

Grand Bay At Doral
Community Development District

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

CONTENTS

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

DETAILED PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Units

Total Units 4,251	Doral Breeze 541	Midtown Doral 1847	Grand Bay North 347	Grand Bay South* 1516	Total Units 4251
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* - 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	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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 (A2) (Refunding Bonds)	Phase One Units (A1) (Phase One Project Bonds)	Grand Bay Midtown - Commercial Square Footage (With Percentages)		
Total Midtown Units			Building 1	10,031	14.33%
3 Bedroom Condo - Type 2	252	84	Building 2	24,360	34.80%
2 Bedroom Condo - Type 2	546	182	Building 3	24,360	34.80%
1 Bedroom Condo - Type 2	120	40	Building 4	11,249	16.07%
3 Bedroom Condo - Type 1	126	28	Total	70,000	100.00%
2 Bedroom Condo - Type 1	227	84			
1 Bedroom Condo - Type 1	276	119			
Total Residential Units	1547	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				23,838	34.8
Assessments Purposes-		29.36 Acres		23,838	34.8
Non-Residential counts as approximately		8.8% Of District		11,006	16.07
300 units.				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

1% County Property Appraiser Fee

O&M Covenant = 108.00

108.00/.94 = 114.89

Community Information:

Total North Units

A-1: Project Bonds

A-2: Refunding Bonds

Single Family 40' Unit

Townhome Unit

Condo Unit (3-Story)

Total Residential Units

64

172

111

347

72.04 Acres

21.33% Of District

North Parcel Acreage

72.04 Acres

21.59% Of District

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

	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	Bond Prepayments	
Single Family 40' Unit (Pod VI)	77	0
Townhome 22' Unit (Pod III)	228	0
2 Story Condo/Flat Unit (Pod IV)	387	0
3 Story Condo/Flat Unit (Pods II & V)	384	186
<u>Apartment Unit (Pod 1)</u>	<u>440</u>	<u>0</u>
Total Residential Units	1516	186
<u>Assessable Units For Debt</u>		
Total Units	1516	
Less Apartment Unit (Developer Contributed		
Cost Of Improvements In Lieu Of Cap Assessment)	<u>440</u>	Note: 3 Story Flat Units That Are Assessed For Debt: 198
Total Original Assessable Units For Debt	1076	
Less Prepayments - 186 Pod V 3 Story Condos	<u>186</u>	
Total Current Assessable Units For Debt	890	

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