

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
<b>REVENUES</b>							
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
<b>TOTAL REVENUES</b>	<b>\$ 4,787,630</b>	<b>\$ 4,634,681</b>	<b>\$ 800,333</b>	<b>\$ 1,463,509</b>	<b>\$ 678,416</b>	<b>\$ 1,725,692</b>	<b>\$ 4,667,950</b>
<b>EXPENDITURES</b>							
<b>Maintenance Expenditures</b>							
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	0	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
<b>Total Maintenance Expenditures</b>	<b>266,274</b>	<b>325,900</b>	<b>37,500</b>	<b>177,750</b>	<b>40,318</b>	<b>91,300</b>	<b>346,868</b>
<b>Administrative Expenditures</b>							
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	2,160	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
<b>Total Administrative Expenditures</b>	<b>113,003</b>	<b>141,504</b>	<b>29,003</b>	<b>25,802</b>	<b>29,372</b>	<b>59,681</b>	<b>143,858</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 379,277</b>	<b>\$ 467,404</b>	<b>\$ 66,503</b>	<b>\$ 203,552</b>	<b>\$ 69,690</b>	<b>\$ 150,981</b>	<b>\$ 490,726</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 4,408,353</b>	<b>\$ 4,167,277</b>	<b>\$ 733,830</b>	<b>\$ 1,259,957</b>	<b>\$ 608,726</b>	<b>\$ 1,574,711</b>	<b>\$ 4,177,224</b>
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)
<b>BALANCE</b>	<b>\$ 380,263</b>	<b>\$ 264,070</b>	<b>\$ 47,007</b>	<b>\$ 87,305</b>	<b>\$ 40,692</b>	<b>\$ 99,013</b>	<b>\$ 274,017</b>
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)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 174,352</b>	<b>\$ (13,950)</b>	<b>\$ (1,000)</b>	<b>\$ (500)</b>	<b>\$ -</b>	<b>\$ (4,500)</b>	<b>\$ (6,000)</b>
Carryover From Prior Year	0	13,950	1,000	500	0	4,500	6,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 174,352</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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
<b>REVENUES</b>			
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
<b>TOTAL REVENUES</b>	<b>\$ 4,787,630</b>	<b>\$ 4,634,681</b>	<b>\$ 4,667,950</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
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
<b>Total Maintenance Expenditures</b>	<b>266,274</b>	<b>325,900</b>	<b>346,868</b>
<b>Administrative Expenditures</b>			
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
<b>Total Administrative Expenditures</b>	<b>113,003</b>	<b>141,504</b>	<b>143,858</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 379,277</b>	<b>\$ 467,404</b>	<b>\$ 490,726</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 4,408,353</b>	<b>\$ 4,167,277</b>	<b>\$ 4,177,224</b>
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)
<b>BALANCE</b>	<b>\$ 380,263</b>	<b>\$ 264,070</b>	<b>\$ 274,017</b>
County Appraiser & Tax Collector Fee	(45,623)	(92,673)	(93,338)
Discounts For Early Payments	(160,288)	(185,347)	(186,679)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 174,352</b>	<b>\$ (13,950)</b>	<b>\$ (6,000)</b>
Carryover From Prior Year	0	13,950	6,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 174,352</b>	<b>\$ -</b>	<b>\$ -</b>

**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
<b>REVENUES</b>			
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
<b>TOTAL REVENUES</b>	<b>\$ 857,990</b>	<b>\$ 800,418</b>	<b>\$ 800,333</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
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
<b>Total Maintenance Expenditures</b>	<b>44,635</b>	<b>37,100</b>	<b>37,500</b>
<b>Administrative Expenditures</b>			
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
<b>Total Administrative Expenditures</b>	<b>22,341</b>	<b>28,483</b>	<b>29,003</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 66,976</b>	<b>\$ 65,583</b>	<b>\$ 66,503</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 791,014</b>	<b>\$ 734,835</b>	<b>\$ 733,830</b>
Bond Payments (2012)	(741,254)	(686,823)	(686,823)
<b>BALANCE</b>	<b>\$ 49,760</b>	<b>\$ 48,012</b>	<b>\$ 47,007</b>
County Appraiser & Tax Collector Fee	(8,174)	(16,004)	(16,002)
Discounts For Early Payments	(28,399)	(32,008)	(32,005)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 13,187</b>	<b>\$ -</b>	<b>\$ (1,000)</b>
Carryover From Prior Year		0	1,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 13,187</b>	<b>\$ -</b>	<b>\$ -</b>

**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
<b>REVENUES</b>			
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
<b>TOTAL REVENUES</b>	<b>\$ 1,492,424</b>	<b>\$ 1,464,565</b>	<b>\$ 1,463,510</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
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
<b>Total Maintenance Expenditures</b>	<b>123,481</b>	<b>178,450</b>	<b>177,750</b>
<b>Administrative Expenditures</b>			
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
<b>Total Administrative Expenditures</b>	<b>18,677</b>	<b>25,594</b>	<b>25,802</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 142,158</b>	<b>\$ 204,044</b>	<b>\$ 203,552</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,350,266</b>	<b>\$ 1,260,521</b>	<b>\$ 1,259,958</b>
Bond Payments - Series 2014A-1	(607,477)	(593,473)	(593,473)
Bond Payments - Series 2014A-2	(592,857)	(579,179)	(579,179)
<b>BALANCE</b>	<b>\$ 149,932</b>	<b>\$ 87,869</b>	<b>\$ 87,306</b>
County Appraiser & Tax Collector Fee	(14,359)	(29,289)	(29,268)
Discounts For Early Payments	(44,803)	(58,579)	(58,537)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 90,770</b>	<b>\$ 0</b>	<b>\$ (499)</b>
Carryover From Prior Year	0	0	500
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 90,770</b>	<b>\$ 0</b>	<b>\$ 1</b>

**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
<b>REVENUES</b>			
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
<b>TOTAL REVENUES</b>	<b>\$ 654,892</b>	<b>\$ 643,711</b>	<b>\$ 678,416</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
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
<b>Total Maintenance Expenditures</b>	<b>46,279</b>	<b>22,050</b>	<b>40,318</b>
<b>Administrative Expenditures</b>			
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
<b>Total Administrative Expenditures</b>	<b>23,854</b>	<b>28,967</b>	<b>29,372</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 70,133</b>	<b>\$ 51,017</b>	<b>\$ 69,690</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 584,759</b>	<b>\$ 592,694</b>	<b>\$ 608,726</b>
Bond Payments - Series 2014A-1	(338,379)	(333,170)	(333,170)
Bond Payments - Series 2014A-2	(238,535)	(234,864)	(234,864)
<b>BALANCE</b>	<b>\$ 7,845</b>	<b>\$ 24,660</b>	<b>\$ 40,692</b>
County Appraiser & Tax Collector Fee	(6,214)	(12,870)	(13,564)
Discounts For Early Payments	(22,957)	(25,741)	(27,128)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (21,326)</b>	<b>\$ (13,950)</b>	<b>\$ -</b>
Carryover From Prior Year	0	13,950	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (21,326)</b>	<b>\$ (0)</b>	<b>\$ -</b>

**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
<b>REVENUES</b>			
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
<b>TOTAL REVENUES</b>	<b>\$ 1,782,324</b>	<b>\$ 1,725,988</b>	<b>\$ 1,725,692</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
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
<b>Total Maintenance Expenditures</b>	<b>51,879</b>	<b>88,300</b>	<b>91,300</b>
<b>Administrative Expenditures</b>			
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
<b>Total Administrative Expenditures</b>	<b>48,129</b>	<b>58,460</b>	<b>59,681</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 100,008</b>	<b>\$ 146,760</b>	<b>\$ 150,981</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,682,316</b>	<b>\$ 1,579,228</b>	<b>\$ 1,574,711</b>
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
<b>BALANCE</b>	<b>\$ 172,728</b>	<b>\$ 103,531</b>	<b>\$ 99,014</b>
County Appraiser & Tax Collector Fee	(16,876)	(34,510)	(34,504)
Discounts For Early Payments	(64,129)	(69,020)	(69,009)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 91,723</b>	<b>\$ 0</b>	<b>\$ (4,499)</b>
Carryover From Prior Year	0	0	4,500
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 91,723</b>	<b>\$ 0</b>	<b>\$ 1</b>



**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	
<b>REVENUES</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>COMMENTS</b>
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
<b>Total Revenues</b>	<b>\$ 808,594</b>	<b>\$ 686,923</b>	<b>\$ 687,823</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 581,111</b>	<b>\$ 686,923</b>	<b>\$ 687,823</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 227,483</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
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
<b>Total Revenues</b>	<b>\$ 1,288,803</b>	<b>\$ 1,173,052</b>	<b>\$ 1,173,452</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 1,181,681</b>	<b>\$ 1,173,052</b>	<b>\$ 1,173,452</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 107,122</b>	<b>\$ -</b>	<b>\$ -</b>	

**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	
<b>Total Revenues</b>	<b>\$ 601,349</b>	<b>\$ 568,284</b>	<b>\$ 568,734</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 572,050</b>	<b>\$ 568,284</b>	<b>\$ 568,734</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 29,299</b>	<b>\$ -</b>	<b>\$ -</b>	

**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	
<b>REVENUES</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>COMMENTS</b>
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
<b>Total Revenues</b>	<b>\$ 1,571,727</b>	<b>\$ 1,475,948</b>	<b>\$ 1,476,698</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 1,475,700</b>	<b>\$ 1,475,948</b>	<b>\$ 1,476,698</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 96,027</b>	<b>\$ -</b>	<b>\$ -</b>	

**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	<b>\$ 1,255.00</b>	<b>\$ 1,360.70</b>	<b>\$ 1,225.52</b>	<b>\$ 1,165.10</b>	<b>\$ 1,164.54</b>
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	<b>\$ 1,465.00</b>	<b>\$ 1,570.70</b>	<b>\$ 1,410.52</b>	<b>\$ 1,337.79</b>	<b>\$ 1,337.23</b>
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'	<b>\$ 1,880.00</b>	<b>\$ 1,985.70</b>	<b>\$ 1,775.52</b>	<b>\$ 1,683.17</b>	<b>\$ 1,682.61</b>
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'	<b>\$ 2,090.00</b>	<b>\$ 2,195.70</b>	<b>\$ 1,960.52</b>	<b>\$ 1,855.87</b>	<b>\$ 1,855.31</b>

\* 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*
<b>3 Bedroom Condo - Type 2</b>					
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
Debt Assessment A-2	\$ 400.33	\$ 384.04	\$ 384.04	\$ 384.04	\$ 384.04
<b>Total For 3 Bedroom Condo - Type 2</b>	<b>\$ 1,704.34</b>	<b>\$ 1,720.54</b>	<b>\$ 1,720.10</b>	<b>\$ 1,714.30</b>	<b>\$ 1,713.72</b>
<b>2 Bedroom Condo - Type 2</b>					
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
Debt Assessment A-2	\$ 368.30	\$ 353.19	\$ 353.19	\$ 353.19	\$ 353.19
<b>Total For 2 Bedroom Condo - Type 2</b>	<b>\$ 1,572.67</b>	<b>\$ 1,591.81</b>	<b>\$ 1,591.37</b>	<b>\$ 1,585.57</b>	<b>\$ 1,584.99</b>
<b>1 Bedroom Condo - Type 2</b>					
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
Debt Assessment A-2	\$ 320.26	\$ 307.45	\$ 307.45	\$ 307.45	\$ 307.45
<b>Total For 1 Bedroom Condo - Type 2</b>	<b>\$ 1,375.17</b>	<b>\$ 1,401.39</b>	<b>\$ 1,400.95</b>	<b>\$ 1,395.15</b>	<b>\$ 1,394.57</b>
<b>3 Bedroom Condo - Type 1</b>					
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
Debt Assessment A-2	\$ 368.30	\$ 353.19	\$ 353.19	\$ 353.19	\$ 353.19
<b>Total For 3 Bedroom Condo - Type 1</b>	<b>\$ 1,572.67</b>	<b>\$ 1,591.81</b>	<b>\$ 1,591.37</b>	<b>\$ 1,585.57</b>	<b>\$ 1,584.99</b>
<b>2 Bedroom Condo - Type 1</b>					
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
Debt Assessment A-2	\$ 320.26	\$ 307.45	\$ 307.45	\$ 307.45	\$ 307.45
<b>Total For 2 Bedroom Condo - Type 1</b>	<b>\$ 1,375.17</b>	<b>\$ 1,401.39</b>	<b>\$ 1,400.95</b>	<b>\$ 1,395.15</b>	<b>\$ 1,394.57</b>
<b>1 Bedroom Condo - Type 1</b>					
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
Debt Assessment A-2	\$ 288.24	\$ 276.60	\$ 276.60	\$ 276.60	\$ 276.60
<b>Total For 1 Bedroom Condo - Type 1</b>	<b>\$ 1,243.50</b>	<b>\$ 1,272.67</b>	<b>\$ 1,272.23</b>	<b>\$ 1,266.43</b>	<b>\$ 1,265.85</b>
<b>Non-Residential (Based On Square Footage)</b>					
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
<b>Total For Non-Residential</b>	<b>\$ 1.47</b>	<b>\$ 1.530</b>	<b>\$ 1.530</b>	<b>\$ 1.530</b>	<b>\$ 1.530</b>

\* 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
<b>Total</b>	<b>98</b>	<b>153</b>	<b>153</b>	<b>133</b>	<b>537</b>

**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*
<b><u>Single Family 40' Unit</u></b>					
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
<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	\$ 2,222.90	\$ 2,222.61	\$ 2,222.58	\$ 2,322.58
<b><u>Townhome Unit</u></b>					
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
<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	\$ 1,832.47	\$ 1,832.18	\$ 1,832.15	\$ 1,932.15
<b><u>Condo Unit (3-Story)</u></b>					
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
<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	\$ 1,677.15	\$ 1,676.86	\$ 1,676.83	\$ 1,776.83

\* Assessments Include the Following :

4% Discount for Early Payments	
1% County Tax Collector Fee	O&M Covenant = 108.00
1% County Property Appraiser Fee	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		
Single Family 40' Unit	111	North Parcel Acreage
Townhome Unit		72.04 Acres
<u>Condo Unit (3-Story)</u>	347	21.59% Of District
Total Residential Units		

**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

Single Family 40' Unit (Pod VI) 77

Townhome 22' Unit (Pod III) 228

2 Story Condo/Flat Unit (Pod IV) 387

3 Story Condo/Flat Unit (Pods II & V) 384

Apartment Unit (Pod 1) 440

Total Residential Units 1516

Assessable Units For Debt

Total Units 1516

Less Apartment Unit (Developer Contributed

Cost Of Improvements In Lieu Of Cap Assessment) 440

Total Original Assessable Units For Debt 1076

Less Prepayments - 186 Pod V 3 Story Condos 186

Total Current Assessable Units For Debt 890

Bond Prepayments

0

0

0

186

0

186

Note: 3 Story Flat Units That Are Assessed For Debt: 198

Note: Some South Unit Landowners Were Direct Billed For 21/22

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

Any Direct Bills that were not paid, were

added to 22/23 Assessment.