



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 23, 2024
8:00 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
REGULAR BOARD MEETING
October 23, 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. September 18, 2024 Special Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2024-07 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 6
- I. Administrative Matters
- J. Board Member & Staff Closing Comments
- K. 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	599454	Print Legal Ad-IPL01978550 - IPL0197855		\$721.85	2	48 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

**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 "Dis-
 trict") will hold Regular Meetings at Grand Central Clubhouse located at 10551
 NW 88th Street, Doral, Florida 33178 at **8:00 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 ensure 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
 IPL0197855
 Oct 10 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

1 insertion(s) published on:

10/10/24

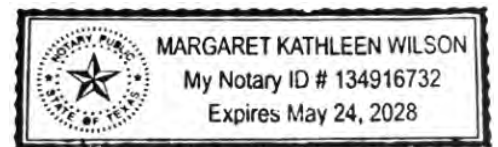
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years 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 10th day of October in the year of 2024

Margaret K. Wilson

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 AND PUBLIC HEARING
SEPTEMBER 18, 2024**

A. CALL TO ORDER

District Manager Armando Silva called the September 18, 2024, Special Board Meeting of the Grand Bay at Doral Community Development District (the “District”) to order at 10:35 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 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 August 30, 2024, & September 6, 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 Delavalle (formerly, “Stephanie Mejia”) and Assistant Secretary Carlos Rinaldi

Staff in attendance included: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and District Counsel Ginger Wald 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. May 23, 2024, Special Board Meeting

Mr. Silva presented the May 23, 2023, Special Board Meeting minutes and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Ms. Delavalle, seconded by Mr. Correia and unanimously passed to approve the May 23, 2024, Special Board Meeting minutes, *as presented*.

G. Old Business

There was no old business to discuss at the moment

H. NEW BUSINESS

1. Consider Resolution No. 2024-03 – Resetting Public Hearing Date to Adopt Fiscal Year 2024/2025 Final Budget

Mr. Silva Presented Resolution No. 2024-03, entitled:

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; PROVIDING FOR AMENDING RESOLUTION NO. 2024-01 WHICH APPROVED THE PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS; AND AUTHORIZED THE SETTING OF THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL BUDGET ADOPTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title into the record and advised that because the August 28, 2024, Public Hearing had been rescheduled to September 18, 2024, it was in order to *amend* Resolution No. 2024-01. A discussion ensued after which:

A **motion** was made by Ms. Delavalle, seconded by Mr. Correia and passed unanimously approving Resolution 2024-02, *as presented*; thereby, *amending* Resolution 2024-01.

2. Consider Resolution No. 2024-04 Adopting a Fiscal Year 2024/2025 Meeting Schedule

Mr. Silva Presented Resolution No. 2024-04, entitled:

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 PROVIDE AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Delavalle, seconded by Mr. Correia and unanimously passed to approve and adopt Resolution No. 2024-04, *as amended*, thereby setting the Grand Bay at Doral Community Development District fiscal year 2024-2025 regular meeting schedule and authorizing the publication of said schedule, as required by law.

3. Consider Resolution No. 2024-05 Adopting Goals and Objectives

Mr. Silva Presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 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.

Mr. Silva explained that effective July 1, 2024, the Florida Legislature adopted House Bill 7013 (“HB 7013”) whereas beginning October 1, 2024, the District shall establish goals and objectives and create performance measures and standards to evaluate the District’s achievement of those goals and objectives. A discussion ensued after which;

A **motion** was made by Mr. Correia, seconded by Ms. Delavalle and unanimously passed to approve Resolution No. 2024-05; as presented.

Note: At approximately 10:51 a.m., Mr. Silva recessed the Special Board Meeting and simultaneously opened the Public Hearing.

I. PUBLIC HEARING
1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on August 30, 2024, & September 6, 2024, as legally required.

2. Receive Public Comment on the Fiscal Year 2024/2025 Final Budget & Assessments

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2024/2025 budget and non-ad valorem special assessments. There being no public in attendance or public comments, Mr. Silva closed the public comment portion of the Public Hearing

3. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2024/2025 Final Budget

Mr. Silva presented Resolution No. 2024-06, entitled:

RESOLUTION NO. 2024-06

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 INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and stated that the document provides for the adoption of the fiscal year 2024/2025 final budget and non-ad valorem special assessment tax roll. A copy of the tax roll was provided at the meeting. A discussion ensued after which:

A **motion** was made by Mr. Correia, seconded by Mr. Rinaldi and unanimously passed to approve and adopt Resolution No. 2024-06, *as presented*, thereby setting the Grand Bay at Doral

Community Development District fiscal year 2024/2025 final budget and approving the non-ad valorem special assessment tax roll.

Note: At approximately 10:41 a.m., Mr. Silva closed Public Hearing and simultaneously reconvened the Special Board Meeting.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Legislative Update

Ms. Wald prepared a memorandum summarizing the legislative acts that had become law during the most recent legislative session. Ms. Wald provided the Board with an explanation of the laws that pertain to the District and indicated that if they had any questions regarding these new laws, they may contact the District Manager or her office.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva stated, unless an emergency were to arise, the District would not meet again until October or November.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Delavalle, seconded by Mr. Correia and unanimously passed to adjourn the Special Board Meeting at 10:51 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Grand Bay at Doral Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/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 23rd day of October, 2024

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grand Bay At Doral
Community Development District

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

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AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - ALL UNITS
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Administrative Assessments	134,632	147,290	147,290
Maintenance Assessments	346,701	346,102	346,102
Direct Bill O&M Assessments	0	0	0
Debt Assessments - A Bonds	2,300,554	2,282,971	2,282,971
Debt Assessments - A-1 Bonds	985,790	987,356	987,356
Debt Assessments - A-2 Bonds	866,004	867,536	867,536
Other Revenues	0	0	0
Interest Income	1,000	52,000	51,884
TOTAL REVENUES	\$ 4,634,681	\$ 4,683,255	\$ 4,683,139
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Management	37,731	37,731	37,731
Supervisor Fees	3,000	2,400	2,400
Payroll Taxes	232	184	184
Field Operations	7,320	7,320	7,320
Legal	21,500	18,000	13,917
Assessment Roll	10,000	10,000	10,000
Audit Fees	8,000	7,200	7,200
Arbitrage Rebate Fee	3,000	3,000	2,500
Insurance - GL & Public Officials Liability Insurance	9,370	9,522	9,522
Insurance - Property Coverage	6,800	0	0
Legal Advertisements	1,400	6,675	4,475
Miscellaneous	2,500	1,605	605
Postage	775	526	526
Office Supplies	1,450	782	782
Dues & Subscriptions	175	175	175
Trustee Fees	21,500	19,500	19,500
Continuing Disclosure Fee	2,000	2,000	2,000
Website Management	2,000	2,000	2,000
Property Taxes	750	0	0
Administrative Contingency	2,001	2,001	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 141,504	\$ 130,621	\$ 120,837
MAINTENANCE EXPENDITURES			
Preserve Area Maintenance/Upkeep	90,000	90,000	81,923
Miscellaneous Maintenance	22,000	22,000	4,687
Lawn/Landscape Service - Median/Right Of Way MTE	10,000	0	0
Mulch/Fertilizer/Pesticide	1,400	0	0
Lift Station/Sewer Line MTE (Adagio)	10,000	88,618	68,618
Lift Station/Sewer Line MTE (Midtown)	25,000	77,436	57,436
Irrigation Systems Maintenance & Power	5,500	668	668
Tree/Shrubbery Replacement	1,500	0	0
Annual Engineer's Report & Misc Engineering	8,000	8,000	859
Lake Tract MTE & Fountain MTE - DB & MT	21,000	25,454	19,454
Roadway/Signage/Drainage	9,000	21,720	18,720
Midtown Plaza Maintenance Reimbursement	110,000	101,000	74,922
FPL Easement Maintenance/Upkeep	5,500	0	0
FPL Power Sanitary Sewer Lift Stations	7,000	300	151
TOTAL MAINTENANCE EXPENDITURES	\$ 325,900	\$ 435,196	\$ 327,438
TOTAL EXPENDITURES	\$ 467,404	\$ 565,817	\$ 448,275
REVENUES LESS EXPENDITURES	\$ 4,167,277	\$ 4,117,438	\$ 4,234,864
Bond Payments (A)	(2,162,521)	(2,179,884)	(2,179,884)
Bond Payments (A-1)	(926,643)	(945,389)	(945,389)
Bond Payments (A-2)	(814,043)	(830,928)	(830,928)
BALANCE	\$ 264,070	\$ 161,237	\$ 278,663
County Appraiser & Tax Collector Fee	(92,673)	(44,666)	(44,666)
Discounts For Early Payments	(185,347)	(157,837)	(157,837)
Excess/ (Shortfall)	\$ (13,950)	\$ (41,266)	\$ 76,160
Carryover From Prior Year	13,950	13,950	0
Net Excess/ (Shortfall)	\$ -	\$ (27,316)	\$ 76,160

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

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Administrative Assessments	30,068	32,759	32,759
Maintenance Assessments	39,468	39,461	39,461
Debt Assessments - 2012 Bonds	730,663	730,864	730,864
Other Revenues	0	0	0
Interest Income	219	13,000	12,971
TOTAL REVENUES	\$ 800,418	\$ 816,084	\$ 816,055
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	13,600	18,925	17,925
Miscellaneous Maintenance	1,000	1,103	1,003
Irrigation Systems MTE & Power	3,000	668	668
Lake Tract MTE & Fountain MTE	12,000	22,454	19,454
Lawn/Landscape Service - Median Maintenance/Right Of Way	1,000	0	0
Mulch/Fertilizer/Pesticide	200	0	0
FPL Easement Maintenance Upkeep	1,000	0	0
FPL Power Lake Fountains	0	0	0
Irrigation Repairs	0	0	0
Tree/Shrubbery Replacement	500	0	0
Roadway/Signage/Drainage	4,000	18,720	15,720
Annual Engineer's Report & Miscellaneous Engineering	800	800	0
Total Maintenance Expenditures	37,100	62,670	54,770
Administrative Expenditures			
Management	8,256	8,256	8,256
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	1,050	1,050	1,050
Legal	4,704	4,045	3,045
Assessment Roll	2,188	2,188	2,188
Audit Fees	1,750	1,575	1,575
Arbitrage Rebate Fee	500	500	0
Insurance - GL & Public Officials Liability Insurance	2,050	2,083	2,083
Insurance - Property Coverage	300	0	0
Legal Advertisements	306	1,479	979
Miscellaneous	547	275	25
Postage	129	115	115
Office Supplies	318	171	171
Dues & Subscriptions	38	38	38
Trustee Fees	4,000	2,000	2,000
Continuing Disclosure Fee	500	500	500
Website Management	437	437	437
Property Taxes	164	0	0
Administrative Contingency	438	438	0
Total Administrative Expenditures	28,483	25,150	22,462
TOTAL EXPENDITURES	\$ 65,583	\$ 87,820	\$ 77,232
REVENUES LESS EXPENDITURES	\$ 734,835	\$ 728,264	\$ 738,823
Bond Payments (2012)	(686,823)	(698,850)	(698,850)
BALANCE	\$ 48,012	\$ 29,414	\$ 39,973
County Appraiser & Tax Collector Fee	(16,004)	(7,744)	(7,744)
Discounts For Early Payments	(32,008)	(27,330)	(27,330)
EXCESS/ (SHORTFALL)	\$ -	\$ (5,660)	\$ 4,899
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (5,660)	\$ 4,899

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

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Administrative Assessments	27,133	31,784	31,784
Maintenance Assessments	189,840	190,311	190,311
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	631,354	632,917	632,917
Debt Assessments - 2014A-2 Bonds	616,149	617,678	617,678
Developer Contribution	0	0	0
Other Revenues	0	0	0
Interest Income	89	13,000	12,971
TOTAL REVENUES	\$ 1,464,565	\$ 1,485,690	\$ 1,485,661
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	13,700	10,400	7,209
Miscellaneous Maintenance	10,000	10,000	3,334
Lawn/Landscape Service - Median/Right Of Way MTE	0	0	0
Mulch/Fertilizer/Pesticide	0	0	0
Lift Station/Sanitary Sewer Line MTE (Midtown)	25,000	77,436	57,436
Irrigation Systems MTE & Power	1,500	0	0
Tree/Shrubbery Replacement	0	0	0
Roadways/Signage/Drainage	500	3,000	3,000
Midtown Plaza Maintenance Reimbursement	110,000	101,000	74,922
FPL Easement Maintenance/Upkeep	2,250	0	0
FPL Power Sanitary Sewer Lift Stations	4,500	0	0
Lake Tract MTE & Fountain MTE	9,000	3,000	0
Annual Engineer's Report & Miscellaneous Engineering	2,000	2,000	97
Total Maintenance Expenditures	\$ 178,450	\$ 206,836	\$ 145,998
Administrative Expenditures			
Management	3,416	3,416	3,416
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	3,000	3,000	3,000
Legal	1,892	1,725	1,225
Assessment Roll	880	880	880
Audit Fees	704	633	633
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	825	838	838
Insurance - Property Coverage	4,500	0	0
Legal Advertisements	123	644	394
Miscellaneous	220	292	42
Postage	171	46	46
Office Supplies	122	69	69
Dues & Subscriptions	15	15	15
Trustee Fees	7,000	7,000	7,000
Continuing Disclosure Fee	500	500	500
Website Management	176	176	176
Property Taxes	66	0	0
Administrative Contingency	176	176	0
Total Administrative Expenditures	25,594	20,410	19,234
TOTAL EXPENDITURES	\$ 204,044	\$ 227,246	\$ 165,232
REVENUES LESS EXPENDITURES	\$ 1,260,521	\$ 1,258,444	\$ 1,320,429
Bond Payments - Series 2014A-1	(593,473)	(606,999)	(606,999)
Bond Payments - Series 2014A-2	(579,179)	(592,384)	(592,384)
BALANCE	\$ 87,869	\$ 59,061	\$ 121,046
County Appraiser & Tax Collector Fee	(29,289)	(14,243)	(14,243)
Discounts For Early Payments	(58,579)	(45,898)	(45,898)
EXCESS/ (SHORTFALL)	\$ 0	\$ (1,080)	\$ 60,905
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ 0	\$ (1,080)	\$ 60,905

**AMENDED FINAL BUDGET
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - NORTH
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Administrative Assessments	15,747	17,335	17,335
Maintenance Assessments	23,457	23,457	23,457
Debt Assessments - 2014A-1 Bonds	354,436	354,439	354,439
Debt Assessments - 2014A-2 Bonds	249,856	249,858	249,858
Developer Contribution - Debt	0	0	0
Other Revenues	0	0	0
Interest Income	215	13,000	12,971
TOTAL REVENUES	\$ 643,711	\$ 658,089	\$ 658,060
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	13,700	18,687	17,687
Miscellaneous Maintenance	1,000	1,000	0
Lawn/Landscape Service - Median - Right Of Way Maintenance	1,000	0	0
Mulch/Fertilizer/Pesticide	200	0	0
Lift Station/Sewer Line MTE (Adagio)	2,500	63,258	53,258
Irrigation Systems MTE & Power	300	0	0
Tree/Shrubbery Replacement	0	0	0
Roadways/Signage/Drainage	500	0	0
FPL Easement Maintenance/Upkeep	500	0	0
FPL Power Sanitary Sewer Lift Stations	750	300	151
Annual Engineer's Report & Miscellaneous Engineering	1,600	1,600	237
Total Maintenance Expenditures	22,050	84,845	71,333
Administrative Expenditures			
Management	4,973	4,973	4,973
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	1,037	1,037	1,037
Legal	4,642	4,005	3,005
Assessment Roll	2,160	2,159	2,159
Audit Fees	1,727	1,555	1,555
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	2,023	2,056	2,056
Insurance - Property Coverage	750	0	0
Legal Advertisements	302	1,466	966
Miscellaneous	540	353	103
Postage	127	114	114
Office Supplies	314	169	169
Dues & Subscriptions	38	38	38
Trustee Fees	7,000	7,000	7,000
Continuing Disclosure Fee	500	500	500
Website Management	432	431	431
Property Taxes	162	0	0
Administrative Contingency	432	432	0
Total Administrative Expenditures	28,967	27,288	25,106
TOTAL EXPENDITURES	\$ 51,017	\$ 112,133	\$ 96,439
REVENUES LESS EXPENDITURES	\$ 592,694	\$ 545,956	\$ 561,621
Bond Payments - Series 2014A-1	(333,170)	(338,390)	(338,390)
Bond Payments - Series 2014A-2	(234,864)	(238,544)	(238,544)
BALANCE	\$ 24,660	\$ (30,978)	\$ (15,313)
County Appraiser & Tax Collector Fee	(12,870)	(6,213)	(6,213)
Discounts For Early Payments	(25,740)	(22,933)	(22,933)
EXCESS/ (SHORTFALL)	\$ (13,950)	\$ (60,124)	\$ (44,459)
Carryover From Prior Year	13,950	13,950	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (46,174)	\$ (44,459)

**AMENDED FINAL BUDGET
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - SOUTH
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Administrative Assessments	61,684	65,412	65,412
Maintenance Assessments	93,936	92,873	92,873
Direct Bill O&M Assessments	0	0	0
Debt Assessments	1,569,891	1,552,107	1,552,107
Other Revenues	0	0	0
Interest Income	477	13,000	12,971
TOTAL REVENUES	\$ 1,725,988	\$ 1,723,392	\$ 1,723,363
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	49,000	41,988	39,102
Miscellaneous Maintenance	10,000	9,897	350
Lawn/Landscape Service - Median - Right Of Way Maintenance	8,000	0	0
Mulch/Fertilizer/Pesticide	1,000	0	0
Lift Station/Sewer Line MTE (Adagio)	7,500	25,360	15,360
Irrigation Systems MTE & Power	700	0	0
Tree/Shrubbery Replacement	1,000	0	0
Roadways/Signage/Drainage	4,000	0	0
FPL Easement Maintenance/Upkeep	1,750	0	0
FPL Power Sanitary Sewer Lift Stations	1,750	0	0
Annual Engineer's Report & Miscellaneous Engineering	3,600	3,600	525
Total Maintenance Expenditures	88,300	80,845	55,337
Administrative Expenditures			
Management	21,086	21,086	21,086
Supervisor Fees	750	2,400	2,400
Payroll Taxes	58	184	184
Field Operations	2,233	2,233	2,233
Legal	10,262	8,225	6,642
Assessment Roll	4,772	4,773	4,773
Audit Fees	3,819	3,437	3,437
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	4,472	4,545	4,545
Insurance - Property Coverage	1,250	0	0
Legal Advertisements	669	2,886	2,136
Miscellaneous	1,193	886	435
Postage	348	251	251
Office Supplies	696	373	373
Dues & Subscriptions	84	84	84
Trustee Fees	3,500	3,500	3,500
Continuing Disclosure Fee	500	500	500
Website Management	955	955	955
Property Taxes	358	0	0
Administrative Contingency	955	955	0
Total Administrative Expenditures	58,460	57,773	54,034
TOTAL EXPENDITURES	\$ 146,760	\$ 138,618	\$ 109,371
REVENUES LESS EXPENDITURES	\$ 1,579,228	\$ 1,584,774	\$ 1,613,992
Bond Payments - Series 2016	(1,475,697)	(1,481,034)	(1,481,034)
BALANCE	\$ 103,531	\$ 103,740	\$ 132,958
County Appraiser & Tax Collector Fee	(34,510)	(16,466)	(16,466)
Discounts For Early Payments	(69,020)	(61,676)	(61,676)
EXCESS/ (SHORTFALL)	\$ 0	\$ 25,598	\$ 54,816
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ 0	\$ 25,598	\$ 54,816

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

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	100	16,700	16,662
NAV Tax Collection	686,823	698,850	698,850
Miscellaneous Revenue	0	0	0
Total Revenues	\$ 686,923	\$ 715,550	\$ 715,512
EXPENDITURES			
Principal Payments (2022)	321,000	321,000	321,000
Interest Payments (2022)	349,500	355,920	355,920
Miscellaneous	0	0	0
Bond Redemption	16,423	0	0
Total Expenditures	\$ 686,923	\$ 676,920	\$ 676,920
Excess/ (Shortfall)	\$ -	\$ 38,630	\$ 38,592

FUND BALANCE AS OF 9/30/23	\$268,781
FY 2023/2024 ACTIVITY	\$38,630
FUND BALANCE AS OF 9/30/24	\$307,411

Notes

Revenue Account Balance = \$303,411.
Revenue Account Balance To Be Used To Fund 11-1-24 Interest Payment Of \$171,540.
* Approximate Amounts

Series 2012 (Doral Breeze) Bond Information

Original Par Amount =	\$11,625,000	Annual Principal Payments Due:
Interest Rate =	5.125% - 6.00%	November 1st
Issue Date =	October 2012	Annual Interest Payments Due:
Maturity Date =	November 2042	May 1st & November 1st
Par Amount As Of 9-30-24 =	\$0	
Bond was refinanced on 8-4-22	Balance Paid Off On 11/1/23	

Series 2022 (Doral Breeze) Bond Refunding Information

Original Par Amount =	\$9,206,000	Annual Principal Payments Due:
Interest Rate =	4.00%	November 1st
Issue Date =	August 2022	Annual Interest Payments Due:
Maturity Date =	November 2042	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$8,577,000	

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

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income (2014A-1)	200	53,470	53,436
Interest Income (2014A-2)	200	52,230	52,202
NAV Tax Collection (2014-1)	593,473	604,461	604,461
NAV Tax Collection (2014-2)	579,179	593,585	593,585
Total Revenues	\$ 1,173,052	\$ 1,303,746	\$ 1,303,684
EXPENDITURES			
Principal Payments (2014A-1)	170,000	170,000	170,000
Principal Payments (2014A-2)	215,000	215,000	215,000
Interest Payments (2014A-1)	419,768	424,230	424,230
Interest Payments (2014A-2)	360,428	366,744	366,744
Bond Redemption - Series 2014A-1	3,905	0	0
Bond Redemption - Series 2014A-2	3,951	0	0
Total Expenditures	\$ 1,173,052	\$ 1,175,974	\$ 1,175,974
Excess/ (Shortfall)	\$ -	\$ 127,772	\$ 127,710

FUND BALANCE AS OF 9/30/23	\$2,091,272
FY 2023/2024 ACTIVITY	\$127,772
FUND BALANCE AS OF 9/30/24	\$2,219,044

Notes

Reserve (A-1) Fund Balance = \$606,863*. Reserve (A-2) Fund Balance = \$591,736*
Revenue (A-1) Fund Balance = \$522,802*. Revenue (A-2) Fund Balance = \$497,643*
Revenue (A-1) Fund Balance To Be Used To Make 11-1-24 Interest Payment Of \$207,652.
Revenue (A-2) Fund Balance To Be Used To Make 11-1-24 Interest Payment Of \$177,056.
* Approximate Amounts

Series 2014-1 Bond Information

Original Par Amount =	\$8,390,000	Annual Principal Payments Due:
Interest Rate =	5.25% - 5.90%	May 1st
Issue Date =	October 2014	Annual Interest Payments Due:
Maturity Date =	May 2045	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$7,125,000	

Series 2014-2 Bond Refunding Information

Original Par Amount =	\$7,095,000	Annual Principal Payments Due:
Interest Rate =	5.875% - 6.5%	May 1st
Issue Date =	October 2014	Annual Interest Payments Due:
Maturity Date =	May 2039	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$5,545,000	

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

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income (2014A-1)	150	18,300	18,300
Interest Income (2014A-2)	100	10,936	10,936
NAV Tax Collection (2014-1)	333,170	338,390	338,390
NAV Tax Collection (2014-2)	234,864	238,544	238,544
Total Revenues	\$ 568,284	\$ 606,170	\$ 606,170
EXPENDITURES			
Principal Payments (2014A-1)	95,000	95,000	95,000
Principal Payments (2014A-2)	110,000	110,000	110,000
Interest Payments (2014A-1)	236,150	238,050	238,050
Interest Payments (2014A-2)	123,800	126,000	126,000
Bond Redemption - Series 2014A-1	2,170	0	0
Bond Redemption - Series 2014A-2	1,164	0	0
Total Expenditures	\$ 568,284	\$ 569,050	\$ 569,050
Excess/ (Shortfall)	\$ -	\$ 37,120	\$ 37,120

FUND BALANCE AS OF 9/30/23	\$535,241
FY 2023/2024 ACTIVITY	\$37,120
FUND BALANCE AS OF 9/30/24	\$572,361

Notes

Reserve (2014A-1) Fund Balance = \$144,701*. Reserve (2014A-2) Fund Balance = \$60,027*
Revenue (2014A-1) Fund Balance = \$221,446*. Revenue (2014A-2) Fund Balance = \$146,187*
Revenue (2014A-1) Fund Balance To Be Used To Make 11-1-24 Interest Payment Of \$117,125.
Revenue (2014A-2) Fund Balance To Be Used To Make 11-1-24 Interest Payment Of \$60,800.
* Approximate Amounts

Series 2014-1 Bond Information

Original Par Amount =	\$5,450,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.00%	May 1st
Issue Date =	November 2014	Annual Interest Payments Due:
Maturity Date =	May 2045	May 1st & November 1st

Par Amount As Of 9/30/24 = \$4,705,000

Series 2014-2 Bond Refunding Information

Original Par Amount =	\$3,295,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.00%	May 1st
Issue Date =	November 2014	Annual Interest Payments Due:
Maturity Date =	May 2039	May 1st & November 1st

Par Amount As Of 9/30/24 = \$2,455,000

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

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	250	87,950	87,933
Miscellaneous Income	0	0	0
NAV Tax Collection	1,475,698	1,481,034	1,481,034
Total Revenues	\$ 1,475,948	\$ 1,568,984	\$ 1,568,967
EXPENDITURES			
Principal Payments	500,000	500,000	500,000
Interest Payments	969,888	980,513	980,513
Transfer To Construction Account	0	45,231	45,231
Bond Redemption	6,060	0	0
Total Expenditures	\$ 1,475,948	\$ 1,525,744	\$ 1,525,744
Excess/ (Shortfall)	\$ -	\$ 43,240	\$ 43,223

FUND BALANCE AS OF 9/30/23	\$1,687,133
FY 2023/2024 ACTIVITY	\$43,240
FUND BALANCE AS OF 9/30/24	\$1,730,373

Notes

Reserve Fund Balance = \$895,041* Revenue Fund Balance = \$835,332*.

Revenue Fund Used To Fund 11-1-24 Interest Payment Of \$479,631.

* Approximate Amounts

Series 2016 (South) Bond Information

Original Par Amount =	\$27,635,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.00%	May 1st
Issue Date =	March 2016	Annual Interest Payments Due:
Maturity Date =	May 2046	May 1st & November 1st
Par Amount As Of 9/30/2024=	\$19,700,000	