



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 16, 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

November 16, 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. August 17, 2022 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Staff Report: As Required
- H. New Business
 - 1. Consider Resolution No. 2022-06 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 5
- I. Administrative & Operational Matters
- J. Board Members & Staff Closing Comments
- K. Adjourn

MIAMI-DADE

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 2022/2023 REGULAR MEETING SCHEDULE

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

10/10/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

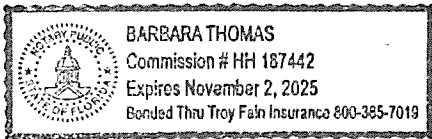
Guillermo Garcia

Sworn to and subscribed before me this 10 day of OCTOBER, A.D. 2022

Barbara Thomas

(SEAL)

GUILLERMO GARCIA personally known to me



GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 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 the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178 at 11:30 a.m. on the following dates:

- October 19, 2022
- November 16, 2022
- March 15, 2023
- April 19, 2023
- June 21, 2023
- July 19, 2023
- September 20, 2023

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.

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
10/10

22-07/0000624388M

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
AUGUST 17, 2022**

A. CALL TO ORDER

The August 17, 2022, Regular Board Meeting of the Grand Bay at Doral Community Development District (the “District”) was called to order at 11:38 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, FL 33178.

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 Vice Chairperson Teresa Baluja, Supervisors Josef Correia and Raisa Krause constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Manager Armando Silva of Special District Services, Inc.; 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 27, 2022, Regular Board Meeting

Mr. Silva presented the July 27, 2022, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Ms. Baluja, seconded by Mr. Correia and unanimously passed approving the July 27, 2022, Regular Board Meeting minutes, as presented.

Note: At approximately 11:39 a.m., Mr. Silva recessed the Regular Board Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on July 28, 2022, and August 4, 2022, as legally required.

2. Receive Public Comment on Fiscal Year 2022/2023 Final Budget

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2022/2023 final budget and non-ad valorem special assessments. There being no public comment, Mr. Silva closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Final Budget

Mr. Silva presented Resolution No. 2022-04, entitled:

RESOLUTION NO. 2022-04

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

Mr. Silva read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2022/2023 final budget and non-ad valorem special assessment tax roll. For the record, copies of the tax roll were made available at the meeting. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Mr. Correia and passed unanimously approving and adopting Resolution No. 2022-04, *as presented*, thereby setting the fiscal year 2022/2023 final budget and non-ad valorem special assessment tax roll (Assessment Levy).

Note: *At approximately 11:52 a.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.*

H. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Mr. Silva presented Resolution No. 2022-05, entitled:

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the resolution. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Mr. Correia and passed unanimously to approve and adopt Resolution No. 2022-05, *as presented*, thereby setting the 2022/2023 Regular Meeting schedule and authorizes the publication of the schedule, as required by law.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

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

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Unless an emergency were to arise, this District/Board would not require meeting until October or November.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Mr. Correia and passed unanimously adjourning the Regular Board Meeting at approximately 11:55 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Grand Bay at Doral Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 16th day of November, 2022.

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grand Bay At Doral Community Development District

**Amended Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - ALL UNITS
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Administrative Assessments	125,014	130,486	130,486
Maintenance Assessments	370,745	366,573	366,573
Direct Bill O&M Assessments	0	19,692	19,692
Debt Assessments - A Bonds	2,454,396	2,391,533	2,391,533
Debt Assessments - A-1 Bonds	985,790	987,172	987,172
Debt Assessments - A-2 Bonds	866,004	867,353	867,353
Other Revenues	0	31	31
Interest Income	1,000	122	122
TOTAL REVENUES	\$ 4,802,949	\$ 4,762,962	\$ 4,762,962
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Management	35,566	35,566	35,566
Supervisor Fees	3,000	0	0
Payroll Taxes	232	0	0
Field Operations	7,320	7,320	7,320
Legal	21,500	18,583	18,583
Assessment Roll	10,000	10,000	10,000
Audit Fees	8,000	7,000	7,000
Arbitrage Rebate Fee	3,000	3,000	3,000
Insurance - GL & Public Officials Liability Insurance	8,000	7,808	7,808
Insurance - Property Coverage	6,800	0	0
Legal Advertisements	1,500	1,041	641
Miscellaneous	3,000	1,767	667
Postage	800	224	224
Office Supplies	1,500	993	993
Dues & Subscriptions	175	175	175
Trustee Fees	21,500	27,000	27,000
Continuing Disclosure Fee	3,000	2,000	2,000
Website Management	2,000	2,002	2,002
Property Taxes	1,000	0	0
Administrative Contingency	2,400	1,100	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 140,293	\$ 125,579	\$ 122,979
MAINTENANCE EXPENDITURES			
Preserve Area Maintenance/Upkeep	85,000	96,006	82,006
Miscellaneous Maintenance	50,000	10,612	612
Lawn/Landscape Service - Median/Right Of Way MTE	12,000	3,580	3,580
Mulch/Fertilizer/Pesticide	1,900	0	0
Lift Station/Sewer Line MTE (Adagio)	8,000	5,671	5,671
Lift Station/Sewer Line MTE (Midtown)	30,000	15,372	5,372
Irrigation Systems Maintenance & Power	7,200	1,354	1,354
Security	0	0	0
Tree/Shrubbery Replacement	2,000	0	0
Annual Engineer's Report & Misc Engineering	8,000	7,206	7,206
Lake Tract MTE & Fountain MTE - DB & MT	20,000	21,064	21,064
Roadway/Signage/Drainage	5,900	14,174	14,174
Midtown Plaza Upkeep/Janitorial	0	0	0
Midtown Plaza Maintenance Reimbursement	105,000	105,000	95,723
FPL Easement Maintenance/Upkeep	6,250	0	0
FPL Power Sanitary Sewer Lift Stations	7,250	0	150
TOTAL MAINTENANCE EXPENDITURES	\$ 348,500	\$ 280,039	\$ 236,912
TOTAL EXPENDITURES	\$ 488,793	\$ 405,618	\$ 359,891
REVENUES LESS EXPENDITURES	\$ 4,314,156	\$ 4,357,344	\$ 4,403,071
Bond Payments (A)	(2,307,133)	(2,284,424)	(2,284,424)
Bond Payments (A-1)	(926,643)	(926,966)	(926,966)
Bond Payments (A-2)	(814,043)	(845,107)	(845,107)
BALANCE	\$ 266,337	\$ 300,847	\$ 346,574
County Appraiser & Tax Collector Fee	(96,039)	(45,701)	(45,701)
	-1 (192,078)	(165,745)	(165,745)
Excess/ (Shortfall)	\$ (21,780)	\$ 89,401	\$ 135,128
Carryover From Prior Year	21,780	0	0
Net Excess/ (Shortfall)	\$ -	\$ 89,401	\$ 135,128

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - DORAL BREEZE
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Administrative Assessments	21,435	23,321	23,321
Maintenance Assessments	35,745	35,747	35,747
Debt Assessments - 2012 Bonds	884,505	884,510	884,510
Other Revenues	0	31	31
Interest Income	219	122	122
TOTAL REVENUES	\$ 941,904	\$ 943,731	\$ 943,731
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	13,000	21,354	18,854
Miscellaneous Maintenance	1,600	3,095	595
Lake Tract MTE & Fountain MTE	11,000	21,064	21,064
Roadway/Signage/Drainage	400	14,174	14,174
Lawn/Landscape Service - Median Maintenance/Right Of Way	1,000	0	0
Mulch/Fertilizer/Pesticide	300	0	0
FPL Easement Maintenance Upkeep	1,000	0	0
FPL Power Lake Fountains	0	0	0
Irrigation Systems MTE & Power	4,000	1,354	1,354
Irrigation Repairs	0	0	0
Tree/Shrubbery Replacement	500	0	0
Annual Engineer's Report & Miscellaneous Engineering	800	1,275	1,275
Total Maintenance Expenditures	33,600	62,316	57,316
Administrative Expenditures			
Management	7,782	7,782	7,782
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	1,050	1,050	1,050
Legal	4,704	4,066	4,066
Assessment Roll	2,188	2,188	2,188
Audit Fees	1,750	1,530	1,530
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	1,750	1,708	1,708
Insurance - Property Coverage	300	0	0
Legal Advertisements	329	140	140
Miscellaneous	656	248	248
Postage	134	49	49
Office Supplies	328	217	217
Dues & Subscriptions	38	38	38
Trustee Fees	4,000	9,500	9,500
Continuing Disclosure Fee	500	500	500
Website Management	437	437	437
Property Taxes	219	0	0
Administrative Contingency	525	0	0
Total Administrative Expenditures	27,998	29,953	29,953
TOTAL EXPENDITURES	\$ 61,598	\$ 92,269	\$ 87,269
REVENUES LESS EXPENDITURES	\$ 880,306	\$ 851,462	\$ 856,462
Bond Payments (2012)	(831,435)	(845,260)	(845,260)
BALANCE	\$ 48,871	\$ 6,202	\$ 11,202
County Appraiser & Tax Collector Fee	(18,834)	(9,109)	(9,109)
Discounts For Early Payments	(37,667)	(32,697)	(32,697)
EXCESS/ (SHORTFALL)	\$ (7,630)	\$ (35,604)	\$ (30,604)
Carryover From Prior Year	7,630	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (35,604)	\$ (30,604)

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - MIDTOWN
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Administrative Assessments	27,460	29,955	29,955
Maintenance Assessments	201,064	201,503	201,503
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	631,354	632,733	632,733
Debt Assessments - 2014A-2 Bonds	616,148	617,496	617,496
Developer Contribution	0	0	0
Other Revenues	0	0	0
Interest Income	89	0	0
TOTAL REVENUES	\$ 1,476,115	\$ 1,481,687	\$ 1,481,687
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	13,000	11,702	9,202
Miscellaneous Maintenance	20,000	2,500	0
Lawn/Landscape Service - Median/Right Of Way MTE	0	0	0
Mulch/Fertilizer/Pesticide	0	0	0
Lift Station/Sanitary Sewer Line MTE (Midtown)	30,000	15,372	5,372
Irrigation Systems MTE & Power	2,000	0	0
Security	0	0	0
Tree/Shrubbery Replacement	0	0	0
Roadways/Signage/Drainage	1,000	0	0
Midtown Plaza Upkeep/Janitorial	0	0	0
Midtown Plaza Maintenance Reimbursement	105,000	105,000	95,723
FPL Easement Maintenance/Upkeep	2,500	0	0
FPL Power Sanitary Sewer Lift Stations	4,500	0	0
Lake Tract MTE & Fountain MTE	9,000	0	0
Annual Engineer's Report & Miscellaneous Engineering	2,000	513	513
Total Maintenance Expenditures	189,000	135,087	110,810
Administrative Expenditures			
Management	3,220	3,220	3,220
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	3,000	3,000	3,000
Legal	1,892	1,635	1,635
Assessment Roll	880	880	880
Audit Fees	704	615	615
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	704	687	687
Insurance - Property Coverage	4,500	0	0
Legal Advertisements	132	56	56
Miscellaneous	264	47	47
Postage	176	21	21
Office Supplies	132	87	87
Dues & Subscriptions	15	15	15
Trustee Fees	7,000	7,000	7,000
Continuing Disclosure Fee	1,000	500	500
Website Management	176	178	178
Property Taxes	88	0	0
Administrative Contingency	210	0	0
Total Administrative Expenditures	25,901	18,941	18,941
TOTAL EXPENDITURES	\$ 214,901	\$ 154,028	\$ 129,751
REVENUES LESS EXPENDITURES	\$ 1,261,214	\$ 1,327,659	\$ 1,351,936
Bond Payments - Series 2014A-1	(593,473)	(588,490)	(588,490)
Bond Payments - Series 2014A-2	(579,179)	(606,502)	(606,502)
BALANCE	\$ 88,562	\$ 132,667	\$ 156,944
County Appraiser & Tax Collector Fee	(29,521)	(14,305)	(14,305)
Discounts For Early Payments	(59,041)	(51,074)	(51,074)
EXCESS/ (SHORTFALL)	\$ -	\$ 67,288	\$ 91,565
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 67,288	\$ 91,565

**AMENDED FINAL BUDGET
 GRAND BAY AT DORAL
 COMMUNITY DEVELOPMENT DISTRICT
 OPERATING FUND - NORTH
 FISCAL YEAR 2021/2022
 OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Administrative Assessments	15,222	15,992	15,992
Maintenance Assessments	24,096	24,071	24,071
Debt Assessments - 2014A-1 Bonds	354,436	354,439	354,439
Debt Assessments - 2014A-2 Bonds	249,856	249,857	249,857
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	215	0	0
TOTAL REVENUES	\$ 643,825	\$ 644,359	\$ 644,359
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	13,000	19,485	16,985
Miscellaneous Maintenance	1,600	1,600	0
Lawn/Landscape Service - Median - Right Of Way Maintenance	1,000	3,580	3,580
Mulch/Fertilizer/Pesticide	400	0	0
Lift Station/Sewer Line MTE (Adagio)	2,000	5,086	5,086
Irrigation Systems MTE & Power	300	0	0
Lake Tract & Fountains MTE	0	0	0
Tree/Shrubbery Replacement	250	0	0
Roadways/Signage/Drainage	500	0	0
FPL Easement Maintenance/Upkeep	1,000	0	0
FPL Power Sanitary Sewer Lift Stations	1,000	150	150
Annual Engineer's Report & Miscellaneous Engineering	1,600	2,478	2,478
Total Maintenance Expenditures	22,650	32,379	28,279
Administrative Expenditures			
Management	4,688	4,688	4,688
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	1,037	1,037	1,037
Legal	4,642	4,012	4,012
Assessment Roll	2,160	2,159	2,159
Audit Fees	1,727	1,510	1,510
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	1,727	1,686	1,686
Insurance - Property Coverage	750	0	0
Legal Advertisements	325	139	139
Miscellaneous	648	116	116
Postage	132	48	48
Office Supplies	324	215	215
Dues & Subscriptions	38	38	38
Trustee Fees	7,000	7,000	7,000
Continuing Disclosure Fee	500	500	500
Website Management	432	431	431
Property Taxes	216	0	0
Administrative Contingency	520	0	0
Total Administrative Expenditures	28,674	24,579	24,579
TOTAL EXPENDITURES	\$ 51,324	\$ 56,958	\$ 52,858
REVENUES LESS EXPENDITURES	\$ 592,501	\$ 587,401	\$ 591,501
Bond Payments - Series 2014A-1	(333,170)	(338,476)	(338,476)
Bond Payments - Series 2014A-2	(234,864)	(238,605)	(238,605)
BALANCE	\$ 24,467	\$ 10,320	\$ 14,420
County Appraiser & Tax Collector Fee	(12,872)	(6,212)	(6,215)
Discounts For Early Payments	(25,745)	(22,778)	(22,778)
EXCESS/ (SHORTFALL)	\$ (14,150)	\$ (18,670)	\$ (14,573)
Carryover From Prior Year	14,150	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (18,670)	\$ (14,573)

**AMENDED FINAL BUDGET
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - SOUTH
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Administrative Assessments	60,897	61,218	61,218
Maintenance Assessments	109,840	105,252	105,252
Direct Bill O&M Assessments	0	19,692	19,692
Debt Assessments	1,569,891	1,507,023	1,507,023
Other Revenues	0	0	0
Interest Income	477	0	0
TOTAL REVENUES	\$ 1,741,105	\$ 1,693,185	\$ 1,693,185
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	46,000	39,465	36,965
Miscellaneous Maintenance	26,800	3,417	17
Lawn/Landscape Service - Median - Right Of Way Maintenance	10,000	0	0
Mulch/Fertilizer/Pesticide	1,200	0	0
Lift Station/Sewer Line MTE (Adagio)	6,000	585	585
Irrigation Systems MTE & Power	0	0	0
Lake Tract & Fountain MTE	900	0	0
Tree/Shrubbery Replacement	1,250	0	0
Roadways/Signage/Drainage	4,000	0	0
FPL Easement Maintenance/Upkeep	1,750	0	0
FPL Power Sanitary Sewer Lift Stations	1,750	0	0
Annual Engineer's Report & Miscellaneous Engineering	3,600	2,940	2,940
Total Maintenance Expenditures	103,250	46,407	40,507
Administrative Expenditures			
Management	19,876	19,876	19,876
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	2,233	2,233	2,233
Legal	10,262	8,870	8,870
Assessment Roll	4,772	4,773	4,773
Audit Fees	3,819	3,345	3,345
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	3,819	3,727	3,727
Insurance - Property Coverage	1,250	0	0
Legal Advertisements	714	706	306
Miscellaneous	1,432	1,356	256
Postage	358	106	106
Office Supplies	716	474	474
Dues & Subscriptions	84	84	84
Trustee Fees	3,500	3,500	3,500
Continuing Disclosure Fee	1,000	500	500
Website Management	955	956	956
Property Taxes	477	0	0
Administrative Contingency	1,145	1,100	0
Total Administrative Expenditures	57,720	52,106	49,506
TOTAL EXPENDITURES	\$ 160,970	\$ 98,513	\$ 90,013
REVENUES LESS EXPENDITURES	\$ 1,580,135	\$ 1,594,672	\$ 1,603,172
Bond Payments - Series 2016	(1,475,698)	(1,439,164)	(1,439,164)
BALANCE	\$ 104,437	\$ 155,508	\$ 594,008
County Appraiser & Tax Collector Fee	(34,812)	(16,072)	(16,072)
Discounts For Early Payments	(69,625)	(59,196)	(59,196)
EXCESS/ (SHORTFALL)	\$ -	\$ 80,240	\$ 518,740
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 80,240	\$ 518,740

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2012-2022 - DORAL BREEZE)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income	25	2,999	2,999
NAV Tax Collection	831,435	845,260	845,260
Bond Proceeds (2022)	0	9,206,000	9,206,000
Total Revenues	\$ 831,460	\$ 10,054,259	\$ 10,054,259
EXPENDITURES			
Principal Payments (2012)	255,000	245,000	245,000
Principal Payments (2022)	0	0	0
Interest Payments (2012)	567,194	571,072	571,072
Interest Payments (2022)	0	0	0
Cost Of Issuance (2022)	0	263,800	263,800
Bond Redemption	9,266	0	0
Total Expenditures	\$ 831,460	\$ 1,079,872	\$ 1,079,872
Excess/ (Shortfall)	\$ -	\$ 8,974,387	\$ 8,974,387

FUND BALANCE AS OF 9/30/21	\$1,083,021
FY 2021/2022 ACTIVITY	\$8,974,387
FUND BALANCE AS OF 9/30/22	\$10,057,408

Notes

Interest Account (2022) Balance = \$89,122*. Escrow Account Balance = \$9,966,986*.

Revenue Account (2012) Balance = \$1,300.

Interest Account (2022) Balance To Be Used To Fund 11-1-22 Interest (2022) Payment Of \$88,991.

Escrow Account Used To Fund 11-1-22 Principal & Interest (2022) Payment Of \$9,966,986

(Principal: \$9,740,000 + Interest: \$226,986 = \$9,966,985).

* Approximate Amounts

Series 2012 (Doral Breeze) Bond Information

Original Par Amount =	\$11,625,000	Annual Principal Payments Due:
Interest Rate =	5.125% - 6.00%	November 1st
Issue Date =	October 2012	Annual Interest Payments Due:
Maturity Date =	November 2042	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$9,740,000	Balance To Be Paid Off On 11/1/22

Series 2022 (Doral Breeze) Bond Refunding Information

Original Par Amount =	\$9,206,000	Annual Principal Payments Due:
Interest Rate =	4.00%	November 1st
Issue Date =	August 2022	Annual Interest Payments Due:
Maturity Date =	November 2042	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$9,206,000	

**AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - MIDTOWN)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income (2014A-1)	25	2,595	2,595
Interest Income (2014A-2)	25	2,510	2,510
NAV Tax Collection (2014-1)	593,473	604,778	604,778
NAV Tax Collection (2014-2)	579,179	590,215	590,215
Total Revenues	\$ 1,172,702	\$ 1,200,098	\$ 1,200,098
EXPENDITURES			
Principal Payments (2014A-1)	155,000	155,000	155,000
Principal Payments (2014A-2)	190,000	190,000	190,000
Interest Payments (2014A-1)	436,961	441,030	441,030
Interest Payments (2014A-2)	384,369	389,950	389,950
Bond Redemption - Series 2014A-1	1,537	0	0
Bond Redemption - Series 2014A-2	4,835	0	0
Total Expenditures	\$ 1,172,702	\$ 1,175,980	\$ 1,175,980
Excess/ (Shortfall)	\$ -	\$ 24,118	\$ 24,118

FUND BALANCE AS OF 9/30/21	\$1,956,692
FY 2021/2022 ACTIVITY	\$24,118
FUND BALANCE AS OF 9/30/22	\$1,980,810

Notes

Reserve (A-1) Fund Balance = \$595,196*. Reserve (A-2) Fund Balance = \$580,360*
Revenue (A-1) Fund Balance = \$392,400*. Revenue (A-2) Fund Balance = \$412,854*
Revenue (A-1) Fund Balance To Be Used To Make 11-1-22 Interest Payment Of \$216,446.
Revenue (A-2) Fund Balance To Be Used To Make 11-1-22 Interest Payment Of \$189,394.
* Approximate Amounts

Series 2014-1 Bond Information

Original Par Amount =	\$8,390,000	Annual Principal Payments Due:
Interest Rate =	5.25% - 5.90%	May 1st
Issue Date =	October 2014	Annual Interest Payments Due:
Maturity Date =	May 2045	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$7,460,000	

Series 2014-2 Bond Refunding Information

Original Par Amount =	\$7,095,000	Annual Principal Payments Due:
Interest Rate =	5.875% - 6.5%	May 1st
Issue Date =	October 2014	Annual Interest Payments Due:
Maturity Date =	May 2039	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$5,965,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - NORTH)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income (2014A-1)	25	854	854
Interest Income (2014A-2)	25	479	479
NAV Tax Collection (2014-1)	333,170	338,476	338,476
NAV Tax Collection (2014-2)	234,864	238,605	238,605
Total Revenues	\$ 568,084	\$ 578,414	\$ 578,414
EXPENDITURES			
Principal Payments (2014A-1)	90,000	90,000	90,000
Principal Payments (2014A-2)	100,000	100,000	100,000
Interest Payments (2014A-1)	242,650	245,450	245,450
Interest Payments (2014A-2)	132,200	134,200	134,200
Bond Redemption - Series 2014A-1	545	0	0
Bond Redemption - Series 2014A-2	2,689	0	0
Total Expenditures	\$ 568,084	\$ 569,650	\$ 569,650
Excess/ (Shortfall)	\$ -	\$ 8,764	\$ 8,764

FUND BALANCE AS OF 9/30/21	\$496,323
FY 2021/2022 ACTIVITY	\$8,764
FUND BALANCE AS OF 9/30/22	\$505,087

Notes

Reserve (2014A-1) Fund Balance = \$141,919*. Reserve (2014A-2) Fund Balance = \$58,873*
Revenue (2014A-1) Fund Balance = \$183,203*. Revenue (2014A-2) Fund Balance = \$121,092*
Revenue (2014A-1) Fund Balance To Be Used To Make 11-1-22 Interest Payment Of \$120,925.
Revenue (2014A-2) Fund Balance To Be Used To Make 11-1-22 Interest Payment Of \$65,100.
* Approximate Amounts

Series 2014-1 Bond Information

Original Par Amount =	\$5,450,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.00%	May 1st
Issue Date =	November 2014	Annual Interest Payments Due:
Maturity Date =	May 2045	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$4,895,000	

Series 2014-2 Bond Refunding Information

Original Par Amount =	\$3,295,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.00%	May 1st
Issue Date =	November 2014	Annual Interest Payments Due:
Maturity Date =	May 2039	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$2,670,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2016 - SOUTH)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income	25	4,104	4,104
Miscellaneous Income	0	0	0
NAV Tax Collection	1,475,698	1,437,530	1,437,530
Total Revenues	\$ 1,475,723	\$ 1,441,634	\$ 1,441,634
EXPENDITURES			
Principal Payments	455,000	455,000	455,000
Interest Payments	1,010,869	1,020,038	1,020,038
Bond Redemption	9,854	0	0
Total Expenditures	\$ 1,475,723	\$ 1,475,038	\$ 1,475,038
Excess/ (Shortfall)	\$ -	\$ (33,404)	\$ (33,404)

FUND BALANCE AS OF 9/30/21	\$1,621,835
FY 2021/2022 ACTIVITY	(\$33,404)
FUND BALANCE AS OF 9/30/22	\$1,588,431

Notes

Reserve Fund Balance = \$877,833* Revenue Fund Balance = \$710,598*.
Revenue Fund Used To Fund 11-1-22 Interest Payment Of \$500,350.

* Approximate Amounts

Series 2016 (South) Bond Information

Original Par Amount =	\$27,635,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.00%	May 1st
Issue Date =	March 2016	Annual Interest Payments Due:
Maturity Date =	May 2046	May 1st & November 1st
Par Amount As Of 9/30/2022 =	\$20,675,000	