



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
MAY 15, 2024
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
SPECIAL BOARD MEETING
May 23, 2024
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. October 18, 2023 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 6
 - 2. Consider Resolution No. 2024-02 – Adopting an Electronic Signature Policy.....Page 23
- I. Administrative Matters
 - 1. Discussion Regarding Required Ethics Training.....Page 26
 - 2. Discussion Regarding General Election Qualifying Period (Seat #3, #4 & #5): **Noon, Monday, June 10, 2024 through Noon, Friday, June 14, 2024**
 - 3. Statement of Financial Interest 2023 Form 1 Reminder – Filing Deadline: July 1, 2024
- J. Board Member & Staff Closing Comments
- K. Adjourn

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 23, 2024, at 10:00 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 consider the Fiscal Year 2024/2025 Proposed Budget and any 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

W00000000

May 16 2024

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 18, 2023**

A. CALL TO ORDER

District Manager Armando Silva called the October 18, 2023, Regular Board Meeting of the Grand Bay at Doral Community Development District (the “District”) to order at 11:39 a.m. in the Meeting Room at 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, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Josef Correia and Supervisors Raisa Krause and Carlos Rinaldi.

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

Others in attendance: Stephanie Mejia, Doral, FL.

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. September 20, 2023, Regular Board Meeting and Public Hearing

Mr. Silva presented the September 20, 2023, Regular Board Meeting and Public Hearing minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Ms. Krause, seconded by Mr. Correia and unanimously passed approving the September 20, 2023, Regular Board Meeting and Public Hearing minutes, *as presented*.

G. OLD BUSINESS

1. Staff Report, as Required

Mr. Silva advised the Board that he was in possession of the resignation letter from Teresa Baluja (Seat #1) dated of October 18, 2023. A discussion ensued after which;

A **motion** was made by Ms. Krause, seconded by Mr. Correia and unanimously passed approving the resignation of Teresa Baluja (Seat #1) with an effective date of October 18, 2023.

Mr. Silva stated that there is a vacancy on the District's Board of Supervisors and asked if there were any interested persons that meet the qualifications and who would like to serve on the District Board. Ms. Stephanie Mejia stated that she was interested in serving on the District Board of Supervisors. A discussion ensued after which:

A **motion** was made by Ms. Krause, seconded by Mr. Rinaldi and passed unanimously appointing Carlos Rinaldi to fill the vacancy of the unexpired 4-year term of office (Seat #1), which term of office shall expire in November 2026.

Mr. Silva, Notary Public of the State of Florida, administered the Oath of Office to Stephanie Mejia. In addition, Mr. Silva advised her of her duties and responsibilities as a Board Members with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2023 Form 1 must be completed and mailed to the Supervisor of Elections' Office in the County of residency within thirty {30} days of appointment; and the Code of Ethics for Public Officials.

H. NEW BUSINESS

1. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2022/2023 Amended Budget

Mr. Silva presented Resolution No. 2023-06, entitled:

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. He further stated that the Operating Fund as of September 30, 2023, had a positive balance. A discussion ensued after which;

A **motion** was made by Mr. Correia, seconded by Ms. Mejia and unanimously passed to approve and adopt Resolution No. 2023-06, *as presented*; thereby setting the amended/revised final budget for the 2022/2023 fiscal year.

2. Consider Resolution No. 2023-07 – Election of Officers

Mr. Silva presented Resolution No. 2023-07, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF

THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Silva indicated that due to the recent changes to the Board, it would be in order to re-elect the officers of the District. A discussion ensued after which the following slate of officers was presented for election:

Chairperson – Josef Correia
Vice Chairperson – Stephanie Mejia
Secretary/Treasurer – Armando Silva
Assistant Secretaries – Carlos Rinaldi, Raisa Krause, Gloria Perez and Nancy

Nguyen.

A discussion ensued after which;

A **motion** was made by Ms. Mejia, seconded by Mr. Correia and unanimously passed to *elect* the District's slate of officers, as stated above.

3. Consider and Approve 2-Year Renewal Option – Grau & Associates

Mr. Silva explained that at the October 21, 2020, District meeting, the Board of Supervisors (the "Board") selected Grau & Associates to perform the year end audits for the fiscal years ended 2020, 2021, and 2022 with an option to perform the 2023 and 2024 audits.

Mr. Silva stated that management was pleased with the services provided by Grau & Associates and recommended that the Board approve the renewal option to have them perform the year end audits for the fiscal years ending in 2023 and 2024. Additionally, Mr. Silva explained the process the Board would need to take should they elect not to approve the renewal option. A discussion ensued, after which:

A **motion** was made by Mr. Correia, seconded by Ms. Mejia and unanimously passed approving the renewal option with Grau & Associates to perform the audits for the fiscal years ending in 2023 and 2024 in the amount of \$7,200 and \$7,300, respectively.

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 or Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Mejia, seconded by Mr. Correia and passed unanimously to adjourn the Regular Board Meeting at approximately 12:02 p.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2024-01

**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
2024/2025; 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 2024/2025 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 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2024 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 2024/2025 Budget.

PASSED, ADOPTED and EFFECTIVE this 15th day of May, 2024.

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 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

I	DETAILED PROPOSED BUDGET
II	BUDGET COMPARISON
III	DETAILED PROPOSED BUDGET - DORAL BREEZE
IV	DETAILED PROPOSED BUDGET - MIDTOWN
V	DETAILED PROPOSED BUDGET - NORTH PARCEL
VI	DETAILED PROPOSED BUDGET - SOUTH PARCEL
VII	DETAILED PROPOSED 2022 (DORAL BREEZE) DEBT SERVICE FUND BUDGET
VIII	DETAILED PROPOSED 2014 (MIDTOWN) DEBT SERVICE FUND BUDGET
IX	DETAILED PROPOSED 2014 (NORTH PARCEL) DEBT SERVICE FUND BUDGET
X	DETAILED PROPOSED 2016 (SOUTH PARCEL) DEBT SERVICE FUND BUDGET
XI	ASSESSMENT COMPARISON - DORAL BREEZE
XII	ASSESSMENT COMPARISON - MIDTOWN
XIII	ASSESSMENT COMPARISON - NORTH PARCEL
XIV	ASSESSMENT COMPARISON - SOUTH PARCEL

DETAILED PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	DORAL BREEZE FISCAL YEAR 2024/2025 BUDGET	MIDTOWN DORAL FISCAL YEAR 2024/2025 BUDGET	GRAND BAY NORTH FISCAL YEAR 2024/2025 BUDGET	GRAND BAY SOUTH FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2024/2025 BUDGET
REVENUES							
Administrative Assessments	147,382	134,632	29,557	26,822	31,018	58,196	145,593
Maintenance Assessments	367,214	346,701	39,894	189,096	42,891	97,128	369,009
Direct Bill O&M Assessments	19,136	0	0	0	0	0	0
Debt Assessments - A Bonds	2,357,648	2,300,554	730,663	0	0	1,569,891	2,300,554
Debt Assessments - A-1 Bonds	987,228	985,790	0	631,354	354,436	0	985,790
Debt Assessments - A-2 Bonds	867,414	866,004	0	616,148	249,856	0	866,004
Other Revenues	0	0	0	0	0	0	0
Interest Income	41,608	1,000	219	89	215	477	1,000
TOTAL REVENUES	\$ 4,787,630	\$ 4,634,681	\$ 800,333	\$ 1,463,509	\$ 678,416	\$ 1,725,692	\$ 4,667,950
EXPENDITURES							
Maintenance Expenditures							
Preserve/Wetland Mitigation Area Maintenance	107,178	90,000	15,000	15,000	15,000	55,000	100,000
Miscellaneous Maintenance	839	22,000	1,000	8,000	5,468	10,000	24,468
Lawn/Landscape Service - Median/Right Of Way MTE	0	10,000	1,000	0	1,000	6,000	8,000
Mulch/Fertilizer/Pesticide	0	1,400	200	0	200	1,000	1,400
Lift Station/Sanitary Sewer Line MTE (Adagio)	22,071	10,000	0	0	15,000	7,500	22,500
Lift Station/Sanitary Sewer Line MTE (Midtown)	38,998	25,000	0	25,000	0	0	25,000
Irrigation Systems MTE & Power	1,603	5,500	3,000	1,500	300	700	5,500
Tree/Shrubbery Replacement	0	1,500	500	0	0	1,000	1,500
Annual Engineer's Report & Misc Engineering	1,311	8,000	800	2,000	1,600	3,600	8,000
Lake Tract MTE & Fountain MTE - DB & MT	19,279	21,000	12,000	9,000	0	0	21,000
Roadway/Signage/Drainage	0	9,000	3,000	500	500	3,000	7,000
Midtown Plaza Maintenance Reimbursement	74,995	110,000	0	110,000	0	0	110,000
FPL Easement Maintenance/Upkeep	0	5,500	1,000	2,250	500	1,750	5,500
FPL Power Sanitary Sewer Lift Stations	0	7,000	0	4,500	750	1,750	7,000
Total Maintenance Expenditures	266,274	325,900	37,500	177,750	40,318	91,300	346,868
Administrative Expenditures							
Management	36,634	37,731	8,508	3,516	5,112	21,720	38,856
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	14,165	21,500	4,704	1,892	4,642	10,262	21,500
Assessment Roll	10,000	10,000	2,188	880	2,180	4,772	10,000
Audit Fees	7,100	8,000	1,750	704	1,727	3,819	8,000
Arbitrage Rebate Fee	3,500	3,000	500	1,000	1,000	500	3,000
Insurance - GL & Public Officials Liability Insurance	8,437	9,370	2,188	880	2,159	4,773	10,000
Insurance - Property Coverage	0	6,800	300	4,500	750	1,250	6,800
Legal Advertisements	630	1,400	547	220	540	1,193	2,500
Miscellaneous	696	2,500	437	176	432	955	2,000
Postage	221	775	129	171	127	348	775
Office Supplies	625	1,450	318	122	314	696	1,450
Dues & Subscriptions	175	175	38	15	38	84	175
Trustee Fee	19,500	21,500	4,000	7,000	7,000	3,500	21,500
Continuing Disclosure Fee	2,000	2,000	500	500	500	500	2,000
Website Management	2,000	2,000	437	176	432	955	2,000
Property Taxes	0	750	164	66	162	358	750
Administrative Contingency	0	2,001	437	176	432	955	2,000
Total Administrative Expenditures	113,003	141,504	29,003	25,802	29,372	59,681	143,858
TOTAL EXPENDITURES	\$ 379,277	\$ 467,404	\$ 66,503	\$ 203,552	\$ 69,690	\$ 150,981	\$ 490,726
REVENUES LESS EXPENDITURES	\$ 4,408,353	\$ 4,167,277	\$ 733,830	\$ 1,259,957	\$ 608,726	\$ 1,574,711	\$ 4,177,224
Bond Payments (A)	(2,250,842)	(2,162,521)	(686,823)	0	0	(1,475,698)	(2,162,521)
Bond Payments (A-1)	(945,856)	(926,643)	0	(593,473)	(333,170)	0	(926,643)
Bond Payments (A-2)	(831,392)	(814,043)	0	(579,179)	(234,864)	0	(814,043)
BALANCE	\$ 380,263	\$ 264,070	\$ 47,007	\$ 87,305	\$ 40,692	\$ 99,013	\$ 274,017
County Appraiser & Tax Collector Fee	(45,623)	(92,673)	(16,002)	(29,268)	(13,564)	(34,504)	(93,338)
Discounts For Early Payments	(160,288)	(185,347)	(32,005)	(58,537)	(27,128)	(69,009)	(186,679)
EXCESS/ (SHORTFALL)	\$ 174,352	\$ (13,950)	\$ (1,000)	\$ (500)	\$ -	\$ (4,500)	\$ (6,000)
Carryover From Prior Year	0	13,950	1,000	500	0	4,500	6,000
NET EXCESS/ (SHORTFALL)	\$ 174,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

* - Includes 440 Apartment Units

BUDGET COMPARISON
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
REVENUES			
Administrative Assessments	147,382	134,632	145,593
Maintenance Assessments	367,214	346,701	369,009
Direct Bill O&M Assessments	19,136	0	0
Debt Assessments - A Bonds	2,357,648	2,300,554	2,300,554
Debt Assessments - A-1 Bonds	987,228	985,790	985,790
Debt Assessments - A-2 Bonds	867,414	866,004	866,004
Other Revenues	0	0	0
Interest Income	41,608	1,000	1,000
TOTAL REVENUES	\$ 4,787,630	\$ 4,634,681	\$ 4,667,950
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	107,178	90,000	100,000
Miscellaneous Maintenance	839	22,000	24,468
Lawn/Landscape Service - Median/Right Of Way MTE	0	10,000	8,000
Mulch/Fertilizer/Pesticide	0	1,400	1,400
Lift Station/Sanitary Sewer Line MTE (Adagio)	22,071	10,000	22,500
Lift Station/Sanitary Sewer Line MTE (Midtown)	38,998	25,000	25,000
Irrigation Systems MTE & Power	1,603	5,500	5,500
Tree/Shrubbery Replacement	0	1,500	1,500
Annual Engineer's Report & Miscellaneous Engineering	1,311	8,000	8,000
Lake Tract MTE & Fountain MTE - DM & MT	19,279	21,000	21,000
Roadways/Signage/Drainage	0	9,000	7,000
Midtown Plaza Maintenance Reimbursement	74,995	110,000	110,000
FPL Easement Maintenance/Upkeep	0	5,500	5,500
FPL Power Sanitary Sewer Lift Stations	0	7,000	7,000
Total Maintenance Expenditures	266,274	325,900	346,868
Administrative Expenditures			
Management	36,634	37,731	38,856
Supervisor Fees	0	3,000	3,000
Payroll Taxes	0	232	232
Field Operations	7,320	7,320	7,320
Legal	14,165	21,500	21,500
Assessment Roll	10,000	10,000	10,000
Audit Fees	7,100	8,000	8,000
Arbitrage Rebate Fee	3,500	3,000	3,000
Insurance - GL & Public Officials Liability Insurance	8,437	9,370	10,000
Insurance - Property Coverage	0	6,800	6,800
Legal Advertisements	630	1,400	2,500
Miscellaneous	696	2,500	2,000
Postage	221	775	775
Office Supplies	625	1,450	1,450
Dues & Subscriptions	175	175	175
Trustee Fee	19,500	21,500	21,500
Continuing Disclosure Fee	2,000	2,000	2,000
Website Management	2,000	2,000	2,000
Property Taxes	0	750	750
Administrative Contingency	0	2,001	2,000
Total Administrative Expenditures	113,003	141,504	143,858
TOTAL EXPENDITURES	\$ 379,277	\$ 467,404	\$ 490,726
REVENUES LESS EXPENDITURES	\$ 4,408,353	\$ 4,167,277	\$ 4,177,224
Bond Payments (A)	(2,250,842)	(2,162,521)	(2,162,521)
Bond Payments (A-1)	(945,856)	(926,643)	(926,643)
Bond Payments (A-2)	(831,392)	(814,043)	(814,043)
BALANCE	\$ 380,263	\$ 264,070	\$ 274,017
County Appraiser & Tax Collector Fee	(45,623)	(92,673)	(93,338)
Discounts For Early Payments	(160,288)	(185,347)	(186,679)
EXCESS/ (SHORTFALL)	\$ 174,352	\$ (13,950)	\$ (6,000)
Carryover From Prior Year	0	13,950	6,000
NET EXCESS/ (SHORTFALL)	\$ 174,352	\$ -	\$ -

DORAL BREEZE PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
REVENUES			
Administrative Assessments	34,266	30,068	29,557
Maintenance Assessments	37,302	39,468	39,894
Debt Assessments - 2012 Bonds	774,814	730,663	730,663
Other Revenues	0	0	0
Interest Income	11,608	219	219
TOTAL REVENUES	\$ 857,990	\$ 800,418	\$ 800,333
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	23,497	13,600	15,000
Miscellaneous Maintenance	24	1,000	1,000
Irrigation Systems MTE & Power	1,603	3,000	3,000
Lake Tract MTE & Fountain MTE	19,279	12,000	12,000
Lawn/Landscape Service - Median Maintenance/Right Of Way	0	1,000	1,000
Mulch/Fertilizer/Pesticide	0	200	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	0	4,000	3,000
Annual Engineer's Report & Miscellaneous Engineering	232	800	800
Total Maintenance Expenditures	44,635	37,100	37,500
Administrative Expenditures			
Management	8,016	8,256	8,508
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	1,050	1,050	1,050
Legal	3,099	4,704	4,704
Assessment Roll	2,188	2,188	2,188
Audit Fees	1,555	1,750	1,750
Arbitrage Rebate Fee	1,000	500	500
Insurance - GL & Public Officials Liability Insurance	1,846	2,050	2,188
Insurance - Property Coverage	0	300	300
Legal Advertisements	138	306	547
Miscellaneous	289	547	437
Postage	48	129	129
Office Supplies	137	318	318
Dues & Subscriptions	38	38	38
Trustee Fee	2,000	4,000	4,000
Continuing Disclosure Fee	500	500	500
Website Management	437	437	437
Property Taxes	0	164	164
Administrative Contingency	0	438	437
Total Administrative Expenditures	22,341	28,483	29,003
TOTAL EXPENDITURES	\$ 66,976	\$ 65,583	\$ 66,503
REVENUES LESS EXPENDITURES	\$ 791,014	\$ 734,835	\$ 733,830
Bond Payments (2012)	(741,254)	(686,823)	(686,823)
BALANCE	\$ 49,760	\$ 48,012	\$ 47,007
County Appraiser & Tax Collector Fee	(8,174)	(16,004)	(16,002)
Discounts For Early Payments	(28,399)	(32,008)	(32,005)
EXCESS/ (SHORTFALL)	\$ 13,187	\$ -	\$ (1,000)
Carryover From Prior Year		0	1,000
NET EXCESS/ (SHORTFALL)	\$ 13,187	\$ -	\$ -

MIDTOWN PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
REVENUES			
Administrative Assessments	31,629	27,133	26,822
Maintenance Assessments	200,451	189,840	189,096
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	632,787	631,354	631,354
Debt Assessments - 2014A-2 Bonds	617,557	616,149	616,149
Other Revenues	0	0	0
Interest Income	10,000	89	89
TOTAL REVENUES	\$ 1,492,424	\$ 1,464,565	\$ 1,463,510
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	9,385	13,700	15,000
Miscellaneous Maintenance	0	10,000	8,000
Lawn/Landscape Service - Median/Right Of Way MTE	0	0	0
Mulch/Fertilizer/Pesticide	0	0	0
Lift Station/Sanitary Sewer Line MTE (Midtown)	38,998	25,000	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	74,995	110,000	110,000
FPL Easement Maintenance/Upkeep	0	2,250	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	103	2,000	2,000
Total Maintenance Expenditures	123,481	178,450	177,750
Administrative Expenditures			
Management	3,317	3,416	3,516
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	3,000	3,000	3,000
Legal	1,247	1,892	1,892
Assessment Roll	880	880	880
Audit Fees	625	704	704
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	742	825	880
Insurance - Property Coverage	0	4,500	4,500
Legal Advertisements	55	123	220
Miscellaneous	46	220	176
Postage	19	171	171
Office Supplies	55	122	122
Dues & Subscriptions	15	15	15
Trustee Fee	7,000	7,000	7,000
Continuing Disclosure Fee	500	500	500
Website Management	176	176	176
Property Taxes	0	66	66
Administrative Contingency	0	176	176
Total Administrative Expenditures	18,677	25,594	25,802
TOTAL EXPENDITURES	\$ 142,158	\$ 204,044	\$ 203,552
REVENUES LESS EXPENDITURES	\$ 1,350,266	\$ 1,260,521	\$ 1,259,958
Bond Payments - Series 2014A-1	(607,477)	(593,473)	(593,473)
Bond Payments - Series 2014A-2	(592,857)	(579,179)	(579,179)
BALANCE	\$ 149,932	\$ 87,869	\$ 87,306
County Appraiser & Tax Collector Fee	(14,359)	(29,289)	(29,268)
Discounts For Early Payments	(44,803)	(58,579)	(58,537)
EXCESS/ (SHORTFALL)	\$ 90,770	\$ 0	\$ (499)
Carryover From Prior Year	0	0	500
NET EXCESS/ (SHORTFALL)	\$ 90,770	\$ 0	\$ 1

GRAND BAY NORTH PARCEL PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
REVENUES			
Administrative Assessments	15,967	15,747	31,018
Maintenance Assessments	24,627	23,457	42,891
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	0	354,436	354,436
Debt Assessments - 2014A-2 Bonds	354,441	249,856	249,856
Other Revenues	249,857	0	0
Interest Income	10,000	215	215
TOTAL REVENUES	\$ 654,892	\$ 643,711	\$ 678,416
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	23,140	13,700	15,000
Miscellaneous Maintenance	815	1,000	5,468
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	1,000	1,000
Mulch/Fertilizer/Pesticide	0	200	200
Lift Station/Sanitary Sewer Line MTE (Adagio)	22,071	2,500	15,000
Irrigation Systems MTE & Power	0	300	300
Tree/Shrubbery Replacement	0	0	0
Roadways/Signage/Drainage	0	500	500
FPL Easement Maintenance/Upkeep	0	500	500
FPL Power Sanitary Sewer Lift Stations	0	750	750
Annual Engineer's Report & Miscellaneous Engineering	253	1,600	1,600
Total Maintenance Expenditures	46,279	22,050	40,318
Administrative Expenditures			
Management	4,829	4,973	5,112
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	1,037	1,037	1,037
Legal	3,058	4,642	4,642
Assessment Roll	2,159	2,160	2,160
Audit Fees	1,530	1,727	1,727
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	1,822	2,023	2,159
Insurance - Property Coverage	0	750	750
Legal Advertisements	136	302	540
Miscellaneous	112	540	432
Postage	48	127	127
Office Supplies	154	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	432	432
Total Administrative Expenditures	23,854	28,967	29,372
TOTAL EXPENDITURES	\$ 70,133	\$ 51,017	\$ 69,690
REVENUES LESS EXPENDITURES	\$ 584,759	\$ 592,694	\$ 608,726
Bond Payments - Series 2014A-1	(338,379)	(333,170)	(333,170)
Bond Payments - Series 2014A-2	(238,535)	(234,864)	(234,864)
BALANCE	\$ 7,845	\$ 24,660	\$ 40,692
County Appraiser & Tax Collector Fee	(6,214)	(12,870)	(13,564)
Discounts For Early Payments	(22,957)	(25,741)	(27,128)
EXCESS/ (SHORTFALL)	\$ (21,326)	\$ (13,950)	\$ -
Carryover From Prior Year	0	13,950	0
NET EXCESS/ (SHORTFALL)	\$ (21,326)	\$ (0)	\$ -

GRAND BAY SOUTH PARCEL PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
REVENUES			
Administrative Assessments	65,520	61,684	58,196
Maintenance Assessments	104,834	93,936	97,128
Direct Bill O&M Assessments	19,136	0	0
Debt Assessments - A Bonds	1,582,834	1,569,891	1,569,891
Other Revenues	0	0	0
Interest Income	10,000	477	477
TOTAL REVENUES	\$ 1,782,324	\$ 1,725,988	\$ 1,725,692
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	51,156	49,000	55,000
Miscellaneous Maintenance	0	10,000	10,000
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	8,000	6,000
Mulch/Fertilizer/Pesticide	0	1,000	1,000
Lift Station/Sanitary Sewer Line MTE (Adagio)	0	7,500	7,500
Irrigation Systems MTE & Power	0	700	700
Tree/Shrubbery Replacement	0	1,000	1,000
Roadways/Signage/Drainage	0	4,000	3,000
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	723	3,600	3,600
Total Maintenance Expenditures	51,879	88,300	91,300
Administrative Expenditures			
Management	20,472	21,086	21,720
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	2,233	2,233	2,233
Legal	6,761	10,262	10,262
Assessment Roll	4,773	4,772	4,772
Audit Fees	3,390	3,819	3,819
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	4,027	4,472	4,773
Insurance - Property Coverage	0	1,250	1,250
Legal Advertisements	301	669	1,193
Miscellaneous	249	1,193	955
Postage	106	348	348
Office Supplies	279	696	696
Dues & Subscriptions	84	84	84
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	500	500	500
Website Management	954	955	955
Property Taxes	0	358	358
Administrative Contingency	0	955	955
Total Administrative Expenditures	48,129	58,460	59,681
TOTAL EXPENDITURES	\$ 100,008	\$ 146,760	\$ 150,981
REVENUES LESS EXPENDITURES	\$ 1,682,316	\$ 1,579,228	\$ 1,574,711
Bond Payments - A Bonds	(1,509,588)	(1,475,697)	(1,475,697)
Bond Payments - Series 2014A-1	0	0	0
Bond Payments - Series 2014A-2	0	0	0
BALANCE	\$ 172,728	\$ 103,531	\$ 99,014
County Appraiser & Tax Collector Fee	(16,876)	(34,510)	(34,504)
Discounts For Early Payments	(64,129)	(69,020)	(69,009)
EXCESS/ (SHORTFALL)	\$ 91,723	\$ 0	\$ (4,499)
Carryover From Prior Year	0	0	4,500
NET EXCESS/ (SHORTFALL)	\$ 91,723	\$ 0	\$ 1

DETAILED PROPOSED DEBT SERVICE FUND (2022 - DORAL BREEZE) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	67,340	100	1,000	Projected Interest For 2023/2024
NAV Tax Collection	741,254	686,823	686,823	Maximum Debt Service Collection
Total Revenues	\$ 808,594	\$ 686,923	\$ 687,823	
EXPENDITURES				
Principal Payments	308,000	321,000	334,000	Principal Payment Due In 2024
Interest Payments	273,111	349,500	336,400	Interest Payments Due In 2024
Bond Redemption	0	16,423	17,423	Estimated Excess Debt Collections
Total Expenditures	\$ 581,111	\$ 686,923	\$ 687,823	
Excess/ (Shortfall)	\$ 227,483	\$ -	\$ -	

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 1-1-24 =	\$9,206,000		

DETAILED PROPOSED DEBT SERVICE FUND (2014 - MIDTOWN) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	44,779	200	400	Projected Interest For 2024/2025
Interest Income (A-2)	43,690	200	400	Projected Interest For 2024/2025
NAV Tax Collection (A-1)	607,477	593,473	593,473	Maximum Debt Service Collection
NAV Tax Collection (A-2)	592,857	579,179	579,179	Maximum Debt Service Collection
Total Revenues	\$ 1,288,803	\$ 1,173,052	\$ 1,173,452	
EXPENDITURES				
Principal Payments - Series 2014A-1	165,000	170,000	180,000	Principal Payment Due In 2025
Principal Payments - Series 2014A-2	205,000	215,000	230,000	Principal Payment Due In 2025
Interest Payments - Series 2014A-1	432,893	419,768	410,580	Interest Payments Due In 2025
Interest Payments - Series 2014A-2	378,788	360,428	347,356	Interest Payments Due In 2025
Bond Redemption - Series 2014A-1	0	3,905	3,293	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	3,951	2,223	Estimated Excess Debt Collections
Total Expenditures	\$ 1,181,681	\$ 1,173,052	\$ 1,173,452	
Excess/ (Shortfall)	\$ 107,122	\$ -	\$ -	

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 1-1-24 =	\$7,295,000		

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 1-1-24 =	\$5,760,000		

DETAILED PROPOSED DEBT SERVICE FUND (2014 - NORTH) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	15,299	150	400	Projected Interest For 2024/2025
Interest Income (A-2)	9,137	100	300	Projected Interest For 2024/2025
NAV Tax Collection (A-1)	338,378	333,170	333,170	Maximum Debt Service Collection
NAV Tax Collection (A-2)	238,535	234,864	234,864	Maximum Debt Service Collection
		0	0	
Total Revenues	\$ 601,349	\$ 568,284	\$ 568,734	
EXPENDITURES				
Principal Payments - Series 2014A-1	95,000	95,000	100,000	Principal Payment Due In 2025
Principal Payments - Series 2014A-2	105,000	110,000	115,000	Principal Payment Due In 2025
Interest Payments - Series 2014A-1	241,850	236,150	232,250	Interest Payments Due In 2025
Interest Payments - Series 2014A-2	130,200	123,800	119,300	Interest Payments Due In 2025
Bond Redemption - Series 2014A-1	0	2,170	1,320	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	1,164	864	Estimated Excess Debt Collections
Total Expenditures	\$ 572,050	\$ 568,284	\$ 568,734	
Excess/ (Shortfall)	\$ 29,299	\$ -	\$ -	

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 1-1-24 = \$4,800,000

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 1-1-24 = \$2,565,000

DETAILED PROPOSED DEBT SERVICE FUND (2016) - SOUTH PARCEL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (2016)	60,506	250	1,000	Projected Interest For 2024/2025
Prepaid Bond Collection (2016)	0	0	0	
NAV Tax Collection (2016)	1,511,221	1,475,698	1,475,698	Maximum Debt Service Collection
Total Revenues	\$ 1,571,727	\$ 1,475,948	\$ 1,476,698	
EXPENDITURES				
Principal Payments (2016)	475,000	500,000	525,000	Principal Payment Due In 2025
Interest Payments (2016)	1,000,700	969,888	948,106	Interest Payments Due In 2025
Bond Redemption	0	6,060	3,592	Estimated Excess Debt Collections
Total Expenditures	\$ 1,475,700	\$ 1,475,948	\$ 1,476,698	
Excess/ (Shortfall)	\$ 96,027	\$ -	\$ -	

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 1-1-24 = \$20,200,000

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 2021/2022 Projected Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
Administrative For Condominiums	\$ -	\$ 39.62	\$ 55.43	\$ 55.98	\$ 54.64
Maintenance For Condominiums	\$ -	\$ 66.08	\$ 65.09	\$ 72.96	\$ 73.74
<u>Debt For Condominiums</u>	<u>\$ 1,255.00</u>	<u>\$ 1,255.00</u>	<u>\$ 1,105.00</u>	<u>\$ 1,036.16</u>	<u>\$ 1,036.16</u>
Total For Condominiums	\$ 1,255.00	\$ 1,360.70	\$ 1,225.52	\$ 1,165.10	\$ 1,164.54
Administrative For Townhomes	\$ -	\$ 39.62	\$ 55.43	\$ 55.98	\$ 54.64
Maintenance For Townhomes	\$ -	\$ 66.08	\$ 65.09	\$ 72.96	\$ 73.74
<u>Debt For Townhomes</u>	<u>\$ 1,465.00</u>	<u>\$ 1,465.00</u>	<u>\$ 1,290.00</u>	<u>\$ 1,208.85</u>	<u>\$ 1,208.85</u>
Total For Townhomes	\$ 1,465.00	\$ 1,570.70	\$ 1,410.52	\$ 1,337.79	\$ 1,337.23
Administrative For Single Family 40'	\$ -	\$ 39.62	\$ 55.43	\$ 55.98	\$ 54.64
Maintenance For Single Family 40'	\$ -	\$ 66.08	\$ 65.09	\$ 72.96	\$ 73.74
<u>Debt For Single Family 40'</u>	<u>\$ 1,880.00</u>	<u>\$ 1,880.00</u>	<u>\$ 1,655.00</u>	<u>\$ 1,554.23</u>	<u>\$ 1,554.23</u>
Total For Single Family 40'	\$ 1,880.00	\$ 1,985.70	\$ 1,775.52	\$ 1,683.17	\$ 1,682.61
Administrative For Single Family 50'	\$ -	\$ 39.62	\$ 55.43	\$ 55.98	\$ 54.64
Maintenance For Single Family 50'	\$ -	\$ 66.08	\$ 65.09	\$ 72.96	\$ 73.74
<u>Debt For Single Family 50'</u>	<u>\$ 2,090.00</u>	<u>\$ 2,090.00</u>	<u>\$ 1,840.00</u>	<u>\$ 1,726.93</u>	<u>\$ 1,726.93</u>
Total For Single Family 50'	\$ 2,090.00	\$ 2,195.70	\$ 1,960.52	\$ 1,855.87	\$ 1,855.31

* 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 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
3 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 14.87	\$ 15.01	\$ 14.70	\$ 14.53
Maintenance Assessment	\$ -	\$ 108.86	\$ 108.28	\$ 102.79	\$ 102.38
Debt Assessment A-1	\$ 1,245.50	\$ 1,212.77	\$ 1,212.77	\$ 1,212.77	\$ 1,212.77
<u>Debt Assessment A-2</u>	<u>\$ 400.33</u>	<u>\$ 384.04</u>	<u>\$ 384.04</u>	<u>\$ 384.04</u>	<u>\$ 384.04</u>
Total For 3 Bedroom Condo - Type 2	\$ 1,704.34	\$ 1,720.54	\$ 1,720.10	\$ 1,714.30	\$ 1,713.72
2 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 14.87	\$ 15.01	\$ 14.70	\$ 14.53
Maintenance Assessment	\$ -	\$ 108.86	\$ 108.28	\$ 102.79	\$ 102.38
Debt Assessment A-1	\$ 1,145.86	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89
<u>Debt Assessment A-2</u>	<u>\$ 368.30</u>	<u>\$ 353.19</u>	<u>\$ 353.19</u>	<u>\$ 353.19</u>	<u>\$ 353.19</u>
Total For 2 Bedroom Condo - Type 2	\$ 1,572.67	\$ 1,591.81	\$ 1,591.37	\$ 1,585.57	\$ 1,584.99
1 Bedroom Condo - Type 2					
Administrative Assessment	\$ 58.51	\$ 14.87	\$ 15.01	\$ 14.70	\$ 14.53
Maintenance Assessment	\$ -	\$ 108.86	\$ 108.28	\$ 102.79	\$ 102.38
Debt Assessment A-1	\$ 996.40	\$ 970.21	\$ 970.21	\$ 970.21	\$ 970.21
<u>Debt Assessment A-2</u>	<u>\$ 320.26</u>	<u>\$ 307.45</u>	<u>\$ 307.45</u>	<u>\$ 307.45</u>	<u>\$ 307.45</u>
Total For 1 Bedroom Condo - Type 2	\$ 1,375.17	\$ 1,401.39	\$ 1,400.95	\$ 1,395.15	\$ 1,394.57
3 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 14.87	\$ 15.01	\$ 14.70	\$ 14.53
Maintenance Assessment	\$ -	\$ 108.86	\$ 108.28	\$ 102.79	\$ 102.38
Debt Assessment A-1	\$ 1,145.86	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89
<u>Debt Assessment A-2</u>	<u>\$ 368.30</u>	<u>\$ 353.19</u>	<u>\$ 353.19</u>	<u>\$ 353.19</u>	<u>\$ 353.19</u>
Total For 3 Bedroom Condo - Type 1	\$ 1,572.67	\$ 1,591.81	\$ 1,591.37	\$ 1,585.57	\$ 1,584.99
2 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 14.87	\$ 15.01	\$ 14.70	\$ 14.53
Maintenance Assessment	\$ -	\$ 108.86	\$ 108.28	\$ 102.79	\$ 102.38
Debt Assessment A-1	\$ 996.40	\$ 970.21	\$ 970.21	\$ 970.21	\$ 970.21
<u>Debt Assessment A-2</u>	<u>\$ 320.26</u>	<u>\$ 307.45</u>	<u>\$ 307.45</u>	<u>\$ 307.45</u>	<u>\$ 307.45</u>
Total For 2 Bedroom Condo - Type 1	\$ 1,375.17	\$ 1,401.39	\$ 1,400.95	\$ 1,395.15	\$ 1,394.57
1 Bedroom Condo - Type 1					
Administrative Assessment	\$ 58.51	\$ 14.87	\$ 15.01	\$ 14.70	\$ 14.53
Maintenance Assessment	\$ -	\$ 108.86	\$ 108.28	\$ 102.79	\$ 102.38
Debt Assessment A-1	\$ 896.75	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34
<u>Debt Assessment A-2</u>	<u>\$ 288.24</u>	<u>\$ 276.60</u>	<u>\$ 276.60</u>	<u>\$ 276.60</u>	<u>\$ 276.60</u>
Total For 1 Bedroom Condo - Type 1	\$ 1,243.50	\$ 1,272.67	\$ 1,272.23	\$ 1,266.43	\$ 1,265.85
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
<u>Debt Assessment A-2</u>	<u>\$ 0.34</u>	<u>\$ 0.330</u>	<u>\$ 0.330</u>	<u>\$ 0.330</u>	<u>\$ 0.330</u>
Total For Non-Residential	\$ 1.47	\$ 1.530	\$ 1.530	\$ 1.530	\$ 1.530

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

O&M Covenant = 55.00

55.00/.94 = 58.51

Community Information:

	Total Midtown Units (A2) (Refunding Bonds)	Phase One Units (A1) (Phase One Project Bonds)	<u>Grand Bay Midtown - Commercial Square Footage (With Percentages)</u>	
Total Midtown Units				
3 Bedroom Condo - Type 2	252	84	Building 1	9,818 14.33%
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	<u>11,006</u> <u>16.07%</u>
2 Bedroom Condo - Type 1	227	84	Total	68,500 100.00%
<u>1 Bedroom Condo - Type 1</u>	<u>276</u>	<u>119</u>		
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 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
<u>Single Family 40' Unit</u>					
Administrative Assessment	\$ 114.89	\$ 43.87	\$ 42.05	\$ 45.39	\$ 89.39
Maintenance Assessment	\$ -	\$ 69.45	\$ 70.98	\$ 67.61	\$ 123.61
Debt Assessment A-1	\$ 1,237.24	\$ 1,237.24	\$ 1,237.24	\$ 1,237.24	\$ 1,237.24
Debt Assessment A-2	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34
Total For Single Family 40' Unit	\$ 2,224.47	\$ 2,222.90	\$ 2,222.61	\$ 2,222.58	\$ 2,322.58
<u>Townhome Unit</u>					
Administrative Assessment	\$ 114.89	\$ 43.87	\$ 42.05	\$ 45.39	\$ 89.39
Maintenance Assessment	\$ -	\$ 69.45	\$ 70.98	\$ 67.61	\$ 123.61
Debt Assessment A-1	\$ 1,008.51	\$ 1,008.51	\$ 1,008.51	\$ 1,008.51	\$ 1,008.51
Debt Assessment A-2	\$ 710.64	\$ 710.64	\$ 710.64	\$ 710.64	\$ 710.64
Total For Townhome Unit	\$ 1,834.04	\$ 1,832.47	\$ 1,832.18	\$ 1,832.15	\$ 1,932.15
<u>Condo Unit (3-Story)</u>					
Administrative Assessment	\$ 114.89	\$ 43.87	\$ 42.05	\$ 45.39	\$ 89.39
Maintenance Assessment	\$ -	\$ 69.45	\$ 70.98	\$ 67.61	\$ 123.61
Debt Assessment A-1	\$ 917.02	\$ 917.02	\$ 917.02	\$ 917.02	\$ 917.02
Debt Assessment A-2	\$ 646.81	\$ 646.81	\$ 646.81	\$ 646.81	\$ 646.81
Total For Condo Unit (3-Story)	\$ 1,678.72	\$ 1,677.15	\$ 1,676.86	\$ 1,676.83	\$ 1,776.83

* 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:

Total North Units

A-1: Project Bonds

A-2: Refunding Bonds

Single Family 40' Unit

Townhome Unit

Condo Unit (3-Story)

Total Residential Units

64

172

111

347

72.04 Acres

21.33% Of District

North Parcel Acreage

72.04 Acres

21.59% Of District

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

	Original Projected Debt Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
Administrative For Single Family 40' Units	\$ -	\$ 40.17	\$ 40.85	\$ 40.70	\$ 38.39
Maintenance For Single Family 40' Units	\$ -	\$ 72.46	\$ 68.60	\$ 61.97	\$ 64.07
<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	\$ 2,245.63	\$ 2,242.45	\$ 2,235.67	\$ 2,235.46
Administrative For Townhome 22' Units	\$ -	\$ 40.17	\$ 40.85	\$ 40.70	\$ 38.39
Maintenance For Townhome 22' Units	\$ -	\$ 72.46	\$ 68.60	\$ 61.97	\$ 64.07
<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	\$ 1,955.63	\$ 1,952.45	\$ 1,945.67	\$ 1,945.46
Administrative For 2 Story Condo/Flat Units	\$ -	\$ 40.17	\$ 40.85	\$ 40.70	\$ 38.39
Maintenance For 2 Story Condo/Flat Units	\$ -	\$ 72.46	\$ 68.60	\$ 61.97	\$ 64.07
<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	\$ 1,850.63	\$ 1,847.45	\$ 1,840.67	\$ 1,840.46
Administrative For 3 Story Condo/Flat Units	\$ -	\$ 40.17	\$ 40.85	\$ 40.70	\$ 38.39
Maintenance For 3 Story Condo/Flat Units	\$ -	\$ 72.46	\$ 68.60	\$ 61.97	\$ 64.07
<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	\$ 1,692.63	\$ 1,689.45	\$ 1,682.67	\$ 1,682.46
Administrative For Apartment Unit	\$ -	\$ 40.17	\$ 40.85	\$ 40.70	\$ 38.39
Maintenance For Apartment Unit	\$ -	\$ 72.46	\$ 68.60	\$ 61.97	\$ 64.07
<u>Debt For Apartment Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Apartment Unit	\$ -	\$ 112.63	\$ 109.45	\$ 102.67	\$ 102.46

* 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.

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Grand Bay at Doral Community Development District (the “District”), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 06-153 of the Board of County Commissioners of Miami Dade County, Florida (the “County”), effective on November 3, 2006, and by City of Doral Resolution No. Z06-04 dated March 22, 2006. The original boundaries of the District were expanded pursuant to Ordinance No. 08-12, effective February 15, 2008, and by the City of Doral Resolution No. Z08-01 dated January 8, 2008; and

WHEREAS, the Board of Supervisors of the District regularly directs the District Manager of the District to execute and accept certain documents on behalf of the District and it is customary for certain documents to be transmitted via electronic means endorsed with electronic signatures; and

WHEREAS, consistent with Chapter 688, Florida Statutes, the District is responsible for adopting and implementing control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of business transactions conducted using electronic commerce; and

WHEREAS, the District Board of Supervisors finds that it is in the best interest of the District to enact a policy pertaining to the use and receipt of electronic signatures.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the District Board of Supervisors.

Section 2. The Board of Supervisors of the Grand Bay at Doral Community Development District hereby establishes and adopts the “Electronic Signature Policy,” as follows:

ELECTRONIC SIGNATURE POLICY

PURPOSE: The purpose of this policy is to establish and identify the criteria and requirements for the use and validation of electronic signatures on documents on behalf of and for District business in accordance with Chapter 688, Florida Statutes, “Electronic Signature Act”.

DEFINITIONS:

Electronic means technology having electrical, digital, magnetic, wireless, optical, electromagnetic or similar capabilities.

Electronic record means a record created, generated, sent, communicated, received, or stored by electronic means.

Electronic signature means any letters, characters, or symbols, manifested by electronic or similar means, or logically associated with a record and that is executed or adopted with the intent to sign the record.

Electronic transaction means a transaction that is conducted or performed, in whole or in part, by electronic means or electronic records.

Record means information that is inscribed on a tangible medium or that is stored in an electronic or other medium and that is retrievable in perceivable form.

POLICY: This policy applies to any Electronic transaction that is a replacement for or complement to handwritten signatures on any record of or for the District, including, but not limited to, contracts, agreements, official minutes, bids, proposals and resolutions. Any Electronic record or Electronic signature may not be denied legal effect or enforceability solely because the record or signature is in electronic form. This policy does not limit the District’s right or option to require original signatures or Records in a non-electronic format as the District deems necessary or as required by applicable policies, laws or regulations.

PROCEDURE: When a document containing an Electronic signature is signed, transmitted and received the following requirements must be met:

1. The Electronic signature must establish sender/user authenticity. The electronic signing of a document by an individual must be accompanied by documentation that shows that the signer is the individual signing the document and the individual that has the authority to bind the entity entering into an agreement or contract with the District.

2. If a document has been modified or changed, the prior Electronic signature is invalid and said document requires another Electronic signature or shall be signed by hand. This is to prevent any issue that a document has been changed after it is signed.

3. The District Manager, or his or her designee, has the authority and responsibility for approval of any Electronic signature method utilized and shall be responsible for the implementation of control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of District business transactions conducted using electronic methods.

4. The Electronic signature shall include the entire name of the individual and shall be located on or near the signature block on the document being electronically signed.

5. The date of the Electronic signature must be captured, stored, and available for retrieval for the required retention period of the document executed.

6. The Electronic record must be transmitted to all parties in a format acceptable to the District Manager, or his or her designee.

Section 3. The District Manager is hereby directed to take all actions necessary and consistent with the intent of this Resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 5. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED at a meeting of the District Board of Supervisors, this 15th day of May, 2024.

**GRAND BAY AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Ethics Training

Beginning in 2024, District Supervisors are required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. *Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.*

- **State Ethics Laws for Constitutional Officers & Elected Municipal Officers**
 - <https://www.youtube.com/watch?v=U8JktIMKzyl>
- **Public Meetings and Public Records Law**
 - <https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Both links can be found on SDS' website, at www.sdsinc.org/links.

The Florida Association of Special Districts (FASD) also offers a training option through Florida State University's Florida Institute of Government. If your special district is a member of FASD, the cost for this special district-specific ethics training is \$49.00 for each district official.

If your special district is NOT a member of FASD, the cost for this special district-specific ethics training is \$79.00 for each district official.

Information on the FASD course can be found at <https://www.fasd.com/ethics-for-special-districts>.