FPL Power Sanitary Sewer Lift Stations	0	0	12,400
Total Maintenance Expenditures	82,350	151,350	228,320
Administrative Expenditures			
Management	26,424	31,500	32,305
Field Operations	0	4,500	4,800
Legal	29,178	24,000	24,013
Assessment Roll	10,000	10,000	10,000
Audit Fees	5,100	6,000	6,000
Arbitrage Rebate Fee	1,000	2,000	3,000
Insurance - GL & Public Officials Liability Insurance	5,915	8,400	6,750
Insurance - Property Coverage	0	0	6,050
Legal Advertisements	930	1,500	1,500
Miscellaneous	3,292	2,500	2,598
Postage	547	400	400
Office Supplies	1,851	1,500	1,500
Dues & Subscriptions	175	175	175
Trustee Fee	14,015	24,500	21,500
Continuing Disclosure Fee	3,000	4,500	3,500
Website Management	0	1,500	1,500
Property Taxes	2,907	3,000	3,000
Total Administrative Expenditures	104,334	125,975	128,591
TOTAL EXPENDITURES	\$ 186,684	\$ 277,325	\$ 356,911
REVENUES LESS EXPENDITURES	\$ 7,567,301	\$ 4,953,296	\$ 14,336,514
Bond Payments (A)	(4,597,317)	\$(872,144)	\$(2,588,584)
Bond Payments (A-1)	(188,663)	\$(926,299)	\$(927,230)
Bond Payments (A-2)	(226,297)	\$(809,759)	\$(807,934)
Bond Payments (B)	(2,496,350)	\$(2,184,550)	\$(9,714,895)
BALANCE	\$ 58,674	\$ 160,544	\$ 297,871
County Appraiser & Tax Collector Fee	(10,321)	\$(55,677)	\$(99,291)
Discounts For Early Payments	(35,683)	\$(111,354)	\$(198,580)
EXCESS/ (SHORTFALL)	\$ 12,670	\$ (6,486)	\$ -
Carryover From Prior Year	0	6,486	0
NET EXCESS/ (SHORTFALL)	\$ 12,670	\$ (0)	\$ -

DORAL BREEZE FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2014/2015 ACTUAL	FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET
REVENUES			
Administrative Assessments	23,556	21,245	27,134
Maintenance Assessments	37,322	36,750	30,590
Debt Assessments - 2012 Bonds	884,144	878,956	879,129
Other Revenues	0	0	0
Interest Income	0	78	105
TOTAL REVENUES	\$ 945,022	\$ 937,029	\$ 936,958
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	0	6,270	5,955
Maintenance Contingency	300	1,297	0
Miscellaneous Maintenance	4,783	0	8,750
Lake Tract Aquatic Management - 3 Lakes (Doral Breeze)	3,720	4,250	4,250
Lawn/Landscape Service - Median Maintenance/Right Of Way	7,097	4,540	0
Mulch/Fertilizer/Pesticide	0	2,594	0
FPL Easment Maintenance Upkeep	0	0	0
FPL Power Lake Fountains	0	9,000	9,000
Electrical For Irrigation Pumps	1,047	1,200	0
Irrigation Repairs	0	1,350	0
Tree/Shrubbery Replacement	4,000	3,243	0
Annual Engineer's Report & Miscellaneous Engineering	0	800	800
Total Maintenance Expenditures	20,947	34,544	28,755
Administrative Expenditures			
Management	0	6,810	6,628
Field Operations	0	973	1,050
Legal	2,894	5,189	4,929
Assessment Roll	0	2,162	2,188
Audit Fees	0	1,297	1,313
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	0	1,816	1,477
Insurance - Property Coverage	0	0	300
Legal Advertisements	0	324	328
Miscellaneous	0	541	459
Postage	0	86	88
Office Supplies	0	324	329
Dues & Subscriptions	0	38	38
Trustee Fee	4,014	4,500	4,000
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	0	324	328
Property Taxes	0	649	656
Total Administrative Expenditures	8,408	26,534	25,611
TOTAL EXPENDITURES	\$ 29,355	\$ 61,078	\$ 54,366
REVENUES LESS EXPENDITURES	\$ 915,667	\$ 875,951	\$ 882,592
Bond Payments (2012)	(846,530)	(826,219)	(826,381)
BALANCE	\$ 69,137	\$ 49,732	\$ 56,211
County Appraiser & Tax Collector Fee	(9,140)	(18,739)	(18,737)
Discounts For Early Payments	(30,987)	(37,479)	(37,474)
EXCESS/ (SHORTFALL)	\$ 29,010	\$ (6,486)	\$ -
Carryover From Prior Year		6,486	0
NET EXCESS/ (SHORTFALL)	\$ 29,010	\$ -	\$ -

MIDTOWN FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2014/2015 ACTUAL	FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET
REVENUES			
Administrative Assessments	0	0	22,321
Maintenance Assessments	0	0	85,644
Direct Bill O&M Assessments	0	69,603	0
Debt Assessments - 2014A-1 Bonds	0	631,568	630,245
Debt Assessments - 2014A-2 Bonds	0	612,962	614,930
Developer Contribution	0	0	0
Other Revenues	0	0	0
Interest Income	0	31	42
TOTAL REVENUES	\$ -	\$ 1,314,164	\$ 1,353,182
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	0	2,523	2,555
Maintenance Contingency	0	522	900
Miscellaneous Maintenance	0	0	2,100
Lawn/Landscape Service - Median/Right Of Way MTE	0	1,827	9,150
Mulch/Fertilizer/Pesticide	0	1,044	0
Lift Station/Sanitary Sewer Line MTE (Midtown)	0	45,000	12,000
Electrical For Irrigation Pumps	0	600	0
Irrigation Repairs	0	750	0
Tree/Shrubbery Replacement	0	1,305	0
Roadways/Signage/Drainage	0	0	0
Midtown Plaza Upkeep/Fountains/FPL/Janitorial/Landscape	0	0	46,000
FPL Easement Maintenance/Upkeep	0	0	0
FPL Power Sanitary Sewer Lift Stations	0	0	7,000
Annual Engineer's Report & Miscellaneous Engineering	0	800	800
Total Maintenance Expenditures	0	54,371	80,505
Administrative Expenditures			
Management	0	2,741	2,843
Field Operations	0	392	422
Legal	0	2,088	2,112
Assessment Roll	0	870	880
Audit Fees	0	522	528
Arbitrage Rebate Fee	0	500	1,000
Insurance - GL & Public Officials Liability Insurance	0	731	594
Insurance - Property Coverage	0	0	3,750
Legal Advertisements	0	131	132
Miscellaneous	0	218	185
Postage	0	35	35
Office Supplies	0	131	132
Dues & Subscriptions	0	15	15
Trustee Fee	0	5,000	7,000
Continuing Disclosure Fee	0	1,500	1,000
Website Management	0	131	132
Property Taxes	0	261	264
Total Administrative Expenditures	0	15,263	21,024
TOTAL EXPENDITURES	\$ -	\$ 69,634	\$ 101,529
REVENUES LESS EXPENDITURES	\$ -	\$ 1,244,530	\$ 1,251,653
Bond Payments - Series 2014A-1	0	(593,674)	(592,505)
Bond Payments - Series 2014A-2	0	(576,184)	(577,959)
BALANCE	\$ -	\$ 74,673	\$ 81,189
County Appraiser & Tax Collector Fee	0	(24,891)	(27,063)
Discounts For Early Payments	0	(49,781)	(54,126)
EXCESS/ (SHORTFALL)	\$ -	\$ 0	\$ -
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 0	\$ -

GRAND BAY NORTH PARCEL FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2014/2015 ACTUAL	North/South Combined FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET
REVENUES			
Administrative Assessments	0	0	26,287
Maintenance Assessments	0	0	13,403
Direct Bill O&M Assessments	0	146,362	0
Debt Assessments - 2014A-1 Bonds	0	353,856	356,090
Debt Assessments - 2014A-2 Bonds	0	248,484	244,655
Developer Contribution - Debt	0	2,230,475	0
Other Revenues	0	0	0
Interest Income	0	251	104
TOTAL REVENUES	\$ -	\$ 2,979,428	\$ 640,539
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	0	20,207	3,820
Maintenance Contingency	0	4,181	0
Miscellaneous Maintenance	0	0	1,650
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	14,633	0
Mulch/Fertilizer/Pesticide	0	8,362	0
Lift Station/Sanitary Sewer Line MTE (Adagio)	0	0	3,629
Electrical For Irrigation Pumps	0	1,700	0
Irrigation Repairs	0	2,100	0
Tree/Shrubbery Replacement	0	10,451	0
Roadways/Signage/Drainage	0	0	0
FPL Easement Maintenance/Upkeep	0	0	0
FPL Power Sanitary Sewer Lift Stations	0	0	2,700
Annual Engineer's Report & Miscellaneous Engineering	0	800	800
Total Maintenance Expenditures	0	62,434	12,599
Administrative Expenditures			
Management	0	21,949	4,254
Field Operations	0	3,136	1,037
Legal	0	16,723	3,161
Assessment Roll	0	6,968	2,160
Audit Fees	0	4,181	1,296
Arbitrage Rebate Fee	0	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	0	5,853	1,458
Insurance - Property Coverage	0	0	750
Legal Advertisements	0	1,045	324
Miscellaneous	0	1,742	454
Postage	0	279	86
Office Supplies	0	1,045	324
Dues & Subscriptions	0	122	38
Trustee Fee	0	15,000	7,000
Continuing Disclosure Fee	0	2,000	500
Website Management	0	1,045	324
Property Taxes	0	2,091	648
Total Administrative Expenditures	0	84,179	24,814
TOTAL EXPENDITURES	\$ -	\$ 146,613	\$ 37,413
REVENUES LESS EXPENDITURES	\$ -	\$ 2,832,815	\$ 603,126
Bond Payments - Series 2007A	0	(45,925)	0
Bond Payments - Series 2014A-1	0	(332,625)	(334,725)
Bond Payments - Series 2014A-2	0	(233,575)	(229,975)
Bond Payments - Series 2007B	0	(2,184,550)	0
BALANCE	\$ -	\$ 36,140	\$ 38,426
County Appraiser & Tax Collector Fee	0	(12,047)	(12,809)
Discounts For Early Payments	0	(24,094)	(25,617)
EXCESS/ (SHORTFALL)	\$ -	\$ (0)	\$ -
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (0)	\$ -

GRAND BAY SOUTH PARCEL FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2014/2015 ACTUAL	North/South Combined FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET
REVENUES			
Administrative Assessments	0	0	60,546
Maintenance Assessments	0	0	113,256
Direct Bill O&M Assessments	0	146,362	0
Debt Assessments - A Bonds	0	353,856	1,860,280
Debt Assessments - B Bonds	0	248,484	9,728,435
Developer Contribution - Debt	0	2,230,475	0
Other Revenues	0	0	0
Interest Income	0	251	229
TOTAL REVENUES	\$ -	\$ 2,979,428	\$ 11,762,746
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	0	20,207	16,690
Maintenance Contingency	0	4,181	33,100
Miscellaneous Maintenance	0	0	46,600
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	14,633	0
Mulch/Fertilizer/Pesticide	0	8,362	0
Lift Station/Sanitary Sewer Line MTE (Adagio)	0	0	6,571
Electrical For Irrigation Pumps	0	1,700	0
Irrigation Repairs	0	2,100	0
Tree/Shrubbery Replacement	0	10,451	0
Roadways/Signage/Drainage	0	0	0
FPL Easement Maintenance/Upkeep	0	0	0
FPL Power Sanitary Sewer Lift Stations	0	0	2,700
Annual Engineer's Report & Miscellaneous Engineering	0	800	800
Total Maintenance Expenditures	0	62,434	106,461
Administrative Expenditures			
Management	0	21,949	18,580
Field Operations	0	3,136	2,291
Legal	0	16,723	13,811
Assessment Roll	0	6,968	4,772
Audit Fees	0	4,181	2,863
Arbitrage Rebate Fee	0	1,000	500
Insurance - GL & Public Officials Liability Insurance	0	5,853	3,221
Insurance - Property Coverage	0	0	1,250
Legal Advertisements	0	1,045	716
Miscellaneous	0	1,742	1,500
Postage	0	279	191
Office Supplies	0	1,045	715
Dues & Subscriptions	0	122	84
Trustee Fee	0	15,000	3,500
Continuing Disclosure Fee	0	2,000	1,000
Website Management	0	1,045	716
Property Taxes	0	2,091	1,432
Total Administrative Expenditures	0	84,179	57,142
TOTAL EXPENDITURES	\$ -	\$ 146,613	\$ 163,603
REVENUES LESS EXPENDITURES	\$ -	\$ 2,832,815	\$ 11,599,143
Bond Payments - A Bonds	0	(45,925)	(1,762,203)
Bond Payments - Series 2014A-1	0	(332,625)	0
Bond Payments - Series 2014A-2	0	(233,575)	0
Bond Payments - Series 2007B	0	(2,184,550)	(9,714,895)
BALANCE	\$ -	\$ 36,140	\$ 122,045
County Appraiser & Tax Collector Fee	0	(12,047)	(40,682)
Discounts For Early Payments	0	(24,094)	(81,363)
EXCESS/ (SHORTFALL)	\$ -	\$ (0)	\$ -
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (0)	\$ -

DETAILED FINAL DEBT SERVICE FUND (2012 - DORAL BREEZE) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2014/2015	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	88	100	100	Projected Interest For 2016/2017
NAV Tax Collection	846,530	826,119	826,381	2017 P & I Payments Less Earned Interest
		0	0	
Total Revenues	\$ 846,618	\$ 826,219	\$ 826,481	
EXPENDITURES				
Principal Payments	170,000	190,000	200,000	Principal Payment Due In 2017
Interest Payments	649,800	636,219	626,481	Interest Payments Due In 2017
Total Expenditures	\$ 819,800	\$ 826,219	\$ 826,481	
Excess/ (Shortfall)	\$ 26,818	\$ -	\$ -	

Series 2012 (Doral Breeze) Bond Information

Original Par Amount =
Interest Rate =
Issue Date =
Maturity Date =

\$11,625,000
5.13%
October 2012
November 2042

Annual Principal Payments Due =
Annual Interest Payments Due =

November 1st
May 1st & November 1st

DETAILED FINAL DEBT SERVICE FUND (2014 - MIDTOWN) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2014/2015 ACTUAL	FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET	COMMENTS
REVENUES				
Interest Income (A-1)	83	25	25	Projected Interest For 2016/2017
Interest Income (A-2)	49	25	25	Projected Interest For 2016/2017
Payment By Developer	226,297	0	0	
NAV Tax Collection	0	1,169,858	1,170,464	2017 P & I Payments Less Earned Interest
Total Revenues	\$ 226,429	\$ 1,169,908	\$ 1,170,514	
EXPENDITURES				
Principal Payments - Series 2014A-1	0	115,000	120,000	Principal Payment Due In 2017
Principal Payments - Series 2014A-2	0	135,000	145,000	Principal Payment Due In 2017
Interest Payments - Series 2014A-1	244,873	478,699	472,530	Interest Payments Due In 2017
Interest Payments - Series 2014A-2	226,297	441,209	432,984	Interest Payments Due In 2017
Total Expenditures	\$ 471,170	\$ 1,169,908	\$ 1,170,514	
Excess/ (Shortfall)	\$ (244,741)	\$ -	\$ -	

Series 2014-1 (Midtown) Bond Information

Original Par Amount =	\$8,390,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.25% - 5.90%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2014		
Maturity Date =	May 2045		

Series 2014-2 (Midtown) Refunding Bond Information

Original Par Amount =	\$7,095,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.875% - 6.5%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2014		
Maturity Date =	May 2039		

DETAILED FINAL DEBT SERVICE FUND (2014 - NORTH) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2014/2015	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	12	25	25	Projected Interest For 2016/2017
Interest Income (A-2)	5	25	25	Projected Interest For 2016/2017
Payment By Developer	188,663	0	0	
NAV Tax Collection	0	566,200	564,700	2017 P & I Payments Less Earned Interest
		0	0	
Total Revenues	\$ 188,680	\$ 566,250	\$ 564,750	
EXPENDITURES				
Principal Payments - Series 2014A-1	0	70,000	75,000	Principal Payment Due In 2017
Principal Payments - Series 2014A-2	0	80,000	80,000	Principal Payment Due In 2017
Interest Payments - Series 2014A-1	118,823	262,650	259,750	Interest Payments Due In 2017
Interest Payments - Series 2014A-2	69,840	153,600	150,000	Interest Payments Due In 2017
Total Expenditures	\$ 188,663	\$ 566,250	\$ 564,750	
Excess/ (Shortfall)	\$ 17	\$ -	\$ -	

Series 2014-1 (North) Bond Information

Original Par Amount =	\$5,450,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.00% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2014		
Maturity Date =	May 2044		

Series 2014-2 (North) Refunding Bond Information

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

DETAILED FINAL DEBT SERVICE FUND (2007 - 2016) - SOUTH PARCEL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2014/2015	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (2007A)	26	75	10	Projected Interest For 2016/2017
Interest Income (2007B)	4	50	5	Projected Interest For 2016/2017
Interest Income (2016)	0	0	25	Projected Interest For 2016/2017
Payment By Developer (2007A)	491,037	45,925	13,540	2017 P & I Payments Less Earned Interest
Payment By Developer (2007B)	2,496,350	2,184,550	9,714,895	2017 P & I Payments Less Earned Interest
NAV Tax Collection (2016)	0	0	1,748,663	2017 P & I Payments Less Earned Interest
Total Revenues	\$ 2,987,417	\$ 2,230,600	\$ 11,477,138	
EXPENDITURES				
Principal Payments (2007A)	10,000	10,000	5,000	Principal Payment Due In 2017
Principal Payments (2007B)	0	0	9,165,000	Principal Payment Due On May 1, 2017
Principal Payments (2016)	0	10,000	455,000	Principal Payment Due In 2017
Interest Payments (2007A)	481,037	36,000	8,550	Interest Payments Due In 2017
Interest Payments (2007B)	2,496,350	2,184,600	549,900	Interest Payments Due In 2017
Interest Payments (2016)	0	0	1,293,688	Interest Payments Due In 2017
Total Expenditures	\$ 2,987,387	\$ 2,240,600	\$ 11,477,138	
Excess/ (Shortfall)	\$ 30	\$ (10,000)	\$ -	

Series 2007A Bond Information (Current Principal Balance = \$150,000)

Original Par Amount =	\$18,335,000	Annual Principal Payments Due =	May 1st
Interest Rate =	6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2007		
Maturity Date =	May 2039		

Series 2007B Bond Information (Current Principal Balance = \$9,165,000)

Original Par Amount =	\$74,730,000	Principal Payment Due =	May 1, 2017
Interest Rate =	6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2007		
Maturity Date =	May 2017		

Series 2016 Bond Information

Original Par Amount =	\$27,635,000	Annual Principal Payments Due =	May 1
Interest Rate =	3.5% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2016		
Maturity Date =	May 2046		

**Grand Bay At Doral Community Development District
Assessment Comparison - Doral Breeze (Series 2012)**

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2014/2015 Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Projected Assessment Before Discount*
Administrative For Condominiums	\$ -	\$ 108.73	\$ 107.20	\$ 50.16
Maintenance For Condominiums	\$ -	\$ -	\$ -	\$ 56.54
<u>Debt For Condominiums</u>	<u>\$ 1,255.00</u>	<u>\$ 1,255.00</u>	<u>\$ 1,255.00</u>	<u>\$ 1,255.00</u>
Total For Condominiums	\$ 1,255.00	\$ 1,363.73	\$ 1,362.20	\$ 1,361.70
Administrative For Townhomes	\$ -	\$ 108.73	\$ 107.20	\$ 50.16
Maintenance For Townhomes	\$ -	\$ -	\$ -	\$ 56.54
<u>Debt For Townhomes</u>	<u>\$ 1,465.00</u>	<u>\$ 1,465.00</u>	<u>\$ 1,465.00</u>	<u>\$ 1,465.00</u>
Total For Townhomes	\$ 1,465.00	\$ 1,573.73	\$ 1,572.20	\$ 1,571.70
Administrative For Single Family 40'	\$ -	\$ 108.73	\$ 107.20	\$ 50.16
Maintenance For Single Family 40'	\$ -	\$ -	\$ -	\$ 56.54
<u>Debt For Single Family 40'</u>	<u>\$ 1,880.00</u>	<u>\$ 1,880.00</u>	<u>\$ 1,880.00</u>	<u>\$ 1,880.00</u>
Total For Single Family 40'	\$ 1,880.00	\$ 1,988.73	\$ 1,987.20	\$ 1,986.70
Administrative For Single Family 50'	\$ -	\$ 108.73	\$ 107.20	\$ 50.16
Maintenance For Single Family 50'	\$ -	\$ -	\$ -	\$ 56.54
<u>Debt For Single Family 50'</u>	<u>\$ 2,090.00</u>	<u>\$ 2,090.00</u>	<u>\$ 2,090.00</u>	<u>\$ 2,090.00</u>
Total For Single Family 50'	\$ 2,090.00	\$ 2,198.73	\$ 2,197.20	\$ 2,196.70

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Condominiums	198	73.02 Acres
Townhomes	83	21.88% Of District
Single Family 40'	138	
<u>Single Family 50'</u>	<u>122</u>	
Total Doral Breeze Units	541	

**Grand Bay At Doral Community Development District
Assessment Comparison - Midtown (Series 2014)**

	Original Projected Assessment Before Discount*	Fiscal Year 2014/2015 Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Projected Assessment Before Discount*
3 Bedroom Condo - Type 2				
Administrative Assessment	\$ 58.51	\$ -	\$ 0*	\$ 12.09
Maintenance Assessment	\$ -	\$ -	\$ 0*	\$ 46.37
Debt Assessment A-1	\$ 1,245.50	\$ -	\$ 1,245.50	\$ 1,212.77
Debt Assessment A-2	\$ 400.33	\$ -	\$ 400.33	\$ 384.04
Total For 3 Bedroom Condo - Type 2	\$ 1,704.34	\$ -	\$ 1,645.83	\$ 1,655.27
2 Bedroom Condo - Type 2				
Administrative Assessment	\$ 58.51	\$ -	\$ 0*	\$ 12.09
Maintenance Assessment	\$ -	\$ -	\$ 0*	\$ 46.37
Debt Assessment A-1	\$ 1,145.86	\$ -	\$ 1,145.86	\$ 1,114.89
Debt Assessment A-2	\$ 368.30	\$ -	\$ 368.30	\$ 353.19
Total For 2 Bedroom Condo - Type 2	\$ 1,572.67	\$ -	\$ 1,514.16	\$ 1,526.54
1 Bedroom Condo - Type 2				
Administrative Assessment	\$ 58.51	\$ -	\$ 0*	\$ 12.09
Maintenance Assessment	\$ -	\$ -	\$ 0*	\$ 46.37
Debt Assessment A-1	\$ 996.40	\$ -	\$ 996.40	\$ 970.21
Debt Assessment A-2	\$ 320.26	\$ -	\$ 320.36	\$ 307.45
Total For 1 Bedroom Condo - Type 2	\$ 1,375.17	\$ -	\$ 1,316.76	\$ 1,336.12
3 Bedroom Condo - Type 1				
Administrative Assessment	\$ 58.51	\$ -	\$ 0*	\$ 12.09
Maintenance Assessment	\$ -	\$ -	\$ 0*	\$ 46.37
Debt Assessment A-1	\$ 1,145.86	\$ -	\$ 1,145.86	\$ 1,114.89
Debt Assessment A-2	\$ 368.30	\$ -	\$ 368.30	\$ 353.19
Total For 3 Bedroom Condo - Type 1	\$ 1,572.67	\$ -	\$ 1,514.16	\$ 1,526.54
2 Bedroom Condo - Type 1				
Administrative Assessment	\$ 58.51	\$ -	\$ 0*	\$ 12.09
Maintenance Assessment	\$ -	\$ -	\$ 0*	\$ 46.37
Debt Assessment A-1	\$ 996.40	\$ -	\$ 996.40	\$ 970.21
Debt Assessment A-2	\$ 320.26	\$ -	\$ 320.36	\$ 307.45
Total For 2 Bedroom Condo - Type 1	\$ 1,375.17	\$ -	\$ 1,316.76	\$ 1,336.12
1 Bedroom Condo - Type 1				
Administrative Assessment	\$ 58.51	\$ -	\$ 0*	\$ 12.09
Maintenance Assessment	\$ -	\$ -	\$ 0*	\$ 46.37
Debt Assessment A-1	\$ 896.75	\$ -	\$ 896.75	\$ 872.34
Debt Assessment A-2	\$ 288.24	\$ -	\$ 288.24	\$ 276.60
Total For 1 Bedroom Condo - Type 1	\$ 1,243.50	\$ -	\$ 1,184.99	\$ 1,207.40
Non-Residential (Based On Square Footage)				
Administrative Assessment	\$ 0.06	\$ -	\$ 0*	\$ 0.01
Maintenance Assessment	\$ -	\$ -	\$ 0*	\$ 0.05
Debt Assessment A-1	\$ 1.07	\$ -	\$ 1.071	\$ 1.040
Debt Assessment A-2	\$ 0.34	\$ -	\$ 0.344	\$ 0.330
Total For Non-Residential	\$ 1.47	\$ -	\$ 1.415	\$ 1.430

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

* O&M For 2015/2016 Assessed Via Direct Bill

O&M Covenant = 55.00
55.00/.94 = 58.51

Community Information:

Total Midtown Units	Total Midtown Units (A2) (Refunding Bonds)	Phase One Units (A1) (Phase One Project Bonds)
3 Bedroom Condo - Type 2	252	84
2 Bedroom Condo - Type 2	546	182
1 Bedroom Condo - Type 2	120	40
3 Bedroom Condo - Type 1	126	28
2 Bedroom Condo - Type 1	227	84
1 Bedroom Condo - Type 1	276	119
Total Residential Units	1547	537

Non-Residential	300,000	68,500
	Square Feet	Square Feet

For Administrative & Maintenance Assessments Purposes- Non-Residential counts as approximately 300 units.	29.36 Acres 8.8% Of District
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**Grand Bay At Doral Community Development District
Assessment Comparison - Grand Bay North Parcel (Series 2014)**

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2014/2015 Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Projected Assessment Before Discount*
<u>Single Family 40' Unit</u>				
Administrative Assessment	\$ 114.89	\$ -	\$ 0*	\$ 75.76
Maintenance Assessment		\$ -	\$ 0*	\$ 38.63
Debt Assessment A-1	\$ 1,237.24	\$ -	\$ 1,237.24	\$ 1,237.24
Debt Assessment A-2	\$ 872.34	\$ -	\$ 872.34	\$ 872.34
Total For Single Family 40' Unit	\$ 2,224.47	\$ -	\$ 2,109.58	\$ 2,223.97
<u>Townhome Unit</u>				
Administrative Assessment	\$ 114.89	\$ -	\$ 0*	\$ 75.76
Maintenance Assessment	\$ -	\$ -	\$ 0*	\$ 38.63
Debt Assessment A-1	\$ 1,008.51	\$ -	\$ 1,008.51	\$ 1,008.51
Debt Assessment A-2	\$ 710.64	\$ -	\$ 710.64	\$ 710.64
Total For Townhome Unit	\$ 1,834.04	\$ -	\$ 1,719.15	\$ 1,833.54
<u>Condo Unit (3-Story)</u>				
Administrative Assessment	\$ 114.89	\$ -	\$ 0*	\$ 75.76
Maintenance Assessment	\$ -	\$ -	\$ 0*	\$ 38.63
Debt Assessment A-1	\$ 917.02	\$ -	\$ 917.02	\$ 917.02
Debt Assessment A-2	\$ 646.81	\$ -	\$ 646.81	\$ 646.81
Total For Condo Unit (3-Story)	\$ 1,678.72	\$ -	\$ 1,563.83	\$ 1,678.22

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

* O&M For 2015/2016 Assessed Via Direct Bill

O&M Covenant = 108.00
108.00/.94 = 114.89

Community Information:

<u>Total North Units</u>	72.04 Acres
A-1: Project Bonds	21.33% Of District
A-2: Refunding Bonds	
Single Family 40' Unit	64
Townhome Unit	172
Condo Unit (3-Story)	111
Total Residential Units	347
	North Parcel Acreage
	72.04 Acres
	21.59% Of District

**Grand Bay At Doral Community Development District - Grand Bay South Parcel
Assessment Comparison**

	Original Projected Debt Assessment <u>Before Discount*</u>	Fiscal Year 2014/2015 Assessment <u>Before Discount*</u>	Fiscal Year 2015/2016 Assessment <u>Before Discount*</u>	Fiscal Year 2016/2017 Projected Assessment <u>Before Discount*</u>
Administrative For Single Family 40' Units	\$ -	\$ -	\$ -	\$ 39.94
Maintenance For Single Family 40' Units	\$ -	\$ -	\$ -	\$ 74.71
<u>Debt For Single Family 40' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,133.00</u>
Total For Single Family 40' Units	\$ 2,133.00	\$ -	\$ -	\$ 2,247.65
Administrative For Townhome 22' Units	\$ -	\$ -	\$ -	\$ 39.94
Maintenance For Townhome 22' Units	\$ -	\$ -	\$ -	\$ 74.71
<u>Debt For Townhome 22' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,843.00</u>
Total For Townhome 22' Units	\$ 1,843.00	\$ -	\$ -	\$ 1,957.65
Administrative For 2 Story Condo/Flat Units	\$ -	\$ -	\$ -	\$ 39.94
Maintenance For 2 Story Condo/Flat Units	\$ -	\$ -	\$ -	\$ 74.71
<u>Debt For 2 Story Condo/Flat Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,738.00</u>
Total For 2 Story Condo/Flat Units	\$ 1,738.00	\$ -	\$ -	\$ 1,852.65
Administrative For 3 Story Condo/Flat Units	\$ -	\$ -	\$ -	\$ 39.94
Maintenance For 3 Story Condo/Flat Units	\$ -	\$ -	\$ -	\$ 74.71
<u>Debt For 3 Story Condo/Flat Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,580.00</u>
Total For 3 Story Condo/Flat Units	\$ 1,580.00	\$ -	\$ -	\$ 1,694.65
Administrative For Apartment Unit	\$ -	\$ -	\$ -	\$ 39.94
Maintenance For Apartment Unit	\$ -	\$ -	\$ -	\$ 74.71
<u>Debt For Apartment Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Apartment Unit	\$ -	\$ -	\$ -	\$ 114.65

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

O&M Covenant = 108.00

Community Information:

108.00/.94 = 114.89

Total South Units

Single Family 40' Unit (Pod VI)	77	
Townhome 22' Unit (Pod III)	228	South Parcel Acreage
2 Story Condo/Flat Unit (Pod IV)	387	159.28 Acres
3 Story Condo/Flat Unit (Pods II & V)	384	47.73% Of District
<u>Apartment Unit (Pod 1)</u>	<u>440</u>	
Total Residential Units	1516	