

Grand Bay At Doral Community Development District

**Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

I	AMENDED FINAL OPERATING FUND BUDGET
II	AMENDED FINAL DORAL BREEZE OPERATING FUND BUDGET
III	AMENDED FINAL MIDTOWN OPERATING FUND BUDGET
IV	AMENDED FINAL NORTH OPERATING FUND BUDGET
V	AMENDED FINAL SOUTH OPERATING FUND BUDGET
VI	AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2022 - DORAL BREEZE)
VII	AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2014 - MIDTOWN)
VIII	AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2025 - MIDTOWN)
IX	AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2014 - NORTH)
X	AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2007 - SOUTH)

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - ALL UNITS
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Administrative Assessments	144,281	148,442	148,442
Maintenance Assessments	381,702	382,236	382,236
Direct Bill O&M Assessments	0	0	0
Debt Assessments - A Bonds	2,300,554	2,284,318	2,284,318
Debt Assessments - A-1 Bonds	877,441	882,052	882,052
Debt Assessments - A-2 Bonds	866,004	871,060	871,060
Other Revenues	0	0	0
Interest Income	2,000	38,000	36,764
TOTAL REVENUES	\$ 4,571,982	\$ 4,606,108	\$ 4,604,872
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Management	39,972	39,972	36,641
Supervisor Fees	3,000	4,000	3,000
Payroll Taxes	232	310	230
Field Operations	7,320	7,320	6,711
Legal	21,500	14,230	9,230
Assessment Roll	10,000	10,000	0
Audit Fees	8,000	5,600	5,600
Arbitrage Rebate Fee	3,000	3,000	2,000
Insurance - GL & Public Officials Liability Insurance	11,000	10,091	10,091
Insurance - Property Coverage	6,800	0	0
Legal Advertisements	4,500	4,500	2,650
Miscellaneous	2,000	2,000	908
Postage	775	310	159
Office Supplies	1,400	815	616
Dues & Subscriptions	175	175	175
Trustee Fees	21,500	21,800	17,800
Continuing Disclosure Fee	2,000	2,000	0
Website Management	2,000	2,000	1,831
Property Taxes	750	0	0
Dissemination Services	0	750	750
Administrative Contingency	2,000	2,000	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 147,924	\$ 130,873	\$ 98,392
MAINTENANCE EXPENDITURES			
Preserve Area Maintenance/Upkeep	100,000	150,000	124,893
Miscellaneous Maintenance	11,000	12,000	9,896
Lawn/Landscape Service - Median/Right Of Way MTE	8,000	7,500	4,000
Mulch/Fertilizer/Pesticide	1,400	1,000	0
Lift Station/Sewer Line MTE (Adagio)	55,000	45,000	26,584
Lift Station/Sewer Line MTE (Midtown)	40,000	65,000	54,626
Irrigation Systems Maintenance & Power	5,500	1,500	19
Tree/Shrubbery Replacement	1,500	25,000	19,890
Annual Engineer's Report & Misc Engineering	8,000	13,836	13,836
Lake Tract MTE & Fountain MTE - DB & MT	21,000	24,000	17,990
Roadway/Signage/Drainage	7,000	5,500	3,376
Midtown Plaza Maintenance Reimbursement	110,000	110,000	75,000
FPL Easement Maintenance/Upkeep	5,500	2,000	0
FPL Power Sanitary Sewer Lift Stations	7,000	2,000	0
TOTAL MAINTENANCE EXPENDITURES	\$ 380,900	\$ 464,336	\$ 350,110
TOTAL EXPENDITURES	\$ 528,824	\$ 595,209	\$ 448,502
REVENUES LESS EXPENDITURES	\$ 4,043,158	\$ 4,010,899	\$ 4,156,370
Bond Payments (A)	(2,162,521)	(2,181,890)	(2,181,890)
Bond Payments (A-1)	(824,795)	(845,539)	(845,539)
Bond Payments (A-2)	(814,043)	(835,577)	(835,577)
BALANCE	\$ 241,799	\$ 147,893	\$ 293,364
County Appraiser & Tax Collector Fee	(91,399)	(44,110)	(44,110)
Discounts For Early Payments	(182,800)	(152,598)	(152,598)
Excess/ (Shortfall)	\$ (32,400)	\$ (48,815)	\$ 96,656
Carryover From Prior Year	32,400	32,400	0
Net Excess/ (Shortfall)	\$ -	\$ (16,415)	\$ 96,656

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - DORAL BREEZE
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Administrative Assessments	29,532	30,426	30,426
Maintenance Assessments	39,894	40,021	40,021
Debt Assessments - 2012 Bonds	730,663	732,405	732,405
Other Revenues	0	0	0
Interest Income	428	9,500	9,191
TOTAL REVENUES	\$ 800,517	\$ 812,352	\$ 812,043
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	15,000	30,000	27,327
Miscellaneous Maintenance	1,000	1,000	652
Irrigation Systems MTE & Power	3,000	1,500	19
Lake Tract MTE & Fountain MTE	12,000	21,000	17,990
Lawn/Landscape Service - Median Maintenance/Right Of Way	1,000	1,000	700
Mulch/Fertilizer/Pesticide	200	0	0
FPL Easement Maintenance Upkeep	1,000	0	0
FPL Power Lake Fountains	0	0	0
Tree/Shrubbery Replacement	500	0	0
Roadway/Signage/Drainage	3,000	1,000	0
Annual Engineer's Report & Miscellaneous Engineering	800	3,346	3,346
Total Maintenance Expenditures	37,500	58,846	50,034
Administrative Expenditures			
Management	8,748	8,748	8,019
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	1,050	1,050	963
Legal	4,704	3,270	2,020
Assessment Roll	2,188	2,188	0
Audit Fees	1,750	1,225	1,225
Arbitrage Rebate Fee	500	500	0
Insurance - GL & Public Officials Liability Insurance	2,407	2,208	2,208
Insurance - Property Coverage	300	0	0
Legal Advertisements	985	985	580
Miscellaneous	437	437	163
Postage	129	72	35
Office Supplies	306	185	135
Dues & Subscriptions	38	38	38
Trustee Fees	4,000	4,000	0
Continuing Disclosure Fee	500	500	0
Website Management	437	437	399
Property Taxes	164	0	0
Administrative Contingency	437	437	0
Total Administrative Expenditures	29,888	26,280	15,785
TOTAL EXPENDITURES	\$ 67,388	\$ 85,126	\$ 65,819
REVENUES LESS EXPENDITURES	\$ 733,129	\$ 727,226	\$ 746,224
Bond Payments (2012)	(686,823)	(700,594)	(700,594)
BALANCE	\$ 46,306	\$ 26,632	\$ 45,630
County Appraiser & Tax Collector Fee	(16,002)	(7,751)	(7,751)
Discounts For Early Payments	(32,004)	(27,086)	(27,086)
EXCESS/ (SHORTFALL)	\$ (1,700)	\$ (8,205)	\$ 10,793
Carryover From Prior Year	1,700	1,700	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (6,505)	\$ 10,793

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - MIDTOWN
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Administrative Assessments	27,633	28,988	28,988
Maintenance Assessments	199,734	201,195	201,195
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2025A-1 Bonds	523,005	526,830	526,830
Debt Assessments - 2014A-2 Bonds	616,148	620,653	620,653
Other Revenues	0	0	0
Interest Income	188	9,500	9,191
TOTAL REVENUES	\$ 1,366,708	\$ 1,387,166	\$ 1,386,857
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	15,000	15,000	10,991
Miscellaneous Maintenance	3,000	7,000	6,929
Lawn/Landscape Service - Median/Right Of Way MTE	0	500	282
Mulch/Fertilizer/Pesticide	0	0	0
Lift Station/Sanitary Sewer Line MTE (Midtown)	40,000	65,000	54,626
Irrigation Systems MTE & Power	1,500	0	0
Tree/Shrubbery Replacement	0	0	0
Roadways/Signage/Drainage	500	250	0
Midtown Plaza Maintenance Reimbursement	110,000	110,000	75,000
FPL Easement Maintenance/Upkeep	2,250	1,000	0
FPL Power Sanitary Sewer Lift Stations	4,500	1,000	0
Lake Tract MTE & Fountain MTE	9,000	3,000	0
Annual Engineer's Report & Miscellaneous Engineering	2,000	3,020	3,020
Total Maintenance Expenditures	\$ 187,750	\$ 205,770	\$ 150,848
Administrative Expenditures			
Management	3,612	3,612	3,311
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	3,000	3,000	2,750
Legal	1,892	2,126	876
Assessment Roll	880	880	0
Audit Fees	704	493	493
Arbitrage Rebate Fee	1,000	1,000	500
Insurance - GL & Public Officials Liability Insurance	968	888	888
Insurance - Property Coverage	4,500	0	0
Legal Advertisements	396	396	233
Miscellaneous	176	176	66
Postage	171	51	14
Office Supplies	123	104	54
Dues & Subscriptions	15	15	15
Trustee Fees	7,000	7,300	7,300
Continuing Disclosure Fee	500	500	0
Website Management	176	176	161
Property Taxes	66	0	0
Dissemination Services	0	750	750
Administrative Contingency	176	176	0
Total Administrative Expenditures	26,163	21,643	17,411
TOTAL EXPENDITURES	\$ 213,913	\$ 227,413	\$ 168,259
REVENUES LESS EXPENDITURES	\$ 1,152,795	\$ 1,159,753	\$ 1,218,598
Bond Payments - Series 2025A-1	(491,625)	(506,237)	(506,237)
Bond Payments - Series 2014A-2	(579,179)	(596,393)	(596,393)
BALANCE	\$ 81,991	\$ 57,123	\$ 115,968
County Appraiser & Tax Collector Fee	(27,330)	(13,360)	(13,360)
Discounts For Early Payments	(54,661)	(40,447)	(40,447)
EXCESS/ (SHORTFALL)	\$ -	\$ 3,316	\$ 62,161
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 3,316	\$ 62,161

AMENDED FINAL BUDGET
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - NORTH
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Administrative Assessments	31,616	32,423	32,423
Maintenance Assessments	42,287	42,379	42,379
Debt Assessments - 2014A-1 Bonds	354,436	355,222	355,222
Debt Assessments - 2014A-2 Bonds	249,856	250,407	250,407
Other Revenues	0	0	0
Interest Income	432	9,500	9,191
TOTAL REVENUES	\$ 678,627	\$ 689,931	\$ 689,622
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	15,000	30,000	26,964
Miscellaneous Maintenance	2,000	1,000	893
Lawn/Landscape Service - Median - Right Of Way Maintenance	1,000	2,000	1,491
Mulch/Fertilizer/Pesticide	200	0	0
Lift Station/Sewer Line MTE (Adagio)	40,000	45,000	26,584
Irrigation Systems MTE & Power	300	0	0
Tree/Shrubbery Replacement	0	25,000	19,890
Roadways/Signage/Drainage	500	250	0
FPL Easement Maintenance/Upkeep	500	0	0
FPL Power Sanitary Sewer Lift Stations	750	0	0
Annual Engineer's Report & Miscellaneous Engineering	1,600	3,479	3,479
Total Maintenance Expenditures	61,850	106,729	79,301
Administrative Expenditures			
Management	5,256	5,256	4,818
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	1,037	1,037	951
Legal	4,642	3,179	1,929
Assessment Roll	2,160	2,160	0
Audit Fees	1,727	1,209	1,209
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	2,375	2,179	2,179
Insurance - Property Coverage	750	0	0
Legal Advertisements	971	971	572
Miscellaneous	432	432	161
Postage	127	70	34
Office Supplies	302	183	133
Dues & Subscriptions	38	38	38
Trustee Fees	7,000	7,000	7,000
Continuing Disclosure Fee	500	500	0
Website Management	432	432	395
Property Taxes	162	0	0
Administrative Contingency	432	432	0
Total Administrative Expenditures	30,151	26,078	20,419
TOTAL EXPENDITURES	\$ 92,001	\$ 132,807	\$ 99,720
REVENUES LESS EXPENDITURES	\$ 586,626	\$ 557,124	\$ 589,902
Bond Payments - Series 2014A-1	(333,170)	(339,302)	(339,302)
Bond Payments - Series 2014A-2	(234,864)	(239,184)	(239,184)
BALANCE	\$ 18,592	\$ (21,362)	\$ 11,416
County Appraiser & Tax Collector Fee	(13,564)	(6,557)	(6,557)
Discounts For Early Payments	(27,128)	(23,905)	(23,905)
EXCESS/ (SHORTFALL)	\$ (22,100)	\$ (51,824)	\$ (19,046)
Carryover From Prior Year	22,100	22,100	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (29,724)	\$ (19,046)

**AMENDED FINAL BUDGET
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - SOUTH
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Administrative Assessments	55,500	56,605	56,605
Maintenance Assessments	99,787	98,641	98,641
Direct Bill O&M Assessments	0	0	0
Debt Assessments	1,569,891	1,551,913	1,551,913
Other Revenues	0	0	0
Interest Income	952	9,500	9,191
TOTAL REVENUES	\$ 1,726,130	\$ 1,716,659	\$ 1,716,350
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	55,000	75,000	59,611
Miscellaneous Maintenance	5,000	3,000	1,422
Lawn/Landscape Service - Median - Right Of Way Maintenance	6,000	4,000	1,527
Mulch/Fertilizer/Pesticide	1,000	1,000	0
Lift Station/Sewer Line MTE (Adagio)	15,000	0	0
Irrigation Systems MTE & Power	700	0	0
Tree/Shrubbery Replacement	1,000	0	0
Roadways/Signage/Drainage	3,000	4,000	3,376
FPL Easement Maintenance/Upkeep	1,750	1,000	0
FPL Power Sanitary Sewer Lift Stations	1,750	1,000	0
Annual Engineer's Report & Miscellaneous Engineering	3,600	3,991	3,991
Total Maintenance Expenditures	93,800	92,991	69,927
Administrative Expenditures			
Management	22,356	22,356	20,493
Supervisor Fees	750	4,000	3,000
Payroll Taxes	58	310	230
Field Operations	2,233	2,233	2,047
Legal	10,262	5,625	4,405
Assessment Roll	4,772	4,772	0
Audit Fees	3,819	2,673	2,673
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	5,250	4,816	4,816
Insurance - Property Coverage	1,250	0	0
Legal Advertisements	2,148	2,148	1,265
Miscellaneous	955	955	518
Postage	348	112	76
Office Supplies	669	343	294
Dues & Subscriptions	84	84	84
Trustee Fees	3,500	3,500	3,500
Continuing Disclosure Fee	500	500	0
Website Management	955	955	876
Property Taxes	358	0	0
Administrative Contingency	955	955	0
Total Administrative Expenditures	61,722	56,837	44,777
TOTAL EXPENDITURES	\$ 155,522	\$ 149,828	\$ 114,704
REVENUES LESS EXPENDITURES	\$ 1,570,608	\$ 1,566,831	\$ 1,601,646
Bond Payments - Series 2016	(1,475,697)	(1,481,296)	(1,481,296)
BALANCE	\$ 94,911	\$ 85,535	\$ 120,350
County Appraiser & Tax Collector Fee	(34,503)	(16,442)	(16,442)
Discounts For Early Payments	(69,007)	(61,160)	(61,160)
EXCESS/ (SHORTFALL)	\$ (8,599)	\$ 7,933	\$ 42,748
Carryover From Prior Year	8,600	8,600	0
NET EXCESS/ (SHORTFALL)	\$ 1	\$ 16,533	\$ 42,748

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2022 - DORAL BREEZE)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income	1,500	12,000	11,659
NAV Tax Collection	686,823	700,594	700,594
Miscellaneous Revenue	0	0	0
Total Revenues	\$ 688,323	\$ 712,594	\$ 712,253
EXPENDITURES			
Principal Payments (2022)	346,000	346,000	346,000
Interest Payments (2022)	322,800	329,720	329,720
Bond Redemption	19,523	0	0
Total Expenditures	\$ 688,323	\$ 675,720	\$ 675,720
Excess/ (Shortfall)	\$ -	\$ 36,874	\$ 36,533

FUND BALANCE AS OF 9/30/25	\$346,929
FY 2025/2026 ACTIVITY	\$36,874
FUND BALANCE AS OF 9/30/26	\$383,803

Notes

Revenue Account Balance = \$383,803.

Revenue Account Balance To Be Used To Fund 11-1-26 Interest Payment Of \$157,940.

* Approximate Amounts

Series 2022 (Doral Breeze) Bond Refunding Information

Original Par Amount =	\$9,206,000	Annual Principal Payments Due:
Interest Rate =	4.00%	November 1st
Issue Date =	August 2022	Annual Interest Payments Due:
Maturity Date =	November 2042	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$7,897,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - MIDTOWN)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income (2014A-2)	2,000	38,000	36,004
NAV Tax Collection (2014-2)	579,179	596,393	596,393
Total Revenues	\$ 581,179	\$ 634,393	\$ 632,397
EXPENDITURES			
Principal Payments (2014A-2)	245,000	245,000	245,000
Interest Payments (2014A-2)	333,403	340,600	340,600
Bond Redemption (2014A-2)	2,776	0	0
Total Expenditures	\$ 581,179	\$ 585,600	\$ 585,600
Excess/ (Shortfall)	\$ -	\$ 48,793	\$ 46,797

FUND BALANCE AS OF 9/30/25	\$1,156,073
FY 2025/2026 ACTIVITY	\$48,793
FUND BALANCE AS OF 9/30/26	\$1,204,866

Notes

Reserve (14A-2) Fund Balance = \$585,794*

Revenue (14A-2) Fund Balance = \$619,072*

Revenue (14A-2) Fund Balance To Be Used To Make 11-1-26 Interest Payment Of \$163,103.

* Approximate Amounts

Series 2014-2 Bond Refunding Information

Original Par Amount =	\$7,095,000	Annual Principal Payments Due:
Interest Rate =	5.875% - 6.5%	May 1st
Issue Date =	October 2014	Annual Interest Payments Due:
Maturity Date =	May 2039	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$5,070,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2025 - MIDTOWN)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income (2025A-1)	2,000	12,000	11,411
NAV Tax Collection (2025A-1)	491,625	506,237	506,237
Total Revenues	\$ 493,625	\$ 518,237	\$ 517,648
EXPENDITURES			
Principal Payments (2025A-1)	185,000	185,000	185,000
Interest Payments (2025A-1)	303,625	337,362	337,362
Bond Redemption (2025A-1)	5,000	0	0
Total Expenditures	\$ 493,625	\$ 522,362	\$ 522,362
Excess/ (Shortfall)	\$ -	\$ (4,125)	\$ (4,714)

FUND BALANCE AS OF 9/30/25	\$392,840
FY 2025/2026 ACTIVITY	(\$4,125)
FUND BALANCE AS OF 9/30/26	\$388,715

Notes

Reserve (25A-1) Fund Balance = \$50,595*.

Revenue (25A-1) Fund Balance = \$338,120*.

Revenue (25A-1) Fund Balance To Be Used To Make 11-1-26 Interest Payment Of \$149,500.

* Approximate Amounts

Series 2025-1 Bond Refunding Information

Original Par Amount =	\$6,165,000	Annual Principal Payments Due:
Interest Rate =	5.00%	May 1st
Issue Date =	March 2025	Annual Interest Payments Due:
Maturity Date =	May 2045	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$5,980,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - NORTH)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income (2014A-1)	1,000	12,500	12,359
Interest Income (2014A-2)	750	7,500	7,412
NAV Tax Collection (2014-1)	333,170	339,302	339,302
NAV Tax Collection (2014-2)	234,864	239,184	239,184
Total Revenues	\$ 569,784	\$ 598,486	\$ 598,257
EXPENDITURES			
Principal Payments (2014A-1)	105,000	105,000	105,000
Principal Payments (2014A-2)	120,000	120,000	120,000
Interest Payments (2014A-1)	227,625	230,250	230,250
Interest Payments (2014A-2)	114,000	117,000	117,000
Bond Redemption - Series 2014A-1	1,545	0	0
Bond Redemption - Series 2014A-2	1,614	0	0
Total Expenditures	\$ 569,784	\$ 572,250	\$ 572,250
Excess/ (Shortfall)	\$ -	\$ 26,236	\$ 26,007

FUND BALANCE AS OF 9/30/25	\$608,976
FY 2025/2026 ACTIVITY	\$26,236
FUND BALANCE AS OF 9/30/26	\$635,212

Notes

Reserve (2014A-1) Fund Balance = \$143,248*. Reserve (2014A-2) Fund Balance = \$59,424*
Revenue (2014A-1) Fund Balance = \$262,730*. Revenue (2014A-2) Fund Balance = \$169,810*
Revenue (2014A-1) Fund Balance To Be Used To Make 11-1-26 Interest Payment Of \$112,500.
Revenue (2014A-2) Fund Balance To Be Used To Make 11-1-26 Interest Payment Of \$55,500.
* Approximate Amounts

Series 2014-1 Bond Information

Original Par Amount =	\$5,450,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.00%	May 1st
Issue Date =	November 2014	Annual Interest Payments Due:
Maturity Date =	May 2045	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$4,500,000	

Series 2014-2 Bond Refunding Information

Original Par Amount =	\$3,295,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.00%	May 1st
Issue Date =	November 2014	Annual Interest Payments Due:
Maturity Date =	May 2039	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$2,220,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2016 - SOUTH)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income	2,000	59,000	57,015
NAV Tax Collection	1,475,698	1,481,296	1,481,296
Total Revenues	\$ 1,477,698	\$ 1,540,296	\$ 1,538,311
EXPENDITURES			
Principal Payments	545,000	545,000	545,000
Interest Payments	925,369	936,950	936,950
Transfer To Construction Account	0	40,000	35,550
Bond Redemption	7,329	0	0
Total Expenditures	\$ 1,477,698	\$ 1,521,950	\$ 1,517,500
Excess/ (Shortfall)	\$ -	\$ 18,346	\$ 20,811

FUND BALANCE AS OF 9/30/25	\$1,788,800
FY 2025/2026 ACTIVITY	\$18,346
FUND BALANCE AS OF 9/30/26	\$1,807,146

Notes

Reserve Fund Balance = \$886,054* Revenue Fund Balance = \$921,092*.

Revenue Fund Used To Fund 11-1-26 Interest Payment Of \$456,894.

* Approximate Amounts

Series 2016 (South) Bond Information

Original Par Amount =	\$27,635,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.00%	May 1st
Issue Date =	March 2016	Annual Interest Payments Due:
Maturity Date =	May 2046	May 1st & November 1st
Par Amount As Of 9/30/2026=	\$18,630,000	