

Grand Bay At Doral
Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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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)	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 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>	<u>\$ 872.34</u>	<u>\$ 872.34</u>	<u>\$ 872.34</u>	<u>\$ 872.34</u>	<u>\$ 872.34</u>
Total For Single Family 40' Unit	\$ 2,224.47	\$ 2,222.94	\$ 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>	<u>\$ 710.64</u>	<u>\$ 710.64</u>	<u>\$ 710.64</u>	<u>\$ 710.64</u>	<u>\$ 710.64</u>
Total For Townhome Unit	\$ 1,834.04	\$ 1,832.51	\$ 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>	<u>\$ 646.81</u>	<u>\$ 646.81</u>	<u>\$ 646.81</u>	<u>\$ 646.81</u>	<u>\$ 646.81</u>
Total For Condo Unit (3-Story)	\$ 1,678.72	\$ 1,677.19	\$ 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	172	72.04 Acres
Townhome Unit	111	21.59% Of District
<u>Condo Unit (3-Story)</u>	347	
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:

<u>Total South Units</u>	<u>Bond Prepayments</u>	
Single Family 40' Unit (Pod VI)	77	0
Townhome 22' Unit (Pod III)	228	0
2 Story Condo/Flat Unit (Pod IV)	387	0
3 Story Condo/Flat Unit (Pods II & V)	384	186
<u>Apartment Unit (Pod 1)</u>	<u>440</u>	<u>0</u>
Total Residential Units	1516	186
<u>Assessable Units For Debt</u>		
Total Units	1516	
Less Apartment Unit (Developer Contributed Cost Of Improvements In Lieu Of Cap Assessment)	<u>440</u>	Note: 3 Story Flat Units That Are Assessed For Debt: 198
Total Original Assessable Units For Debt	1076	
Less Prepayments - 186 Pod V 3 Story Condos	<u>186</u>	
Total Current Assessable Units For Debt	890	

Note: Some South Unit Landowners Were Direct Billed For 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.