

Grand Bay At Doral
Community Development District

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

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DETAILED FINAL 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	29,985	27,717	14,588	61,917	134,207
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	730,663	0	0	1,569,891	2,300,554
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	\$ 796,080	\$ 1,475,308	\$ 643,723	\$ 1,736,274	\$ 4,651,385
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	\$ 734,575	\$ 1,261,165	\$ 591,495	\$ 1,579,845	\$ 4,167,080
Bond Payments (A)	(2,423,668)	(2,307,133)	(686,823)	0	0	(1,475,698)	(2,162,521)
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	\$ 47,752	\$ 88,513	\$ 23,461	\$ 104,147	\$ 263,873
County Appraiser & Tax Collector Fee	(44,713)	(96,039)	(15,917)	(29,504)	(12,870)	(34,715)	(93,006)
Discounts For Early Payments	(147,059)	(192,078)	(31,835)	(59,009)	(25,741)	(69,432)	(186,017)
EXCESS/ (SHORTFALL)	\$ (49,808)	\$ (21,780)	\$ -	\$ -	\$ (15,150)	\$ -	\$ (15,150)
Carryover From Prior Year	0	21,780	0	0	15,150	0	15,150
NET EXCESS/ (SHORTFALL)	\$ (49,808)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

* - Includes 440 Apartment Units

BUDGET COMPARISON
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 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	134,207
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	2,300,554
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	\$ 4,651,385
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	\$ 4,167,080
Bond Payments (A)	(2,423,668)	(2,307,133)	(2,162,521)
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	\$ 263,873
County Appraiser & Tax Collector Fee	(44,713)	(96,039)	(93,006)
Discounts For Early Payments	(147,059)	(192,078)	(186,017)
EXCESS/ (SHORTFALL)	\$ (49,808)	\$ (21,780)	\$ (15,150)
Carryover From Prior Year	0	21,780	15,150
NET EXCESS/ (SHORTFALL)	\$ (49,808)	\$ -	\$ -

DORAL BREEZE FINAL 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	29,985
Maintenance Assessments	35,408	35,745	35,213
Debt Assessments - 2012 Bonds	884,533	884,505	730,663
Other Revenues	3100	0	0
Interest Income	2,004	219	219
TOTAL REVENUES	\$ 948,897	\$ 941,904	\$ 796,080
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	\$ 734,575
Bond Payments (2012)	(845,675)	(831,435)	(686,823)
BALANCE	\$ 53,800	\$ 48,871	\$ 47,752
County Appraiser & Tax Collector Fee	(9,115)	(18,834)	(15,917)
Discounts For Early Payments	(32,276)	(37,667)	(31,835)
EXCESS/ (SHORTFALL)	\$ 12,409	\$ (7,630)	\$ -
Carryover From Prior Year		7,630	0
NET EXCESS/ (SHORTFALL)	\$ 12,409	\$ -	\$ -

MIDTOWN FINAL 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 FINAL 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 FINAL 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 FINAL DEBT SERVICE FUND (2012/2022 - DORAL BREEZE) 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	COMMENTS
REVENUES				
Interest Income	103	25	25	Projected Interest For 2022/2023
NAV Tax Collection	845,675	831,435	686,823	Maximum Debt Service Collection
Total Revenues	\$ 845,778	\$ 831,460	\$ 686,848	
EXPENDITURES				
Principal Payments	235,000	255,000	308,000	Principal Payment Due In 2023
Interest Payments	584,572	567,194	362,080	Interest Payments Due In 2023
Bond Redemption	40,000	9,266	16,768	Estimated Excess Debt Collections
Total Expenditures	\$ 859,572	\$ 831,460	\$ 686,848	
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		
Bond was refinanced on 8-4-22			

Series 2022 (Doral Breeze) Bond Refunding Information

Original Par Amount =	\$9,206,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2022		
Maturity Date =	May 2042		
Par Amount As Of 8-4-22 =	\$9,206,000		

DETAILED FINAL 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 FINAL 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 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
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 FINAL 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 2012/2022)**

	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	\$ 55.43
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>\$ 1,105.00</u>
Total For Condominiums	\$ 1,255.00	\$ 1,360.74	\$ 1,360.71	\$ 1,360.70	\$ 1,225.52
Administrative For Townhomes	\$ -	\$ 33.67	\$ 40.22	\$ 39.62	\$ 55.43
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>\$ 1,290.00</u>
Total For Townhomes	\$ 1,465.00	\$ 1,570.74	\$ 1,570.71	\$ 1,570.70	\$ 1,410.52
Administrative For Single Family 40'	\$ -	\$ 33.67	\$ 40.22	\$ 39.62	\$ 55.43
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>\$ 1,655.00</u>
Total For Single Family 40'	\$ 1,880.00	\$ 1,985.74	\$ 1,985.71	\$ 1,985.70	\$ 1,775.52
Administrative For Single Family 50'	\$ -	\$ 33.67	\$ 40.22	\$ 39.62	\$ 55.43
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>\$ 1,840.00</u>
Total For Single Family 50'	\$ 2,090.00	\$ 2,195.74	\$ 2,195.71	\$ 2,195.70	\$ 1,960.52

* 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 (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 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>	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34
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>	\$ 710.64	\$ 710.64	\$ 710.64	\$ 710.64	\$ 710.64
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>	\$ 646.81	\$ 646.81	\$ 646.81	\$ 646.81	\$ 646.81
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:

<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>	<u>111</u>	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 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:

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 21/22

Assessments, Due To Parcels Not Being Platted by 21/22 Tax Roll Deadline.

Any Direct Bills that were not paid, were

added to 22/23 Assessment.