



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
& PUBLIC HEARING
AUGUST 28, 2024
10:00 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 & PUBLIC HEARING
August 28, 2024
10:00 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. May 23, 2024 Special Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
 - 3. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 23
 - 2. Consider Resolution No. 2024-05 – Adopting Goals and Objectives.....Page 25
- J. Administrative Matters
 - 1. Legislative Update.....Page 28
- K. Board Member & Staff Closing Comments
- L. Adjourn



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
141987	580614	Print Legal Ad-IPL01876270 - IPL0187627		\$1,350.80	2	39 L

Attention: Laura J. Archer

Grand Bay at Doral Community Development District
 c/o Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, Florida 33410
 LArcher@sdsinc.org

**Notice of Public Hearing
 and Special Board Meeting of the
 Grand Bay at Doral Community Development District**

The Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on August 28, 2024, at 10:00 a.m., or as soon thereafter as can be heard, in the Grand Central Clubhouse located at 10551 NW 88 th Street, Doral, Florida 33178.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2024/2025 Proposed Final Budget and the Non-Ad Valorem Assessment Roll of the District. The purpose of the Special Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165 th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary at a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 313-3661 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the scheduled meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice.

Grand Bay at Doral Community Development District

www.grandbayatdoralcdd.org
 IPL0187627
 Aug 8, 15 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

08/08/24, 08/15/24

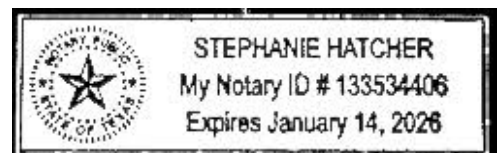
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 15th day of August in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
MAY 23, 2024**

A. CALL TO ORDER

District Manager Armando Silva called the May 23, 2024, Special Board Meeting of the Grand Bay at Doral Community Development District to order at 10:02 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, FL 33178.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Herald* on May 16, 2024, 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 Vice-Chairperson Stephanie Mejia and Assistant Secretary 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.

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. October 18, 2023, Regular Board Meeting

Mr. Silva presented the October 18, 2023, Special Board Meeting minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Ms. Mejia, seconded by Mr. Correia and unanimously passed to approve the October 18, 2023, Special Board Meeting, as presented.

G. OLD BUSINESS

There was no old business to discuss at the moment.

H. NEW BUSINESS

1. Consider Resolution No. 2024-01– Adopting a Fiscal Year 2023/2024 Proposed Budget

Resolution No. 2024-01 was presented, entitled:

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title into the record and stated that no carryover amount would be required to balance the budget from the fund balance as of 9/30/2024. He further stated that since the overall assessments were not increasing over the 2023/2024 assessments, letters to property owners would not be required. In addition, Mr. Silva stated as part of Resolution No. 2024-01, the Board must set a date for the public hearing to adopt the fiscal year 2024/2025 final budget and assessment roll. Further discussion took place on the proposed budget after which;

A **motion** was made by Mr. Correia, seconded by Ms. Mejia and passed unanimously to approve and adopt Resolution No. 2024-01, *as presented*; setting the Public Hearing for August 28, 2024, at 10:00 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, FL 33178; and further authorizes the publication of the notice of public hearing, as required by law.

2. Consider Resolution No. 2024-02 – Adopting an Electronic Signature

Mr. Silva presented Resolution No. 2024-02, entitled:

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.

Mr. Silva explained that this resolution provides the District Manager the authority and responsibility for approval of electronic signatures and implementation of control process and procedures to ensure compliance, integrity, and security, in accordance with Chapter 688, Florida Statutes. A discussion ensued, after which:

A **motion** was made Ms. Mejia, seconded by Mr. Correia and unanimously passed to approve and adopt Resolution No. 2024-02, thereby adopting an Electronic Signature Policy.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Required Ethics Training Memorandum

Ms. Smoker explained that effective January 1, 2024, elected officers, such as the District Board Supervisors, will be required to complete four (4) hours of ethics training annually. Ms. Smoker provided

a memorandum with links to two training sessions that will, upon completion, satisfy the training requirement. Ms. Wald noted that Supervisors must complete the ethics training by December 31, 2024.

2. Discussion Regarding General Election Qualifying Period (Seat #3, #4 & #5): Noon, Monday, June 10, 2024 through Noon, Friday, June 14, 2024

Mr. Silva advised the Board that the three (3) seats whose terms are expiring in November 2024 are Seat #3, Seat #4 and Seat #5. Mr. Silva further explained that the qualifying period to run for the District election on the general election ballot would be from noon on June 10, 2024, through noon on June 14, 2024.

3. Statement of Financial Interest 2023 Form 1 Reminder – Filing Deadline: July 1, 2024

Board members were reminded of the importance of electronically completing their individual 2023 Statement of Financial Interests Form 1. The deadline for submittal is July 1, 2024.

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 Mr. Correia, seconded by Ms. Mejia and passed unanimously to adjourn the Special Board Meeting at 12:26 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
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Grand Bay at Doral Community Development District

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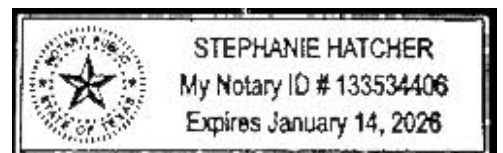
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Mary Castro

Sworn to and subscribed before me this 15th day of August in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
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RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Grand Bay at Doral Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2024/2025, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

WHEREAS, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2024/2025 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

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

Section 1. The Operating Fund Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is accepted, approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 28th day of August, 2024.

ATTEST:

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grand Bay At Doral
Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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DETAILED FINAL 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	2,160	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
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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
Debt Assessment A-2	\$ 400.33	\$ 384.04	\$ 384.04	\$ 384.04	\$ 384.04
Total For 3 Bedroom Condo - Type 2	\$ 1,704.34	\$ 1,720.54	\$ 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
Debt Assessment A-2	\$ 368.30	\$ 353.19	\$ 353.19	\$ 353.19	\$ 353.19
Total For 2 Bedroom Condo - Type 2	\$ 1,572.67	\$ 1,591.81	\$ 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
Debt Assessment A-2	\$ 320.26	\$ 307.45	\$ 307.45	\$ 307.45	\$ 307.45
Total For 1 Bedroom Condo - Type 2	\$ 1,375.17	\$ 1,401.39	\$ 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
Debt Assessment A-2	\$ 368.30	\$ 353.19	\$ 353.19	\$ 353.19	\$ 353.19
Total For 3 Bedroom Condo - Type 1	\$ 1,572.67	\$ 1,591.81	\$ 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
Debt Assessment A-2	\$ 320.26	\$ 307.45	\$ 307.45	\$ 307.45	\$ 307.45
Total For 2 Bedroom Condo - Type 1	\$ 1,375.17	\$ 1,401.39	\$ 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
Debt Assessment A-2	\$ 288.24	\$ 276.60	\$ 276.60	\$ 276.60	\$ 276.60
Total For 1 Bedroom Condo - Type 1	\$ 1,243.50	\$ 1,272.67	\$ 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
Debt Assessment A-2	\$ 0.34	\$ 0.330	\$ 0.330	\$ 0.330	\$ 0.330
Total For Non-Residential	\$ 1.47	\$ 1.530	\$ 1.530	\$ 1.530	\$ 1.530

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

O&M Covenant = 55.00
55.00/.94 = 58.51

Community Information:

	Total Midtown Units (A2) (Refunding Bonds)	Phase One Units (A1) (Phase One Project Bonds)	Grand Bay Midtown - Commercial Square Footage (With Percentages)		
Total Midtown Units	252	84			
3 Bedroom Condo - Type 2	546	182	Building 1	9,818	14.33%
2 Bedroom Condo - Type 2	120	40	Building 2	23,838	34.80%
1 Bedroom Condo - Type 2	126	28	Building 3	23,838	34.80%
3 Bedroom Condo - Type 1	227	84	Building 4	11,006	16.07%
2 Bedroom Condo - Type 1	276	119	Total	68,500	100.00%
1 Bedroom Condo - Type 1	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
<u>Debt Assessment A-2</u>	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34
Total For Single Family 40' Unit	\$ 2,224.47	\$ 2,222.90	\$ 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
<u>Debt Assessment A-2</u>	\$ 710.64	\$ 710.64	\$ 710.64	\$ 710.64	\$ 710.64
Total For Townhome Unit	\$ 1,834.04	\$ 1,832.47	\$ 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
<u>Debt Assessment A-2</u>	\$ 646.81	\$ 646.81	\$ 646.81	\$ 646.81	\$ 646.81
Total For Condo Unit (3-Story)	\$ 1,678.72	\$ 1,677.15	\$ 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	64	North Parcel Acreage
Townhome Unit	172	72.04 Acres
<u>Condo Unit (3-Story)</u>	111	21.59% Of District
Total Residential Units	347	

**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
<u>Apartment Unit (Pod 1)</u>	<u>440</u>	<u>0</u>
Total Residential Units	1516	186
<u>Assessable Units For Debt</u>		
Total Units	1516	
Less Apartment Unit (Developer Contributed Cost Of Improvements In Lieu Of Cap Assessment)	<u>440</u>	Note: 3 Story Flat Units That Are Assessed For Debt: 198
Total Original Assessable Units For Debt	1076	
Less Prepayments - 186 Pod V 3 Story Condos	<u>186</u>	
Total Current Assessable Units For Debt	890	

Note: Some South Unit Landowners Were Direct Billed For 21/22 Assessments, Due To Parcels Not Being Platted by 21/22 Tax Roll Deadline. Any Direct Bills that were not paid, were added to 22/23 Assessment.

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Grand Bay at Doral Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 28th day of August, 2024.

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Grand Bay at Doral Community Development District** (the “District”) will hold Regular Meetings at Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178 at **10:00 a.m.** on the following dates:

**October 23, 2024
November 27, 2024
March 26, 2025
April 23, 2025
June 25, 2025
July 23, 2025
September 24, 2025**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

www.grandbayatdoralcdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/24

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Grand Bay at Doral Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of August, 2024.

ATTEST:

**GRAND BAY AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post-meeting action completed (yes/no)
- District records retained as required by law (yes/no)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- “No findings” for annual financial audit (yes/no)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (yes/no)
- Contracted Services in force for all District operations (yes/no)
- Permits in compliance (yes/no)

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

Chapter 2024 – 184, Laws of Florida (HB 7063). The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel.

Enclosures (2)