



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
MAY 17, 2023
10:30 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

Lennar Homes, LLC
5505 Blue Lagoon Drive
Miami, Florida 33126
SPECIAL BOARD MEETING
May 17, 2023
10:30 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. December 12, 2022 Special Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Preservation Maintenance – Steve Montgomery, Allstate Resource Management
 - 2. Update Regarding Cancellation of Solitude Aquatics Maintenance Services Agreement.....Page 4
 - 3. Status of Foreclosure Action (Case No. 2022-022973-CA-01).....Page 7
- H. New Business
 - 1. Consider Resolution No. 2023-01 – Adopting Fiscal Year 2023/2024 Proposed Budget.....Page 10
 - 2. Discussion Regarding Midtown Doral Plaza Monument Sign.....Page 27
 - 3. Consider Adjustment to District Counsel Fee Structure.....Page 30
 - 4. Consider Rate Adjustment – Alvarez Engineers.....Page 32
- I. Administrative & Operational Matters
- J. Board Members & Staff Closing Comments
- K. Adjourn

Miscellaneous Notices

Published in Miami Daily Business Review on May 9, 2023

Location

Miami-Dade County, Florida

Notice Text

NOTICE OF SPECIAL BOARD
MEETING OF THE
GRAND BAY AT DORAL COMMUNITY
DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Grand Bay at Doral Community Development District (the "District") will hold a Special Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on May 17, 2023, at 11:30 a.m. at the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178. The purpose of the Special Board Meeting is for the Board to discuss the Fiscal Year 2023/2024 Proposed Budget and any other business that may lawfully and properly come before it.

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or asilva@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

www.grandbayatdoralcdd.org

5/9 23-11/0000661126M

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
DECEMBER 21, 2022**

A. CALL TO ORDER

District Manager Nancy Nguyen called the December 21, 2022, Special Board Meeting of the Grand Bay at Doral Community Development District (the “District”) to order at 11:27 a.m. in the Meeting Room in the Lennar Homes, LLC Conference Room located at 5505 Blue Lagoon Drive, Miami, Florida 33126.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on December 14, 2022, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairwoman Maria Carolina Herrera, Vice Chairwoman Teresa Baluja and Supervisor Raisa Krause.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel Michael Pawelczyk (via conference) 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. November 16, 2022, Regular Board Meeting

Ms. Nguyen presented the November 16, 2022, Regular Board Meeting 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 November 16, 2022, Regular Board Meeting minutes, *as presented*.

G. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Consider Approval of Second Amendment to Purchase and Sale Contract with Flordade, LLC (Grand Bay Preserve)

Ms. Nguyen presented the Second Amendment to Purchase and Sale Contract between Grand Bay at Doral Community Development District and Flordade, LLC. She further explained that the document being presented included the revisions requested to Sections 2 and 3.

Mr. Pawelczyk provided an explanation for the document and asked if there were any questions. There being no questions or comments, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed approving the Second Amendment to Purchase and Sale Contract.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

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

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member closing comments. Ms. Nguyen advised that the next meeting was scheduled for March 15, 2023, at 11:30 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Herrera, seconded by Ms. Krause and passed unanimously adjourning the Special Board Meeting at approximately 11:33 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson



Restoring Balance. Enhancing Beauty.

4/14/23

Grand Bay at Doral CDD
2501A Burns Road
Palm Beach Gardens, FL 33410

Dear Customer,

We have always appreciated the opportunity to work with you, and truly value the relationship we have built. It is our sincerest hope that we are able to continue to work with you for many years to come.

Please contact us to settle your balance, or we will have no choice but to turn this matter over to collections for further action. Since this is a costly procedure for both of us and will likely result in damage to your credit rating, I would ask once again that you contact our office immediately.

To preserve our relationship, and avoid possible collections action, please remit the full amount due of \$6,471.43 today.

If you have any questions or wish to discuss this further, please do not hesitate to contact me immediately. If we do not hear from you or receive full payment of past due invoices by May 22, 2023, we will have no choice but to forward this matter to legal collections.

Your immediate response is greatly appreciated,

Raquel Mason
Accounts Receivable

Direct 904-619-5287

2100 NW 33rd Street, Pompano Beach, FL | 888-480-LAKE (5253) | SOLITUDELAKEMANGEMENT.COM



Voice: (888) 480-5253 Fax: (888) 358-0088

RECEIVED
APR 19 2023

INVOICE

Invoice Number: PI-A00649156
Invoice Date: 08/01/21
PROPERTY: Grand Bay at Doral CDD

SOLD TO: Grand Bay at Doral CDD
2501A Burns Road
Palm Beach Gardnes, FL 33410

CUSTOMER ID 01684880	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Gary Wilhelm	Shipment Method	Ship Date	Due Date 08/31/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR51223 08/01/21 - 10/31/21 Wetlands Management Services		11,325.00	11,325.00

PLEASE REMIT PAYMENT TO:

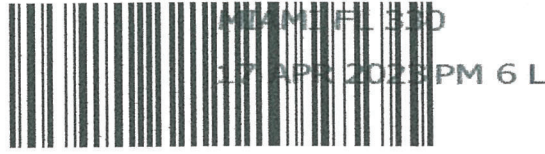
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	11,325.00
Sales Tax	0.00
Total Invoice	11,325.00
Payment Received	4,853.57
TOTAL	6,471.43

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eritech Company

ne Rd Suite G4 | Deerfield, FL 33073



7015 1730 0000 0088 4435



\$8.10
US POSTAGE
FIRST-CLASS
FROM 33069
04/18/2023
stamps
endicia



062S0001653414



Grand Bay at Doral CDD
2501 Burns Rd Ste A
PALM BEACH GARDENS FL 33410-5207

IN THE CIRCUIT COURT OF THE
ELEVENTH JUDICIAL CIRCUIT, IN
AND FOR MIAMI-DADE COUNTY,
FLORIDA

WBL SPO I, LLC, a Delaware limited liability
company,

Plaintiff,

v.

KTMAR, LLC, a Florida limited liability
company; MARYAN 60-4 LLC, a Florida limited
liability company; JESUS ANDRES
MARTINEZ YANEZ, an individual; ALFREDO
ALEJANDRO MARIN PARAGUAN, an
individual; MODERN DORAL COMMUNITY
ASSOCIATION, INC., a Florida not for profit
company; GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT, a
local unit of special-purpose government of the State
of Florida; and UNKNOWN TENANTS in
possession,

Defendants.

NOTICE OF DROPPING PARTY DEFENDANTS

Plaintiff, WBL SPO I, LLC, a Delaware limited liability company, by and through its
undersigned counsel, hereby gives notice of dropping GRAND BAY AT DORAL COMMUNITY
DEVELOPMENT DISTRICT as a party defendant in the referenced action.

DATED this 27th day of December 2022.

/s/ Jonathan M. Sykes

Jonathan M. Sykes, Esq.

Florida Bar Number: 73176

Primary Email: jsykes@nardellalaw.com

Secondary Emails: kcooper@nardellalaw.com

Nardella & Nardella, PLLC

135 West Central Blvd.

Suite 300

Orlando, Florida 32801

Office: (407) 966-2680

Fax: (407) 966-2681
ATTORNEYS FOR PLAINTIFF

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of December 2022 a true and correct copy of the foregoing has been furnished electronically via the Court's electronic service and by U.S. Mail to the following addresses:

KTMAR, LLC
c/o Alfredo Marin, Registered Agent
6020 NW 99th Ave., Suite 203
Doral, FL 33178

MARYAN 60-4 LLC
c/o Norka Martinez, Registered Agent
1110 Brickell Avenue
Suite 430 K-7
Miami, FL 33131

JESUS ANDRES MARTINEZ YANEZ
8425 NW 41st Street, PH 823
Doral, FL 33166

ALFREDO ALEJANDRO MARIN PARAGUAN
6301 NW 104 PATH
Doral, FL 33178

MODERN DORAL COMMUNITY ASSOCIATION, INC.
c/o Jonathan Jagolta, Registered Agent
10112 USA Today Way
Miramar, FL 33025

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
c/o Dennis Lyles, Registered Agent
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Ft. Lauderdale, FL 33301

and

Ginger E. Wald, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

515 East Las Olas Boulevard | 6th Floor
Fort Lauderdale, FL 33301
gwald@bc|mr.com

UNKNOWN TENANTS
7455 NW 101st Pl.
Doral, FL 33178

/s/ Jonathan M. Sykes
Jonathan M. Sykes, Esq.

RESOLUTION NO. 2023-01

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 2023/2024; 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 2023/2024 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 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 19, 2023 at 11:30 a.m. at the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

PASSED, ADOPTED and EFFECTIVE this 17th day of May, 2023.

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 2023/2024
October 1, 2023 - September 30, 2024**

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- VIII DETAILED PROPOSED 2014 (MIDTOWN) DEBT SERVICE FUND BUDGET
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DETAILED PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	DORAL BREEZE FISCAL YEAR 2023/2024 BUDGET	MIDTOWN DORAL FISCAL YEAR 2023/2024 BUDGET	GRAND BAY NORTH FISCAL YEAR 2023/2024 BUDGET	GRAND BAY SOUTH FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2023/2024 BUDGET
REVENUES							
Administrative Assessments	130,486	134,207	30,068	27,133	15,747	61,684	134,632
Maintenance Assessments	366,573	363,830	39,468	189,840	23,457	93,936	346,701
Direct Bill O&M Assessments	19,692	0	0	0	0	0	0
Debt Assessments - A Bonds	2,391,533	2,300,554	730,663	0	0	1,569,891	2,300,554
Debt Assessments - A-1 Bonds	987,172	985,790	0	631,354	354,436	0	985,790
Debt Assessments - A-2 Bonds	867,353	866,004	0	616,148	249,856	0	866,004
Other Revenues	31	0	0	0	0	0	0
Interest Income	122	1,000	219	89	215	477	1,000
TOTAL REVENUES	\$ 4,762,962	\$ 4,651,385	\$ 800,418	\$ 1,464,564	\$ 643,711	\$ 1,725,988	\$ 4,634,681
EXPENDITURES							
Maintenance Expenditures							
Preserve/Wetland Mitigation Area Maintenance	84,161	90,000	13,600	13,700	13,700	49,000	90,000
Miscellaneous Maintenance	612	35,000	1,000	10,000	1,000	10,000	22,000
Lawn/Landscape Service - Median/Right Of Way MTE	3,580	10,000	1,000	0	1,000	8,000	10,000
Mulch/Fertilizer/Pesticide	0	1,900	200	0	200	1,000	1,400
Lift Station/Sanitary Sewer Line MTE (Adagio)	5,671	10,000	0	0	2,500	7,500	10,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	5,372	30,000	0	25,000	0	0	25,000
Irrigation Systems MTE & Power	1,354	6,200	3,000	1,500	300	700	5,500
Tree/Shrubbery Replacement	0	2,000	500	0	0	1,000	1,500
Annual Engineer's Report & Misc Engineering	7,206	8,000	800	2,000	1,600	3,600	8,000
Lake Tract MTE & Fountain MTE - DB & MT	21,064	20,000	12,000	9,000	0	0	21,000
Roadway/Signage/Drainage	14,174	5,400	4,000	500	500	4,000	9,000
Midtown Plaza Maintenance Reimbursement	95,722	110,000	0	110,000	0	0	110,000
FPL Easement Maintenance/Upkeep	0	6,250	1,000	2,250	500	1,750	5,500
FPL Power Sanitary Sewer Lift Stations	150	7,250	0	4,500	750	1,750	7,000
Total Maintenance Expenditures	239,066	342,000	37,100	178,450	22,050	88,300	325,900
Administrative Expenditures							
Management	35,566	36,633	8,256	3,416	4,973	21,086	37,731
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	18,583	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	7,000	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	7,808	9,370	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	641	1,400	306	123	302	669	1,400
Miscellaneous	688	3,000	547	220	540	1,193	2,500
Postage	224	775	129	171	127	348	775
Office Supplies	993	1,450	318	122	314	696	1,450
Dues & Subscriptions	175	175	38	15	38	84	175
Trustee Fee	27,000	21,500	4,000	7,000	7,000	3,500	21,500
Continuing Disclosure Fee	2,000	3,000	500	500	500	500	2,000
Website Management	2,003	2,000	437	176	432	955	2,000
Property Taxes	0	750	164	66	162	358	750
Administrative Contingency	0	2,400	438	176	432	955	2,001
Total Administrative Expenditures	123,001	142,305	28,483	25,594	28,967	58,460	141,504
TOTAL EXPENDITURES	\$ 362,067	\$ 484,305	\$ 65,583	\$ 204,044	\$ 51,017	\$ 146,760	\$ 467,404
REVENUES LESS EXPENDITURES	\$ 4,400,895	\$ 4,167,080	\$ 734,835	\$ 1,260,520	\$ 592,694	\$ 1,579,228	\$ 4,167,277
Bond Payments (A)	(2,284,424)	(2,162,521)	(686,823)	0	0	(1,475,698)	(2,162,521)
Bond Payments (A-1)	(926,966)	(926,643)	0	(593,473)	(333,170)	0	(926,643)
Bond Payments (A-2)	(845,107)	(814,043)	0	(579,179)	(234,864)	0	(814,043)
BALANCE	\$ 344,398	\$ 263,873	\$ 48,012	\$ 87,868	\$ 24,660	\$ 103,530	\$ 264,070
County Appraiser & Tax Collector Fee	(45,701)	(93,006)	(16,004)	(29,289)	(12,870)	(34,510)	(92,673)
Discounts For Early Payments	(165,745)	(186,017)	(32,008)	(58,579)	(25,740)	(69,020)	(185,347)
EXCESS/ (SHORTFALL)	\$ 132,952	\$ (15,150)	\$ -	\$ -	\$ (13,950)	\$ -	\$ (13,950)
Carryover From Prior Year	0	15,150	0	0	13,950	0	13,950
NET EXCESS/ (SHORTFALL)	\$ 132,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET
REVENUES			
Administrative Assessments	130,486	134,207	134,632
Maintenance Assessments	366,573	363,830	346,701
Direct Bill O&M Assessments	19,692	0	0
Debt Assessments - A Bonds	2,391,533	2,300,554	2,300,554
Debt Assessments - A-1 Bonds	987,172	985,790	985,790
Debt Assessments - A-2 Bonds	867,353	866,004	866,004
Other Revenues	31	0	0
Interest Income	122	1,000	1,000
TOTAL REVENUES	\$ 4,762,962	\$ 4,651,385	\$ 4,634,681
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	84,161	90,000	90,000
Miscellaneous Maintenance	612	35,000	22,000
Lawn/Landscape Service - Median/Right Of Way MTE	3,580	10,000	10,000
Mulch/Fertilizer/Pesticide	0	1,900	1,400
Lift Station/Sanitary Sewer Line MTE (Adagio)	5,671	10,000	10,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	5,372	30,000	25,000
Irrigation Systems MTE & Power	1,354	6,200	5,500
Tree/Shrubbery Replacement	0	2,000	1,500
Annual Engineer's Report & Miscellaneous Engineering	7,206	8,000	8,000
Lake Tract MTE & Fountain MTE - DM & MT	21,064	20,000	21,000
Roadways/Signage/Drainage	14,174	5,400	9,000
Midtown Plaza Maintenance Reimbursement	95,722	110,000	110,000
FPL Easement Maintenance/Upkeep	0	6,250	5,500
FPL Power Sanitary Sewer Lift Stations	150	7,250	7,000
Total Maintenance Expenditures	239,066	342,000	325,900
Administrative Expenditures			
Management	35,566	36,633	37,731
Supervisor Fees	0	3,000	3,000
Payroll Taxes	0	232	232
Field Operations	7,320	7,320	7,320
Legal	18,583	21,500	21,500
Assessment Roll	10,000	10,000	10,000
Audit Fees	7,000	8,000	8,000
Arbitrage Rebate Fee	3,000	3,000	3,000
Insurance - GL & Public Officials Liability Insurance	7,808	9,370	9,370
Insurance - Property Coverage	0	6,800	6,800
Legal Advertisements	641	1,400	1,400
Miscellaneous	688	3,000	2,500
Postage	224	775	775
Office Supplies	993	1,450	1,450
Dues & Subscriptions	175	175	175
Trustee Fee	27,000	21,500	21,500
Continuing Disclosure Fee	2,000	3,000	2,000
Website Management	2,003	2,000	2,000
Property Taxes	0	750	750
Administrative Contingency	0	2,400	2,001
Total Administrative Expenditures	123,001	142,305	141,504
TOTAL EXPENDITURES	\$ 362,067	\$ 484,305	\$ 467,404
REVENUES LESS EXPENDITURES	\$ 4,400,895	\$ 4,167,080	\$ 4,167,277
Bond Payments (A)	(2,284,424)	(2,162,521)	(2,162,521)
Bond Payments (A-1)	(926,966)	(926,643)	(926,643)
Bond Payments (A-2)	(845,107)	(814,043)	(814,043)
BALANCE	\$ 344,398	\$ 263,873	\$ 264,070
County Appraiser & Tax Collector Fee	(45,701)	(93,006)	(92,673)
Discounts For Early Payments	(165,745)	(186,017)	(185,347)
EXCESS/ (SHORTFALL)	\$ 132,952	\$ (15,150)	\$ (13,950)
Carryover From Prior Year	0	15,150	13,950
NET EXCESS/ (SHORTFALL)	\$ 132,952	\$ -	\$ -

DORAL BREEZE PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET
REVENUES			
Administrative Assessments	23,321	29,985	30,068
Maintenance Assessments	35,747	35,213	39,468
Debt Assessments - 2012 Bonds	884,510	730,663	730,663
Other Revenues	31	0	0
Interest Income	122	219	219
TOTAL REVENUES	\$ 943,731	\$ 796,080	\$ 800,418
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	19,326	13,600	13,600
Miscellaneous Maintenance	595	1,000	1,000
Irrigation Systems MTE & Power	1,354	3,500	3,000
Lake Tract MTE & Fountain MTE	21,064	11,000	12,000
Lawn/Landscape Service - Median Maintenance/Right Of Way	0	1,000	1,000
Mulch/Fertilizer/Pesticide	0	300	200
FPL Easment Maintenance Upkeep	0	1,000	1,000
Electrical For Irrigation Pumps	0	0	0
Tree/Shrubbery Replacement	0	500	500
Roadway/Signage/Drainage	14,174	400	4,000
Annual Engineer's Report & Miscellaneous Engineering	1,275	800	800
Total Maintenance Expenditures	57,788	33,100	37,100
Administrative Expenditures			
Management	7,782	7,982	8,256
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	1,050	1,050	1,050
Legal	4,066	4,704	4,704
Assessment Roll	2,188	2,188	2,188
Audit Fees	1,530	1,750	1,750
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	1,708	2,050	2,050
Insurance - Property Coverage	0	300	300
Legal Advertisements	140	306	306
Miscellaneous	269	656	547
Postage	49	129	129
Office Supplies	217	318	318
Dues & Subscriptions	38	38	38
Trustee Fee	9,500	4,000	4,000
Continuing Disclosure Fee	500	500	500
Website Management	438	437	437
Property Taxes	0	164	164
Administrative Contingency	0	525	438
Total Administrative Expenditures	29,975	28,405	28,483
TOTAL EXPENDITURES	\$ 87,763	\$ 61,505	\$ 65,583
REVENUES LESS EXPENDITURES	\$ 855,968	\$ 734,575	\$ 734,835
Bond Payments (2012)	(845,260)	(686,823)	(686,823)
BALANCE	\$ 10,708	\$ 47,752	\$ 48,012
County Appraiser & Tax Collector Fee	(9,109)	(15,917)	(16,004)
Discounts For Early Payments	(32,697)	(31,835)	(32,008)
EXCESS/ (SHORTFALL)	\$ (31,098)	\$ -	\$ -
Carryover From Prior Year		0	0
NET EXCESS/ (SHORTFALL)	\$ (31,098)	\$ -	\$ -

MIDTOWN PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET
REVENUES			
Administrative Assessments	29,955	27,717	27,133
Maintenance Assessments	201,503	200,000	189,840
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	632,733	631,354	631,354
Debt Assessments - 2014A-2 Bonds	617,496	616,149	616,149
Other Revenues	0	0	0
Interest Income	0	89	89
TOTAL REVENUES	\$ 1,481,687	\$ 1,475,309	\$ 1,464,565
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	9,392	13,700	13,700
Miscellaneous Maintenance	0	14,300	10,000
Lawn/Landscape Service - Median/Right Of Way MTE	0	0	0
Mulch/Fertilizer/Pesticide	0	0	0
Lift Station/Sanitary Sewer Line MTE (Midtown)	5,372	30,000	25,000
Irrigation Systems MTE & Power	0	1,500	1,500
Tree/Shrubbery Replacement	0	0	0
Roadways/Signage/Drainage	0	500	500
Midtown Plaza Maintenance Reimbursement	95,722	110,000	110,000
FPL Easement Maintenance/Upkeep	0	2,500	2,250
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	513	2,000	2,000
Total Maintenance Expenditures	110,999	188,000	178,450
Administrative Expenditures			
Management	3,220	3,387	3,416
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	3,000	3,000	3,000
Legal	1,635	1,892	1,892
Assessment Roll	880	880	880
Audit Fees	615	704	704
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	687	825	825
Insurance - Property Coverage	0	4,500	4,500
Legal Advertisements	56	123	123
Miscellaneous	47	264	220
Postage	21	171	171
Office Supplies	87	122	122
Dues & Subscriptions	15	15	15
Trustee Fee	7,000	7,000	7,000
Continuing Disclosure Fee	500	1,000	500
Website Management	178	176	176
Property Taxes	0	66	66
Administrative Contingency	0	210	176
Total Administrative Expenditures	18,941	26,143	25,594
TOTAL EXPENDITURES	\$ 129,940	\$ 214,143	\$ 204,044
REVENUES LESS EXPENDITURES	\$ 1,351,747	\$ 1,261,166	\$ 1,260,521
Bond Payments - Series 2014A-1	(588,490)	(593,473)	(593,473)
Bond Payments - Series 2014A-2	(606,502)	(579,179)	(579,179)
BALANCE	\$ 156,755	\$ 88,514	\$ 87,869
County Appraiser & Tax Collector Fee	(14,305)	(29,504)	(29,289)
Discounts For Early Payments	(51,074)	(59,009)	(58,579)
EXCESS/ (SHORTFALL)	\$ 91,376	\$ 1	\$ 1
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ 91,376	\$ 1	\$ 1

GRAND BAY NORTH PARCEL PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET
REVENUES			
Administrative Assessments	15,992	14,588	15,747
Maintenance Assessments	24,071	24,628	23,457
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	354,439	354,436	354,436
Debt Assessments - 2014A-2 Bonds	249,857	249,856	249,856
Other Revenues	0	0	0
Interest Income	0	215	215
TOTAL REVENUES	\$ 644,359	\$ 643,723	\$ 643,711
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	17,450	13,700	13,700
Miscellaneous Maintenance	0	900	1,000
Lawn/Landscape Service - Median - Right Of Way Maintenance	3,580	1,000	1,000
Mulch/Fertilizer/Pesticide	0	400	200
Lift Station/Sanitary Sewer Line MTE (Adagio)	5,086	2,500	2,500
Irrigation Systems MTE & Power	0	300	300
Tree/Shrubbery Replacement	0	250	0
Roadways/Signage/Drainage	0	500	500
FPL Easement Maintenance/Upkeep	0	1,000	500
FPL Power Sanitary Sewer Lift Stations	150	1,000	750
Annual Engineer's Report & Miscellaneous Engineering	2,478	1,600	1,600
Total Maintenance Expenditures	28,744	23,150	22,050
Administrative Expenditures			
Management	4,688	4,888	4,973
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	1,037	1,037	1,037
Legal	4,012	4,642	4,642
Assessment Roll	2,159	2,160	2,160
Audit Fees	1,510	1,727	1,727
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	1,686	2,023	2,023
Insurance - Property Coverage	0	750	750
Legal Advertisements	139	302	302
Miscellaneous	116	648	540
Postage	48	127	127
Office Supplies	215	314	314
Dues & Subscriptions	38	38	38
Trustee Fee	7,000	7,000	7,000
Continuing Disclosure Fee	500	500	500
Website Management	431	432	432
Property Taxes	0	162	162
Administrative Contingency	0	520	432
Total Administrative Expenditures	24,579	29,078	28,967
TOTAL EXPENDITURES	\$ 53,323	\$ 52,228	\$ 51,017
REVENUES LESS EXPENDITURES	\$ 591,036	\$ 591,495	\$ 592,694
Bond Payments - Series 2014A-1	(338,476)	(333,170)	(333,170)
Bond Payments - Series 2014A-2	(238,605)	(234,864)	(234,864)
BALANCE	\$ 13,955	\$ 23,461	\$ 24,660
County Appraiser & Tax Collector Fee	(6,215)	(12,870)	(12,870)
Discounts For Early Payments	(22,778)	(25,741)	(25,740)
EXCESS/ (SHORTFALL)	\$ (15,038)	\$ (15,150)	\$ (13,950)
Carryover From Prior Year	0	15,150	13,950
NET EXCESS/ (SHORTFALL)	\$ (15,038)	\$ -	\$ -

GRAND BAY SOUTH PARCEL PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET
REVENUES			
Administrative Assessments	61,218	61,917	61,684
Maintenance Assessments	105,252	103,989	93,936
Direct Bill O&M Assessments	19,692	0	0
Debt Assessments - A Bonds	1,507,023	1,569,891	1,569,891
Other Revenues	0	0	0
Interest Income	0	477	477
TOTAL REVENUES	\$ 1,693,185	\$ 1,736,274	\$ 1,725,988
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	37,993	49,000	49,000
Miscellaneous Maintenance	17	18,800	10,000
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	8,000	8,000
Mulch/Fertilizer/Pesticide	0	1,200	1,000
Lift Station/Sanitary Sewer Line MTE (Adagio)	585	7,500	7,500
Irrigation Systems MTE & Power	0	900	700
Tree/Shrubbery Replacement	0	1,250	1,000
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	2,940	3,600	3,600
Total Maintenance Expenditures	41,535	97,750	88,300
Administrative Expenditures			
Management	19,876	20,376	21,086
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	2,233	2,233	2,233
Legal	8,870	10,262	10,262
Assessment Roll	4,773	4,772	4,772
Audit Fees	3,345	3,819	3,819
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	3,727	4,472	4,472
Insurance - Property Coverage	0	1,250	1,250
Legal Advertisements	306	669	669
Miscellaneous	256	1,432	1,193
Postage	106	348	348
Office Supplies	474	696	696
Dues & Subscriptions	84	84	84
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	500	1,000	500
Website Management	956	955	955
Property Taxes	0	358	358
Administrative Contingency	0	1,145	955
Total Administrative Expenditures	49,506	58,679	58,460
TOTAL EXPENDITURES	\$ 91,041	\$ 156,429	\$ 146,760
REVENUES LESS EXPENDITURES	\$ 1,602,144	\$ 1,579,845	\$ 1,579,228
Bond Payments - A Bonds	(1,439,164)	(1,475,697)	(1,475,697)
Bond Payments - Series 2014A-1	0	0	0
Bond Payments - Series 2014A-2	0	0	0
BALANCE	\$ 162,980	\$ 104,148	\$ 103,531
County Appraiser & Tax Collector Fee	(16,072)	(34,715)	(34,510)
Discounts For Early Payments	(59,196)	(69,432)	(69,020)
EXCESS/ (SHORTFALL)	\$ 87,712	\$ 1	\$ 1
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ 87,712	\$ 1	\$ 1

DETAILED PROPOSED DEBT SERVICE FUND (2022 - DORAL BREEZE) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Interest Income	3,207	25	100	Projected Interest For 2023/2024
NAV Tax Collection	845,260	686,823	686,823	Maximum Debt Service Collection
Total Revenues	\$ 848,467	\$ 686,848	\$ 686,923	
EXPENDITURES				
Principal Payments	245,000	308,000	321,000	Principal Payment Due In 2024
Interest Payments	571,072	362,080	349,500	Interest Payments Due In 2024
Bond Redemption	0	16,768	16,423	Estimated Excess Debt Collections
Total Expenditures	\$ 816,072	\$ 686,848	\$ 686,923	
Excess/ (Shortfall)	\$ 32,395	\$ -	\$ -	

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 1-1-23 =	\$9,206,000		

DETAILED PROPOSED DEBT SERVICE FUND (2014 - MIDTOWN) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	4,294	25	200	Projected Interest For 2023/2024
Interest Income (A-2)	4,150	25	200	Projected Interest For 2023/2024
NAV Tax Collection (A-1)	604,778	593,473	593,473	Maximum Debt Service Collection
NAV Tax Collection (A-2)	590,215	579,179	579,179	Maximum Debt Service Collection
Total Revenues	\$ 1,203,437	\$ 1,172,702	\$ 1,173,052	
EXPENDITURES				
Principal Payments - Series 2014A-1	155,000	165,000	170,000	Principal Payment Due In 2024
Principal Payments - Series 2014A-2	190,000	205,000	215,000	Principal Payment Due In 2024
Interest Payments - Series 2014A-1	441,030	428,361	419,768	Interest Payments Due In 2024
Interest Payments - Series 2014A-2	389,950	372,766	360,428	Interest Payments Due In 2024
Bond Redemption - Series 2014A-1	0	137	3,905	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	1,438	3,951	Estimated Excess Debt Collections
Total Expenditures	\$ 1,175,980	\$ 1,172,702	\$ 1,173,052	
Excess/ (Shortfall)	\$ 27,457	\$ -	\$ -	

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 1-1-23 = \$7,460,000

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 1-1-23 = \$5,965,000

DETAILED PROPOSED DEBT SERVICE FUND (2014 - NORTH) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	1,403	25	150	Projected Interest For 2023/2024
Interest Income (A-2)	783	25	100	Projected Interest For 2023/2024
NAV Tax Collection (A-1)	338,476	333,170	333,170	Maximum Debt Service Collection
NAV Tax Collection (A-2)	238,605	234,864	234,864	Maximum Debt Service Collection
		0	0	
Total Revenues	\$ 579,267	\$ 568,084	\$ 568,284	
EXPENDITURES				
Principal Payments - Series 2014A-1	90,000	95,000	95,000	Principal Payment Due In 2024
Principal Payments - Series 2014A-2	100,000	105,000	110,000	Principal Payment Due In 2024
Interest Payments - Series 2014A-1	245,450	237,950	236,150	Interest Payments Due In 2024
Interest Payments - Series 2014A-2	134,200	128,100	123,800	Interest Payments Due In 2024
Bond Redemption - Series 2014A-1	0	245	2,170	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	1,789	1,164	Estimated Excess Debt Collections
Total Expenditures	\$ 569,650	\$ 568,084	\$ 568,284	
Excess/ (Shortfall)	\$ 9,617	\$ -	\$ -	

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 1-1-23 = \$4,895,000

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 1-1-23 = \$2,670,000

DETAILED PROPOSED DEBT SERVICE FUND (2016) - SOUTH PARCEL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (2016)	6,778	25	250	Projected Interest For 2023/2024
Prepaid Bond Collection (2016)	0	0	0	
NAV Tax Collection (2016)	1,437,530	1,475,698	1,475,698	Maximum Debt Service Collection
Total Revenues	\$ 1,444,308	\$ 1,475,723	\$ 1,475,948	
EXPENDITURES				
Principal Payments (2016)	455,000	475,000	500,000	Principal Payment Due In 2024
Interest Payments (2016)	1,020,038	990,606	969,888	Interest Payments Due In 2024
Bond Redemption	0	10,117	6,060	Estimated Excess Debt Collections
Total Expenditures	\$ 1,475,038	\$ 1,475,723	\$ 1,475,948	
Excess/ (Shortfall)	\$ (30,730)	\$ -	\$ -	

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 1-1-23 = \$20,675,000

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 2022)**

	Original Projected Debt 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*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
Administrative For Condominiums	\$ -	\$ 40.22	\$ 39.62	\$ 55.43	\$ 55.98
Maintenance For Condominiums	\$ -	\$ 65.49	\$ 66.08	\$ 65.09	\$ 72.96
<u>Debt For Condominiums</u>	<u>\$ 1,255.00</u>	<u>\$ 1,255.00</u>	<u>\$ 1,255.00</u>	<u>\$ 1,105.00</u>	<u>\$ 1,036.16</u>
Total For Condominiums	\$ 1,255.00	\$ 1,360.71	\$ 1,360.70	\$ 1,225.52	\$ 1,165.10
Administrative For Townhomes	\$ -	\$ 40.22	\$ 39.62	\$ 55.43	\$ 55.98
Maintenance For Townhomes	\$ -	\$ 65.49	\$ 66.08	\$ 65.09	\$ 72.96
<u>Debt For Townhomes</u>	<u>\$ 1,465.00</u>	<u>\$ 1,465.00</u>	<u>\$ 1,465.00</u>	<u>\$ 1,290.00</u>	<u>\$ 1,208.85</u>
Total For Townhomes	\$ 1,465.00	\$ 1,570.71	\$ 1,570.70	\$ 1,410.52	\$ 1,337.79
Administrative For Single Family 40'	\$ -	\$ 40.22	\$ 39.62	\$ 55.43	\$ 55.98
Maintenance For Single Family 40'	\$ -	\$ 65.49	\$ 66.08	\$ 65.09	\$ 72.96
<u>Debt For Single Family 40'</u>	<u>\$ 1,880.00</u>	<u>\$ 1,880.00</u>	<u>\$ 1,880.00</u>	<u>\$ 1,655.00</u>	<u>\$ 1,554.23</u>
Total For Single Family 40'	\$ 1,880.00	\$ 1,985.71	\$ 1,985.70	\$ 1,775.52	\$ 1,683.17
Administrative For Single Family 50'	\$ -	\$ 40.22	\$ 39.62	\$ 55.43	\$ 55.98
Maintenance For Single Family 50'	\$ -	\$ 65.49	\$ 66.08	\$ 65.09	\$ 72.96
<u>Debt For Single Family 50'</u>	<u>\$ 2,090.00</u>	<u>\$ 2,090.00</u>	<u>\$ 2,090.00</u>	<u>\$ 1,840.00</u>	<u>\$ 1,726.93</u>
Total For Single Family 50'	\$ 2,090.00	\$ 2,195.71	\$ 2,195.70	\$ 1,960.52	\$ 1,855.87

* 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 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
3 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 15.24	\$ 14.87	\$ 15.01	\$ 14.70
Maintenance Assessment	\$ -	\$ 122.56	\$ 108.86	\$ 108.28	\$ 102.79
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	\$ 1,734.61	\$ 1,720.54	\$ 1,720.10	\$ 1,714.30
2 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 15.24	\$ 14.87	\$ 15.01	\$ 14.70
Maintenance Assessment	\$ -	\$ 122.56	\$ 108.86	\$ 108.28	\$ 102.79
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	\$ 1,605.88	\$ 1,591.81	\$ 1,591.37	\$ 1,585.57
1 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 15.24	\$ 14.87	\$ 15.01	\$ 14.70
Maintenance Assessment	\$ -	\$ 122.56	\$ 108.86	\$ 108.28	\$ 102.79
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	\$ 1,415.46	\$ 1,401.39	\$ 1,400.95	\$ 1,395.15
3 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 15.24	\$ 14.87	\$ 15.01	\$ 14.70
Maintenance Assessment	\$ -	\$ 122.56	\$ 108.86	\$ 108.28	\$ 102.79
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	\$ 1,605.88	\$ 1,591.81	\$ 1,591.37	\$ 1,585.57
2 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 15.24	\$ 14.87	\$ 15.01	\$ 14.70
Maintenance Assessment	\$ -	\$ 122.56	\$ 108.86	\$ 108.28	\$ 102.79
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	\$ 1,415.46	\$ 1,401.39	\$ 1,400.95	\$ 1,395.15
1 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 15.24	\$ 14.87	\$ 15.01	\$ 14.70
Maintenance Assessment	\$ -	\$ 122.56	\$ 108.86	\$ 108.28	\$ 102.79
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	\$ 1,286.74	\$ 1,272.67	\$ 1,272.23	\$ 1,266.43
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)	Total Midtown Units (A2)	Phase One Units (A1) (Phase One Project Bonds)	Grand Bay Midtown - Commercial Square Footage (With Percentages)		
	3 Bedroom Condo - Type 2	252	84	Building 1	9,818
2 Bedroom Condo - Type 2	546	182	Building 2	23,838	34.80%
1 Bedroom Condo - Type 2	120	40	Building 3	23,838	34.80%
3 Bedroom Condo - Type 1	126	28	Building 4	11,006	16.07%
2 Bedroom Condo - Type 1	227	84	Total	68,500	100.00%
1 Bedroom Condo - Type 1	276	119			
Total Residential Units	1547	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 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
<u>Single Family 40' Unit</u>					
Administrative Assessment	\$ 114.89	\$ 43.61	\$ 43.87	\$ 42.05	\$ 45.39
Maintenance Assessment	\$ -	\$ 69.75	\$ 69.45	\$ 70.98	\$ 67.61
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	\$ 2,222.94	\$ 2,222.90	\$ 2,222.61	\$ 2,222.58
<u>Townhome Unit</u>					
Administrative Assessment	\$ 114.89	\$ 43.61	\$ 43.87	\$ 42.05	\$ 45.39
Maintenance Assessment	\$ -	\$ 69.75	\$ 69.45	\$ 70.98	\$ 67.61
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	\$ 1,832.51	\$ 1,832.47	\$ 1,832.18	\$ 1,832.15
<u>Condo Unit (3-Story)</u>					
Administrative Assessment	\$ 114.89	\$ 43.61	\$ 43.87	\$ 42.05	\$ 45.39
Maintenance Assessment	\$ -	\$ 69.75	\$ 69.45	\$ 70.98	\$ 67.61
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	\$ 1,677.19	\$ 1,677.15	\$ 1,676.86	\$ 1,676.83

* 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>	64	72.04 Acres
A-1: Project Bonds	172	21.33% Of District
A-2: Refunding Bonds	111	North Parcel Acreage
Single Family 40' Unit	347	72.04 Acres
Townhome Unit		21.59% Of District
<u>Condo Unit (3-Story)</u>		
Total Residential Units		

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

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
Administrative For Single Family 40' Units	\$ -	\$ 40.57	\$ 40.17	\$ 40.85	\$ 40.70
Maintenance For Single Family 40' Units	\$ -	\$ 72.13	\$ 72.46	\$ 68.60	\$ 61.97
<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	\$ 2,245.70	\$ 2,245.63	\$ 2,242.45	\$ 2,235.67
Administrative For Townhome 22' Units	\$ -	\$ 40.57	\$ 40.17	\$ 40.85	\$ 40.70
Maintenance For Townhome 22' Units	\$ -	\$ 72.13	\$ 72.46	\$ 68.60	\$ 61.97
<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	\$ 1,955.70	\$ 1,955.63	\$ 1,952.45	\$ 1,945.67
Administrative For 2 Story Condo/Flat Units	\$ -	\$ 40.57	\$ 40.17	\$ 40.85	\$ 40.70
Maintenance For 2 Story Condo/Flat Units	\$ -	\$ 72.13	\$ 72.46	\$ 68.60	\$ 61.97
<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	\$ 1,850.70	\$ 1,850.63	\$ 1,847.45	\$ 1,840.67
Administrative For 3 Story Condo/Flat Units	\$ -	\$ 40.57	\$ 40.17	\$ 40.85	\$ 40.70
Maintenance For 3 Story Condo/Flat Units	\$ -	\$ 72.13	\$ 72.46	\$ 68.60	\$ 61.97
<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	\$ 1,692.70	\$ 1,692.63	\$ 1,689.45	\$ 1,682.67
Administrative For Apartment Unit	\$ -	\$ 40.57	\$ 40.17	\$ 40.85	\$ 40.70
Maintenance For Apartment Unit	\$ -	\$ 72.13	\$ 72.46	\$ 68.60	\$ 61.97
<u>Debt For Apartment Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Apartment Unit	\$ -	\$ 112.70	\$ 112.63	\$ 109.45	\$ 102.67

* 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

Bond Prepayments

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

Apartment Unit (Pod 1) 440

0

Total Residential Units 1516

186

Assessable Units For Debt

Total Units 1516

Less Apartment Unit (Developer Contributed

Cost Of Improvements In Lieu Of Cap Assessment) 440

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 186

Total Current Assessable Units For Debt 890

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.



2555 NW 102ND AVE. SUITE 216 DORAL, FL, 33172 OFFICE: (305) 362-3333 EXT. 208 MOBILE: (615) 319-8470 EMAIL: ANDREW@ACUSIGNS.COM

EXTERIOR - ADA - INTERIOR - ARCHITECTURAL FEATURES - KIOSKS - CAR WRAPS - WINDOW TINTS - SERVICE- PERMITTING - DESIGN

WWW.ACUSIGNS.COM

SIGN LAYOUT

MIDTOWN DORAL - OPTION 1 ILLUMINATED MONUMENT SIGN WITH ROUTED OUT BACKED UP ACRYLIC PANELS

QUANTITY: 1

FABRICATION:

ILLUMINATED MONUMENT SIGN
W/ ALUM. ROUTED OUT FACE W/
BACKED UP ACRYLIC FOR TENANT PANELS

MOUNTING:

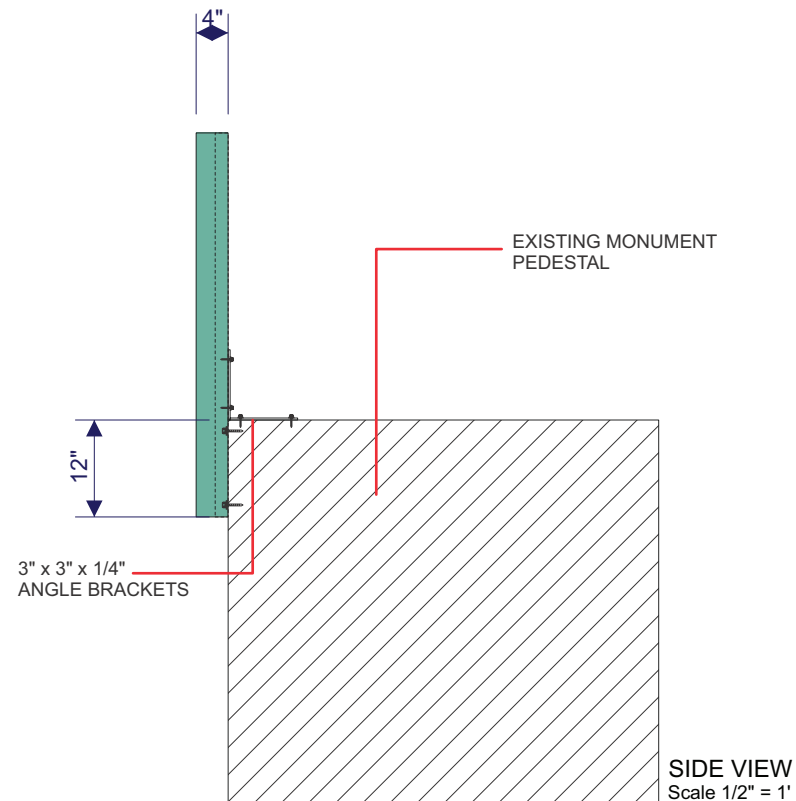
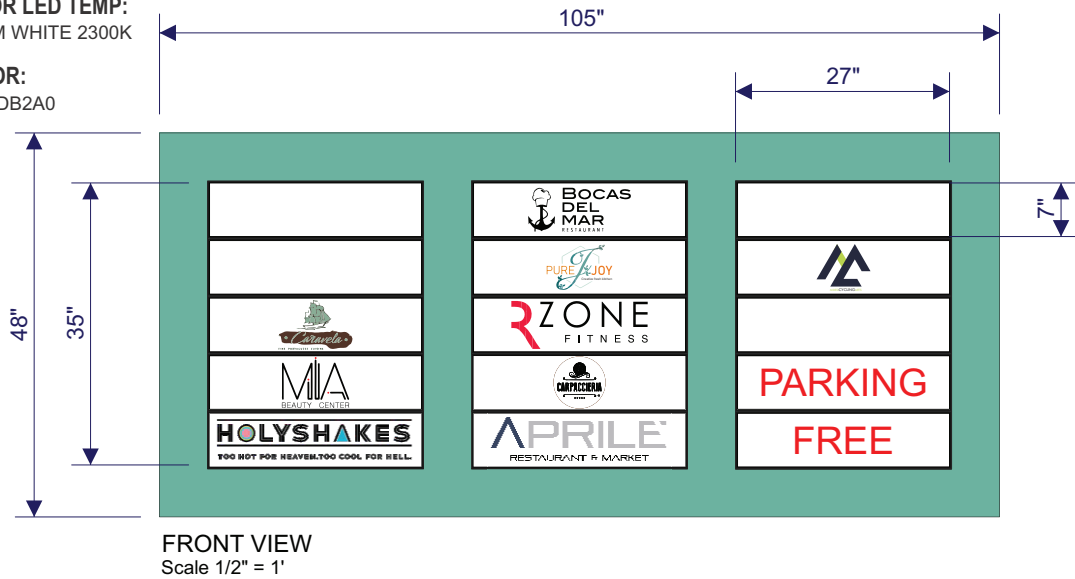
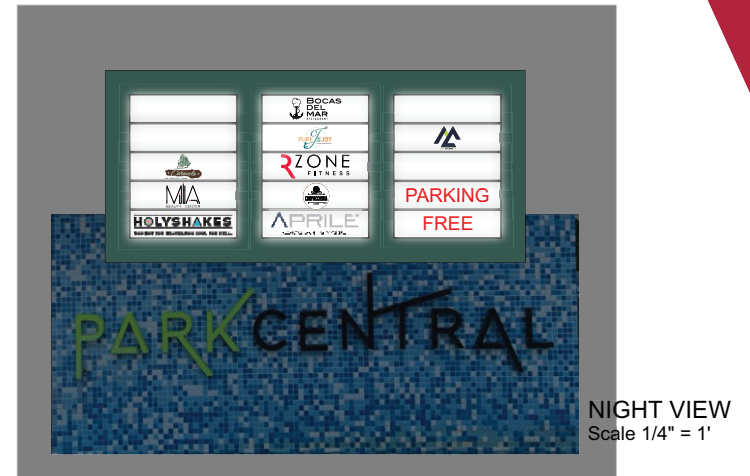
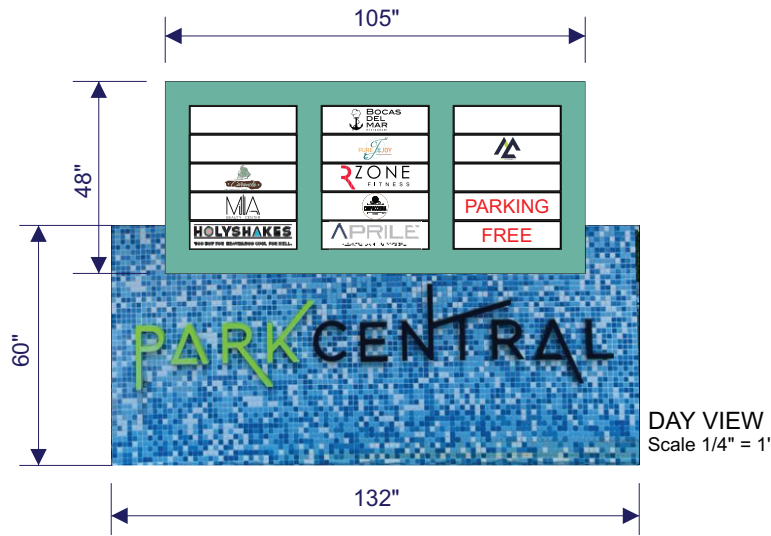
MOUNTED TO EXISTING CONCRETE
PEDESTAL WITH COUNTER SUNK SCREW

RETURN DEEP SIZE: 4"

ILUMINATION: LEDS

COLOR LED TEMP:
WARM WHITE 2300K

COLOR:
● #CDB2A0



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PROJECT

MIDTOWN DORAL
MONUMENT

ADDRESS

DORAL, FL

APPROVAL

SIGNATURE & DATE

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AFILIATIONS



MANAGER

RALPH M

MIDTOWN DORAL MONUMENT

DATE

21/04/2023

SIGN LAYOUT

MIDTOWN DORAL - OPTION 2 ILLUMINATED MONUMENT SIGN WITH ROUTED OUT BACKED UP ACRYLIC PANELS

QUANTITY: 2

FABRICATION:

ILLUMINATED MONUMENT SIGN
W/ ALUM. ROUTED OUT FACE W/
BACKED UP ACRYLIC FOR TENANT PANELS

MOUNTING:

MOUNTED TO EXISTING CONCRETE
PEDESTAL WITH COUNTER SUNK SCREW

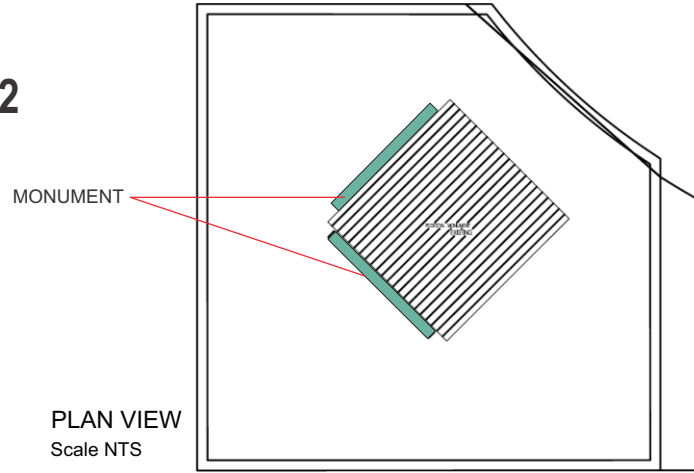
RETURN DEEP SIZE: 4"

ILUMINATION: LEDS

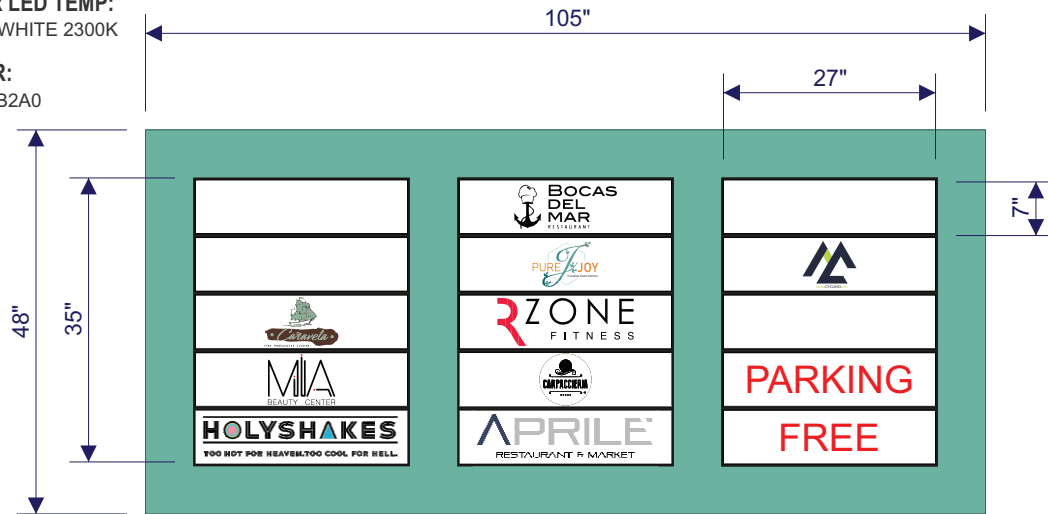
COLOR LED TEMP:
WARM WHITE 2300K

COLOR:

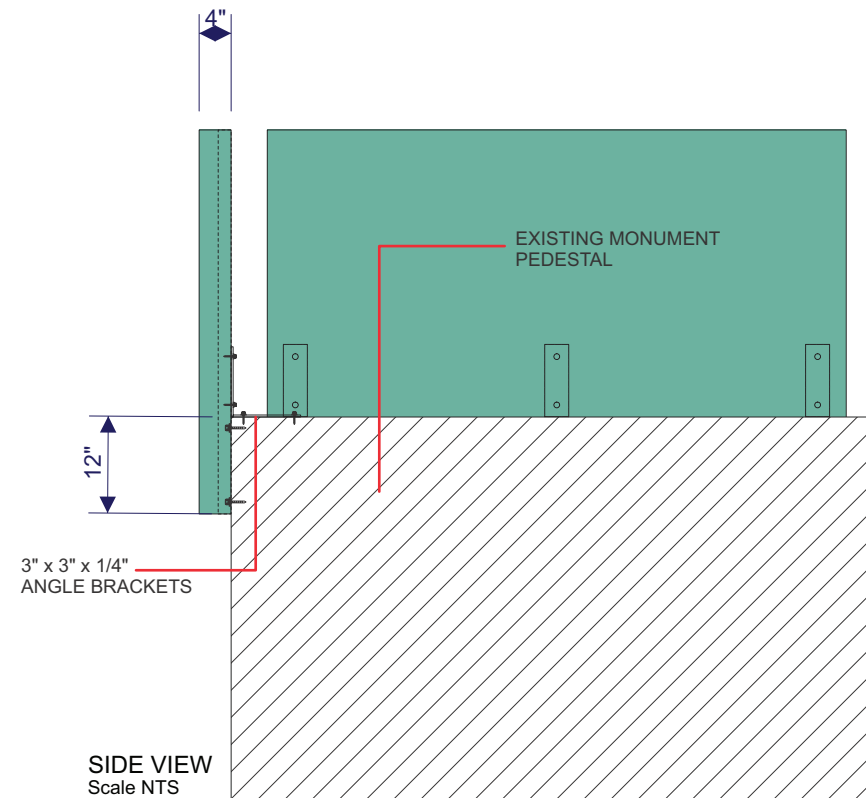
● #CDB2A0



3D VIEW
Scale NTS



FRONT VIEW
Scale 1/2" = 1'



SIDE VIEW
Scale NTS



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PROJECT

MIDTOWN DORAL
MONUMENT

ADDRESS

DORAL, FL

APPROVAL

SIGNATURE & DATE

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AFFILIATIONS



MANAGER

RALPH M

MIDTOWN DORAL MONUMENT

DATE

21/04/2023

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

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PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
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SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

February 3, 2023

VIA E-MAIL ONLY—asilva@sdsinc.org

Mr. Armando Silva
District Manager
Special District Services, LLC
2501 A Burns Road
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Grand Bay at Doral Community Development District
Our File: 773.05543**

Dear Armando:

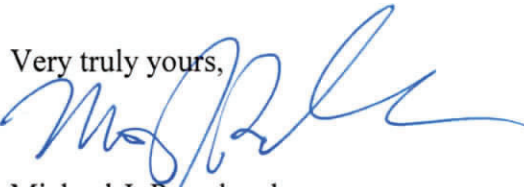
This firm's current fee structure has been in place since 2006. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective May 1, 2023, as follows:

- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 47.5% increase since the year 2006 and we have not raised our fees during that time.

Mr. Armando Silva
February 3, 2023
Page 2

Naturally, should you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

Michael J. Pawelczyk
For the Firm

MJP/jmp



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

February 16, 2023

Board of Supervisors
Grand Bay at Doral Community Development District
Attn: District Manager Armando Silva
Special District Services, Inc.
2501 Burns Road
Palm Beach Gardens, FL 33410

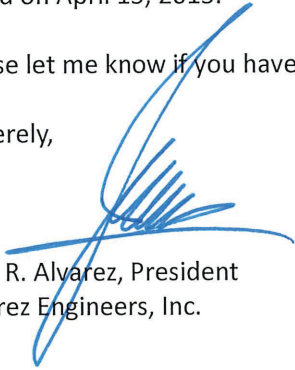
Reference: Grand Bay at Doral Community Development District
Alvarez Engineers Personnel Billing Rates
Via: Email Only: asilva@sdsinc.org

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated July 11, 2007, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2023 rates as shown in the attached table. Our rates were last revised and updated via motion by the Board on April 15, 2015.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,



Juan R. Alvarez, President
Alvarez Engineers, Inc.

Grand Bay at Doral CDD			
Current 2015 Rates		Proposed 2023 Rates	
Principal	\$ 200.00	Principal	\$ 220.00
Chief Engineer			
Senior Engineer	\$ 170.00	Senior Engineer	\$ 185.00
Senior Project Engineer			
Project Manager	\$ 150.00	Engineer 2	\$ 160.00
Project Engineer	\$ 130.00	Engineer 1	\$ 140.00
		Electrical Engineer	\$ 135.00
Engineer	\$ 125.00	Engineer Intern	\$ 130.00
CADD	\$ 95.00	Senior Designer	\$ 110.00
		CADD/Computer Technician	\$ 100.00
		Senior Engineering Technician	\$ 95.00
Engineering Technician	\$ 85.00	Engineering Technician	\$ 90.00
Senior Administrative	\$ 80.00	Senior Administrative	\$ 95.00
Administrative	\$ 50.00	Administrative	\$ 60.00

Staff Classification

Principal
 Senior Engineer
 Engineer 2
 Engineer 1
 Electrical Engineer
 Engineer Intern
 Senior Designer
 CADD/Computer Technician
 Senior Engineering Technician
 Engineering Technician
 Senior Administrative
 Administrative

Definition

Professional Engineer with 20+ years of post registration experience
 Professional Engineer with 10+ years of post registration experience
 Professional Engineer with 5+ years of post registration experience
 Professional Engineer with 0+ years of post registration experience
 Electrical Engineer with 2+ years of post-graduate experience
 Entry level with engineering degree; Engineering Intern License
 15+ years of design experience, non-registered
 Design and Drafting with 1+ year of experience
 5+ years of experience
 Entry level, with 0-4 years of experience
 Degreed executive assistant with 8+ years of experience
 Secretary / Clerical