



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 25, 2025
8:00 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.grandbayatdoralcdd.org

786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
Grand Central Clubhouse
10551 NW 88th Street
Doral, Florida 33178
REGULAR BOARD MEETING & PUBLIC HEARING
June 25, 2025
8:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. April 16, 2025 Special Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 6
- H. Old Business
 - 1. Update Regarding Refinancing of Series 2014-A1 Bonds (Midtown)
- I. New Business
 - 1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 23
 - 2. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 25
- J. Administrative Matters
- K. Board Member & Staff Closing Comments
- L. Adjourn



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
141987	599454	Print Legal Ad-IPL01978550 - IPL0197855		\$721.85	2	48 L

Attention: Laura J. Archer

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

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

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Grand Bay at Doral Community Development District** (the "District") will hold Regular Meetings at Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178 at **8:00 a.m.** on the following dates:

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

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

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

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

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

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

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

www.grandbayatdoralcdd.org
IPL0197855
Oct 10 2024

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

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

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

Publication: Miami Herald

1 insertion(s) published on:

10/10/24

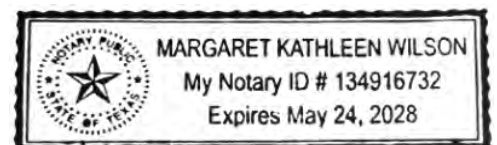
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in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

Mary Castro

Sworn to and subscribed before me this 10th day of October in the year of 2024

Margaret K. Wilson

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



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

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
APRIL 16, 2025**

A. CALL TO ORDER

District Manager Armando Silva called the April 16, 2025, Special Board Meeting of the Grand Bay at Doral Community Development District to order at 7:53 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, FL 33178.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Herald* on April 4, 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 and Vice-Chairperson Stephanie Delavalle and Assistant Secretaries James Fox and Carlos Rinaldi.

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

Also in attendance was John Ramirez, Doral, FL.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. February 19, 2025, Special Board Meeting

Mr. Silva presented the February 19, 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. Delavalle, seconded by Mr. Correia and unanimously passed to approve the minutes of February 19, 2025, Special Board Meeting, as presented.

G. OLD BUSINESS

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

Mr. Silva advised that the Grand Bay at Doral CDD Special Assessment Refunding Bonds, Series 2025 A-1 had closed on 3/27/2025.

H. NEW BUSINESS

1. Consider Resolution No. 2025-03– Adopting a Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-03 was presented, entitled:

RESOLUTION NO. 2025-03

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

Mr. Silva read the title into the record and stated that no carryover amount would be required to balance the budget from the fund balance as of 9/30/2025. He further stated that since overall assessments were not increasing, letters to property owners would not be required. In addition, Mr. Silva stated as part of Resolution No. 2025-03, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll. Further discussion took place on the proposed budget after which;

A **motion** was made by Mr. Correia, seconded by Ms. Delavalle and passed unanimously to approve and adopt Resolution No. 2025-03, *as presented*; setting the Public Hearing for June 25, 2025, at 8:00 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, FL 33178; and further authorizes the publication of the notice of public hearing, as required by law.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Memorandum Regarding the Legal Requirements for Miami-Dade County CDDs Owning/Maintaining Stormwater Management Systems

District Counsel submitted a memorandum advising the District of the legal requirements with owning and maintaining stormwater management systems within Miami-Dade County. Certain permitting requirements are now necessary as well as Operation & Maintenance manuals that are now required to be submitted to Miami-Dade County.

2. Reminder: Form 1, Statement of Financial Interest – Filing Deadline: July 1, 2025

The Board Members were reminded of the importance of electronically completing their individual 2024 Statement of Financial Interests Form 1. The deadline for submittal is July 1, 2025.

Mr. Pawelczyk reminded the District Board that they were required to complete four (4) hours of ethics training, annually, no later than December 31, 2025.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva stated that there was a vacancy in Seat #4 and asked if there were any interested persons who would like to serve on the Board of Supervisors of the District. John Ramirez, a qualified elector in State of Florida, stated that he was interested in serving on the Board of Supervisors of the District. A discussion ensued after which:

A **motion** was made by Mr. Fox, seconded by Mr. Rinaldi and unanimously passed to appoint Mr. Ramirez to serve the unexpired 4-year term of office in Seat #4 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 Mr. Ramirez and reviewed his duties and responsibilities with emphasis on the Sunshine Law, Financial Disclosure, Public Records Law and the Code of Ethics for Public Officials.

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, John Ramirez, 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.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Correia, seconded by Ms. Delavalle and passed unanimously adjourning the Special Board Meeting at 8:30 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Grand Bay at Doral Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2025/2026, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

WHEREAS, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2025/2026 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is accepted, approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 25th day of June, 2025.

ATTEST:

**GRAND BAY AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grand Bay At Doral Community Development District

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

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DETAILED FINAL 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

Units
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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	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	252	84	Building 1	10,031	14.33%
3 Bedroom Condo - Type 2	546	182	Building 2	24,360	34.80%
2 Bedroom Condo - Type 2	120	40	Building 3	24,360	34.80%
1 Bedroom Condo - Type 2	126	28	Building 4	11,249	16.07%
3 Bedroom Condo - Type 1	227	84	Total	70,000	100.00%
2 Bedroom Condo - Type 1	276	119			
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	Assessment	Assessment	Assessment	Projected Assessment
	Before Discount*	Before Discount*	Before Discount*	Before Discount*	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.

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Grand Bay at Doral Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 25th day of June, 2025.

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Grand Bay at Doral Community Development District** (the “District”) will hold Regular Meetings at Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178 at **8:00 a.m.** on the following dates:

**October 22, 2025
November 26, 2025
February 25, 2026
March 25, 2026
April 22, 2026
June 24, 2026
July 22, 2026
September 23, 2026**

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

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

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

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

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

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

www.grandbayatdoralcdd.org

PUBLISH: MIAMI HERALD 10/9/2025

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2024/2025, 2025/2026 and 2026/2027
With Two Year Option (2027/2028 and 2028/2029)
Miami-Dade County, Florida**

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than August 20, 2025 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Grand Bay at Doral Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.