



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MAY 18, 2022
11:30 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
Grand Central Clubhouse
10551 NW 88th Street
Doral, Florida 33178
REGULAR BOARD MEETING
May 18, 2022
11:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. November 17, 2021 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Staff Report: As Required
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 6
 - 2. Discussion Regarding Proposed Refinancing of Series 2012 Bonds – Doral Breeze
- I. Administrative & Operational Matters
 - 1. Discussion Regarding General Election Qualifying Period
- J. Board Members & Staff Closing Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

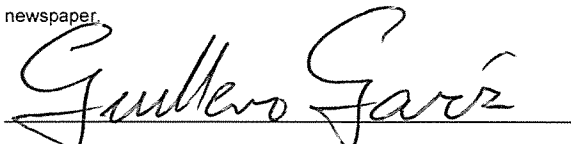
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT
DISTRICT - FISCAL YEAR 2021/2022 REGULAR MEETING
SCHEDULE

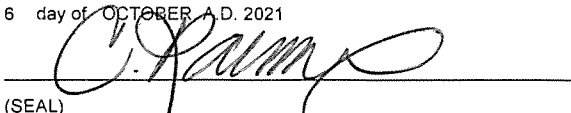
in the XXXX Court,
was published in said newspaper in the issues of

10/06/2021

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to and subscribed before me this
6 day of OCTOBER A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 730 NW 107th Avenue, 3rd Floor, Suite 300 Meeting Room, Miami, Florida 33172 at 10:00 a.m. on the following dates:

October 20, 2021
November 17, 2021
December 15, 2021

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District (the "District") will hold Regular Meetings at the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178 at 11:30 a.m. on the following dates:

January 19, 2022
February 16, 2022
March 16, 2022
April 20, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022
September 21, 2022

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

Grand Bay AT Doral Community Development District

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

www.grandbayatdoralcdd.org

10/6

21-07/0000554831M

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**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 17, 2021**

A. CALL TO ORDER

District Manager Armando Silva called the November 17, 2021, Regular Board Meeting of the Grand Bay at Doral Community Development District (the “District”) to order at 10:04 a.m. in the Meeting Room at Lennar Homes, LLC, located at 730 NW 107th Avenue, Third Floor, Suite 300, Miami, Florida 33172

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 6, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Vice Chairperson Teresa Baluja and Supervisors Raisa Krause and Salome Castano.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. July 21, 2021, Regular Board Meeting and Public Hearing

Mr. Silva presented the July 21, 2021, Regular Board Meeting and Public Hearing minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed approving the July 21, 2021, Regular Board Meeting and Public Hearing minutes, *as presented*.

G. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2021-06 – Adopting a Fiscal Year 2020/2021 Amended Budget

Mr. Silva presented Resolution No. 2021-06, entitled:

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. He further stated that the Operating Fund as of September 30, 2021, had a positive balance. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to approve and adopt Resolution No. 2021-06, *as presented*; thereby setting the amended/revised final budget for the 2020/2021 fiscal year.

2. Ratify District Actions – Notice of Cancellation – Solitude Lake Management

Mr. Silva advised that he had sent a Notice of Cancellation to Solitude for services pertaining to the maintenance of the lakes and the preserve within the District. Solitude was asked to remedy several issues and no improvement had been made. An inspection from our Field Ops Staff and South Florida Water Management (“SFWMD”) verified that this move to terminate the contract with Solitude was necessary, as the inspection verified that the work being conducted by the Solitude staff was not being done to standard and the amount of exotic plants had not decreased in accordance to the plan of action Solitude had provided the District and SFWMD. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed approving the Notice of Cancellation for Solitude Lake Management dated October 1, 2021; thus ratifying the actions taken by District management.

3. Discussion Regarding Aquatic and Preserve Maintenance Services Agreement

Mr. Silva presented a proposal from Allstate Resource Management for the maintenance of the preserve area and the lakes within the District. Mr. Silva stated that Allstate Resource Management had experience in dealing with the maintenance of preserves and has a good rapport with representatives of the SFWMD. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed approving the proposals from Allstate Resource Management for preserve maintenance and lake/fountain maintenance; and authorizing District Counsel to draft an agreement, subject to final review from the District Chairperson/Vice-Chairperson.

4. Discussion Regarding Preserve Perimeter and FPL Easement Maintenance

Mr. Silva presented a proposal from FRD Complete Lawn Service & Tree Care in the amount of \$23,600 for the maintenance of the preserve area perimeter and the FPL easement buffer zone. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed approving the proposal from FRD Complete Lawn Service & Tree Care in the amount of \$23,600 for the maintenance of the preserve area perimeter and the FPL easement buffer zone; thus authorizing the Chairperson or Vice-Chairperson to execute an agreement on behalf of the District.

5. Discussion Century Towne Place Plat

Mr. Silva presented the Century Towne Place Plat which lies within the boundaries of the District and requires the signature of the District Chairperson/Vice Chairperson. Mr. Pawelczyk stated, in order to execute a plat, the proper District officials (Chair or Vice Chair) would need to be authorized by the Board either by motion or resolution to execute the plat on behalf of the District. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed approving the Century Towne Place Plat; thus authorizing the District chairperson/vice-chairperson to execute the plat on behalf of the District.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative or Operational Matters to come before the Board.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and passed unanimously to adjourn the Regular Board Meeting at approximately 10:19 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT
DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD
VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR
2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (the “Board”) of the Grand Bay at Doral Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT,
THAT:**

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2022 at 11:30 a.m. in the Meeting Room at Lennar Homes, LLC located at 730 NW 107th Avenue, Suite 300, Miami, Florida 33172, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 18th day of May, 2022.

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grand Bay At Doral Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

I	DETAILED FINAL 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 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	DORAL BREEZE FISCAL YEAR 2022/2023 BUDGET	MIDTOWN DORAL FISCAL YEAR 2022/2023 BUDGET	GRAND BAY NORTH FISCAL YEAR 2022/2023 BUDGET	GRAND BAY SOUTH FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES							
Administrative Assessments	132,543	125,014	21,868	27,717	14,588	61,917	126,090
Maintenance Assessments	239,041	370,745	35,213	200,000	24,628	103,989	363,830
Direct Bill O&M Assessments	19,703	0	0	0	0	0	0
Debt Assessments - A Bonds	2,530,689	2,454,396	884,505	0	0	1,569,891	2,454,396
Debt Assessments - A-1 Bonds	986,079	985,790	0	631,354	354,436	0	985,790
Debt Assessments - A-2 Bonds	866,167	866,004	0	616,148	249,856	0	866,004
Other Revenues	25,186	0	0	0	0	0	0
Interest Income	2,004	1,000	219	89	215	477	1,000
TOTAL REVENUES	\$ 4,801,412	\$ 4,802,949	\$ 941,805	\$ 1,475,308	\$ 643,723	\$ 1,736,274	\$ 4,797,110
EXPENDITURES							
Maintenance Expenditures							
Preserve/Wetland Mitigation Area Maintenance	47,750	85,000	13,600	13,700	13,700	49,000	90,000
Miscellaneous Maintenance	3,293	50,000	1,000	14,300	900	18,800	35,000
Lawn/Landscape Service - Median/Right Of Way MTE	0	12,000	1,000	0	1,000	8,000	10,000
Mulch/Fertilizer/Pesticide	0	1,900	300	0	400	1,200	1,900
Lift Station/Sanitary Sewer Line MTE (Adagio)	24,154	8,000	0	0	2,500	7,500	10,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	102,620	30,000	0	30,000	0	0	30,000
Irrigation Systems MTE & Power	821	7,200	3,500	1,500	300	900	6,200
Security	0	0	0	0	0	0	0
Tree/Shrubbery Replacement	0	2,000	500	0	250	1,250	2,000
Annual Engineer's Report & Misc Engineering	4,580	8,000	800	2,000	1,600	3,600	8,000
Lake Tract MTE & Fountain MTE - DB & MT	12,185	20,000	11,000	9,000	0	0	20,000
Roadway/Signage/Drainage	0	5,900	400	500	500	4,000	5,400
Midtown Plaza Maintenance Reimbursement	150,060	105,000	0	110,000	0	0	110,000
FPL Easement Maintenance/Upkeep	0	6,250	1,000	2,500	1,000	1,750	6,250
FPL Power Sanitary Sewer Lift Stations	0	7,250	0	4,500	1,000	1,750	7,250
Total Maintenance Expenditures	345,463	348,500	33,100	188,000	23,150	97,750	342,000
Administrative Expenditures							
Management	35,076	35,566	7,982	3,387	4,888	20,376	36,633
Supervisor Fees	0	3,000	750	750	750	750	3,000
Payroll Taxes	0	232	58	58	58	58	232
Field Operations	7,320	7,320	1,050	3,000	1,037	2,233	7,320
Legal	9,554	21,500	4,704	1,892	4,642	10,262	21,500
Assessment Roll	10,000	10,000	2,188	880	2,160	4,772	10,000
Audit Fees	6,900	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	7,543	8,000	2,050	825	2,023	4,472	9,370
Insurance - Property Coverage	0	6,800	300	4,500	750	1,250	6,800
Legal Advertisements	444	1,500	306	123	302	669	1,400
Miscellaneous	982	3,000	656	264	648	1,432	3,000
Postage	296	800	129	171	127	348	775
Office Supplies	659	1,500	318	122	314	696	1,450
Dues & Subscriptions	175	175	38	15	38	84	175
Trustee Fee	21,091	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	2,000	2,000	437	176	432	955	2,000
Property Taxes	77	1,000	164	66	162	358	750
Administrative Contingency	0	2,400	525	210	520	1,145	2,400
Total Administrative Expenditures	108,117	140,293	28,405	26,143	29,078	58,679	142,305
TOTAL EXPENDITURES	\$ 453,580	\$ 488,793	\$ 61,505	\$ 214,143	\$ 52,228	\$ 156,429	\$ 484,305
REVENUES LESS EXPENDITURES	\$ 4,347,832	\$ 4,314,156	\$ 880,300	\$ 1,261,165	\$ 591,495	\$ 1,579,845	\$ 4,312,805
Bond Payments (A)	(2,423,668)	(2,307,133)	(831,435)	0	0	(1,475,698)	(2,307,133)
Bond Payments (A-1)	(948,452)	(926,643)	0	(593,473)	(333,170)	0	(926,643)
Bond Payments (A-2)	(833,748)	(814,043)	0	(579,179)	(234,864)	0	(814,043)
BALANCE	\$ 141,964	\$ 266,337	\$ 48,865	\$ 88,513	\$ 23,461	\$ 104,147	\$ 264,986
County Appraiser & Tax Collector Fee	(44,713)	(96,039)	(18,832)	(29,504)	(12,870)	(34,715)	(95,921)
Discounts For Early Payments	(147,059)	(192,078)	(37,663)	(59,009)	(25,741)	(69,432)	(191,845)
EXCESS/ (SHORTFALL)	\$ (49,808)	\$ (21,780)	\$ (7,630)	\$ -	\$ (15,150)	\$ -	\$ (22,780)
Carryover From Prior Year	0	21,780	7,630	0	15,150	0	22,780
NET EXCESS/ (SHORTFALL)	\$ (49,808)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Units
4,251

Doral Breeze
541

Units
Midtown Doral
1847

Grand Bay North
347

Grand Bay South*
1516

Total Units
4251

* - Includes 440 Apartment Units

BUDGET COMPARISON
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Administrative Assessments	132,543	125,014	126,090
Maintenance Assessments	239,041	370,745	363,830
Direct Bill O&M Assessments	19,703	0	0
Debt Assessments - A Bonds	2,530,689	2,454,396	2,454,396
Debt Assessments - A-1 Bonds	986,079	985,790	985,790
Debt Assessments - A-2 Bonds	866,167	866,004	866,004
Other Revenues	25,186	0	0
Interest Income	2,004	1,000	1,000
TOTAL REVENUES	\$ 4,801,412	\$ 4,802,949	\$ 4,797,110
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	47,750	85,000	90,000
Miscellaneous Maintenance	3,293	50,000	35,000
Lawn/Landscape Service - Median/Right Of Way MTE	0	12,000	10,000
Mulch/Fertilizer/Pesticide	0	1,900	1,900
Lift Station/Sanitary Sewer Line MTE (Adagio)	24,154	8,000	10,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	102,620	30,000	30,000
Irrigation Systems MTE & Power	821	7,200	6,200
Security	0	0	0
Tree/Shrubbery Replacement	0	2,000	2,000
Annual Engineer's Report & Miscellaneous Engineering	4,580	8,000	8,000
Lake Tract MTE & Fountain MTE - DM & MT	12,185	20,000	20,000
Roadways/Signage/Drainage	0	5,900	5,400
Midtown Plaza Maintenance Reimbursement	150,060	105,000	110,000
FPL Easement Maintenance/Upkeep	0	6,250	6,250
FPL Power Sanitary Sewer Lift Stations	0	7,250	7,250
Total Maintenance Expenditures	345,463	348,500	342,000
Administrative Expenditures			
Management	35,076	35,566	36,633
Supervisor Fees	0	3,000	3,000
Payroll Taxes	0	232	232
Field Operations	7,320	7,320	7,320
Legal	9,554	21,500	21,500
Assessment Roll	10,000	10,000	10,000
Audit Fees	6,900	8,000	8,000
Arbitrage Rebate Fee	3,000	3,000	3,000
Insurance - GL & Public Officials Liability Insurance	7,543	8,000	9,370
Insurance - Property Coverage	0	6,800	6,800
Legal Advertisements	444	1,500	1,400
Miscellaneous	982	3,000	3,000
Postage	296	800	775
Office Supplies	659	1,500	1,450
Dues & Subscriptions	175	175	175
Trustee Fee	21,091	21,500	21,500
Continuing Disclosure Fee	3,000	3,000	3,000
Website Management	2,000	2,000	2,000
Property Taxes	77	1,000	750
Administrative Contingency	0	2,400	2,400
Total Administrative Expenditures	108,117	140,293	142,305
TOTAL EXPENDITURES	\$ 453,580	\$ 488,793	\$ 484,305
REVENUES LESS EXPENDITURES	\$ 4,347,832	\$ 4,314,156	\$ 4,312,805
Bond Payments (A)	(2,423,668)	(2,307,133)	(2,307,133)
Bond Payments (A-1)	(948,452)	(926,643)	(926,643)
Bond Payments (A-2)	(833,748)	(814,043)	(814,043)
BALANCE	\$ 141,964	\$ 266,337	\$ 264,986
County Appraiser & Tax Collector Fee	(44,713)	(96,039)	(95,921)
Discounts For Early Payments	(147,059)	(192,078)	(191,845)
EXCESS/ (SHORTFALL)	\$ (49,808)	\$ (21,780)	\$ (22,780)
Carryover From Prior Year	0	21,780	22,780
NET EXCESS/ (SHORTFALL)	\$ (49,808)	\$ -	\$ -

DORAL BREEZE PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Administrative Assessments	23,852	21,435	21,868
Maintenance Assessments	35,408	35,745	35,213
Debt Assessments - 2012 Bonds	884,533	884,505	884,505
Other Revenues	3100	0	0
Interest Income	2,004	219	219
TOTAL REVENUES	\$ 948,897	\$ 941,904	\$ 941,805
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	10,448	13,000	13,600
Miscellaneous Maintenance	3,261	1,600	1,000
Irrigation Systems MTE & Power	0	4,000	3,500
Lake Tract MTE & Fountain MTE	12,185	11,000	11,000
Lawn/Landscape Service - Median Maintenance/Right Of Way	0	1,000	1,000
Mulch/Fertilizer/Pesticide	0	300	300
FPL Easment Maintenance Upkeep	0	1,000	1,000
Electrical For Irrigation Pumps	0	0	0
Irrigation Repairs	821	0	0
Tree/Shrubbery Replacement	0	500	500
Roadway/Signage/Drainage	0	400	400
Annual Engineer's Report & Miscellaneous Engineering	975	800	800
Total Maintenance Expenditures	27,690	33,600	33,100
Administrative Expenditures			
Management	7,675	7,782	7,982
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	1,050	1,050	1,050
Legal	2,090	4,704	4,704
Assessment Roll	2,188	2,188	2,188
Audit Fees	1,510	1,750	1,750
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	1,650	1,750	2,050
Insurance - Property Coverage	0	300	300
Legal Advertisements	97	329	306
Miscellaneous	179	656	656
Postage	65	134	129
Office Supplies	144	328	318
Dues & Subscriptions	38	38	38
Trustee Fee	3,591	4,000	4,000
Continuing Disclosure Fee	500	500	500
Website Management	437	437	437
Property Taxes	18	219	164
Administrative Contingency	0	525	525
Total Administrative Expenditures	21,732	27,998	28,405
TOTAL EXPENDITURES	\$ 49,422	\$ 61,598	\$ 61,505
REVENUES LESS EXPENDITURES	\$ 899,475	\$ 880,306	\$ 880,300
Bond Payments (2012)	(845,675)	(831,435)	(831,435)
BALANCE	\$ 53,800	\$ 48,871	\$ 48,865
County Appraiser & Tax Collector Fee	(9,115)	(18,834)	(18,832)
Discounts For Early Payments	(32,276)	(37,667)	(37,663)
EXCESS/ (SHORTFALL)	\$ 12,409	\$ (7,630)	\$ (7,630)
Carryover From Prior Year		7,630	7,630
NET EXCESS/ (SHORTFALL)	\$ 12,409	\$ -	\$ -

MIDTOWN PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Administrative Assessments	32,535	27,460	27,717
Maintenance Assessments	79,870	201,064	200,000
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	631,633	631,354	631,354
Debt Assessments - 2014A-2 Bonds	616,310	616,149	616,149
Other Revenues	20,615	0	0
Interest Income	0	89	89
TOTAL REVENUES	\$ 1,380,963	\$ 1,476,116	\$ 1,475,309
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	4,202	13,000	13,700
Miscellaneous Maintenance	4	20,000	14,300
Lawn/Landscape Service - Median/Right Of Way MTE	0	0	0
Mulch/Fertilizer/Pesticide	0	0	0
Lift Station/Sanitary Sewer Line MTE (Midtown)	102,620	30,000	30,000
Irrigation Systems MTE & Power	0	2,000	1,500
Security	0	0	0
Tree/Shrubbery Replacement	0	0	0
Roadways/Signage/Drainage	0	1,000	500
Midtown Plaza Maintenance Reimbursement	150,060	105,000	110,000
FPL Easement Maintenance/Upkeep	0	2,500	2,500
FPL Power Sanitary Sewer Lift Stations	0	4,500	4,500
Lake Tract MTE & Fountain MTE	0	9,000	9,000
Annual Engineer's Report & Miscellaneous Engineering	1,125	2,000	2,000
Total Maintenance Expenditures	258,011	189,000	188,000
Administrative Expenditures			
Management	3,176	3,220	3,387
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	3,000	3,000	3,000
Legal	841	1,892	1,892
Assessment Roll	880	880	880
Audit Fees	605	704	704
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	664	704	825
Insurance - Property Coverage	0	4,500	4,500
Legal Advertisements	39	132	123
Miscellaneous	72	264	264
Postage	26	176	171
Office Supplies	58	132	122
Dues & Subscriptions	15	15	15
Trustee Fee	7,000	7,000	7,000
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	176	176	176
Property Taxes	6	88	66
Administrative Contingency	0	210	210
Total Administrative Expenditures	18,558	25,901	26,143
TOTAL EXPENDITURES	\$ 276,569	\$ 214,901	\$ 214,143
REVENUES LESS EXPENDITURES	\$ 1,104,394	\$ 1,261,215	\$ 1,261,166
Bond Payments - Series 2014A-1	(609,866)	(593,473)	(593,473)
Bond Payments - Series 2014A-2	(595,072)	(579,179)	(579,179)
BALANCE	\$ (100,544)	\$ 88,563	\$ 88,514
County Appraiser & Tax Collector Fee	(13,266)	(29,521)	(29,504)
Discounts For Early Payments	(33,505)	(59,041)	(59,009)
EXCESS/ (SHORTFALL)	\$ (147,315)	\$ 1	\$ 1
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ (147,315)	\$ 1	\$ 1

GRAND BAY NORTH PARCEL PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Administrative Assessments	16,557	15,222	14,588
Maintenance Assessments	24,200	24,096	24,628
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	354,446	354,436	354,436
Debt Assessments - 2014A-2 Bonds	249,857	249,856	249,856
Other Revenues	1,471	0	0
Interest Income	0	215	215
TOTAL REVENUES	\$ 646,531	\$ 643,825	\$ 643,723
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	10,309	13,000	13,700
Miscellaneous Maintenance	9	1,600	900
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	1,000	1,000
Mulch/Fertilizer/Pesticide	0	400	400
Lift Station/Sanitary Sewer Line MTE (Adagio)	24,154	2,000	2,500
Irrigation Systems MTE & Power	0	300	300
Tree/Shrubbery Replacement	0	250	250
Roadways/Signage/Drainage	0	500	500
FPL Easement Maintenance/Upkeep	0	1,000	1,000
FPL Power Sanitary Sewer Lift Stations	0	1,000	1,000
Annual Engineer's Report & Miscellaneous Engineering	1,145	1,600	1,600
Total Maintenance Expenditures	35,617	22,650	23,150
Administrative Expenditures			
Management	4,623	4,688	4,888
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	1,036	1,037	1,037
Legal	2,063	4,642	4,642
Assessment Roll	2,159	2,160	2,160
Audit Fees	1,490	1,727	1,727
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	1,629	1,727	2,023
Insurance - Property Coverage	0	750	750
Legal Advertisements	96	325	302
Miscellaneous	176	648	648
Postage	64	132	127
Office Supplies	142	324	314
Dues & Subscriptions	38	38	38
Trustee Fee	7,000	7,000	7,000
Continuing Disclosure Fee	500	500	500
Website Management	432	432	432
Property Taxes	16	216	162
Administrative Contingency	0	520	520
Total Administrative Expenditures	22,464	28,674	29,078
TOTAL EXPENDITURES	\$ 58,081	\$ 51,324	\$ 52,228
REVENUES LESS EXPENDITURES	\$ 588,450	\$ 592,501	\$ 591,495
Bond Payments - Series 2014A-1	(338,586)	(333,170)	(333,170)
Bond Payments - Series 2014A-2	(238,676)	(234,864)	(234,864)
BALANCE	\$ 11,188	\$ 24,467	\$ 23,461
County Appraiser & Tax Collector Fee	(6,224)	(12,872)	(12,870)
Discounts For Early Payments	(22,591)	(25,745)	(25,741)
EXCESS/ (SHORTFALL)	\$ (17,627)	\$ (14,150)	\$ (15,150)
Carryover From Prior Year	0	14,150	15,150
NET EXCESS/ (SHORTFALL)	\$ (17,627)	\$ -	\$ -

GRAND BAY SOUTH PARCEL PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Administrative Assessments	59,599	60,897	61,917
Maintenance Assessments	99,563	109,840	103,989
Direct Bill O&M Assessments	19,703	0	0
Debt Assessments - A Bonds	1,646,156	1,569,891	1,569,891
Other Revenues	0	0	0
Interest Income	0	477	477
TOTAL REVENUES	\$ 1,825,021	\$ 1,741,105	\$ 1,736,274
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	22,791	46,000	49,000
Miscellaneous Maintenance	19	26,800	18,800
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	10,000	8,000
Mulch/Fertilizer/Pesticide	0	1,200	1,200
Lift Station/Sanitary Sewer Line MTE (Adagio)	0	6,000	7,500
Irrigation Systems MTE & Power	0	900	900
Tree/Shrubbery Replacement	0	1,250	1,250
Roadways/Signage/Drainage	0	4,000	4,000
FPL Easement Maintenance/Upkeep	0	1,750	1,750
FPL Power Sanitary Sewer Lift Stations	0	1,750	1,750
Annual Engineer's Report & Miscellaneous Engineering	1,335	3,600	3,600
Total Maintenance Expenditures	24,145	103,250	97,750
Administrative Expenditures			
Management	19,602	19,876	20,376
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	2,233	2,233	2,233
Legal	4,560	10,262	10,262
Assessment Roll	4,773	4,772	4,772
Audit Fees	3,295	3,819	3,819
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	3,600	3,819	4,472
Insurance - Property Coverage	0	1,250	1,250
Legal Advertisements	212	714	669
Miscellaneous	555	1,432	1,432
Postage	141	358	348
Office Supplies	315	716	696
Dues & Subscriptions	84	84	84
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	955	955	955
Property Taxes	37	477	358
Administrative Contingency	0	1,145	1,145
Total Administrative Expenditures	45,362	57,720	58,679
TOTAL EXPENDITURES	\$ 69,507	\$ 160,970	\$ 156,429
REVENUES LESS EXPENDITURES	\$ 1,755,514	\$ 1,580,135	\$ 1,579,845
Bond Payments - A Bonds	(1,577,993)	(1,475,697)	(1,475,697)
Bond Payments - Series 2014A-1	0	0	0
Bond Payments - Series 2014A-2	0	0	0
BALANCE	\$ 177,521	\$ 104,438	\$ 104,148
County Appraiser & Tax Collector Fee	(16,108)	(34,812)	(34,715)
Discounts For Early Payments	(58,687)	(69,625)	(69,432)
EXCESS/ (SHORTFALL)	\$ 102,726	\$ 1	\$ 1
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ 102,726	\$ 1	\$ 1

DETAILED PROPOSED DEBT SERVICE FUND (2012 - DORALBREEZE) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2020/2021	2021/2022	2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	103	25	25	Projected Interest For 2022/2023
NAV Tax Collection	845,675	831,435	831,435	Maximum Debt Service Collection
Total Revenues	\$ 845,778	\$ 831,460	\$ 831,460	
EXPENDITURES				
Principal Payments	235,000	255,000	270,000	Principal Payment Due In 2023
Interest Payments	584,572	567,194	554,125	Interest Payments Due In 2023
Bond Redemption	40,000	9,266	7,335	Estimated Excess Debt Collections
Total Expenditures	\$ 859,572	\$ 831,460	\$ 831,460	
Excess/ (Shortfall)	\$ (13,794)	\$ -	\$ -	

Series 2012 (Doral Breeze) Bond Information

Original Par Amount =	\$11,625,000	Annual Principal Payments Due =	November 1st
Interest Rate =	5.125% - 6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2012		
Maturity Date =	November 2042		
Par Amount As Of 1-1-22 =	\$9,740,000		

DETAILED PROPOSED DEBT SERVICE FUND (2014 - MIDTOWN) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	95	25	25	Projected Interest For 2022/2023
Interest Income (A-2)	94	25	25	Projected Interest For 2022/2023
NAV Tax Collection (A-1)	609,866	593,473	593,473	Maximum Debt Service Collection
NAV Tax Collection (A-2)	595,072	579,179	579,179	Maximum Debt Service Collection
Total Revenues	\$ 1,205,127	\$ 1,172,702	\$ 1,172,702	
EXPENDITURES				
Principal Payments - Series 2014A-1	145,000	155,000	165,000	Principal Payment Due In 2023
Principal Payments - Series 2014A-2	180,000	190,000	205,000	Principal Payment Due In 2023
Interest Payments - Series 2014A-1	448,643	436,961	428,361	Interest Payments Due In 2023
Interest Payments - Series 2014A-2	400,525	384,369	372,766	Interest Payments Due In 2023
Bond Redemption - Series 2014A-1	0	1,537	137	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	4,835	1,438	Estimated Excess Debt Collections
Total Expenditures	\$ 1,174,168	\$ 1,172,702	\$ 1,172,702	
Excess/ (Shortfall)	\$ 30,959	\$ -	\$ -	

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 1-1-22 =	\$7,615,000		

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 1-1-22 =	\$6,155,000		

DETAILED PROPOSED DEBT SERVICE FUND (2014 - NORTH) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	34	25	25	Projected Interest For 2022/2023
Interest Income (A-2)	20	25	25	Projected Interest For 2022/2023
NAV Tax Collection (A-1)	338,586	333,170	333,170	Maximum Debt Service Collection
NAV Tax Collection (A-2)	238,676	234,864	234,864	Maximum Debt Service Collection
		0	0	
Total Revenues	\$ 577,316	\$ 568,084	\$ 568,084	
EXPENDITURES				
Principal Payments - Series 2014A-1	85,000	90,000	95,000	Principal Payment Due In 2023
Principal Payments - Series 2014A-2	95,000	100,000	105,000	Principal Payment Due In 2023
Interest Payments - Series 2014A-1	248,850	242,650	237,950	Interest Payments Due In 2023
Interest Payments - Series 2014A-2	138,000	132,200	128,100	Interest Payments Due In 2023
Bond Redemption - Series 2014A-1	0	545	245	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	2,689	1,789	Estimated Excess Debt Collections
Total Expenditures	\$ 566,850	\$ 568,084	\$ 568,084	
Excess/ (Shortfall)	\$ 10,466	\$ -	\$ -	

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 1-1-22 =	\$4,985,000		

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 1-1-22 =	\$2,770,000		

DETAILED PROPOSED DEBT SERVICE FUND (2016) - SOUTH PARCEL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (2016)	164	25	25	Projected Interest For 2022/2023
Prepaid Bond Collection (2016)	0	0	0	
NAV Tax Collection (2016)	1,577,993	1,475,698	1,475,698	Maximum Debt Service Collection
Total Revenues	\$ 1,578,157	\$ 1,475,723	\$ 1,475,723	
EXPENDITURES				
Principal Payments (2016)	435,000	455,000	475,000	Principal Payment Due In 2023
Interest Payments (2016)	1,035,263	1,010,869	990,606	Interest Payments Due In 2023
Bond Redemption	0	9,854	10,117	Estimated Excess Debt Collections
Total Expenditures	\$ 1,470,263	\$ 1,475,723	\$ 1,475,723	
Excess/ (Shortfall)	\$ 107,894	\$ -	\$ -	

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 1-1-22 =	\$21,130,000		

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 2019/2020 Projected Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*	Fiscal Year 2021/2022 Projected Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
Administrative For Condominiums	\$ -	\$ 33.67	\$ 40.22	\$ 39.62	\$ 40.43
Maintenance For Condominiums	\$ -	\$ 72.07	\$ 65.49	\$ 66.08	\$ 65.09
<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	\$ 1,360.74	\$ 1,360.71	\$ 1,360.70	\$ 1,360.52
Administrative For Townhomes	\$ -	\$ 33.67	\$ 40.22	\$ 39.62	\$ 40.43
Maintenance For Townhomes	\$ -	\$ 72.07	\$ 65.49	\$ 66.08	\$ 65.09
<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	\$ 1,570.74	\$ 1,570.71	\$ 1,570.70	\$ 1,570.52
Administrative For Single Family 40'	\$ -	\$ 33.67	\$ 40.22	\$ 39.62	\$ 40.43
Maintenance For Single Family 40'	\$ -	\$ 72.07	\$ 65.49	\$ 66.08	\$ 65.09
<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	\$ 1,985.74	\$ 1,985.71	\$ 1,985.70	\$ 1,985.52
Administrative For Single Family 50'	\$ -	\$ 33.67	\$ 40.22	\$ 39.62	\$ 40.43
Maintenance For Single Family 50'	\$ -	\$ 72.07	\$ 65.49	\$ 66.08	\$ 65.09
<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	\$ 2,195.74	\$ 2,195.71	\$ 2,195.70	\$ 2,195.52

* 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 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
3 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 14.73	\$ 15.24	\$ 14.87	\$ 15.01
Maintenance Assessment	\$ -	\$ 134.41	\$ 122.56	\$ 108.86	\$ 108.28
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	\$ 1,745.95	\$ 1,734.61	\$ 1,720.54	\$ 1,720.10
2 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 14.73	\$ 15.24	\$ 14.87	\$ 15.01
Maintenance Assessment	\$ -	\$ 134.41	\$ 122.56	\$ 108.86	\$ 108.28
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	\$ 1,617.22	\$ 1,605.88	\$ 1,591.81	\$ 1,591.37
1 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 14.73	\$ 15.24	\$ 14.87	\$ 15.01
Maintenance Assessment	\$ -	\$ 134.41	\$ 122.56	\$ 108.86	\$ 108.28
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	\$ 1,426.80	\$ 1,415.46	\$ 1,401.39	\$ 1,400.95
3 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 14.73	\$ 15.24	\$ 14.87	\$ 15.01
Maintenance Assessment	\$ -	\$ 134.41	\$ 122.56	\$ 108.86	\$ 108.28
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	\$ 1,617.22	\$ 1,605.88	\$ 1,591.81	\$ 1,591.37
2 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 14.73	\$ 15.24	\$ 14.87	\$ 15.01
Maintenance Assessment	\$ -	\$ 134.41	\$ 122.56	\$ 108.86	\$ 108.28
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	\$ 1,426.80	\$ 1,415.46	\$ 1,401.39	\$ 1,400.95
1 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 14.73	\$ 15.24	\$ 14.87	\$ 15.01
Maintenance Assessment	\$ -	\$ 134.41	\$ 122.56	\$ 108.86	\$ 108.28
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	\$ 1,298.08	\$ 1,286.74	\$ 1,272.67	\$ 1,272.23
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 (A2) (Refunding Bonds)	Phase One Units (A1) (Phase One Project Bonds)	Grand Bay Midtown - Commercial Square Footage (With Percentages)		
Total Midtown Units	252	84	Building 1	9,818	14.33%
3 Bedroom Condo - Type 2	546	182	Building 2	23,838	34.80%
2 Bedroom Condo - Type 2	120	40	Building 3	23,838	34.80%
1 Bedroom Condo - Type 2	126	28	Building 4	11,006	16.07%
3 Bedroom Condo - Type 1	227	84	Total	68,500	100.00%
2 Bedroom Condo - Type 1	276	119			
1 Bedroom Condo - Type 1	1547	537			
Total Residential Units	300,000	68,500			
Non-Residential	Square Feet	Square Feet			
For Administrative & Maintenance					
Assessments Purposes-		29.36 Acres			
Non-Residential counts as approximately		8.8% Of District			
300 units.					

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 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
<u>Single Family 40' Unit</u>					
Administrative Assessment	\$ 114.89	\$ 35.52	\$ 43.61	\$ 43.87	\$ 42.05
Maintenance Assessment	\$ -	\$ 77.99	\$ 69.75	\$ 69.45	\$ 70.98
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>	<u>\$ 872.34</u>	<u>\$ 872.34</u>	<u>\$ 872.34</u>	<u>\$ 872.34</u>	<u>\$ 872.34</u>
Total For Single Family 40' Unit	\$ 2,224.47	\$ 2,223.09	\$ 2,222.94	\$ 2,222.90	\$ 2,222.61
<u>Townhome Unit</u>					
Administrative Assessment	\$ 114.89	\$ 35.52	\$ 43.61	\$ 43.87	\$ 42.05
Maintenance Assessment	\$ -	\$ 77.99	\$ 69.75	\$ 69.45	\$ 70.98
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>	<u>\$ 710.64</u>	<u>\$ 710.64</u>	<u>\$ 710.64</u>	<u>\$ 710.64</u>	<u>\$ 710.64</u>
Total For Townhome Unit	\$ 1,834.04	\$ 1,832.66	\$ 1,832.51	\$ 1,832.47	\$ 1,832.18
<u>Condo Unit (3-Story)</u>					
Administrative Assessment	\$ 114.89	\$ 35.52	\$ 43.61	\$ 43.87	\$ 42.05
Maintenance Assessment	\$ -	\$ 77.99	\$ 69.75	\$ 69.45	\$ 70.98
Debt Assessment A-1	\$ 917.02	\$ 917.02	\$ 917.02	\$ 917.02	\$ 917.02
<u>Debt Assessment A-2</u>	<u>\$ 646.81</u>	<u>\$ 646.81</u>	<u>\$ 646.81</u>	<u>\$ 646.81</u>	<u>\$ 646.81</u>
Total For Condo Unit (3-Story)	\$ 1,678.72	\$ 1,677.34	\$ 1,677.19	\$ 1,677.15	\$ 1,676.86

* 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

A-1: Project Bonds

A-2: Refunding Bonds

Single Family 40' Unit

Townhome Unit

Condo Unit (3-Story)

Total Residential Units

64

172

111

347

72.04 Acres

21.33% Of District

North Parcel Acreage

72.04 Acres

21.59% Of District

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

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
Administrative For Single Family 40' Units	\$ -	\$ 36.73	\$ 40.57	\$ 40.17	\$ 40.85
Maintenance For Single Family 40' Units	\$ -	\$ 77.69	\$ 72.13	\$ 72.46	\$ 68.60
<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	\$ 2,247.42	\$ 2,245.70	\$ 2,245.63	\$ 2,242.45
Administrative For Townhome 22' Units	\$ -	\$ 36.73	\$ 40.57	\$ 40.17	\$ 40.85
Maintenance For Townhome 22' Units	\$ -	\$ 77.69	\$ 72.13	\$ 72.46	\$ 68.60
<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	\$ 1,957.42	\$ 1,955.70	\$ 1,955.63	\$ 1,952.45
Administrative For 2 Story Condo/Flat Units	\$ -	\$ 36.73	\$ 40.57	\$ 40.17	\$ 40.85
Maintenance For 2 Story Condo/Flat Units	\$ -	\$ 77.69	\$ 72.13	\$ 72.46	\$ 68.60
<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	\$ 1,852.42	\$ 1,850.70	\$ 1,850.63	\$ 1,847.45
Administrative For 3 Story Condo/Flat Units	\$ -	\$ 36.73	\$ 40.57	\$ 40.17	\$ 40.85
Maintenance For 3 Story Condo/Flat Units	\$ -	\$ 77.69	\$ 72.13	\$ 72.46	\$ 68.60
<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	\$ 1,694.42	\$ 1,692.70	\$ 1,692.63	\$ 1,689.45
Administrative For Apartment Unit	\$ -	\$ 36.73	\$ 40.57	\$ 40.17	\$ 40.85
Maintenance For Apartment Unit	\$ -	\$ 77.69	\$ 72.13	\$ 72.46	\$ 68.60
<u>Debt For Apartment Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Apartment Unit	\$ -	\$ 114.42	\$ 112.70	\$ 112.63	\$ 109.45

* 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:

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

Note: Some South Unit Landowners Were Direct Billed For 19/20
Assessments, Due To Parcels Not Being Platted by 19/20 Tax Roll Deadline.
Any Direct Bills that were not paid, were
added to 20/21 Assessment.