

Grand Bay At Doral  
Community Development District

**Final Budget For  
Fiscal Year 2019/2020  
October 1, 2019 - September 30, 2020**

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**DETAILED FINAL BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	DORAL BREEZE FISCAL YEAR 2019/2020 BUDGET	MIDTOWN DORAL FISCAL YEAR 2019/2020 BUDGET	GRAND BAY NORTH FISCAL YEAR 2019/2020 BUDGET	GRAND BAY SOUTH FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2019/2020 BUDGET
<b>REVENUES</b>							
Administrative Assessments	151,195	120,259	18,217	27,206	12,327	55,681	113,431
Maintenance Assessments	235,663	425,404	38,987	248,253	27,061	117,772	432,073
Direct Bill O&M Assessments	32,500	0	0	0	0	0	0
Debt Assessments - A Bonds	2,730,666	2,454,396	884,505	0	0	1,569,891	2,454,396
Debt Assessments - A-1 Bonds	983,864	985,790	0	631,354	354,436	0	985,790
Debt Assessments - A-2 Bonds	864,145	866,004	0	616,148	249,856	0	866,004
Developer Contribution - Debt	642,863	0	0	0	0	0	0
Other Revenues	0	0	0	0	0	0	0
Interest Income	2,243	720	219	89	215	477	1,000
<b>TOTAL REVENUES</b>	<b>\$ 5,643,139</b>	<b>\$ 4,852,573</b>	<b>\$ 941,928</b>	<b>\$ 1,523,050</b>	<b>\$ 643,895</b>	<b>\$ 1,743,821</b>	<b>\$ 4,852,694</b>
<b>EXPENDITURES</b>							
<b>Maintenance Expenditures</b>							
Preserve Area Interior Maintenance/Upkeep	33,877	28,980	6,610	2,530	4,030	18,030	31,200
Preserve Area Perimeter Maintenance/Upkeep	0	15,000	3,413	1,373	3,368	7,446	15,600
Maintenance Contingency	4,808	48,000	1,200	16,000	3,000	17,000	37,200
Miscellaneous Maintenance	0	60,000	4,800	7,400	1,200	26,000	39,400
Lawn/Landscape Service - Median/Right Of Way MTE	36,998	32,000	1,200	39,000	1,200	12,000	53,400
Mulch/Fertilizer/Pesticide	1,192	7,200	900	7,200	500	2,400	11,000
Lift Station/Sanitary Sewer Line MTE (Adagio)	2,424	15,000	0	0	5,000	10,000	15,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	2,550	36,000	0	33,000	0	0	33,000
Irrigation Systems MTE & Power	1,141	5,700	2,400	6,000	300	900	9,600
Security	0	45,000	0	45,000	0	0	45,000
Tree/Shrubbery Replacement	0	3,000	600	3,000	250	1,500	5,350
Annual Engineer's Report & Misc Engineering	4,920	5,600	900	2,700	1,500	1,000	6,100
Lake Tract MTE & Fountain MTE - DB & MT	8,534	23,400	11,400	12,000	0	0	23,400
Roadway/Signage/Drainage	0	3,000	600	3,000	500	4,800	8,900
Midtown Plaza Upkeep/Janitorial	12,652	45,000	0	42,000	0	0	42,000
FPL Easement Maintenance/Upkeep	0	12,000	2,625	4,055	2,590	5,730	15,000
FPL Power Sanitary Sewer Lift Stations	0	15,000	0	9,100	2,000	3,900	15,000
<b>Total Maintenance Expenditures</b>	<b>109,096</b>	<b>399,880</b>	<b>36,648</b>	<b>233,358</b>	<b>25,438</b>	<b>110,706</b>	<b>406,150</b>
<b>Administrative Expenditures</b>							
Management	32,976	33,660	7,505	3,106	4,521	19,164	34,296
Field Operations	6,900	6,900	1,050	3,000	1,037	2,233	7,320
Legal	10,539	25,000	4,923	1,980	4,858	10,739	22,500
Assessment Roll	10,000	10,500	2,188	1,500	2,160	4,652	10,500
Audit Fees	6,400	8,000	1,750	704	1,727	3,819	8,000
Arbitrage Rebate Fee	3,000	3,000	500	1,000	1,000	500	3,000
Insurance - GL & Public Officials Liability Insurance	6,033	8,000	1,750	704	1,727	3,819	8,000
Insurance - Property Coverage	0	6,800	300	4,500	750	1,250	6,800
Legal Advertisements	508	2,000	383	154	378	835	1,750
Miscellaneous	1,506	2,971	656	264	648	1,432	3,000
Postage	251	865	175	70	173	382	800
Office Supplies	1,174	1,618	350	140	346	764	1,600
Dues & Subscriptions	175	175	38	15	38	84	175
Trustee Fee	21,326	21,500	4,000	7,000	7,000	3,500	21,500
Continuing Disclosure Fee	3,000	3,000	500	1,000	500	1,000	3,000
Website Management	1,500	1,500	437	176	432	955	2,000
Property Taxes	78	2,000	437	176	432	955	2,000
Administrative Contingency	0	2,400	525	210	520	1,145	2,400
<b>Total Administrative Expenditures</b>	<b>105,366</b>	<b>139,889</b>	<b>27,467</b>	<b>25,699</b>	<b>28,247</b>	<b>57,228</b>	<b>138,641</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 214,462</b>	<b>\$ 539,769</b>	<b>\$ 64,115</b>	<b>\$ 259,057</b>	<b>\$ 53,685</b>	<b>\$ 167,934</b>	<b>\$ 544,791</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 5,428,677</b>	<b>\$ 4,312,804</b>	<b>\$ 877,813</b>	<b>\$ 1,263,993</b>	<b>\$ 590,210</b>	<b>\$ 1,575,887</b>	<b>\$ 4,307,903</b>
Bond Payments (A)	(3,259,035)	(2,307,133)	(831,435)	0	0	(1,475,698)	(2,307,133)
Bond Payments (A-1)	(955,786)	(926,643)	0	(593,473)	(333,170)	0	(926,643)
Bond Payments (A-2)	(840,938)	(814,043)	0	(579,179)	(234,864)	0	(814,043)
<b>BALANCE</b>	<b>\$ 372,918</b>	<b>\$ 264,985</b>	<b>\$ 46,378</b>	<b>\$ 91,341</b>	<b>\$ 22,176</b>	<b>\$ 100,189</b>	<b>\$ 260,084</b>
County Appraiser & Tax Collector Fee	(47,047)	(97,036)	(18,834)	(30,459)	(12,874)	(34,866)	(97,033)
Discounts For Early Payments	(132,569)	(194,074)	(37,668)	(60,918)	(25,747)	(69,734)	(194,067)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 193,302</b>	<b>\$ (26,125)</b>	<b>\$ (10,124)</b>	<b>\$ (36)</b>	<b>\$ (16,445)</b>	<b>\$ (4,411)</b>	<b>\$ (31,016)</b>
Carryover From Prior Year	0	26,125	10,124	36	16,445	4,411	31,016
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 193,302</b>	<b>\$ (0)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Units  
Total Units      Doral Breeze      Midtown Doral      Grand Bay North      Grand Bay South\*      Total Units  
\$                    4,251                    541                    1847                    347                    1516                    4251

\* - Includes 440 Apartment Units

**BUDGET COMPARISON**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET
<b>REVENUES</b>			
Administrative Assessments	151,195	120,259	113,431
Maintenance Assessments	235,663	425,404	432,073
Direct Bill O&M Assessments	32,500	0	0
Debt Assessments - A Bonds	2,730,666	2,454,396	2,454,396
Debt Assessments - A-1 Bonds	983,864	985,790	985,790
Debt Assessments - A-2 Bonds	864,145	866,004	866,004
Developer Contribution - Debt	642,863	0	0
Other Revenues	0	0	0
Interest Income	2,243	720	1,000
<b>TOTAL REVENUES</b>	<b>\$ 5,643,139</b>	<b>\$ 4,852,573</b>	<b>\$ 4,852,694</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
Preserve Area Interior Maintenance/Upkeep	33,877	28,980	31,200
Preserve Area Perimeter Maintenance/Upkeep	0	15,000	15,600
Maintenance Contingency	4,808	48,000	37,200
Miscellaneous Maintenance	0	60,000	39,400
Lawn/Landscape Service - Median/Right Of Way MTE	36,998	32,000	53,400
Mulch/Fertilizer/Pesticide	1,192	7,200	11,000
Lift Station/Sanitary Sewer Line MTE (Adagio)	2,424	15,000	15,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	2,550	36,000	33,000
Irrigation Systems MTE & Power	1,141	5,700	9,600
Security	0	45,000	45,000
Tree/Shrubbery Replacement	0	3,000	5,350
Annual Engineer's Report & Miscellaneous Engineering	4,920	5,600	6,100
Lake Tract MTE & Fountain MTE - DM & MT	8,534	23,400	23,400
Roadways/Signage/Drainage	0	3,000	8,900
Midtown Plaza Upkeep/Janitorial	12,652	45,000	42,000
FPL Easement Maintenance/Upkeep	0	12,000	15,000
FPL Power Sanitary Sewer Lift Stations	0	15,000	15,000
<b>Total Maintenance Expenditures</b>	<b>109,096</b>	<b>399,880</b>	<b>406,150</b>
<b>Administrative Expenditures</b>			
Management	32,976	33,660	34,296
Field Operations	6,900	6,900	7,320
Legal	10,539	25,000	22,500
Assessment Roll	10,000	10,500	10,500
Audit Fees	6,400	8,000	8,000
Arbitrage Rebate Fee	3,000	3,000	3,000
Insurance - GL & Public Officials Liability Insurance	6,033	8,000	8,000
Insurance - Property Coverage	0	6,800	6,800
Legal Advertisements	508	2,000	1,750
Miscellaneous	1,506	2,971	3,000
Postage	251	865	800
Office Supplies	1,174	1,618	1,600
Dues & Subscriptions	175	175	175
Trustee Fee	21,326	21,500	21,500
Continuing Disclosure Fee	3,000	3,000	3,000
Website Management	1,500	1,500	2,000
Property Taxes	78	2,000	2,000
Administrative Contingency	0	2,400	2,400
<b>Total Administrative Expenditures</b>	<b>105,366</b>	<b>139,889</b>	<b>138,641</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 214,462</b>	<b>\$ 539,769</b>	<b>\$ 544,791</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 5,428,677</b>	<b>\$ 4,312,804</b>	<b>\$ 4,307,903</b>
Bond Payments (A)	(3,259,035)	(2,307,133)	(2,307,133)
Bond Payments (A-1)	(955,786)	(926,643)	(926,643)
Bond Payments (A-2)	(840,938)	(814,043)	(814,043)
<b>BALANCE</b>	<b>\$ 372,918</b>	<b>\$ 264,985</b>	<b>\$ 260,084</b>
County Appraiser & Tax Collector Fee	(47,047)	(97,036)	(97,033)
Discounts For Early Payments	(132,569)	(194,074)	(194,067)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 193,302</b>	<b>\$ (26,125)</b>	<b>\$ (31,016)</b>
Carryover From Prior Year	0	26,125	31,016
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 193,302</b>	<b>\$ -</b>	<b>\$ -</b>

**DORAL BREEZE FINAL BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET
<b>REVENUES</b>			
Administrative Assessments	31,242	22,518	18,217
Maintenance Assessments	28,832	34,699	38,987
Debt Assessments - 2012 Bonds	884,498	884,505	884,505
Other Revenues	0	0	0
Interest Income	569	158	219
<b>TOTAL REVENUES</b>	<b>\$ 945,141</b>	<b>\$ 941,880</b>	<b>\$ 941,928</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
Preserve Area Interior Maintenance/Upkeep	7,474	6,010	6,610
Preserve Area Perimeter Maintenance/Upkeep	0	3,282	3,413
Maintenance Contingency	0	0	1,200
Miscellaneous Maintenance	2,250	8,500	4,800
Irrigation Systems MTE & Power	0	0	2,400
Lake Tract MTE & Fountain MTE	8,534	11,400	11,400
Lawn/Landscape Service - Median Maintenance/Right Of Way	0	0	1,200
Mulch/Fertilizer/Pesticide	0	0	900
FPL Easment Maintenance Upkeep	0	2,625	2,625
Electrical For Irrigation Pumps	0	0	0
Irrigation Repairs	1,046	0	0
Tree/Shrubbery Replacement	0	0	600
Roadway/Signage/Drainage	0	0	600
Annual Engineer's Report & Miscellaneous Engineering	850	800	900
<b>Total Maintenance Expenditures</b>	<b>20,154</b>	<b>32,617</b>	<b>36,648</b>
<b>Administrative Expenditures</b>			
Management	7,215	7,365	7,505
Field Operations	1,050	1,050	1,050
Legal	1,857	5,470	4,923
Assessment Roll	2,188	2,188	2,188
Audit Fees	1,406	1,750	1,750
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	1,320	1,750	1,750
Insurance - Property Coverage	0	300	300
Legal Advertisements	111	438	383
Miscellaneous	217	569	656
Postage	55	88	175
Office Supplies	257	329	350
Dues & Subscriptions	38	38	38
Trustee Fee	3,826	4,000	4,000
Continuing Disclosure Fee	500	500	500
Website Management	328	328	437
Property Taxes	17	437	437
Administrative Contingency	0	525	525
<b>Total Administrative Expenditures</b>	<b>20,885</b>	<b>27,625</b>	<b>27,467</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 41,039</b>	<b>\$ 60,242</b>	<b>\$ 64,115</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 904,102</b>	<b>\$ 881,638</b>	<b>\$ 877,813</b>
Bond Payments (2012)	(845,570)	(831,435)	(831,435)
<b>BALANCE</b>	<b>\$ 58,532</b>	<b>\$ 50,203</b>	<b>\$ 46,378</b>
County Appraiser & Tax Collector Fee	(9,958)	(18,834)	(18,834)
Discounts For Early Payments	(31,529)	(37,669)	(37,668)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 17,045</b>	<b>\$ (6,300)</b>	<b>\$ (10,124)</b>
Carryover From Prior Year		6,300	10,124
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 17,045</b>	<b>\$ -</b>	<b>\$ -</b>

**MIDTOWN FINAL BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET
<b>REVENUES</b>			
Administrative Assessments	31,482	26,635	27,206
Maintenance Assessments	80,012	248,920	248,253
Direct Bill O&M Assessments	32,500	0	0
Debt Assessments - 2014A-1 Bonds	629,420	631,354	631,354
Debt Assessments - 2014A-2 Bonds	614,283	616,149	616,149
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	189	63	89
<b>TOTAL REVENUES</b>	<b>\$ 1,387,886</b>	<b>\$ 1,523,121</b>	<b>\$ 1,523,051</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
Preserve Area Interior Maintenance/Upkeep	5,765	2,410	2,530
Preserve Area Perimeter Maintenance/Upkeep	0	1,320	1,373
Maintenance Contingency	4,808	21,000	16,000
Miscellaneous Maintenance	0	7,700	7,400
Lawn/Landscape Service - Median/Right Of Way MTE	34,748	32,000	39,000
Mulch/Fertilizer/Pesticide	1,192	7,200	7,200
Lift Station/Sanitary Sewer Line MTE (Midtown	2,550	36,000	33,000
Irrigation Systems MTE & Power	95	5,700	6,000
Security	0	45,000	45,000
Tree/Shrubbery Replacement	0	3,000	3,000
Roadways/Signage/Drainage	0	3,000	3,000
Midtown Plaza Upkeep/Janitoria	12,652	45,000	42,000
FPL Easement Maintenance/Upkeep	0	1,055	4,055
FPL Power Sanitary Sewer Lift Stations	0	9,100	9,100
Lake Tract MTE & Fountain MTE	0	12,000	12,000
Annual Engineer's Report & Miscellaneous Engineerin	1,440	2,500	2,700
<b>Total Maintenance Expenditures</b>	<b>63,250</b>	<b>233,985</b>	<b>233,358</b>
<b>Administrative Expenditures</b>			
Management	3,000	3,063	3,106
Field Operations	2,580	2,580	3,000
Legal	747	2,200	1,980
Assessment Roll	880	1,500	1,500
Audit Fees	564	704	704
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	531	704	704
Insurance - Property Coverage	0	4,500	4,500
Legal Advertisements	45	176	154
Miscellaneous	287	600	264
Postage	22	500	70
Office Supplies	103	250	140
Dues & Subscriptions	15	15	15
Trustee Fee	7,000	7,000	7,000
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	132	132	176
Property Taxes	7	176	176
Administrative Contingency	0	210	210
<b>Total Administrative Expenditures</b>	<b>17,913</b>	<b>26,310</b>	<b>25,699</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 81,163</b>	<b>\$ 260,295</b>	<b>\$ 259,057</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,306,723</b>	<b>\$ 1,262,826</b>	<b>\$ 1,263,994</b>
Bond Payments - Series 2014A-1	(616,825)	(593,473)	(593,473)
Bond Payments - Series 2014A-2	(601,991)	(579,179)	(579,179)
<b>BALANCE</b>	<b>\$ 87,907</b>	<b>\$ 90,174</b>	<b>\$ 91,342</b>
County Appraiser & Tax Collector Fee	(13,870)	(30,461)	(30,459)
Discounts For Early Payments	(13,201)	(60,922)	(60,918)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 60,836</b>	<b>\$ (1,209)</b>	<b>\$ (35)</b>
Carryover From Prior Year	0	1,210	36
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 60,836</b>	<b>\$ 1</b>	<b>\$ 1</b>

**GRAND BAY NORTH PARCEL FINAL BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET
<b>REVENUES</b>			
Administrative Assessments	27,607	18,912	12,327
Maintenance Assessments	13,974	20,487	27,061
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	354,444	354,436	354,436
Debt Assessments - 2014A-2 Bonds	249,862	249,856	249,856
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	462	155	215
<b>TOTAL REVENUES</b>	<b>\$ 646,349</b>	<b>\$ 643,846</b>	<b>\$ 643,895</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
Preserve Area Interior Maintenance/Upkeep	6,428	3,830	4,030
Preserve Area Perimeter Maintenance/Upkeep	0	3,238	3,368
Maintenance Contingency	0	0	3,000
Miscellaneous Maintenance	0	1,100	1,200
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	0	1,200
Mulch/Fertilizer/Pesticide	0	0	500
Lift Station/Sanitary Sewer Line MTE (Adagio)	1,880	5,000	5,000
Irrigation Systems MTE & Power	0	0	300
Tree/Shrubbery Replacement	0	0	250
Roadways/Signage/Drainage	0	0	500
FPL Easement Maintenance/Upkeep	0	2,590	2,590
FPL Power Sanitary Sewer Lift Stations	0	2,000	2,000
Annual Engineer's Report & Miscellaneous Engineering	1,050	1,500	1,500
<b>Total Maintenance Expenditures</b>	<b>9,358</b>	<b>19,258</b>	<b>25,438</b>
<b>Administrative Expenditures</b>			
Management	4,344	4,437	4,521
Field Operations	1,037	1,037	1,037
Legal	2,283	5,397	4,858
Assessment Roll	2,159	2,160	2,160
Audit Fees	1,377	1,727	1,727
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	1,303	1,727	1,727
Insurance - Property Coverage	0	750	750
Legal Advertisements	110	432	378
Miscellaneous	214	561	648
Postage	54	86	173
Office Supplies	254	324	346
Dues & Subscriptions	38	38	38
Trustee Fee	7,000	7,000	7,000
Continuing Disclosure Fee	500	500	500
Website Management	324	324	432
Property Taxes	17	432	432
Administrative Contingency	0	520	520
<b>Total Administrative Expenditures</b>	<b>22,014</b>	<b>28,452</b>	<b>28,247</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 31,372</b>	<b>\$ 47,710</b>	<b>\$ 53,685</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 614,977</b>	<b>\$ 596,136</b>	<b>\$ 590,210</b>
Bond Payments - Series 2014A-1	(338,960)	(333,170)	(333,170)
Bond Payments - Series 2014A-2	(238,947)	(234,864)	(234,864)
<b>BALANCE</b>	<b>\$ 37,070</b>	<b>\$ 28,102</b>	<b>\$ 22,176</b>
County Appraiser & Tax Collector Fee	(6,561)	(12,874)	(12,874)
Discounts For Early Payments	(21,586)	(25,748)	(25,747)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 8,923</b>	<b>\$ (10,520)</b>	<b>\$ (16,445)</b>
Carryover From Prior Year	0	10,520	16,445
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 8,923</b>	<b>\$ -</b>	<b>\$ -</b>

**GRAND BAY SOUTH PARCEL FINAL BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET
<b>REVENUES</b>			
Administrative Assessments	60,865	52,194	55,681
Maintenance Assessments	112,844	121,298	117,772
Direct Bill O&M Assessments	0	0	0
Debt Assessments - A Bonds	1,846,168	1,569,891	1,569,891
Developer Contribution - Debt	642,863	0	0
Other Revenues	0	0	0
Interest Income	1,023	344	477
<b>TOTAL REVENUES</b>	<b>\$ 2,663,763</b>	<b>\$ 1,743,727</b>	<b>\$ 1,743,821</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
Preserve Area Interior Maintenance/Upkeep	14,210	16,730	18,030
Preserve Area Perimeter Maintenance/Upkeep	0	7,160	7,446
Maintenance Contingency	0	27,000	17,000
Miscellaneous Maintenance	0	42,700	26,000
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	0	12,000
Mulch/Fertilizer/Pesticide	0	0	2,400
Lift Station/Sanitary Sewer Line MTE (Adagio)	545	10,000	10,000
Irrigation Systems MTE & Power	0	0	900
Tree/Shrubbery Replacement	0	0	1,500
Roadways/Signage/Drainage	0	0	4,800
FPL Easement Maintenance/Upkeep	0	5,730	5,730
FPL Power Sanitary Sewer Lift Stations	0	3,900	3,900
Annual Engineer's Report & Miscellaneous Engineering	1,580	800	1,000
<b>Total Maintenance Expenditures</b>	<b>16,335</b>	<b>114,020</b>	<b>110,706</b>
<b>Administrative Expenditures</b>			
Management	18,417	18,795	19,164
Field Operations	2,233	2,233	2,233
Legal	5,652	11,933	10,739
Assessment Roll	4,773	4,652	4,652
Audit Fees	3,053	3,819	3,819
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	2,880	3,819	3,819
Insurance - Property Coverage	0	1,250	1,250
Legal Advertisements	242	954	835
Miscellaneous	788	1,241	1,432
Postage	120	191	382
Office Supplies	561	715	764
Dues & Subscriptions	84	84	84
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	716	716	955
Property Taxes	37	955	955
Administrative Contingency	0	1,145	1,145
<b>Total Administrative Expenditures</b>	<b>44,556</b>	<b>57,502</b>	<b>57,228</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 60,891</b>	<b>\$ 171,522</b>	<b>\$ 167,934</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 2,602,872</b>	<b>\$ 1,572,205</b>	<b>\$ 1,575,887</b>
Bond Payments - A Bonds	(2,413,465)	(1,475,697)	(1,475,697)
Bond Payments - Series 2014A-1	0	0	0
Bond Payments - Series 2014A-2	0	0	0
<b>BALANCE</b>	<b>\$ 189,407</b>	<b>\$ 96,508</b>	<b>\$ 100,190</b>
County Appraiser & Tax Collector Fee	(16,658)	(34,867)	(34,866)
Discounts For Early Payments	(66,253)	(69,735)	(69,734)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 106,496</b>	<b>\$ (8,094)</b>	<b>\$ (4,410)</b>
Carryover From Prior Year	0	8,095	4,411
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 106,496</b>	<b>\$ 1</b>	<b>\$ 1</b>



**DETAILED FINAL DEBT SERVICE FUND (2012 - DORAL BREEZE) BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	13,127	500	500	Projected Interest For 2019/2020
NAV Tax Collection	845,570	831,435	831,435	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 858,697</b>	<b>\$ 831,935</b>	<b>\$ 831,935</b>	
<b>EXPENDITURES</b>				
Principal Payments	200,000	220,000	235,000	Principal Payment Due In 2020
Interest Payments	621,356	605,469	594,194	Interest Payments Due In 2020
Bond Redemption	0	6,466	2,741	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 821,356</b>	<b>\$ 831,935</b>	<b>\$ 831,935</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 37,341</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2012 (Doral Breeze) Bond Information**

Original Par Amount =	\$11,625,000	Annual Principal Payments Due =	November 1st
Interest Rate =	5.13%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2012		
Maturity Date =	November 2042		
Par Amount As Of 1-1-19 =	\$10,520,000		

**DETAILED FINAL DEBT SERVICE FUND (2014 - MIDTOWN) BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	
<b>REVENUES</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>COMMENTS</b>
Interest Income (A-1)	11,055	500	500	Projected Interest For 2019/2020
Interest Income (A-2)	10,725	500	500	Projected Interest For 2019/2020
NAV Tax Collection (A-1)	616,825	593,473	593,473	Maximum Debt Service Collection
NAV Tax Collection (A-2)	601,991	579,179	579,179	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 1,240,596</b>	<b>\$ 1,173,652</b>	<b>\$ 1,173,652</b>	
<b>EXPENDITURES</b>				
Principal Payments - Series 2014A-1	125,000	125,000	140,000	Principal Payment Due In 2020
Principal Payments - Series 2014A-2	150,000	150,000	170,000	Principal Payment Due In 2020
Interest Payments - Series 2014A-1	469,380	466,099	452,318	Interest Payments Due In 2020
Interest Payments - Series 2014A-2	428,725	424,319	405,519	Interest Payments Due In 2020
Bond Redemption - Series 2014A-1	0	2,874	1,655	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	5,360	4,160	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 1,173,105</b>	<b>\$ 1,173,652</b>	<b>\$ 1,173,652</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 67,491</b>	<b>\$ -</b>	<b>\$ -</b>	

**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		
Par Amount As Of 1-1-19 =	\$8,030,000		

**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		
Par Amount As Of 1-1-19 =	\$6,665,000		

**DETAILED FINAL DEBT SERVICE FUND (2014 - NORTH) BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income (A-1)	4,202	500	500	Projected Interest For 2019/2020
Interest Income (A-2)	2,376	500	500	Projected Interest For 2019/2020
NAV Tax Collection (A-1)	338,960	333,170	333,170	Maximum Debt Service Collection
NAV Tax Collection (A-2)	238,947	234,864	234,864	Maximum Debt Service Collection
		0	0	
<b>Total Revenues</b>	<b>\$ 584,485</b>	<b>\$ 569,034</b>	<b>\$ 569,034</b>	
<b>EXPENDITURES</b>				
Principal Payments - Series 2014A-1	75,000	75,000	80,000	Principal Payment Due In 2020
Principal Payments - Series 2014A-2	85,000	85,000	95,000	Principal Payment Due In 2020
Interest Payments - Series 2014A-1	258,250	256,750	250,400	Interest Payments Due In 2020
Interest Payments - Series 2014A-2	148,800	147,100	139,900	Interest Payments Due In 2020
Bond Redemption - Series 2014A-1	0	1,920	3,270	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	3,264	464	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 567,050</b>	<b>\$ 569,034</b>	<b>\$ 569,034</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 17,435</b>	<b>\$ -</b>	<b>\$ -</b>	

**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		

Par Amount As Of 1-1-19 = \$5,230,000

**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		

Par Amount As Of 1-1-19 = \$3,050,000

**DETAILED FINAL DEBT SERVICE FUND (2016) - SOUTH PARCEL BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income (2016)	30,010	500	500	Projected Interest For 2019/2020
Payment By Developer (2016)	642,863	0	0	
Prepaid Bond Collection (2016)	4,212,541	0	0	
NAV Tax Collection (2016)	1,770,602	1,475,698	1,475,698	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 6,656,016</b>	<b>\$ 1,476,198</b>	<b>\$ 1,476,198</b>	
<b>EXPENDITURES</b>				
Principal Payments (2016)	400,000	410,000	425,000	Principal Payment Due In 2020
Interest Payments (2016)	1,235,925	1,057,813	1,043,200	Interest Payments Due In 2020
Transfer To Construction Fund	7,683	0	0	
Bond Redemption	4,370,000	8,385	7,998	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 6,013,608</b>	<b>\$ 1,476,198</b>	<b>\$ 1,476,198</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 642,408</b>	<b>\$ -</b>	<b>\$ -</b>	

**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		
Par Amount As Of 1-1-19 =	\$22,400,000		

Note: Extraordinary Prepayment Of \$4,210,000 Was Made On 2-1-18

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

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*
Administrative For Condominiums	\$ -	\$ 50.16	\$ 53.39	\$ 41.63	\$ 33.67
Maintenance For Condominiums	\$ -	\$ 56.54	\$ 53.29	\$ 64.14	\$ 72.07
<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>	<u>\$ 1,255.00</u>
Total For Condominiums	<b>\$ 1,255.00</b>	<b>\$ 1,361.70</b>	<b>\$ 1,361.68</b>	<b>\$ 1,360.77</b>	<b>\$ 1,360.74</b>
Administrative For Townhomes	\$ -	\$ 50.16	\$ 53.39	\$ 41.63	\$ 33.67
Maintenance For Townhomes	\$ -	\$ 56.54	\$ 53.29	\$ 64.14	\$ 72.07
<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>	<u>\$ 1,465.00</u>
Total For Townhomes	<b>\$ 1,465.00</b>	<b>\$ 1,571.70</b>	<b>\$ 1,571.68</b>	<b>\$ 1,570.77</b>	<b>\$ 1,570.74</b>
Administrative For Single Family 40'	\$ -	\$ 50.16	\$ 53.39	\$ 41.63	\$ 33.67
Maintenance For Single Family 40'	\$ -	\$ 56.54	\$ 53.29	\$ 64.14	\$ 72.07
<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>	<u>\$ 1,880.00</u>
Total For Single Family 40'	<b>\$ 1,880.00</b>	<b>\$ 1,986.70</b>	<b>\$ 1,986.68</b>	<b>\$ 1,985.77</b>	<b>\$ 1,985.74</b>
Administrative For Single Family 50'	\$ -	\$ 50.16	\$ 53.39	\$ 41.63	\$ 33.67
Maintenance For Single Family 50'	\$ -	\$ 56.54	\$ 53.29	\$ 64.14	\$ 72.07
<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>	<u>\$ 2,090.00</u>
Total For Single Family 50'	<b>\$ 2,090.00</b>	<b>\$ 2,196.70</b>	<b>\$ 2,196.68</b>	<b>\$ 2,195.77</b>	<b>\$ 2,195.74</b>

\* 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 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*
<b>3 Bedroom Condo - Type 2</b>					
Administrative Assessment	\$ 58.51	\$ 12.09	\$ 15.04	\$ 14.42	\$ 14.73
Maintenance Assessment	\$ -	\$ 46.37	\$ 134.21	\$ 134.77	\$ 134.41
Debt Assessment A-1	\$ 1,245.50	\$ 1,212.77	\$ 1,212.77	\$ 1,212.77	\$ 1,212.77
Debt Assessment A-2	\$ 400.33	\$ 384.04	\$ 384.04	\$ 384.04	\$ 384.04
<b>Total For 3 Bedroom Condo - Type 2</b>	<b>\$ 1,704.34</b>	<b>\$ 1,655.27</b>	<b>\$ 1,746.06</b>	<b>\$ 1,746.00</b>	<b>\$ 1,745.95</b>
<b>2 Bedroom Condo - Type 2</b>					
Administrative Assessment	\$ 58.51	\$ 12.09	\$ 15.04	\$ 14.42	\$ 14.73
Maintenance Assessment	\$ -	\$ 46.37	\$ 134.21	\$ 134.77	\$ 134.41
Debt Assessment A-1	\$ 1,145.86	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89
Debt Assessment A-2	\$ 368.30	\$ 353.19	\$ 353.19	\$ 353.19	\$ 353.19
<b>Total For 2 Bedroom Condo - Type 2</b>	<b>\$ 1,572.67</b>	<b>\$ 1,526.54</b>	<b>\$ 1,617.33</b>	<b>\$ 1,617.27</b>	<b>\$ 1,617.22</b>
<b>1 Bedroom Condo - Type 2</b>					
Administrative Assessment	\$ 58.51	\$ 12.09	\$ 15.04	\$ 14.42	\$ 14.73
Maintenance Assessment	\$ -	\$ 46.37	\$ 134.21	\$ 134.77	\$ 134.41
Debt Assessment A-1	\$ 996.40	\$ 970.21	\$ 970.21	\$ 970.21	\$ 970.21
Debt Assessment A-2	\$ 320.26	\$ 307.45	\$ 307.45	\$ 307.45	\$ 307.45
<b>Total For 1 Bedroom Condo - Type 2</b>	<b>\$ 1,375.17</b>	<b>\$ 1,336.12</b>	<b>\$ 1,426.91</b>	<b>\$ 1,426.85</b>	<b>\$ 1,426.80</b>
<b>3 Bedroom Condo - Type 1</b>					
Administrative Assessment	\$ 58.51	\$ 12.09	\$ 15.04	\$ 14.42	\$ 14.73
Maintenance Assessment	\$ -	\$ 46.37	\$ 134.21	\$ 134.77	\$ 134.41
Debt Assessment A-1	\$ 1,145.86	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89
Debt Assessment A-2	\$ 368.30	\$ 353.19	\$ 353.19	\$ 353.19	\$ 353.19
<b>Total For 3 Bedroom Condo - Type 1</b>	<b>\$ 1,572.67</b>	<b>\$ 1,526.54</b>	<b>\$ 1,617.33</b>	<b>\$ 1,617.27</b>	<b>\$ 1,617.22</b>
<b>2 Bedroom Condo - Type 1</b>					
Administrative Assessment	\$ 58.51	\$ 12.09	\$ 15.04	\$ 14.42	\$ 14.73
Maintenance Assessment	\$ -	\$ 46.37	\$ 134.21	\$ 134.77	\$ 134.41
Debt Assessment A-1	\$ 996.40	\$ 970.21	\$ 970.21	\$ 970.21	\$ 970.21
Debt Assessment A-2	\$ 320.26	\$ 307.45	\$ 307.45	\$ 307.45	\$ 307.45
<b>Total For 2 Bedroom Condo - Type 1</b>	<b>\$ 1,375.17</b>	<b>\$ 1,336.12</b>	<b>\$ 1,426.91</b>	<b>\$ 1,426.85</b>	<b>\$ 1,426.80</b>
<b>1 Bedroom Condo - Type 1</b>					
Administrative Assessment	\$ 58.51	\$ 12.09	\$ 15.04	\$ 14.42	\$ 14.73
Maintenance Assessment	\$ -	\$ 46.37	\$ 134.21	\$ 134.77	\$ 134.41
Debt Assessment A-1	\$ 896.75	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34
Debt Assessment A-2	\$ 288.24	\$ 276.60	\$ 276.60	\$ 276.60	\$ 276.60
<b>Total For 1 Bedroom Condo - Type 1</b>	<b>\$ 1,243.50</b>	<b>\$ 1,207.40</b>	<b>\$ 1,298.19</b>	<b>\$ 1,298.13</b>	<b>\$ 1,298.08</b>
<b>Non-Residential (Based On Square Footage)</b>					
Administrative Assessment	\$ 0.06	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
Maintenance Assessment	\$ -	\$ 0.05	\$ 0.15	\$ 0.15	\$ 0.15
Debt Assessment A-1	\$ 1.07	\$ 1.040	\$ 1.040	\$ 1.040	\$ 1.040
Debt Assessment A-2	\$ 0.34	\$ 0.330	\$ 0.330	\$ 0.330	\$ 0.330
<b>Total For Non-Residential</b>	<b>\$ 1.47</b>	<b>\$ 1.430</b>	<b>\$ 1.530</b>	<b>\$ 1.530</b>	<b>\$ 1.530</b>

\* Assessments Include the Following :

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

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

Community Information:

Total Midtown Units (Refunding Bonds)	Phase One Units (A1) (Phase One Project Bonds)	Grand Bay Midtown - Commercial Square Footage (With Percentages)	
3 Bedroom Condo - Type 2	84	Building 1	9,818 14.33%
2 Bedroom Condo - Type 2	182	Building 2	23,838 34.80%
1 Bedroom Condo - Type 2	40	Building 3	23,838 34.80%
3 Bedroom Condo - Type 1	28	Building 4	11,006 16.07%
2 Bedroom Condo - Type 1	84	Total	68,500 100.00%
1 Bedroom Condo - Type 1	119		
Total Residential Units	537		

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

For Administrative & Maintenance Assessments Purposes- Non-Residential counts as approximately 300 units.

29.36 Acres  
8.8% Of District

**Phase 1 Grand Bay Midtown Residential**

Type	Building 1	Building 2	Building 3	Building 4	Total
3 BR - Type 2	14	35	35	0	84
2 BR - Type 2	28	56	56	42	182
1 BR - Type 2	0	20	20	0	40
3 BR - Type 1	14	7	7	0	28
2 BR - Type 1	7	35	35	7	84
1 BR - Type 1	35	0	0	84	119
<b>Total</b>	<b>98</b>	<b>153</b>	<b>153</b>	<b>133</b>	<b>537</b>

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

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*
<b><u>Single Family 40' Unit</u></b>					
Administrative Assessment	\$ 114.89	\$ 75.76	\$ 74.14	\$ 54.51	\$ 35.52
Maintenance Assessment	\$ -	\$ 38.63	\$ 40.22	\$ 59.05	\$ 77.99
Debt Assessment A-1	\$ 1,237.24	\$ 1,237.24	\$ 1,237.24	\$ 1,237.24	\$ 1,237.24
<u>Debt Assessment A-2</u>	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34
Total For Single Family 40' Unit	\$ 2,224.47	\$ 2,223.97	\$ 2,223.94	\$ 2,223.14	\$ 2,223.09
<b><u>Townhome Unit</u></b>					
Administrative Assessment	\$ 114.89	\$ 75.76	\$ 74.14	\$ 54.51	\$ 35.52
Maintenance Assessment	\$ -	\$ 38.63	\$ 40.22	\$ 59.05	\$ 77.99
Debt Assessment A-1	\$ 1,008.51	\$ 1,008.51	\$ 1,008.51	\$ 1,008.51	\$ 1,008.51
<u>Debt Assessment A-2</u>	\$ 710.64	\$ 710.64	\$ 710.64	\$ 710.64	\$ 710.64
Total For Townhome Unit	\$ 1,834.04	\$ 1,833.54	\$ 1,833.51	\$ 1,832.71	\$ 1,832.66
<b><u>Condo Unit (3-Story)</u></b>					
Administrative Assessment	\$ 114.89	\$ 75.76	\$ 74.14	\$ 54.51	\$ 35.52
Maintenance Assessment	\$ -	\$ 38.63	\$ 40.22	\$ 59.05	\$ 77.99
Debt Assessment A-1	\$ 917.02	\$ 917.02	\$ 917.02	\$ 917.02	\$ 917.02
<u>Debt Assessment A-2</u>	\$ 646.81	\$ 646.81	\$ 646.81	\$ 646.81	\$ 646.81
Total For Condo Unit (3-Story)	\$ 1,678.72	\$ 1,678.22	\$ 1,678.19	\$ 1,677.39	\$ 1,677.34

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

O&M Covenant = 108.00

108.00/.94 = 114.89

Community Information:

Total North Units

72.04 Acres

A-1: Project Bonds

21.33% Of District

A-2: Refunding Bonds

Single Family 40' Unit

64

North Parcel Acreage

Townhome Unit

172

72.04 Acres

Condo Unit (3-Story)

111

21.59% Of District

Total Residential Units

347

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

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*
Administrative For Single Family 40' Units	\$ -	\$ 39.94	\$ 39.59	\$ 34.43	\$ 36.73
Maintenance For Single Family 40' Units	\$ -	\$ 74.71	\$ 75.04	\$ 80.02	\$ 77.69
<u>Debt For Single Family 40' Units</u>	<u>\$ -</u>	<u>\$ 2,133.00</u>	<u>\$ 2,133.00</u>	<u>\$ 2,133.00</u>	<u>\$ 2,133.00</u>
Total For Single Family 40' Units	\$ 2,133.00	\$ 2,247.65	\$ 2,247.63	\$ 2,247.45	\$ 2,247.42
Administrative For Townhome 22' Units	\$ -	\$ 39.94	\$ 39.59	\$ 34.43	\$ 36.73
Maintenance For Townhome 22' Units	\$ -	\$ 74.71	\$ 75.04	\$ 80.02	\$ 77.69
<u>Debt For Townhome 22' Units</u>	<u>\$ -</u>	<u>\$ 1,843.00</u>	<u>\$ 1,843.00</u>	<u>\$ 1,843.00</u>	<u>\$ 1,843.00</u>
Total For Townhome 22' Units	\$ 1,843.00	\$ 1,957.65	\$ 1,957.63	\$ 1,957.45	\$ 1,957.42
Administrative For 2 Story Condo/Flat Units	\$ -	\$ 39.94	\$ 39.59	\$ 34.43	\$ 36.73
Maintenance For 2 Story Condo/Flat Units	\$ -	\$ 74.71	\$ 75.04	\$ 80.02	\$ 77.69
<u>Debt For 2 Story Condo/Flat Units</u>	<u>\$ -</u>	<u>\$ 1,738.00</u>	<u>\$ 1,738.00</u>	<u>\$ 1,738.00</u>	<u>\$ 1,738.00</u>
Total For 2 Story Condo/Flat Units	\$ 1,738.00	\$ 1,852.65	\$ 1,852.63	\$ 1,852.45	\$ 1,852.42
Administrative For 3 Story Condo/Flat Units	\$ -	\$ 39.94	\$ 39.59	\$ 34.43	\$ 36.73
Maintenance For 3 Story Condo/Flat Units	\$ -	\$ 74.71	\$ 75.04	\$ 80.02	\$ 77.69
<u>Debt For 3 Story Condo/Flat Units</u>	<u>\$ -</u>	<u>\$ 1,580.00</u>	<u>\$ 1,580.00</u>	<u>\$ 1,580.00</u>	<u>\$ 1,580.00</u>
Total For 3 Story Condo/Flat Units	\$ 1,580.00	\$ 1,694.65	\$ 1,694.63	\$ 1,694.45	\$ 1,694.42
Administrative For Apartment Unit	\$ -	\$ 39.94	\$ 39.59	\$ 34.43	\$ 36.73
Maintenance For Apartment Unit	\$ -	\$ 74.71	\$ 75.04	\$ 80.02	\$ 77.69
<u>Debt For Apartment Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Apartment Unit	\$ -	\$ 114.65	\$ 114.63	\$ 114.45	\$ 114.42

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

O&M Covenant = 108.00

1% County Property Appraiser Fee

108.00/.94 = 114.89

Community Information:

<u>Total South Units</u>	<u>Bond Prepayments</u>	
Single Family 40' Unit (Pod VI)	77	0
Townhome 22' Unit (Pod III)	228	0
2 Story Condo/Flat Unit (Pod IV)	387	0
3 Story Condo/Flat Unit (Pods II & V)	384	186
<u>Apartment Unit (Pod 1)</u>	<u>440</u>	<u>0</u>
Total Residential Units	1516	186
<u>Assessable Units For Debt</u>		
Total Units	1516	
Less Apartment Unit (Developer Contributed		
Cost Of Improvements In Lieu Of Cap Assessment)	<u>440</u>	<b>Note: 3 Story Flat Units That Are Assessed For Debt: 198</b>
Total Original Assessable Units For Debt	1076	
Less Prepayments - 186 Pod V 3 Story Condos	<u>186</u>	
Total Current Assessable Units For Debt	890	