



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
APRIL 16, 2025
7:45 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
April 16, 2025
7:45 a.m.

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- B. Proof of Publication.....Page 1
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- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
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- G. Old Business
 - 1. Update Regarding Refinancing of Series 2014-A1 Bonds (Midtown)
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- I. Administrative Matters
 - 1. Discussion Regarding Memorandum Regarding the Legal Requirements for Miami-Dade County CDDs Owning/Maintaining Stormwater Management Systems.....Page 24
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- J. Board Member & Staff Closing Comments
- K. Adjourn

Publication Date
2025-04-04

Subcategory
Miscellaneous Notices

NOTICE OF SPECIAL BOARD MEETING OF THE
GRAND BAY AT DORAL
COMMUNITY
DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Grand Bay at Doral Community Development District (the "District") will hold a Special Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on April 16, 2025, at 7:45 a.m. at the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178. The purpose of the Special Board Meeting is for the Board to consider the Fiscal Year 2025/2026 Proposed Budget and any business that may lawfully and properly come before it.

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or asilva@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT district

www.grandbayatdoralcdd.org

IPL0225241

Apr 4 2025

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
FEBRUARY 19, 2025**

A. CALL TO ORDER

District Manager Armando Silva called the February 19, 2025, Special Board Meeting of the Grand Bay at Doral Community Development District to order at 12:00 p.m. in the Meeting Room at the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, FL 33178.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Herald* on February 10, 2025, 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, Vice-Chairperson Stephanie Delavalle and Assistant Secretary Carlos Rinaldi.

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

Others in attendance: Pedro Hernandez of Squire Patton Boggs (US) LLP, Miami, FL (via speakerphone); James Fox, Doral, FL.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Silva advised that the 4-year terms of office for Seat 3 (currently vacant), Seat 4 (currently held by Raisa Krause) and Seat 5 (currently held by Carlos Rinaldi) expired in November 2024. He further explained that no elector qualified for Seat 3, Seat 4, or Seat 5 to be filled in the General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent board member in such seat shall remain in office. a discussion ensued after which;

A **motion** was made by Mr. Correia, seconded by Ms. Delavalle and unanimously passed to declare Seat 3, Seat 4, and Seat 5 as vacant effective November 19, 2024 and further authorizing incumbent board members in these seats to remain in office until the appointment of a qualified elector to such seats.

Mr. Silva stated that there was a vacancy in Seat #3 and asked if there were any interested persons who would like to serve on the Board of Supervisors of the District. Mr. James Fox, a qualified elector in State of Florida, stated that she was interested in serving on the Board of Supervisors of the District. A discussion ensued after which:

A **motion** was made by Ms. Delavalle, seconded by Mr. Correia and unanimously passed to appoint Mr. James Fox to serve the unexpired 4-year term of office in Seat #3 and such term of office will expire in November 2028.

Mr. Silva, Notary Public in the State of Florida, administered the Oath of Office to James Fox and reminded him of his duties and responsibilities with emphasis on the Sunshine Law, Financial Disclosure, Public Records Law and the Code of Ethics for Public Officials.

Mr. Silva stated that there was a vacancy in Seat #5 and asked if there were any interested persons who would like to serve on the Board of Supervisors of the District. Mr. Rinaldi, a qualified elector in State of Florida, stated that she was interested in serving on the Board of Supervisors of the District. A discussion ensued after which:

A **motion** was made by Ms. Delavalle, seconded by Mr. Correia and unanimously passed to appoint Mr. Carlos Rinaldi to serve the unexpired 4-year term of office in Seat #5 and such term of office will expire in November 2028.

Mr. Silva, Notary Public in the State of Florida, administered the Oath of Office to Carlos Rinaldi and reminded him of his duties and responsibilities with emphasis on the Sunshine Law, Financial Disclosure, Public Records Law and the Code of Ethics for Public Officials.

Seat #4 remains vacant.

As a result of the changes to the Board of the District, Mr. Silva recommended that re-election of the District's Officers take place. He provided the following slate of names for election:

- Chairperson – Josef Correia
- Vice Chairperson – Stephanie Delavalle
- Secretary/Treasurer – Armando Silva
- Assistant Secretaries – Carlos Rinaldi, James Fox, Nancy Nguyen and Gloria Perez

A **motion** was made by Ms. Delavalle, seconded by Mr. Correia and passed unanimously to *elect* the District's Officers, as listed above.

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. January 22, 2025, Special Board Meeting

Mr. Silva presented the January 22, 2025 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. Baluja, seconded by Ms. Krause and unanimously passed to approve the January 22, 2025 Special Board Meeting minutes, *as presented*.

G. OLD BUSINESS

1. Update Regarding Refinancing of Series 2014-A1 Bonds (Midtown)

Mr. Silva informed the Board that the interest rate has remained the same as presented in the previous Board meeting (5.10%).

H. NEW BUSINESS

1. Consider Supplemental Methodology Report

Mr. Silva presented the Second Supplemental Special Assessment Methodology Report (the “Supplemental Report”) and provided the purpose for the Supplemental Report with emphasis on the District’s intention to take advantage of lower bond interest rates and to refund all of the Series 2014-A1 Bonds, while at the same time obtain new funding to implement the Series 2025-A1 Project. The Supplemental Report outlines that the apportionment of the debt does not change; however, there is a reallocation of the debt based upon the sizing of the Series 2025-A1 Refunding and Improvement Bonds. Furthermore, the Supplemental Report outlines the Series 2025-A1 Project and the estimated cost thereof, the benefit allocation and the proposed debt allocation to each unit in the District.

The Supplemental Report has determined that the allocation of benefit of the Series 2014-A1 Project and of the Series 2025-A1 Project will exceed the burden of the allocation of assessments on the units in the District. In addition, the annual debt service assessments charges to the property owners within the District will be lower than the assessments under the Series 2014-A1 Bonds and will be based on the allocation previously assigned to the Units. In closing, the proposed special assessments for the Series 2025-A1 Refunding and Improvement Bonds are determined to be reasonable and fairly apportioned.

A **motion** was made by Ms. Delavalle, seconded by Mr. Correia and unanimously passed to approve and adopt the Grand Bay at Doral CDD Second Supplemental Special Assessment Methodology Report, as presented.

2. Consider Resolution No. 2025-02 – Delegation Resolution (Series 2014-A1 Bonds)

Resolution No. 2025-02 was presented, entitled:

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$7,125,000 IN TOTAL AGGREGATE PRINCIPAL AMOUNT OF GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2025A-1 (ASSESSMENT AREA TWO – PHASE 1 PROJECT) (THE “BONDS”), FOR THE PRINCIPAL PURPOSE OF CURRENTLY REFUNDING ALL OF THE DISTRICT’S OUTSTANDING SPECIAL ASSESSMENT IMPROVEMENT BONDS, SERIES 2014A-1 (ASSESSMENT AREA TWO – PHASE 1 PROJECT) (THE “REFUNDED BONDS”); DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SIXTH SUPPLEMENTAL TRUST INDENTURE TOGETHER WITH THE PREVIOUSLY EXECUTED MASTER TRUST INDENTURE SECURING THE BONDS; APPOINTING A TRUSTEE AND A VERIFICATION AGENT; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY

LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Mr. Silva indicated that the delegation resolution would authorize the issuance of not to exceed \$7,125,000 in District Special Assessment Refunding Bonds, Series 2025-A1 (the “Series 2025-A1 Bonds”). He then introduced Mr. Pedro Hernandez of Squire Patton Boggs, who was acting as Bond and Disclosure Counsel. Mr. Hernandez explained the purpose for the document and the applicable Exhibits. (All Exhibits to Resolution No. 2025-02 were made available during the meeting and are on file in the District’s office of records). The following documents, which are specific exhibits to the referenced resolution were presented: (a.) Bond Purchase Agreement (BPA): A contract between FMSbonds, Inc. (“Underwriter”) and the Issuer/District setting forth the final terms, pricing and conditions upon which the Underwriter purchases a new issue of municipal securities. (b.) Preliminary Official Statement (POS): The purpose of the Preliminary Official Statement is to set forth certain information in connection with the bond offering for sale by the Issuer/District to an investor or investors. (c.) Continuing Disclosure Agreement (CDA): The Issuer/District takes on specific obligations to file information regularly when they issue bonds through the Underwriter; and to meet compliance parameters with Rule 15c2-12 of the Securities and Exchange Commission. (d.) Trust Indenture: An agreement between the Issuer/District and Regions Bank that represents the bondholder's interests by highlighting the security of the Series 2025-A1 Bonds and outlining parameters and responsibilities that each party must follow. Mr. Hernandez advised that the term of the Special Assessment Refunding Bonds, Series 2025-A1 would not exceed the term of the current Series 2014-A1 Bonds and that the District is not issuing additional par bonds in this proposed bond deal. A discussion ensued after which:

A **motion** was made by Ms. Delavalle, seconded by Mr. Correia and unanimously passed to adopt Resolution No. 2025-02, thereby authorizing the issuance of not to exceed \$7,125,000 Grand Bay at Doral Development District Special Assessment Refunding Bonds, Series 2025-A1 and approving all related bond documents, subject to District Counsel’s review and final approval; and further authorizes District officials to execute applicable bond closing documents, as required.

3. Lien of Record (Series 2025 Refunding Bonds)

Mr. Pawelczyk presented the Lien of Record of the District and explained that the document, once finalized, will be recorded in the Miami-Dade County Public Records. The document will define the amount of the Special Assessments, Series 2025-A1, and that the District’s lien secures the payment of special assessments levied for the purpose of funding the District’s operating and maintenance expenses, and to pay the District’s bond indebtedness for the purpose of funding various improvements incurred by the District. No Board action was required on this matter; however, the Board, by motion approved recording of the document as legally required:

A **motion** was made by Mr. Correia, seconded by Mr. Rinaldi and unanimously passed to authorize the recording of the Lien of Record applicable to the District Special Assessment Refunding Bonds, Series 2025-A1.

4. Consider License Agreement for Fountain Improvements (Midtown Doral Master Association)

Mr. Silva presented the Board with the License Agreement between the Grand Bay at Doral CDD and the Midtown Doral Master Association (“Master Association”). The License Agreement relates to the Fountain Improvements being done by the Master Association to the District owned fountains located in the Midtown Plazas. A discussion ensued after which;

A motion was made by Mr. Correia, seconded by Ms. Delavalle and unanimously passed approving the License Agreement for Fountain Improvements between the Grand Bay at Doral CDD and the Midtown Doral Master Association.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative or Operational matters to discuss.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Delavalle, seconded by Mr. Correia and passed unanimously to adjourn the Regular Board Meeting at 8:49 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Grand Bay at Doral Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2025 at _____ a.m. at the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 16th day of April, 2025.

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grand Bay At Doral
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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DETAILED PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	DORAL BREEZE FISCAL YEAR 2025/2026 BUDGET	MIDTOWN DORAL FISCAL YEAR 2025/2026 BUDGET	GRAND BAY NORTH FISCAL YEAR 2025/2026 BUDGET	GRAND BAY SOUTH FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2025/2026 BUDGET
REVENUES							
Administrative Assessments	147,555	145,593	29,532	27,633	31,616	55,500	144,281
Maintenance Assessments	346,102	369,009	39,894	199,734	42,287	99,787	381,702
Direct Bill O&M Assessments	0	0	0	0	0	0	0
Debt Assessments - A Bonds	2,282,971	2,300,554	730,663	0	0	1,569,891	2,300,554
Debt Assessments - A-1 Bonds	987,356	985,790	0	523,005	354,436	0	877,441
Debt Assessments - A-2 Bonds	867,536	866,004	0	616,148	249,856	0	866,004
Other Revenues	0	0	0	0	0	0	0
Interest Income	58,810	1,000	428	188	432	952	2,000
TOTAL REVENUES	\$ 4,690,330	\$ 4,667,950	\$ 800,517	\$ 1,366,708	\$ 678,627	\$ 1,726,130	\$ 4,571,982
EXPENDITURES							
Maintenance Expenditures							
Preserve/Wetland Mitigation Area Maintenance	81,923	100,000	15,000	15,000	15,000	55,000	100,000
Miscellaneous Maintenance	4,687	24,468	1,000	3,000	2,000	5,000	11,000
Lawn/Landscape Service - Median/Right Of Way MTE	0	8,000	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)	68,618	22,500	0	0	40,000	15,000	55,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	57,436	25,000	0	40,000	0	0	40,000
Irrigation Systems MTE & Power	668	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	859	8,000	800	2,000	1,600	3,600	8,000
Lake Tract MTE & Fountain MTE - DB & MT	19,454	21,000	12,000	9,000	0	0	21,000
Roadway/Signage/Drainage	18,720	7,000	3,000	500	500	3,000	7,000
Midtown Plaza Maintenance Reimbursement	99,920	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	151	7,000	0	4,500	750	1,750	7,000
Total Maintenance Expenditures	352,436	346,868	37,500	187,750	61,850	93,800	380,900
Administrative Expenditures							
Management	37,731	38,856	8,748	3,612	5,256	22,356	39,972
Supervisor Fees	2,400	3,000	750	750	750	750	3,000
Payroll Taxes	184	232	58	58	58	58	232
Field Operations	7,320	7,320	1,050	3,000	1,037	2,233	7,320
Legal	13,917	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	7,200	8,000	1,750	704	1,727	3,819	8,000
Arbitrage Rebate Fee	2,500	3,000	500	1,000	1,000	500	3,000
Insurance - GL & Public Officials Liability Insurance	9,522	10,000	2,407	968	2,375	5,250	11,000
Insurance - Property Coverage	0	6,800	300	4,500	750	1,250	6,800
Legal Advertisements	4,475	2,500	985	396	971	2,148	4,500
Miscellaneous	604	2,000	437	176	432	955	2,000
Postage	526	775	129	171	127	348	775
Office Supplies	782	1,450	306	123	302	669	1,400
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	2,000	437	176	432	955	2,000
Total Administrative Expenditures	120,836	143,858	29,888	26,163	30,151	61,722	147,924
TOTAL EXPENDITURES	\$ 473,272	\$ 490,726	\$ 67,388	\$ 213,913	\$ 92,001	\$ 155,522	\$ 528,824
REVENUES LESS EXPENDITURES	\$ 4,217,058	\$ 4,177,224	\$ 733,129	\$ 1,152,795	\$ 586,626	\$ 1,570,608	\$ 4,043,158
Bond Payments (A)	(2,179,884)	(2,162,521)	(686,823)	0	0	(1,475,698)	(2,162,521)
Bond Payments (A-1)	(945,389)	(926,643)	0	(491,625)	(333,170)	0	(824,795)
Bond Payments (A-2)	(830,928)	(814,043)	0	(579,179)	(234,864)	0	(814,043)
BALANCE	\$ 260,857	\$ 274,017	\$ 46,306	\$ 81,991	\$ 18,592	\$ 94,910	\$ 241,799
County Appraiser & Tax Collector Fee	(44,666)	(93,338)	(16,002)	(27,330)	(13,564)	(34,503)	(91,399)
Discounts For Early Payments	(157,837)	(186,679)	(32,004)	(54,661)	(27,128)	(69,007)	(182,800)
EXCESS/ (SHORTFALL)	\$ 58,354	\$ (6,000)	\$ (1,700)	\$ -	\$ (22,100)	\$ (8,600)	\$ (32,400)
Carryover From Prior Year	0	6,000	1,700	0	22,100	8,600	32,400
NET EXCESS/ (SHORTFALL)	\$ 58,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET
REVENUES			
Administrative Assessments	147,555	145,593	144,281
Maintenance Assessments	346,102	369,009	381,702
Direct Bill O&M Assessments	0	0	0
Debt Assessments - A Bonds	2,282,971	2,300,554	2,300,554
Debt Assessments - A-1 Bonds	987,356	985,790	877,441
Debt Assessments - A-2 Bonds	867,536	866,004	866,004
Other Revenues	0	0	0
Interest Income	58,810	1,000	2,000
TOTAL REVENUES	\$ 4,690,330	\$ 4,667,950	\$ 4,571,982
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	81,923	100,000	100,000
Miscellaneous Maintenance	4,687	24,468	11,000
Lawn/Landscape Service - Median/Right Of Way MTE	0	8,000	8,000
Mulch/Fertilizer/Pesticide	0	1,400	1,400
Lift Station/Sanitary Sewer Line MTE (Adagio)	68,618	22,500	55,000
Lift Station/Sanitary Sewer Line MTE (Midtown)	57,436	25,000	40,000
Irrigation Systems MTE & Power	668	5,500	5,500
Tree/Shrubbery Replacement	0	1,500	1,500
Annual Engineer's Report & Miscellaneous Engineering	859	8,000	8,000
Lake Tract MTE & Fountain MTE - DM & MT	19,454	21,000	21,000
Roadways/Signage/Drainage	18,720	7,000	7,000
Midtown Plaza Maintenance Reimbursement	99,920	110,000	110,000
FPL Easement Maintenance/Upkeep	0	5,500	5,500
FPL Power Sanitary Sewer Lift Stations	151	7,000	7,000
Total Maintenance Expenditures	352,436	346,868	380,900
Administrative Expenditures			
Management	37,731	38,856	39,972
Supervisor Fees	2,400	3,000	3,000
Payroll Taxes	184	232	232
Field Operations	7,320	7,320	7,320
Legal	13,917	21,500	21,500
Assessment Roll	10,000	10,000	10,000
Audit Fees	7,200	8,000	8,000
Arbitrage Rebate Fee	2,500	3,000	3,000
Insurance - GL & Public Officials Liability Insurance	9,522	10,000	11,000
Insurance - Property Coverage	0	6,800	6,800
Legal Advertisements	4,475	2,500	4,500
Miscellaneous	604	2,000	2,000
Postage	526	775	775
Office Supplies	782	1,450	1,400
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	2,000	2,000
Total Administrative Expenditures	120,836	143,858	147,924
TOTAL EXPENDITURES	\$ 473,272	\$ 490,726	\$ 528,824
REVENUES LESS EXPENDITURES	\$ 4,217,058	\$ 4,177,224	\$ 4,043,158
Bond Payments (A)	(2,179,884)	(2,162,521)	(2,162,521)
Bond Payments (A-1)	(945,389)	(926,643)	(824,795)
Bond Payments (A-2)	(830,928)	(814,043)	(814,043)
BALANCE	\$ 260,857	\$ 274,017	\$ 241,799
County Appraiser & Tax Collector Fee	(44,666)	(93,338)	(91,399)
Discounts For Early Payments	(157,837)	(186,679)	(182,800)
EXCESS/ (SHORTFALL)	\$ 58,354	\$ (6,000)	\$ (32,400)
Carryover From Prior Year	0	6,000	32,400
NET EXCESS/ (SHORTFALL)	\$ 58,354	\$ -	\$ -

DORAL BREEZE PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET
REVENUES			
Administrative Assessments	32,759	29,557	29,532
Maintenance Assessments	39,461	39,894	39,894
Debt Assessments - 2012 Bonds	730,864	730,663	730,663
Other Revenues	0	0	0
Interest Income	14,703	219	428
TOTAL REVENUES	\$ 817,787	\$ 800,333	\$ 800,517
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	17,925	15,000	15,000
Miscellaneous Maintenance	1,003	1,000	1,000
Irrigation Systems MTE & Power	668	3,000	3,000
Lake Tract MTE & Fountain MTE	19,454	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	15,720	3,000	3,000
Annual Engineer's Report & Miscellaneous Engineering	0	800	800
Total Maintenance Expenditures	54,770	37,500	37,500
Administrative Expenditures			
Management	8,256	8,508	8,748
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	1,050	1,050	1,050
Legal	3,045	4,704	4,704
Assessment Roll	2,188	2,188	2,188
Audit Fees	1,575	1,750	1,750
Arbitrage Rebate Fee	0	500	500
Insurance - GL & Public Officials Liability Insurance	2,083	2,188	2,407
Insurance - Property Coverage	0	300	300
Legal Advertisements	979	547	985
Miscellaneous	25	437	437
Postage	115	129	129
Office Supplies	171	318	306
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	437	437
Total Administrative Expenditures	22,462	29,003	29,888
TOTAL EXPENDITURES	\$ 77,232	\$ 66,503	\$ 67,388
REVENUES LESS EXPENDITURES	\$ 740,555	\$ 733,830	\$ 733,129
Bond Payments (2012)	(698,850)	(686,823)	(686,823)
BALANCE	\$ 41,705	\$ 47,007	\$ 46,306
County Appraiser & Tax Collector Fee	(7,744)	(16,002)	(16,002)
Discounts For Early Payments	(27,330)	(32,005)	(32,004)
EXCESS/ (SHORTFALL)	\$ 6,631	\$ (1,000)	\$ (1,700)
Carryover From Prior Year		1,000	1,700
NET EXCESS/ (SHORTFALL)	\$ 6,631	\$ -	\$ -

MIDTOWN PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET
REVENUES			
Administrative Assessments	31,796	26,822	27,633
Maintenance Assessments	190,311	189,096	199,734
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	632,917	631,354	523,005
Debt Assessments - 2014A-2 Bonds	617,678	616,149	616,148
Other Revenues	0	0	0
Interest Income	14,703	89	188
TOTAL REVENUES	\$ 1,487,405	\$ 1,463,510	\$ 1,366,708
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	7,209	15,000	15,000
Miscellaneous Maintenance	3,334	8,000	3,000
Lawn/Landscape Service - Median/Right Of Way MTE	0	0	0
Mulch/Fertilizer/Pesticide	0	0	0
Lift Station/Sanitary Sewer Line MTE (Midtown)	57,436	25,000	40,000
Irrigation Systems MTE & Power	0	1,500	1,500
Tree/Shrubbery Replacement	0	0	0
Roadways/Signage/Drainage	3,000	500	500
Midtown Plaza Maintenance Reimbursement	99,920	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	97	2,000	2,000
Total Maintenance Expenditures	170,996	177,750	187,750
Administrative Expenditures			
Management	3,416	3,516	3,612
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	3,000	3,000	3,000
Legal	1,225	1,892	1,892
Assessment Roll	880	880	880
Audit Fees	633	704	704
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	838	880	968
Insurance - Property Coverage	0	4,500	4,500
Legal Advertisements	394	220	396
Miscellaneous	42	176	176
Postage	46	171	171
Office Supplies	69	122	123
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	19,234	25,802	26,163
TOTAL EXPENDITURES	\$ 190,230	\$ 203,552	\$ 213,913
REVENUES LESS EXPENDITURES	\$ 1,297,175	\$ 1,259,958	\$ 1,152,795
Bond Payments - Series 2014A-1	(606,999)	(593,473)	(491,625)
Bond Payments - Series 2014A-2	(592,384)	(579,179)	(579,179)
BALANCE	\$ 97,792	\$ 87,306	\$ 81,991
County Appraiser & Tax Collector Fee	(14,243)	(29,268)	(27,330)
Discounts For Early Payments	(45,898)	(58,537)	(54,661)
EXCESS/ (SHORTFALL)	\$ 37,651	\$ (499)	\$ -
Carryover From Prior Year	0	500	0
NET EXCESS/ (SHORTFALL)	\$ 37,651	\$ 1	\$ -

GRAND BAY NORTH PARCEL PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET
REVENUES			
Administrative Assessments	17,335	31,018	31,616
Maintenance Assessments	23,457	42,891	42,287
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2014A-1 Bonds	354,439	354,436	354,436
Debt Assessments - 2014A-2 Bonds	249,858	249,856	249,856
Other Revenues	0	0	0
Interest Income	14,702	215	432
TOTAL REVENUES	\$ 659,791	\$ 678,416	\$ 678,627
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	17,687	15,000	15,000
Miscellaneous Maintenance	0	5,468	2,000
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)	53,258	15,000	40,000
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	151	750	750
Annual Engineer's Report & Miscellaneous Engineering	237	1,600	1,600
Total Maintenance Expenditures	71,333	40,318	61,850
Administrative Expenditures			
Management	4,973	5,112	5,256
Supervisor Fees	0	750	750
Payroll Taxes	0	58	58
Field Operations	1,037	1,037	1,037
Legal	3,005	4,642	4,642
Assessment Roll	2,159	2,160	2,160
Audit Fees	1,555	1,727	1,727
Arbitrage Rebate Fee	1,000	1,000	1,000
Insurance - GL & Public Officials Liability Insurance	2,056	2,159	2,375
Insurance - Property Coverage	0	750	750
Legal Advertisements	966	540	971
Miscellaneous	103	432	432
Postage	114	127	127
Office Supplies	169	314	302
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	25,106	29,372	30,151
TOTAL EXPENDITURES	\$ 96,439	\$ 69,690	\$ 92,001
REVENUES LESS EXPENDITURES	\$ 563,352	\$ 608,726	\$ 586,626
Bond Payments - Series 2014A-1	(338,390)	(333,170)	(333,170)
Bond Payments - Series 2014A-2	(238,544)	(234,864)	(234,864)
BALANCE	\$ (13,582)	\$ 40,692	\$ 18,592
County Appraiser & Tax Collector Fee	(6,213)	(13,564)	(13,564)
Discounts For Early Payments	(22,933)	(27,128)	(27,128)
EXCESS/ (SHORTFALL)	\$ (42,728)	\$ -	\$ (22,100)
Carryover From Prior Year	0	0	22,100
NET EXCESS/ (SHORTFALL)	\$ (42,728)	\$ -	\$ -

GRAND BAY SOUTH PARCEL PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET
REVENUES			
Administrative Assessments	65,665	58,196	55,500
Maintenance Assessments	92,873	97,128	99,787
Direct Bill O&M Assessments	0	0	0
Debt Assessments - A Bonds	1,552,107	1,569,891	1,569,891
Other Revenues	0	0	0
Interest Income	14,702	477	952
TOTAL REVENUES	\$ 1,725,347	\$ 1,725,692	\$ 1,726,130
EXPENDITURES			
Maintenance Expenditures			
Preserve/Wetland Mitigation Area Maintenance	39,102	55,000	55,000
Miscellaneous Maintenance	350	10,000	5,000
Lawn/Landscape Service - Median - Right Of Way Maintenance	0	6,000	6,000
Mulch/Fertilizer/Pesticide	0	1,000	1,000
Lift Station/Sanitary Sewer Line MTE (Adagio)	15,360	7,500	15,000
Irrigation Systems MTE & Power	0	700	700
Tree/Shrubbery Replacement	0	1,000	1,000
Roadways/Signage/Drainage	0	3,000	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	525	3,600	3,600
Total Maintenance Expenditures	55,337	91,300	93,800
Administrative Expenditures			
Management	21,086	21,720	22,356
Supervisor Fees	2,400	750	750
Payroll Taxes	184	58	58
Field Operations	2,233	2,233	2,233
Legal	6,642	10,262	10,262
Assessment Roll	4,773	4,772	4,772
Audit Fees	3,437	3,819	3,819
Arbitrage Rebate Fee	500	500	500
Insurance - GL & Public Officials Liability Insurance	4,545	4,773	5,250
Insurance - Property Coverage	0	1,250	1,250
Legal Advertisements	2,136	1,193	2,148
Miscellaneous	435	955	955
Postage	251	348	348
Office Supplies	373	696	669
Dues & Subscriptions	84	84	84
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	500	500	500
Website Management	955	955	955
Property Taxes	0	358	358
Administrative Contingency	0	955	955
Total Administrative Expenditures	54,034	59,681	61,722
TOTAL EXPENDITURES	\$ 109,371	\$ 150,981	\$ 155,522
REVENUES LESS EXPENDITURES	\$ 1,615,976	\$ 1,574,711	\$ 1,570,608
Bond Payments - A Bonds	(1,481,034)	(1,475,697)	(1,475,697)
Bond Payments - Series 2014A-1	0	0	0
Bond Payments - Series 2014A-2	0	0	0
BALANCE	\$ 134,942	\$ 99,014	\$ 94,911
County Appraiser & Tax Collector Fee	(16,466)	(34,504)	(34,503)
Discounts For Early Payments	(61,676)	(69,009)	(69,007)
EXCESS/ (SHORTFALL)	\$ 56,800	\$ (4,499)	\$ (8,599)
Carryover From Prior Year	0	4,500	8,600
NET EXCESS/ (SHORTFALL)	\$ 56,800	\$ 1	\$ 1

DETAILED PROPOSED DEBT SERVICE FUND (2022 - DORAL BREEZE) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Interest Income	17,974	1,000	1,500	Projected Interest For 2025/2026
NAV Tax Collection	698,850	686,823	686,823	Maximum Debt Service Collection
Total Revenues	\$ 716,824	\$ 687,823	\$ 688,323	
EXPENDITURES				
Principal Payments	321,000	334,000	346,000	Principal Payment Due In 2026
Interest Payments	355,920	336,400	322,800	Interest Payments Due In 2026
Bond Redemption	0	17,423	19,523	Estimated Excess Debt Collections
Total Expenditures	\$ 676,920	\$ 687,823	\$ 688,323	
Excess/ (Shortfall)	\$ 39,904	\$ -	\$ -	

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 1-1-25 =	\$8,577,000		

DETAILED PROPOSED DEBT SERVICE FUND (2014 - MIDTOWN) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	58,418	400	2,000	Projected Interest For 2025/2026
Interest Income (A-2)	57,006	400	2,000	Projected Interest For 2025/2026
NAV Tax Collection (A-1)	605,138	593,473	491,625	Maximum Debt Service Collection
NAV Tax Collection (A-2)	594,246	579,179	579,179	Maximum Debt Service Collection
Total Revenues	\$ 1,314,808	\$ 1,173,452	\$ 1,074,804	
EXPENDITURES				
Principal Payments - Series 2014A-1	170,000	180,000	185,000	Principal Payment Due In 2026
Principal Payments - Series 2014A-2	215,000	230,000	245,000	Principal Payment Due In 2026
Interest Payments - Series 2014A-1	424,230	410,580	303,625	Interest Payments Due In 2026
Interest Payments - Series 2014A-2	366,744	347,356	333,403	Interest Payments Due In 2026
Bond Redemption - Series 2014A-1	0	3,293	5,000	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	2,223	2,776	Estimated Excess Debt Collections
Total Expenditures	\$ 1,175,974	\$ 1,173,452	\$ 1,074,804	
Excess/ (Shortfall)	\$ 138,834	\$ -	\$ -	

Series 2025-1 (Midtown) Bond Information

Original Par Amount =	\$6,165,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2025		
Maturity Date =	May 2045		

Par Amount As Of 4-1-25 = \$6,165,000

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 4-1-25 = \$5,545,000

DETAILED PROPOSED DEBT SERVICE FUND (2014 - NORTH) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	19,916	400	1,000	Projected Interest For 2025/2026
Interest Income (A-2)	11,846	300	750	Projected Interest For 2025/2026
NAV Tax Collection (A-1)	338,390	333,170	333,170	Maximum Debt Service Collection
NAV Tax Collection (A-2)	238,544	234,864	234,864	Maximum Debt Service Collection
		0	0	
Total Revenues	\$ 608,696	\$ 568,734	\$ 569,784	
EXPENDITURES				
Principal Payments - Series 2014A-1	95,000	100,000	105,000	Principal Payment Due In 2026
Principal Payments - Series 2014A-2	110,000	115,000	120,000	Principal Payment Due In 2026
Interest Payments - Series 2014A-1	238,050	232,250	227,625	Interest Payments Due In 2026
Interest Payments - Series 2014A-2	126,000	119,300	114,000	Interest Payments Due In 2026
Bond Redemption - Series 2014A-1	0	1,320	1,545	Estimated Excess Debt Collections
Bond Redemption - Series 2014A-2	0	864	1,614	Estimated Excess Debt Collections
Total Expenditures	\$ 569,050	\$ 568,734	\$ 569,784	
Excess/ (Shortfall)	\$ 39,646	\$ -	\$ -	

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 1-1-25 = \$4,705,000

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 1-1-25 = \$2,455,000

DETAILED PROPOSED DEBT SERVICE FUND (2016) - SOUTH PARCEL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (2016)	95,562	1,000	2,000	Projected Interest For 2025/2026
Prepaid Bond Collection (2016)	0	0	0	
NAV Tax Collection (2016)	1,481,034	1,475,698	1,475,698	Maximum Debt Service Collection
Total Revenues	\$ 1,576,596	\$ 1,476,698	\$ 1,477,698	
EXPENDITURES				
Principal Payments (2016)	500,000	525,000	545,000	Principal Payment Due In 2026
Interest Payments (2016)	980,513	948,106	925,369	Interest Payments Due In 2026
Transfer To Construction Fund (2016)	68,604	0	0	
Bond Redemption	0	3,592	7,329	Estimated Excess Debt Collections
Total Expenditures	\$ 1,549,117	\$ 1,476,698	\$ 1,477,698	
Excess/ (Shortfall)	\$ 27,479	\$ -	\$ -	

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 1-1-25 = \$19,700,000

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)**

	Fiscal Year 2021/2022	Fiscal Year 2022/2023	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 2025/2026
	Projected Assessment Before Discount*	Projected Assessment Before Discount*	Projected Assessment Before Discount*	Assessment Before Discount*	Projected Assessment Before Discount*
Administrative For Condominiums	\$ 39.62	\$ 55.43	\$ 55.98	\$ 54.64	\$ 54.60
Maintenance For Condominiums	\$ 66.08	\$ 65.09	\$ 72.96	\$ 73.74	\$ 73.74
<u>Debt For Condominiums</u>	<u>\$ 1,255.00</u>	<u>\$ 1,105.00</u>	<u>\$ 1,036.16</u>	<u>\$ 1,036.16</u>	<u>\$ 1,036.16</u>
Total For Condominiums	\$ 1,360.70	\$ 1,225.52	\$ 1,165.10	\$ 1,164.54	\$ 1,164.50
Administrative For Townhomes	\$ 39.62	\$ 55.43	\$ 55.98	\$ 54.64	\$ 54.60
Maintenance For Townhomes	\$ 66.08	\$ 65.09	\$ 72.96	\$ 73.74	\$ 73.74
<u>Debt For Townhomes</u>	<u>\$ 1,465.00</u>	<u>\$ 1,290.00</u>	<u>\$ 1,208.85</u>	<u>\$ 1,208.85</u>	<u>\$ 1,208.85</u>
Total For Townhomes	\$ 1,570.70	\$ 1,410.52	\$ 1,337.79	\$ 1,337.23	\$ 1,337.19
Administrative For Single Family 40'	\$ 39.62	\$ 55.43	\$ 55.98	\$ 54.64	\$ 54.60
Maintenance For Single Family 40'	\$ 66.08	\$ 65.09	\$ 72.96	\$ 73.74	\$ 73.74
<u>Debt For Single Family 40'</u>	<u>\$ 1,880.00</u>	<u>\$ 1,655.00</u>	<u>\$ 1,554.23</u>	<u>\$ 1,554.23</u>	<u>\$ 1,554.23</u>
Total For Single Family 40'	\$ 1,985.70	\$ 1,775.52	\$ 1,683.17	\$ 1,682.61	\$ 1,682.57
Administrative For Single Family 50'	\$ 39.62	\$ 55.43	\$ 55.98	\$ 54.64	\$ 54.60
Maintenance For Single Family 50'	\$ 66.08	\$ 65.09	\$ 72.96	\$ 73.74	\$ 73.74
<u>Debt For Single Family 50'</u>	<u>\$ 2,090.00</u>	<u>\$ 1,840.00</u>	<u>\$ 1,726.93</u>	<u>\$ 1,726.93</u>	<u>\$ 1,726.93</u>
Total For Single Family 50'	\$ 2,195.70	\$ 1,960.52	\$ 1,855.87	\$ 1,855.31	\$ 1,855.27

* 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)**

	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 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
3 Bedroom Condo - Type 2					
Administrative Assessment	\$ 14.87	\$ 15.01	\$ 14.70	\$ 14.53	\$ 15.08
Maintenance Assessment	\$ 108.86	\$ 108.28	\$ 102.79	\$ 102.38	\$ 108.15
Debt Assessment A-1	\$ 1,212.77	\$ 1,212.77	\$ 1,212.77	\$ 1,212.77	\$ 1,024.68
Debt Assessment A-2	\$ 384.04	\$ 384.04	\$ 384.04	\$ 384.04	\$ 384.04
Total For 3 Bedroom Condo - Type 2	\$ 1,720.54	\$ 1,720.10	\$ 1,714.30	\$ 1,713.72	\$ 1,531.95
2 Bedroom Condo - Type 2					
Administrative Assessment	\$ 14.87	\$ 15.01	\$ 14.70	\$ 14.53	\$ 15.08
Maintenance Assessment	\$ 108.86	\$ 108.28	\$ 102.79	\$ 102.38	\$ 108.15
Debt Assessment A-1	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89	\$ 941.98
Debt Assessment A-2	\$ 353.19	\$ 353.19	\$ 353.19	\$ 353.19	\$ 353.19
Total For 2 Bedroom Condo - Type 2	\$ 1,591.81	\$ 1,591.37	\$ 1,585.57	\$ 1,584.99	\$ 1,418.40
1 Bedroom Condo - Type 2					
Administrative Assessment	\$ 14.87	\$ 15.01	\$ 14.70	\$ 14.53	\$ 15.08
Maintenance Assessment	\$ 108.86	\$ 108.28	\$ 102.79	\$ 102.38	\$ 108.15
Debt Assessment A-1	\$ 970.21	\$ 970.21	\$ 970.21	\$ 970.21	\$ 819.74
Debt Assessment A-2	\$ 307.45	\$ 307.45	\$ 307.45	\$ 307.45	\$ 307.45
Total For 1 Bedroom Condo - Type 2	\$ 1,401.39	\$ 1,400.95	\$ 1,395.15	\$ 1,394.57	\$ 1,250.42
3 Bedroom Condo - Type 1					
Administrative Assessment	\$ 14.87	\$ 15.01	\$ 14.70	\$ 14.53	\$ 15.08
Maintenance Assessment	\$ 108.86	\$ 108.28	\$ 102.79	\$ 102.38	\$ 108.15
Debt Assessment A-1	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89	\$ 1,114.89	\$ 941.98
Debt Assessment A-2	\$ 353.19	\$ 353.19	\$ 353.19	\$ 353.19	\$ 353.19
Total For 3 Bedroom Condo - Type 1	\$ 1,591.81	\$ 1,591.37	\$ 1,585.57	\$ 1,584.99	\$ 1,418.40
2 Bedroom Condo - Type 1					
Administrative Assessment	\$ 14.87	\$ 15.01	\$ 14.70	\$ 14.53	\$ 15.08
Maintenance Assessment	\$ 108.86	\$ 108.28	\$ 102.79	\$ 102.38	\$ 108.15
Debt Assessment A-1	\$ 970.21	\$ 970.21	\$ 970.21	\$ 970.21	\$ 737.05
Debt Assessment A-2	\$ 307.45	\$ 307.45	\$ 307.45	\$ 307.45	\$ 307.45
Total For 2 Bedroom Condo - Type 1	\$ 1,401.39	\$ 1,400.95	\$ 1,395.15	\$ 1,394.57	\$ 1,167.73
1 Bedroom Condo - Type 1					
Administrative Assessment	\$ 14.87	\$ 15.01	\$ 14.70	\$ 14.53	\$ 15.08
Maintenance Assessment	\$ 108.86	\$ 108.28	\$ 102.79	\$ 102.38	\$ 108.15
Debt Assessment A-1	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34	\$ 737.05
Debt Assessment A-2	\$ 276.60	\$ 276.60	\$ 276.60	\$ 276.60	\$ 276.60
Total For 1 Bedroom Condo - Type 1	\$ 1,272.67	\$ 1,272.23	\$ 1,266.43	\$ 1,265.85	\$ 1,136.88
Non-Residential (Based On Square Footage)					
Administrative Assessment	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
Maintenance Assessment	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
Debt Assessment A-1	\$ 1.040	\$ 1.040	\$ 1.040	\$ 1.040	\$ 0.8101
Debt Assessment A-2	\$ 0.330	\$ 0.330	\$ 0.330	\$ 0.330	\$ 0.330
Total For Non-Residential	\$ 1.530	\$ 1.530	\$ 1.530	\$ 1.530	\$ 1.300

* Assessments Include the Following :

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

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

Community Information:

Total Midtown Units (Refunding Bonds)	Phase One Units (A1) (Phase One Project Bonds)	Grand Bay Midtown - Commercial Square Footage (With Percentages)		
3 Bedroom Condo - Type 2	84	Building 1	10,031	14.33%
2 Bedroom Condo - Type 2	182	Building 2	24,360	34.80%
1 Bedroom Condo - Type 2	40	Building 3	24,360	34.80%
3 Bedroom Condo - Type 1	28	Building 4	11,249	16.07%
2 Bedroom Condo - Type 1	84	Total	70,000	100.00%
1 Bedroom Condo - Type 1	119			
Total Residential Units	537			
Non-Residential	300,000	70,000	68,500 in prior years	prior years %
	Square Feet	Square Feet		9,818 14.33
For Administrative & Maintenance Assessments Purposes-		29.36 Acres		23,838 34.8
Non-Residential counts as approximately 300 units.		8.8% Of District		11,006 16.07
				68,500 100

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)**

	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 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
<u>Single Family 40' Unit</u>					
Administrative Assessment	\$ 43.87	\$ 42.05	\$ 45.39	\$ 89.39	\$ 91.11
Maintenance Assessment	\$ 69.45	\$ 70.98	\$ 67.61	\$ 123.61	\$ 121.88
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	\$ 2,222.90	\$ 2,222.61	\$ 2,222.58	\$ 2,322.58	\$ 2,322.57
<u>Townhome Unit</u>					
Administrative Assessment	\$ 43.87	\$ 42.05	\$ 45.39	\$ 89.39	\$ 91.11
Maintenance Assessment	\$ 69.45	\$ 70.98	\$ 67.61	\$ 123.61	\$ 121.88
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	\$ 1,832.47	\$ 1,832.18	\$ 1,832.15	\$ 1,932.15	\$ 1,932.14
<u>Condo Unit (3-Story)</u>					
Administrative Assessment	\$ 43.87	\$ 42.05	\$ 45.39	\$ 89.39	\$ 91.11
Maintenance Assessment	\$ 69.45	\$ 70.98	\$ 67.61	\$ 123.61	\$ 121.88
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)	\$ 1,677.15	\$ 1,676.86	\$ 1,676.83	\$ 1,776.83	\$ 1,776.82

* 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>	72.04 Acres
A-1: Project Bonds	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**

	Fiscal Year 2021/2022	Fiscal Year 2022/2023	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 2025/2026
	Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	Projected Assessment Before Discount*
Administrative For Single Family 40' Units	\$ 40.17	\$ 40.85	\$ 40.70	\$ 38.39	\$ 36.61
Maintenance For Single Family 40' Units	\$ 72.46	\$ 68.60	\$ 61.97	\$ 64.07	\$ 64.07
<u>Debt For Single Family 40' Units</u>	<u>\$ 2,133.00</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	\$ 2,245.63	\$ 2,242.45	\$ 2,235.67	\$ 2,235.46	\$ 2,233.68
Administrative For Townhome 22' Units	\$ 40.17	\$ 40.85	\$ 40.70	\$ 38.39	\$ 36.61
Maintenance For Townhome 22' Units	\$ 72.46	\$ 68.60	\$ 61.97	\$ 64.07	\$ 64.07
<u>Debt For Townhome 22' Units</u>	<u>\$ 1,843.00</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	\$ 1,955.63	\$ 1,952.45	\$ 1,945.67	\$ 1,945.46	\$ 1,943.68
Administrative For 2 Story Condo/Flat Units	\$ 40.17	\$ 40.85	\$ 40.70	\$ 38.39	\$ 36.61
Maintenance For 2 Story Condo/Flat Units	\$ 72.46	\$ 68.60	\$ 61.97	\$ 64.07	\$ 64.07
<u>Debt For 2 Story Condo/Flat Units</u>	<u>\$ 1,738.00</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	\$ 1,850.63	\$ 1,847.45	\$ 1,840.67	\$ 1,840.46	\$ 1,838.68
Administrative For 3 Story Condo/Flat Units	\$ 40.17	\$ 40.85	\$ 40.70	\$ 38.39	\$ 36.61
Maintenance For 3 Story Condo/Flat Units	\$ 72.46	\$ 68.60	\$ 61.97	\$ 64.07	\$ 64.07
<u>Debt For 3 Story Condo/Flat Units</u>	<u>\$ 1,580.00</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	\$ 1,692.63	\$ 1,689.45	\$ 1,682.67	\$ 1,682.46	\$ 1,680.68
Administrative For Apartment Unit	\$ 40.17	\$ 40.85	\$ 40.70	\$ 38.39	\$ 36.61
Maintenance For Apartment Unit	\$ 72.46	\$ 68.60	\$ 61.97	\$ 64.07	\$ 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	\$ 100.68

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

O&M Covenant = 108.00

108.00/.94 = 114.89

South Parcel Acreage

159.28 Acres

47.73% Of District

Community Information:

Total South Units

Single Family 40' Unit (Pod VI) 77

Townhome 22' Unit (Pod III) 228

2 Story Condo/Flat Unit (Pod IV) 387

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

Apartment Unit (Pod 1) 440

Total Residential Units 1516

Assessable Units For Debt

Total Units 1516

Less Apartment Unit (Developer Contributed

Cost Of Improvements In Lieu Of Cap Assessment) 440

Total Original Assessable Units For Debt 1076

Less Prepayments - 186 Pod V 3 Story Condos 186

Total Current Assessable Units For Debt 890

Bond Prepayments

0

0

0

186

0

186

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

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

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

Any Direct Bills that were not paid, were

added to 22/23 Assessment.

MEMORANDUM

TO: District Manager

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

DATE: February 10, 2025

RE: Stormwater system legal requirements update

As district counsel, throughout the year we continuously monitor state legislation and municipal and county ordinances that may be applicable to the governance and operation of our special district clients. Below is a summary of the current stormwater system requirements for Miami-Dade County, Florida (which include requirements imposed statewide by the Florida legislature, requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD), and requirements exclusive to Miami-Dade County imposed by county ordinances). We suggest that you review the legal requirements with the district engineer of each special district to ensure that appropriate inspections, reporting and funding for the applicable stormwater management system are in place.

2021 Requirements for Districts with Stormwater Systems:

In 2021, the Florida legislature created Section 403.9302, Florida Statutes, which required that local governments, including special districts, develop a 20-year needs analysis of the stormwater management system. This required each special district to provide a report no later than June 30, 2022, to the county in which the special district was located providing the following:

- (1) Description of stormwater management program or system and its facilities and projects;
- (2) Number of current and projected residents served in 5-year increments;
- (3) Current and projected service area for stormwater management program and system;
- (4) Current and projected costs of providing services in 5-year increments;
- (5) Estimated remaining useful life of facility or its major components;
- (6) Recent 5-year history of annual contributions and capital expenditures for maintenance or expansion; and
- (7) Special district's plan to fund the maintenance or expansion of the facility or its major components.

Each county was required to compile and submit a cumulative report to the state. Thereafter, the state issued a comprehensive report on its findings. Unless a further change in state legislation occurs, each special district must submit this stormwater management needs report again on **June 30, 2027**.

New Requirements for Districts with Stormwater Systems:
Chapter 2024-275, Laws of Florida

During this past legislative session, the state enacted Chapter 2024-275, effective June 28, 2024, known as the Florida Stormwater Ratification Bill, which codified several significant changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environment Protection (FDEP) (the “FDEP Handbook”).

Operation and Maintenance Plan:

As it relates to stormwater management systems, the FDEP Handbook requires that an applicant for construction, alteration or operation of a stormwater management system shall provide a written operation and maintenance plan (“O&M Plan”) at the time of application. The O&M Plan shall provide the following:

- (1) List and details of all stormwater system components, including location, type, how systems connect, etc.;
- (2) List and description of maintenance and inspection tasks for the system and its components (specific procedures provided);
- (3) Regular inspection and maintenance schedules;
- (4) Inspection checklists;
- (5) Copies of or references to pertinent sections of covenants, conditions, restrictions or other documents, permits approvals, and agreements that govern operation and maintenance of the stormwater system; and
- (6) Permitted or as-built plans of the stormwater system.

The O&M Plan must also include a list of after-hours telephone numbers for key maintenance personnel in case of emergencies and information necessary for reviewing copies of maintenance and inspection records. This O&M Plan must be maintained by the operation and maintenance entity, and if a third party performs the operation and maintenance, the permittee remains responsible for all the requirements.

Additional Inspections and Reports – Florida Requirements:

The new legislation also requires additional inspections and reports from districts with stormwater infrastructure. The FDEP Handbook provides that the applicant may propose a maximum frequency of inspections for a stormwater system of **5 years**, but FDEP may determine that the stormwater system requires a greater minimum frequency of inspections and includes a chart of the type of system and the inspection frequency for that system, which could require yearly inspections. The stormwater management system inspections conducted on or after **June 28, 2025**, require a qualified inspector to conduct the inspection and submit the reports. FDEP also has adopted additional requirements for each regional water management district, including the South Florida Water Management District (SFWMD). These additional requirements, including the inspection checklist, are available on SFWMD’s website (www.sfwmd.gov), which provides for the reporting requirements and signature of the inspector. The inspection report shall be submitted within **30 days** of the date of the inspection.

Transfer of Permits for Stormwater Management Systems:

Based on this new legislation and the requirements for permit applications, prior to the acceptance of the transfer of any permit for the stormwater management system, the district manager should obtain the O&M Plan from the developer and confirm that the above requirements have been met. Additionally, the district manager will need to budget for the required inspections and reporting by a qualified inspector.

New Requirements for Districts located in Miami-Dade County

Additional Inspections and Reports – Miami-Dade County Requirements:

In Miami-Dade County, the County Commission enacted an ordinance imposing new stormwater management reporting and inspection requirements which commence **3 years** after adoption of the ordinance (**September 4, 2027**). These new ordinance amendments require owners and operators of stormwater management systems that connect to or drain into a public right-of-way drainage infrastructure to certify the stormwater system and submit an asset inventory of the stormwater system and structures, inspections/maintenance records, and maintenance standard operating procedures to the County. After the first certification, the stormwater management system will need to be certified every **10 years thereafter**, unless the County determines an earlier recertification is required.

If the requirements above apply to the special district, the district manager should discuss with the district engineer the anticipated costs of certifying the stormwater system, including the asset inventory of the structures, maintenance standard operating procedures and maintenance report formats to comply with the new County requirements.

Miami-Dade County Class V Dewatering Permits:

Additionally, the Miami-Dade County Commission amended the code of ordinances to require **Class V permits** for dewatering operations associated with the cleaning and maintenance of stormwater management systems. Dewater means to discharge either on- or off-site water from an excavation, underground structure, or depressed lands, which includes the cleaning of stormwater infrastructure systems in the special districts. Presently, a special district, or its contractor, will need to apply for and obtain a permit from Miami-Dade County Department of Environmental Resource Management (DERM) prior to the stormwater cleaning. Previously, the special district did not have to obtain a permit from DERM to perform stormwater structure cleaning. There are multiple costs involved, which vary depending upon the length of time of the permit. According to the information provided by DERM, the fee for a one-year permit is \$2,150, as provided on the permit application form. The permit must be issued before work commences, otherwise there will be fines equal to double the permit cost imposed by Miami-Dade County. It is imperative that the permit be issued, and that this requirement is included in the agreement with a contractor. There are also other requirements that the contractor will need to adhere to as a part of the cleaning of the stormwater system under the permit, including, but not limited to, a description of the portion of the infrastructure to be cleaned, the equipment to be used for cleaning,

the standard operating procedure for the cleaning, details and specifications of required pre-treatment system if discharged into same stormwater infrastructure, information on how the filtrate will be collected, transported, and disposed of, details for the authorized facility where the solid content of the truck will be transported, visual inspection of the drainage structure and content for signs of contamination, and proper use of the equipment.

Recommendation

Taking all of these current and new requirements into account, it would benefit the special district for the district engineer to review the current stormwater management systems, including having the district engineer make a determination of: whether mapping is required to identify the location of the stormwater infrastructure, the current condition of the infrastructure, the required maintenance of the system, a maintenance plan, the estimate for the future needs of the stormwater system as a whole and the estimated costs for the regular maintenance (including permit costs) and future capital costs.