

Grand Bay At Doral
Community Development District

**Proposed Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

CONTENTS

- I DETAILED PROPOSED BUDGET
- II BUDGET COMPARISON
- III DETAILED PROPOSED BUDGET - DORAL BREEZE
- IV DETAILED PROPOSED BUDGET - MIDTOWN
- V DETAILED PROPOSED BUDGET - NORTH PARCEL
- VI DETAILED PROPOSED BUDGET - SOUTH PARCEL
- VII DETAILED PROPOSED 2012 (DORAL BREEZE) DEBT SERVICE FUND BUDGET
- VIII DETAILED PROPOSED 2014 (MIDTOWN) DEBT SERVICE FUND BUDGET
- IX DETAILED PROPOSED 2014 (NORTH PARCEL) DEBT SERVICE FUND BUDGET
- X DETAILED PROPOSED 2016 (SOUTH PARCEL) DEBT SERVICE FUND BUDGET
- XI ASSESSMENT COMPARISON - DORAL BREEZE
- XII ASSESSMENT COMPARISON - MIDTOWN
- XIII ASSESSMENT COMPARISON - NORTH PARCEL
- XIV ASSESSMENT COMPARISON - SOUTH PARCEL

DETAILED PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	DORAL BREEZE FISCAL YEAR 2020/2021 BUDGET	MIDTOWN DORAL FISCAL YEAR 2020/2021 BUDGET	GRAND BAY NORTH FISCAL YEAR 2020/2021 BUDGET	GRAND BAY SOUTH FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2020/2021 BUDGET
REVENUES							
Administrative Assessments	129,255	113,431	21,760	28,143	15,132	61,494	126,529
Maintenance Assessments	243,711	432,073	35,429	226,355	24,201	109,334	395,319
Direct Bill O&M Assessments	20,010	0	0	0	0	0	0
Debt Assessments - A Bonds	2,454,396	2,454,396	884,505	0	0	1,569,891	2,454,396
Debt Assessments - A-1 Bonds	985,790	985,790	0	631,354	354,436	0	985,790
Debt Assessments - A-2 Bonds	866,004	866,004	0	616,148	249,856	0	866,004
Developer Contribution - Debt	0	0	0	0	0	0	0
Other Revenues	0	0	0	0	0	0	0
Interest Income	2,263	1,000	219	89	215	477	1,000
TOTAL REVENUES	\$ 4,701,429	\$ 4,852,694	\$ 941,913	\$ 1,502,089	\$ 643,840	\$ 1,741,196	\$ 4,829,038
EXPENDITURES							
Maintenance Expenditures							
Preserve Area Maintenance/Upkeep	46,591	46,800	13,078	11,269	11,109	39,544	75,000
Maintenance Contingency	10,540	37,200	1,200	15,000	1,200	12,600	30,000
Miscellaneous Maintenance	18,075	39,400	1,200	6,400	1,200	15,200	24,000
Lawn/Landscape Service - Median/Right Of Way MTE	29,330	53,400	1,000	35,000	1,000	10,000	47,000
Mulch/Fertilizer/Pesticide	875	11,000	800	4,200	400	1,600	7,000
Lift Station/Sanitary Sewer Line MTE (Adagio)	2,475	15,000	0	0	3,000	7,000	10,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	1,229	33,000	0	20,000	0	0	20,000
Irrigation Systems MTE & Power	3,321	9,600	2,400	5,000	300	900	8,600
Security	0	45,000	0	50,000	0	0	50,000
Tree/Shrubbery Replacement	0	5,350	600	2,650	250	1,500	5,000
Annual Engineer's Report & Misc Engineering	8,156	6,100	800	2,000	1,600	1,600	6,000
Lake Tract MTE & Fountain MTE - DB & MT	15,188	23,400	9,000	11,000	0	0	20,000
Roadway/Signage/Drainage	1,330	8,900	600	2,700	500	4,200	8,000
Midtown Plaza Upkeep/Janitorial	16,823	42,000	0	34,000	0	0	34,000
FPL Easement Maintenance/Upkeep	0	15,000	2,625	4,555	1,090	5,230	13,500
FPL Power Sanitary Sewer Lift Stations	0	15,000	0	9,000	1,100	3,400	13,500
Total Maintenance Expenditures	153,933	406,150	33,303	212,774	22,749	102,774	371,600
Administrative Expenditures							
Management	33,660	34,296	7,675	3,176	4,623	19,602	35,076
Supervisor Fees	0	0	750	750	750	750	3,000
Payroll Taxes	0	0	58	58	58	58	232
Field Operations	7,320	7,320	1,050	3,000	1,037	2,233	7,320
Legal	8,133	22,500	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	7,400	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	6,798	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	295	1,750	329	132	325	714	1,500
Miscellaneous	2,112	3,000	656	264	648	1,432	3,000
Postage	184	800	164	66	162	358	750
Office Supplies	764	1,600	328	132	324	716	1,500
Dues & Subscriptions	175	175	38	15	38	84	175
Trustee Fee	21,256	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	2,000	437	176	432	955	2,000
Property Taxes	74	2,000	437	176	432	955	2,000
Administrative Contingency	0	2,400	525	210	520	1,145	2,400
Total Administrative Expenditures	105,671	138,641	28,358	26,543	29,071	58,281	142,253
TOTAL EXPENDITURES	\$ 259,604	\$ 544,791	\$ 61,661	\$ 239,317	\$ 51,820	\$ 161,055	\$ 513,853
REVENUES LESS EXPENDITURES	\$ 4,441,825	\$ 4,307,903	\$ 880,252	\$ 1,262,772	\$ 592,020	\$ 1,580,141	\$ 4,315,185
Bond Payments (A)	(2,341,246)	(2,307,133)	(831,435)	0	0	(1,475,698)	(2,307,133)
Bond Payments (A-1)	(955,594)	(926,643)	0	(593,473)	(333,170)	0	(926,643)
Bond Payments (A-2)	(840,777)	(814,043)	0	(579,179)	(234,864)	0	(814,043)
BALANCE	\$ 304,208	\$ 260,084	\$ 48,817	\$ 90,120	\$ 23,986	\$ 104,443	\$ 267,366
County Appraiser & Tax Collector Fee	(45,338)	(97,033)	(18,834)	(30,040)	(12,873)	(34,814)	(96,561)
Discounts For Early Payments	(136,884)	(194,067)	(37,668)	(60,080)	(25,745)	(69,629)	(193,122)
EXCESS/ (SHORTFALL)	\$ 121,986	\$ (31,016)	\$ (7,685)	\$ -	\$ (14,632)	\$ -	\$ (22,317)
Carryover From Prior Year	0	31,016	7,685	0	14,632	0	22,317
NET EXCESS/ (SHORTFALL)	\$ 121,986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET
REVENUES			
Administrative Assessments	129,255	113,431	126,529
Maintenance Assessments	243,711	432,073	395,319
Direct Bill O&M Assessments	20,010	0	0
Debt Assessments - A Bonds	2,454,396	2,454,396	2,454,396
Debt Assessments - A-1 Bonds	985,790	985,790	985,790
Debt Assessments - A-2 Bonds	866,004	866,004	866,004
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	2,263	1,000	1,000
TOTAL REVENUES	\$ 4,701,429	\$ 4,852,694	\$ 4,829,038
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	46,591	46,800	75,000
Maintenance Contingency	10,540	37,200	30,000
Miscellaneous Maintenance	18,075	39,400	24,000
Lawn/Landscape Service - Median/Right Of Way MTE	29,330	53,400	47,000
Mulch/Fertilizer/Pesticide	875	11,000	7,000
Lift Station/Sanitary Sewer Line MTE (Adagio)	2,475	15,000	10,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	1,229	33,000	20,000
Irrigation Systems MTE & Power	3,321	9,600	8,600
Security	0	45,000	50,000
Tree/Shrubbery Replacement	0	5,350	5,000
Annual Engineer's Report & Miscellaneous Engineering	8,156	6,100	6,000
Lake Tract MTE & Fountain MTE - DM & MT	15,188	23,400	20,000
Roadways/Signage/Drainage	1,330	8,900	8,000
Midtown Plaza Upkeep/Janitorial	16,823	42,000	34,000
FPL Easement Maintenance/Upkeep	0	15,000	13,500
FPL Power Sanitary Sewer Lift Stations	0	15,000	13,500
Total Maintenance Expenditures	153,933	406,150	371,600
Administrative Expenditures			
Management	33,660	34,296	35,076
Supervisor Fees	0	0	3,000
Payroll Taxes	0	0	232
Field Operations	7,320	7,320	7,320
Legal	8,133	22,500	22,500
Assessment Roll	10,000	10,500	10,500
Audit Fees	7,400	8,000	8,000
Arbitrage Rebate Fee	3,000	3,000	3,000
Insurance - GL & Public Officials Liability Insurance	6,798	8,000	8,000
Insurance - Property Coverage	0	6,800	6,800
Legal Advertisements	295	1,750	1,500
Miscellaneous	2,112	3,000	3,000
Postage	184	800	750
Office Supplies	764	1,600	1,500
Dues & Subscriptions	175	175	175
Trustee Fee	21,256	21,500	21,500
Continuing Disclosure Fee	3,000	3,000	3,000
Website Management	1,500	2,000	2,000
Property Taxes	74	2,000	2,000
Administrative Contingency	0	2,400	2,400
Total Administrative Expenditures	105,671	138,641	142,253
TOTAL EXPENDITURES	\$ 259,604	\$ 544,791	\$ 513,853
REVENUES LESS EXPENDITURES	\$ 4,441,825	\$ 4,307,903	\$ 4,315,185
Bond Payments (A)	(2,341,246)	(2,307,133)	(2,307,133)
Bond Payments (A-1)	(955,594)	(926,643)	(926,643)
Bond Payments (A-2)	(840,777)	(814,043)	(814,043)
BALANCE	\$ 304,208	\$ 260,084	\$ 267,366
County Appraiser & Tax Collector Fee	(45,338)	(97,033)	(96,561)
Discounts For Early Payments	(136,884)	(194,067)	(193,122)
EXCESS/ (SHORTFALL)	\$ 121,986	\$ (31,016)	\$ (22,317)
Carryover From Prior Year	0	31,016	22,317
NET EXCESS/ (SHORTFALL)	\$ 121,986	\$ -	\$ -

DORAL BREEZE PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET
REVENUES			
Administrative Assessments	23,505	18,217	21,760
Maintenance Assessments	34,699	38,987	35,429
Debt Assessments - 2012 Bonds	884,505	884,505	884,505
Other Revenues	0	0	0
Interest Income	2,263	219	219
TOTAL REVENUES	\$ 944,972	\$ 941,928	\$ 941,913
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	10,194	10,023	13,078
Maintenance Contingency	0	1,200	1,200
Miscellaneous Maintenance	7,763	4,800	1,200
Irrigation Systems MTE & Power	0	2,400	2,400
Lake Tract MTE & Fountain MTE	6,353	11,400	9,000
Lawn/Landscape Service - Median Maintenance/Right Of Way	0	1,200	1,000
Mulch/Fertilizer/Pesticide	0	900	800
FPL Easment Maintenance Upkeep	0	2,625	2,625
Electrical For Irrigation Pumps	0	0	0
Irrigation Repairs	1,468	0	0
Tree/Shrubbery Replacement	0	600	600
Roadway/Signage/Drainage	0	600	600
Annual Engineer's Report & Miscellaneous Engineering	1,633	900	800
Total Maintenance Expenditures	27,411	36,648	33,303
Administrative Expenditures			
Management	7,365	7,505	7,675
Supervisor Fees	0	0	750
Payroll Taxes	0	0	58
Field Operations	1,050	1,050	1,050
Legal	1,196	4,923	4,923
Assessment Roll	2,188	2,188	2,188
Audit Fees	1,620	1,750	1,750
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	1,487	1,750	1,750
Insurance - Property Coverage	0	300	300
Legal Advertisements	64	383	329
Miscellaneous	297	656	656
Postage	40	175	164
Office Supplies	167	350	328
Dues & Subscriptions	38	38	38
Trustee Fee	3,756	4,000	4,000
Continuing Disclosure Fee	500	500	500
Website Management	328	437	437
Property Taxes	16	437	437
Administrative Contingency	0	525	525
Total Administrative Expenditures	20,612	27,467	28,358
TOTAL EXPENDITURES	\$ 48,023	\$ 64,115	\$ 61,661
REVENUES LESS EXPENDITURES	\$ 896,949	\$ 877,813	\$ 880,252
Bond Payments (2012)	(845,769)	(831,435)	(831,435)
BALANCE	\$ 51,180	\$ 46,378	\$ 48,817
County Appraiser & Tax Collector Fee	(9,099)	(18,834)	(18,834)
Discounts For Early Payments	(32,146)	(37,669)	(37,668)
EXCESS/ (SHORTFALL)	\$ 9,935	\$ (10,125)	\$ (7,685)
Carryover From Prior Year		10,125	7,685
NET EXCESS/ (SHORTFALL)	\$ 9,935	\$ -	\$ -

MIDTOWN PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET
REVENUES			
Administrative Assessments	35,636	27,206	28,143
Maintenance Assessments	82,099	248,253	226,355
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	631,354	631,354	631,354
Debt Assessments - 2014A-2 Bonds	616,148	616,149	616,149
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	0	89	89
TOTAL REVENUES	\$ 1,365,237	\$ 1,523,051	\$ 1,502,090
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	4,100	3,903	11,269
Maintenance Contingency	10,540	16,000	15,000
Miscellaneous Maintenance	2,550	7,400	6,400
Lawn/Landscape Service - Median/Right Of Way MTE	29,330	39,000	35,000
Mulch/Fertilizer/Pesticide	875	7,200	4,200
Lift Station/Sanitary Sewer Line MTE (Midtown)	1,229	33,000	20,000
Irrigation Systems MTE & Power	1,853	6,000	5,000
Security	0	45,000	50,000
Tree/Shrubbery Replacement	0	3,000	2,650
Roadways/Signage/Drainage	1,330	3,000	2,700
Midtown Plaza Upkeep/Janitorial	16,823	42,000	34,000
FPL Easement Maintenance/Upkeep	0	4,055	4,555
FPL Power Sanitary Sewer Lift Stations	0	9,100	9,000
Lake Tract MTE & Fountain MTE	8,835	12,000	11,000
Annual Engineer's Report & Miscellaneous Engineering	2,350	2,700	2,000
Total Maintenance Expenditures	79,815	233,358	212,774
Administrative Expenditures			
Management	3,063	3,106	3,176
Supervisor Fees	0	0	750
Payroll Taxes	0	0	58
Field Operations	3,000	3,000	3,000
Legal	481	1,980	1,980
Assessment Roll	880	1,500	1,500
Audit Fees	650	704	704
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	598	704	704
Insurance - Property Coverage	0	4,500	4,500
Legal Advertisements	26	154	132
Miscellaneous	113	264	264
Postage	16	70	66
Office Supplies	67	140	132
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	176	176
Property Taxes	7	176	176
Administrative Contingency	0	210	210
Total Administrative Expenditures	18,048	25,699	26,543
TOTAL EXPENDITURES	\$ 97,863	\$ 259,057	\$ 239,317
REVENUES LESS EXPENDITURES	\$ 1,267,374	\$ 1,263,994	\$ 1,262,773
Bond Payments - Series 2014A-1	(616,820)	(593,473)	(593,473)
Bond Payments - Series 2014A-2	(601,963)	(579,179)	(579,179)
BALANCE	\$ 48,591	\$ 91,342	\$ 90,121
County Appraiser & Tax Collector Fee	(13,419)	(30,459)	(30,040)
Discounts For Early Payments	(17,445)	(60,918)	(60,080)
EXCESS/ (SHORTFALL)	\$ 17,727	\$ (35)	\$ 1
Carryover From Prior Year	0	35	0
NET EXCESS/ (SHORTFALL)	\$ 17,727	\$ -	\$ 1

GRAND BAY NORTH PARCEL PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET
REVENUES			
Administrative Assessments	21,149	12,327	15,132
Maintenance Assessments	20,487	27,061	24,201
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	354,436	354,436	354,436
Debt Assessments - 2014A-2 Bonds	249,856	249,856	249,856
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	0	215	215
TOTAL REVENUES	\$ 645,928	\$ 643,895	\$ 643,840
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	10,059	7,398	11,109
Maintenance Contingency	0	3,000	1,200
Miscellaneous Maintenance	2,762	1,200	1,200
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	1,200	1,000
Mulch/Fertilizer/Pesticide	0	500	400
Lift Station/Sanitary Sewer Line MTE (Adagio)	1,775	5,000	3,000
Irrigation Systems MTE & Power	0	300	300
Tree/Shrubbery Replacement	0	250	250
Roadways/Signage/Drainage	0	500	500
FPL Easement Maintenance/Upkeep	0	2,590	1,090
FPL Power Sanitary Sewer Lift Stations	0	2,000	1,100
Annual Engineer's Report & Miscellaneous Engineering	2,353	1,500	1,600
Total Maintenance Expenditures	16,949	25,438	22,749
Administrative Expenditures			
Management	4,437	4,521	4,623
Supervisor Fees	0	0	750
Payroll Taxes	0	0	58
Field Operations	1,037	1,037	1,037
Legal	3,622	4,858	4,858
Assessment Roll	2,159	2,160	2,160
Audit Fees	1,598	1,727	1,727
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	1,468	1,727	1,727
Insurance - Property Coverage	0	750	750
Legal Advertisements	64	378	325
Miscellaneous	683	648	648
Postage	40	173	162
Office Supplies	165	346	324
Dues & Subscriptions	38	38	38
Trustee Fee	7,000	7,000	7,000
Continuing Disclosure Fee	500	500	500
Website Management	324	432	432
Property Taxes	16	432	432
Administrative Contingency	0	520	520
Total Administrative Expenditures	24,151	28,247	29,071
TOTAL EXPENDITURES	\$ 41,100	\$ 53,685	\$ 51,820
REVENUES LESS EXPENDITURES	\$ 604,828	\$ 590,210	\$ 592,020
Bond Payments - Series 2014A-1	(338,774)	(333,170)	(333,170)
Bond Payments - Series 2014A-2	(238,814)	(234,864)	(234,864)
BALANCE	\$ 27,240	\$ 22,176	\$ 23,986
County Appraiser & Tax Collector Fee	(6,232)	(12,874)	(12,873)
Discounts For Early Payments	(22,232)	(25,747)	(25,745)
EXCESS/ (SHORTFALL)	\$ (1,224)	\$ (16,445)	\$ (14,632)
Carryover From Prior Year	0	16,445	14,632
NET EXCESS/ (SHORTFALL)	\$ (1,224)	\$ -	\$ -

GRAND BAY SOUTH PARCEL PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET
REVENUES			
Administrative Assessments	48,965	55,681	61,494
Maintenance Assessments	106,426	117,772	109,334
Direct Bill O&M Assessments	20,010	0	0
Debt Assessments - A Bonds	1,569,891	1,569,891	1,569,891
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	0	477	477
TOTAL REVENUES	\$ 1,745,292	\$ 1,743,821	\$ 1,741,196
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	22,238	25,476	39,544
Maintenance Contingency	0	17,000	12,600
Miscellaneous Maintenance	5,000	26,000	15,200
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	12,000	10,000
Mulch/Fertilizer/Pesticide	0	2,400	1,600
Lift Station/Sanitary Sewer Line MTE (Adagio)	700	10,000	7,000
Irrigation Systems MTE & Power	0	900	900
Tree/Shrubbery Replacement	0	1,500	1,500
Roadways/Signage/Drainage	0	4,800	4,200
FPL Easement Maintenance/Upkeep	0	5,730	5,230
FPL Power Sanitary Sewer Lift Stations	0	3,900	3,400
Annual Engineer's Report & Miscellaneous Engineering	1,820	1,000	1,600
Total Maintenance Expenditures	29,758	110,706	102,774
Administrative Expenditures			
Management	18,795	19,164	19,602
Supervisor Fees	0	0	750
Payroll Taxes	0	0	58
Field Operations	2,233	2,233	2,233
Legal	2,834	10,739	10,739
Assessment Roll	4,773	4,652	4,652
Audit Fees	3,532	3,819	3,819
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	3,245	3,819	3,819
Insurance - Property Coverage	0	1,250	1,250
Legal Advertisements	141	835	714
Miscellaneous	1,019	1,432	1,432
Postage	88	382	358
Office Supplies	365	764	716
Dues & Subscriptions	83	84	84
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	716	955	955
Property Taxes	36	955	955
Administrative Contingency	0	1,145	1,145
Total Administrative Expenditures	42,860	57,228	58,281
TOTAL EXPENDITURES	\$ 72,618	\$ 167,934	\$ 161,055
REVENUES LESS EXPENDITURES	\$ 1,672,674	\$ 1,575,887	\$ 1,580,141
Bond Payments - A Bonds	(1,495,477)	(1,475,697)	(1,475,697)
Bond Payments - Series 2014A-1	0	0	0
Bond Payments - Series 2014A-2	0	0	0
BALANCE	\$ 177,197	\$ 100,190	\$ 104,444
County Appraiser & Tax Collector Fee	(16,588)	(34,866)	(34,814)
Discounts For Early Payments	(65,061)	(69,734)	(69,629)
EXCESS/ (SHORTFALL)	\$ 95,548	\$ (4,410)	\$ 1
Carryover From Prior Year	0	4,410	0
NET EXCESS/ (SHORTFALL)	\$ 95,548	\$ -	\$ 1

DETAILED PROPOSED DEBT SERVICE FUND (2012 - DORAL BREEZE) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	22,034	500	500	Projected Interest For 2020/2021
NAV Tax Collection	845,769	831,435	831,435	Maximum Debt Service Collection
Total Revenues	\$ 867,803	\$ 831,935	\$ 831,935	
EXPENDITURES				
Principal Payments	210,000	235,000	245,000	Principal Payment Due In 2021
Interest Payments	610,850	594,194	579,750	Interest Payments Due In 2021
Bond Redemption	0	2,741	7,185	Estimated Excess Debt Collections
Total Expenditures	\$ 820,850	\$ 831,935	\$ 831,935	
Excess/ (Shortfall)	\$ 46,953	\$ -	\$ -	

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 1-1-20 =	\$10,260,000		

DETAILED PROPOSED DEBT SERVICE FUND (2014 - MIDTOWN) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	18,607	500	500	Projected Interest For 2020/2021
Interest Income (A-2)	18,089	500	500	Projected Interest For 2020/2021
NAV Tax Collection (A-1)	616,820	593,473	593,473	Maximum Debt Service Collection
NAV Tax Collection (A-2)	601,963	579,179	579,179	Maximum Debt Service Collection
Total Revenues	\$ 1,255,479	\$ 1,173,652	\$ 1,173,652	
EXPENDITURES				
Principal Payments - Series 2014A-1	130,000	140,000	145,000	Principal Payment Due In 2021
Principal Payments - Series 2014A-2	160,000	170,000	180,000	Principal Payment Due In 2021
Interest Payments - Series 2014A-1	462,818	452,318	444,836	Interest Payments Due In 2021
Interest Payments - Series 2014A-2	419,913	405,519	395,238	Interest Payments Due In 2021
Bond Redemption - Series 2014A-1	0	1,655	4,137	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	4,160	4,441	Estimated Excess Debt Collections
Total Expenditures	\$ 1,172,731	\$ 1,173,652	\$ 1,173,652	
Excess/ (Shortfall)	\$ 82,748	\$ -	\$ -	

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 1-1-20 =	\$7,900,000		

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 1-1-20 =	\$6,505,000		

DETAILED PROPOSED DEBT SERVICE FUND (2014 - NORTH) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	7,130	500	500	Projected Interest For 2020/2021
Interest Income (A-2)	4,114	500	500	Projected Interest For 2020/2021
NAV Tax Collection (A-1)	338,774	333,170	333,170	Maximum Debt Service Collection
NAV Tax Collection (A-2)	238,814	234,864	234,864	Maximum Debt Service Collection
		0	0	
Total Revenues	\$ 588,832	\$ 569,034	\$ 569,034	
EXPENDITURES				
Principal Payments - Series 2014A-1	80,000	80,000	85,000	Principal Payment Due In 2021
Principal Payments - Series 2014A-2	90,000	95,000	95,000	Principal Payment Due In 2021
Interest Payments - Series 2014A-1	255,250	250,400	247,150	Interest Payments Due In 2021
Interest Payments - Series 2014A-2	145,400	139,900	136,110	Interest Payments Due In 2021
Bond Redemption - Series 2014A-1	0	3,270	1,520	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	464	4,254	Estimated Excess Debt Collections
Total Expenditures	\$ 570,650	\$ 569,034	\$ 569,034	
Excess/ (Shortfall)	\$ 18,182	\$ -	\$ -	

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 1-1-20 = \$5,150,000

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 1-1-20 = \$2,960,000

DETAILED PROPOSED DEBT SERVICE FUND (2016) - SOUTH PARCEL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income (2016)	36,788	500	500	Projected Interest For 2020/2021
Prepaid Bond Collection (2016)	0	0	0	
NAV Tax Collection (2016)	1,495,477	1,475,698	1,475,698	Maximum Debt Service Collection
Total Revenues	\$ 1,532,265	\$ 1,476,198	\$ 1,476,198	
EXPENDITURES				
Principal Payments (2016)	420,000	425,000	435,000	Principal Payment Due In 2021
Interest Payments (2016)	1,064,738	1,043,200	1,028,150	Interest Payments Due In 2021
Transfer To Construction Fund	16,542	0	0	
Bond Redemption	0	7,998	13,048	Estimated Excess Debt Collections
Total Expenditures	\$ 1,501,280	\$ 1,476,198	\$ 1,476,198	
Excess/ (Shortfall)	\$ 30,985	\$ -	\$ -	

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 1-1-20 =	\$21,990,000		

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 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
Administrative For Condominiums	\$ -	\$ 53.39	\$ 41.63	\$ 33.67	\$ 40.22
Maintenance For Condominiums	\$ -	\$ 53.29	\$ 64.14	\$ 72.07	\$ 65.49
<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	\$ 1,255.00	\$ 1,361.68	\$ 1,360.77	\$ 1,360.74	\$ 1,360.71
Administrative For Townhomes	\$ -	\$ 53.39	\$ 41.63	\$ 33.67	\$ 40.22
Maintenance For Townhomes	\$ -	\$ 53.29	\$ 64.14	\$ 72.07	\$ 65.49
<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	\$ 1,465.00	\$ 1,571.68	\$ 1,570.77	\$ 1,570.74	\$ 1,570.71
Administrative For Single Family 40'	\$ -	\$ 53.39	\$ 41.63	\$ 33.67	\$ 40.22
Maintenance For Single Family 40'	\$ -	\$ 53.29	\$ 64.14	\$ 72.07	\$ 65.49
<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'	\$ 1,880.00	\$ 1,986.68	\$ 1,985.77	\$ 1,985.74	\$ 1,985.71
Administrative For Single Family 50'	\$ -	\$ 53.39	\$ 41.63	\$ 33.67	\$ 40.22
Maintenance For Single Family 50'	\$ -	\$ 53.29	\$ 64.14	\$ 72.07	\$ 65.49
<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'	\$ 2,090.00	\$ 2,196.68	\$ 2,195.77	\$ 2,195.74	\$ 2,195.71

* 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 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
3 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 15.04	\$ 14.42	\$ 14.73	\$ 15.24
Maintenance Assessment	\$ -	\$ 134.21	\$ 134.77	\$ 134.41	\$ 122.56
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
Total For 3 Bedroom Condo - Type 2	\$ 1,704.34	\$ 1,746.06	\$ 1,746.00	\$ 1,745.95	\$ 1,734.61
2 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 15.04	\$ 14.42	\$ 14.73	\$ 15.24
Maintenance Assessment	\$ -	\$ 134.21	\$ 134.77	\$ 134.41	\$ 122.56
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
Total For 2 Bedroom Condo - Type 2	\$ 1,572.67	\$ 1,617.33	\$ 1,617.27	\$ 1,617.22	\$ 1,605.88
1 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 15.04	\$ 14.42	\$ 14.73	\$ 15.24
Maintenance Assessment	\$ -	\$ 134.21	\$ 134.77	\$ 134.41	\$ 122.56
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
Total For 1 Bedroom Condo - Type 2	\$ 1,375.17	\$ 1,426.91	\$ 1,426.85	\$ 1,426.80	\$ 1,415.46
3 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 15.04	\$ 14.42	\$ 14.73	\$ 15.24
Maintenance Assessment	\$ -	\$ 134.21	\$ 134.77	\$ 134.41	\$ 122.56
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
Total For 3 Bedroom Condo - Type 1	\$ 1,572.67	\$ 1,617.33	\$ 1,617.27	\$ 1,617.22	\$ 1,605.88
2 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 15.04	\$ 14.42	\$ 14.73	\$ 15.24
Maintenance Assessment	\$ -	\$ 134.21	\$ 134.77	\$ 134.41	\$ 122.56
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
Total For 2 Bedroom Condo - Type 1	\$ 1,375.17	\$ 1,426.91	\$ 1,426.85	\$ 1,426.80	\$ 1,415.46
1 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 15.04	\$ 14.42	\$ 14.73	\$ 15.24
Maintenance Assessment	\$ -	\$ 134.21	\$ 134.77	\$ 134.41	\$ 122.56
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
Total For 1 Bedroom Condo - Type 1	\$ 1,243.50	\$ 1,298.19	\$ 1,298.13	\$ 1,298.08	\$ 1,286.74
Non-Residential (Based On Square Footage)					
Administrative Assessment	\$ 0.06	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
Maintenance Assessment	\$ -	\$ 0.15	\$ 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
Total For Non-Residential	\$ 1.47	\$ 1.530	\$ 1.530	\$ 1.530	\$ 1.530

* 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
Total	98	153	153	133	537

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

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
<u>Single Family 40' Unit</u>					
Administrative Assessment	\$ 114.89	\$ 74.14	\$ 54.51	\$ 35.52	\$ 43.61
Maintenance Assessment	\$ -	\$ 40.22	\$ 59.05	\$ 77.99	\$ 69.75
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	\$ 2,223.94	\$ 2,223.14	\$ 2,223.09	\$ 2,222.94
<u>Townhome Unit</u>					
Administrative Assessment	\$ 114.89	\$ 74.14	\$ 54.51	\$ 35.52	\$ 43.61
Maintenance Assessment	\$ -	\$ 40.22	\$ 59.05	\$ 77.99	\$ 69.75
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	\$ 1,833.51	\$ 1,832.71	\$ 1,832.66	\$ 1,832.51
<u>Condo Unit (3-Story)</u>					
Administrative Assessment	\$ 114.89	\$ 74.14	\$ 54.51	\$ 35.52	\$ 43.61
Maintenance Assessment	\$ -	\$ 40.22	\$ 59.05	\$ 77.99	\$ 69.75
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	\$ 1,678.19	\$ 1,677.39	\$ 1,677.34	\$ 1,677.19

* 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 North Units</u>	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
<u>Condo Unit (3-Story)</u>	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 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
Administrative For Single Family 40' Units	\$ -	\$ 39.59	\$ 34.43	\$ 36.73	\$ 40.57
Maintenance For Single Family 40' Units	\$ -	\$ 75.04	\$ 80.02	\$ 77.69	\$ 72.13
<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	\$ 2,247.63	\$ 2,247.45	\$ 2,247.42	\$ 2,245.70
Administrative For Townhome 22' Units	\$ -	\$ 39.59	\$ 34.43	\$ 36.73	\$ 40.57
Maintenance For Townhome 22' Units	\$ -	\$ 75.04	\$ 80.02	\$ 77.69	\$ 72.13
<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	\$ 1,957.63	\$ 1,957.45	\$ 1,957.42	\$ 1,955.70
Administrative For 2 Story Condo/Flat Units	\$ -	\$ 39.59	\$ 34.43	\$ 36.73	\$ 40.57
Maintenance For 2 Story Condo/Flat Units	\$ -	\$ 75.04	\$ 80.02	\$ 77.69	\$ 72.13
<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	\$ 1,852.63	\$ 1,852.45	\$ 1,852.42	\$ 1,850.70
Administrative For 3 Story Condo/Flat Units	\$ -	\$ 39.59	\$ 34.43	\$ 36.73	\$ 40.57
Maintenance For 3 Story Condo/Flat Units	\$ -	\$ 75.04	\$ 80.02	\$ 77.69	\$ 72.13
<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	\$ 1,694.63	\$ 1,694.45	\$ 1,694.42	\$ 1,692.70
Administrative For Apartment Unit	\$ -	\$ 39.59	\$ 34.43	\$ 36.73	\$ 40.57
Maintenance For Apartment Unit	\$ -	\$ 75.04	\$ 80.02	\$ 77.69	\$ 72.13
<u>Debt For Apartment Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Apartment Unit	\$ -	\$ 114.63	\$ 114.45	\$ 114.42	\$ 112.70

* 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

South Parcel Acreage

159.28 Acres

47.73% Of District

Community Information:

Total South Units

Single Family 40' Unit (Pod VI) 77

Townhome 22' Unit (Pod III) 228

2 Story Condo/Flat Unit (Pod IV) 387

3 Story Condo/Flat Unit (Pods II & V) 384

Apartment Unit (Pod 1) 440

Total Residential Units 1516

Assessable Units For Debt

Total Units 1516

Less Apartment Unit (Developer Contributed

Cost Of Improvements In Lieu Of Cap Assessment) 440

Total Original Assessable Units For Debt 1076

Less Prepayments - 186 Pod V 3 Story Condos 186

Total Current Assessable Units For Debt 890

Bond Prepayments

0

0

0

186

0

186

Note: 3 Story Flat Units That Are Assessed For Debt: 198

Note: Some South Unit Landowners Were Direct Billed For 19/20 Assessments, Due To Parcels Not Being Platted by 19/20 Tax Roll Deadline. If Direct Bills are not paid by June 2020, 19/20 Assessments will be added to 20/21 Assessment.