Grand Bay At Doral
Community Development District

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

CONTENTS

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - ALL UNITS
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
Administrative Assessments	145,593	**0**	147,758
Maintenance Assessments	369,009	**369,473**	369,473
Direct Bill O&M Assessments	0	**0**	0
Debt Assessments - A Bonds	2,300,554	**2,299,991**	2,299,991
Debt Assessments - A-1 Bonds	985,790	**987,372**	987,372
Debt Assessments - A-2 Bonds	866,004	**867,549**	867,549
Other Revenues	0	**3,647**	3,647
Interest Income	1,000	**41,742**	41,742
TOTAL REVENUES	**$ 4,667,950**	**$ 4,569,774**	**$ 4,717,532**
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Management	38,856	**38,856**	38,856
Supervisor Fees	3,000	**2,800**	2,800
Payroll Taxes	232	**214**	214
Field Operations	7,320	**7,320**	7,320
Legal	21,500	**20,786**	16,786
Assessment Roll	10,000	**10,000**	10,000
Audit Fees	8,000	**7,300**	7,300
Arbitrage Rebate Fee	3,000	**3,000**	3,000
Insurance - GL & Public Officials Liability Insurance	10,000	**10,075**	10,075
Insurance - Property Coverage	6,800	**0**	0
Legal Advertisements	2,500	**6,884**	4,884
Miscellaneous	2,000	**1,979**	979
Postage	775	**250**	250
Office Supplies	1,450	**783**	783
Dues & Subscriptions	175	**175**	175
Trustee Fees	21,500	**19,500**	19,500
Continuing Disclosure Fee	2,000	**2,000**	2,000
Website Management	2,000	**2,000**	2,000
Property Taxes	750	**0**	0
Administrative Contingency	2,000	**2,000**	0
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 143,858**	**$ 135,922**	**$ 126,922**
MAINTENANCE EXPENDITURES			
Preserve Area Maintenance/Upkeep	100,000	**132,887**	107,887
Miscellaneous Maintenance	24,468	**29,876**	24,876
Lawn/Landscape Service - Median/Right Of Way MTE	8,000	**4,000**	0
Mulch/Fertilizer/Pesticide	1,400	**0**	0
Lift Station/Sewer Line MTE (Adagio)	22,500	**32,132**	22,132
Lift Station/Sewer Line MTE (Midtown)	25,000	**55,386**	40,386
Irrigation Systems Maintenance & Power	5,500	**1,443**	1,443
Tree/Shrubbery Replacement	1,500	**0**	0
Annual Engineer's Report & Misc Engineering	8,000	**11,687**	11,687
Lake Tract MTE & Fountain MTE - DB & MT	21,000	**30,000**	20,054
Roadway/Signage/Drainage	7,000	**0**	0
Midtown Plaza Maintenance Reimbursement	110,000	**110,000**	99,895
FPL Easement Maintenance/Upkeep	5,500	**0**	0
FPL Power Sanitary Sewer Lift Stations	7,000	**0**	0
TOTAL MAINTENANCE EXPENDITURES	**$ 346,868**	**$ 407,411**	**$ 328,360**
TOTAL EXPENDITURES	**$ 490,726**	**$ 543,333**	**$ 455,282**
REVENUES LESS EXPENDITURES	**$ 4,177,224**	**$ 4,026,441**	**$ 4,262,250**
Bond Payments (A)	(2,162,521)	**(2,196,192)**	(2,196,192)
Bond Payments (A-1)	(926,643)	**(950,690)**	(950,690)
Bond Payments (A-2)	(814,043)	**(836,004)**	(836,004)
BALANCE	**$ 274,017**	**$ 43,555**	**$ 279,364**
County Appraiser & Tax Collector Fee	(93,338)	**(45,186)**	(45,186)
Discounts For Early Payments	(186,679)	**(146,707)**	(146,707)
Excess/ (Shortfall)	**$ (6,000)**	**$ (148,338)**	**$ 87,471**
Carryover From Prior Year	6,000	**0**	0
Net Excess/ (Shortfall)	**$ -**	**$ (148,338)**	**$ 87,471**

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - DORAL BREEZE
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
Administrative Assessments	29,557	**32,533**	32,533
Maintenance Assessments	39,894	**39,926**	39,926
Debt Assessments - 2012 Bonds	730,663	**730,667**	730,667
Other Revenues	0	**798**	798
Interest Income	219	**10,436**	10,436
TOTAL REVENUES	**$ 800,333**	**$ 814,360**	**$ 814,360**
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	15,000	**25,606**	23,606
Miscellaneous Maintenance	1,000	**768**	768
Irrigation Systems MTE & Power	3,000	**1,443**	1,443
Lake Tract MTE & Fountain MTE	12,000	**30,000**	20,054
Lawn/Landscape Service - Median Maintenance/Right Of Way	1,000	**0**	0
Mulch/Fertilizer/Pesticide	200	**0**	0
FPL Easement Maintenance Upkeep	1,000	**0**	0
FPL Power Lake Fountains	0	**0**	0
Irrigation Repairs	0	**0**	0
Tree/Shrubbery Replacement	500	**0**	0
Roadway/Signage/Drainage	3,000	**0**	0
Annual Engineer's Report & Miscellaneous Engineering	800	**2,036**	2,036
Total Maintenance Expenditures	**37,500**	**59,853**	**47,907**
Administrative Expenditures			
Management	8,508	**8,508**	8,508
Supervisor Fees	750	**0**	0
Payroll Taxes	58	**0**	0
Field Operations	1,050	**1,050**	1,050
Legal	4,704	**4,673**	3,673
Assessment Roll	2,188	**2,188**	2,188
Audit Fees	1,750	**1,597**	1,597
Arbitrage Rebate Fee	500	**0**	0
Insurance - GL & Public Officials Liability Insurance	2,188	**2,204**	2,204
Insurance - Property Coverage	300	**0**	0
Legal Advertisements	547	**1,569**	1,069
Miscellaneous	437	**425**	175
Postage	129	**55**	55
Office Supplies	318	**171**	171
Dues & Subscriptions	38	**38**	38
Trustee Fees	4,000	**2,000**	2,000
Continuing Disclosure Fee	500	**500**	500
Website Management	437	**436**	436
Property Taxes	164	**0**	0
Administrative Contingency	437	**437**	0
Total Administrative Expenditures	**29,003**	**25,851**	**23,664**
TOTAL EXPENDITURES	**$ 66,503**	**$ 85,704**	**$ 71,571**
REVENUES LESS EXPENDITURES	**$ 733,830**	**$ 728,656**	**$ 742,789**
Bond Payments (2012)	(686,823)	**0**	(698,967)
BALANCE	**$ 47,007**	**$ 728,656**	**$ 43,822**
County Appraiser & Tax Collector Fee	(16,002)	**0**	(7,751)
Discounts For Early Payments	(32,005)	**0**	(26,982)
EXCESS/ (SHORTFALL)	**$ (1,000)**	**$ 728,656**	**$ 9,089**
Carryover From Prior Year	1,000	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 728,656**	**$ 9,089**

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - MIDTOWN
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
Administrative Assessments	26,822	**38,393**	38,393
Maintenance Assessments	189,096	**189,560**	189,560
Direct Bill O&M Assessments	0	**0**	0
Debt Assessments - 2014A-1 Bonds	631,354	**632,936**	632,936
Debt Assessments - 2014A-2 Bonds	616,149	**617,692**	617,692
Other Revenues	0	**321**	321
Interest Income	89	**10,436**	10,436
TOTAL REVENUES	**$ 1,463,510**	**$ 1,489,338**	**$ 1,489,338**
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	15,000	**18,494**	9,494
Miscellaneous Maintenance	8,000	**4,943**	3,943
Lawn/Landscape Service - Median/Right Of Way MTE	0	**0**	0
Mulch/Fertilizer/Pesticide	0	**0**	0
Lift Station/Sanitary Sewer Line MTE (Midtown)	25,000	**55,386**	40,386
Irrigation Systems MTE & Power	1,500	**0**	0
Tree/Shrubbery Replacement	0	**0**	0
Roadways/Signage/Drainage	500	**0**	0
Midtown Plaza Maintenance Reimbursement	110,000	**110,000**	99,895
FPL Easement Maintenance/Upkeep	2,250	**0**	0
FPL Power Sanitary Sewer Lift Stations	4,500	**0**	0
Lake Tract MTE & Fountain MTE	9,000	**0**	0
Annual Engineer's Report & Miscellaneous Engineering	2,000	**3,366**	3,366
Total Maintenance Expenditures	**$ 177,750**	**$ 192,189**	**$ 157,084**
Administrative Expenditures			
Management	3,516	**3,516**	3,516
Supervisor Fees	750	**0**	0
Payroll Taxes	58	**0**	0
Field Operations	3,000	**3,000**	3,000
Legal	1,892	**2,477**	1,477
Assessment Roll	880	**880**	880
Audit Fees	704	**643**	643
Arbitrage Rebate Fee	1,000	**1,500**	1,500
Insurance - GL & Public Officials Liability Insurance	880	**887**	887
Insurance - Property Coverage	4,500	**0**	0
Legal Advertisements	220	**930**	430
Miscellaneous	176	**220**	70
Postage	171	**22**	22
Office Supplies	122	**69**	69
Dues & Subscriptions	15	**15**	15
Trustee Fees	7,000	**7,000**	7,000
Continuing Disclosure Fee	500	**500**	500
Website Management	176	**176**	176
Property Taxes	66	**0**	0
Administrative Contingency	176	**176**	0
Total Administrative Expenditures	**25,802**	**22,011**	**20,185**
TOTAL EXPENDITURES	**$ 203,552**	**$ 214,200**	**$ 177,269**
REVENUES LESS EXPENDITURES	**$ 1,259,958**	**$ 1,275,138**	**$ 1,312,069**
Bond Payments - Series 2014A-1	(593,473)	**(611,951)**	(611,951)
Bond Payments - Series 2014A-2	(579,179)	**(597,212)**	(597,212)
BALANCE	**$ 87,306**	**$ 65,975**	**$ 102,906**
County Appraiser & Tax Collector Fee	(29,268)	**(14,420)**	(14,420)
Discounts For Early Payments	(58,537)	**(34,315)**	(34,315)
EXCESS/ (SHORTFALL)	**$ (499)**	**$ 17,240**	**$ 54,171**
Carryover From Prior Year	500	**0**	0
NET EXCESS/ (SHORTFALL)	**$ 1**	**$ 17,240**	**$ 54,171**

AMENDED FINAL BUDGET
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - NORTH
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
Administrative Assessments	31,018	**33,524**	33,524
Maintenance Assessments	42,891	**42,890**	42,890
Debt Assessments - 2014A-1 Bonds	354,436	**354,436**	354,436
Debt Assessments - 2014A-2 Bonds	249,856	**249,857**	249,857
Other Revenues	0	**0**	0
Interest Income	215	**10,436**	10,436
TOTAL REVENUES	**$ 678,416**	**$ 691,143**	**$ 691,143**
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	15,000	**27,293**	23,293
Miscellaneous Maintenance	5,468	**21,489**	18,489
Lawn/Landscape Service - Median - Right Of Way Maintenance	1,000	**0**	0
Mulch/Fertilizer/Pesticide	200	**0**	0
Lift Station/Sewer Line MTE (Adagio)	15,000	**27,132**	22,132
Irrigation Systems MTE & Power	300	**0**	0
Tree/Shrubbery Replacement	0	**0**	0
Roadways/Signage/Drainage	500	**0**	0
FPL Easement Maintenance/Upkeep	500	**0**	0
FPL Power Sanitary Sewer Lift Stations	750	**0**	0
Annual Engineer's Report & Miscellaneous Engineering	1,600	**2,868**	2,868
Total Maintenance Expenditures	**40,318**	**78,782**	**66,782**
Administrative Expenditures			
Management	5,112	**5,112**	5,112
Supervisor Fees	750	**0**	0
Payroll Taxes	58	**0**	0
Field Operations	1,037	**1,037**	1,037
Legal	4,642	**4,624**	3,624
Assessment Roll	2,160	**2,159**	2,159
Audit Fees	1,727	**1,576**	1,576
Arbitrage Rebate Fee	1,000	**1,000**	1,000
Insurance - GL & Public Officials Liability Insurance	2,159	**2,175**	2,175
Insurance - Property Coverage	750	**0**	0
Legal Advertisements	540	**1,554**	1,054
Miscellaneous	432	**397**	247
Postage	127	**54**	54
Office Supplies	314	**170**	170
Dues & Subscriptions	38	**38**	38
Trustee Fees	7,000	**7,000**	7,000
Continuing Disclosure Fee	500	**500**	500
Website Management	432	**432**	432
Property Taxes	162	**0**	0
Administrative Contingency	432	**432**	0
Total Administrative Expenditures	**29,372**	**28,260**	**26,178**
TOTAL EXPENDITURES	**$ 69,690**	**$ 107,042**	**$ 92,960**
REVENUES LESS EXPENDITURES	**$ 608,726**	**$ 584,101**	**$ 598,183**
Bond Payments - Series 2014A-1	(333,170)	**(338,739)**	(338,739)
Bond Payments - Series 2014A-2	(234,864)	**(238,792)**	(238,792)
BALANCE	**$ 40,692**	**$ 6,570**	**$ 20,652**
County Appraiser & Tax Collector Fee	(13,564)	**(6,561)**	(6,561)
Discounts For Early Payments	(27,128)	**(23,489)**	(23,489)
EXCESS/ (SHORTFALL)	**$ -**	**$ (23,480)**	**$ (9,398)**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (23,480)**	**$ (9,398)**

AMENDED FINAL BUDGET
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - SOUTH
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
Administrative Assessments	58,196	**43,308**	43,308
Maintenance Assessments	97,128	**97,097**	97,097
Direct Bill O&M Assessments	0	**0**	0
Debt Assessments	1,569,891	**1,569,324**	1,569,324
Other Revenues	0	**1,741**	1,741
Interest Income	477	**10,435**	10,435
TOTAL REVENUES	**$ 1,725,692**	**$ 1,721,905**	**$ 1,721,905**
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	55,000	**61,494**	51,494
Miscellaneous Maintenance	10,000	**2,676**	1,676
Lawn/Landscape Service - Median - Right Of Way Maintenance	6,000	**4,000**	0
Mulch/Fertilizer/Pesticide	1,000	**0**	0
Lift Station/Sewer Line MTE (Adagio)	7,500	**5,000**	0
Irrigation Systems MTE & Power	700	**0**	0
Tree/Shrubbery Replacement	1,000	**0**	0
Roadways/Signage/Drainage	3,000	**0**	0
FPL Easement Maintenance/Upkeep	1,750	**0**	0
FPL Power Sanitary Sewer Lift Stations	1,750	**0**	0
Annual Engineer's Report & Miscellaneous Engineering	3,600	**3,417**	3,417
Total Maintenance Expenditures	**91,300**	**76,587**	**56,587**
Administrative Expenditures			
Management	21,720	**21,720**	21,720
Supervisor Fees	750	**2,800**	2,800
Payroll Taxes	58	**214**	214
Field Operations	2,233	**2,233**	2,233
Legal	10,262	**9,012**	8,012
Assessment Roll	4,772	**4,773**	4,773
Audit Fees	3,819	**3,484**	3,484
Arbitrage Rebate Fee	500	**500**	500
Insurance - GL & Public Officials Liability Insurance	4,773	**4,809**	4,809
Insurance - Property Coverage	1,250	**0**	0
Legal Advertisements	1,193	**2,831**	2,331
Miscellaneous	955	**937**	487
Postage	348	**119**	119
Office Supplies	696	**373**	373
Dues & Subscriptions	84	**84**	84
Trustee Fees	3,500	**3,500**	3,500
Continuing Disclosure Fee	500	**500**	500
Website Management	955	**955**	955
Property Taxes	358	**0**	0
Administrative Contingency	955	**955**	0
Total Administrative Expenditures	**59,681**	**59,799**	**56,894**
TOTAL EXPENDITURES	**$ 150,981**	**$ 136,386**	**$ 113,481**
REVENUES LESS EXPENDITURES	**$ 1,574,711**	**$ 1,585,519**	**$ 1,608,424**
Bond Payments - Series 2016	(1,475,697)	**(1,497,225)**	(1,497,225)
BALANCE	**$ 99,014**	**$ 88,294**	**$ 111,199**
County Appraiser & Tax Collector Fee	(34,504)	**(16,454)**	(16,454)
Discounts For Early Payments	(69,009)	**(61,921)**	(61,921)
EXCESS/ (SHORTFALL)	**$ (4,499)**	**$ 9,919**	**$ 32,824**
Carryover From Prior Year	4,500	**0**	0
NET EXCESS/ (SHORTFALL)	**$ 1**	**$ 9,919**	**$ 32,824**

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 - DORAL BREEZE)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
Interest Income	1,000	**15,500**	15,159
NAV Tax Collection	686,823	**698,967**	698,967
Miscellaneous Revenue	0	**0**	0
Total Revenues	**$ 687,823**	**$ 714,467**	**$ 714,126**
EXPENDITURES			
Principal Payments (2022)	334,000	**334,000**	334,000
Interest Payments (2022)	336,400	**343,080**	343,080
Bond Redemption	17,423	**0**	0
Total Expenditures	$ 687,823	**$ 677,080**	**$ 677,080**
Excess/ (Shortfall)	**$ -**	**$ 37,387**	**$ 37,046**

FUND BALANCE AS OF 9/30/24	$308,685
FY 2024/2025 ACTIVITY	$37,387
FUND BALANCE AS OF 9/30/25	$346,072

Notes

Revenue Account Balance = $346,072.

Revenue Account Balance To Be Used To Fund 11-1-25 Interest Payment Of $164,860.

* Approximate Amounts

Series 2022 (Doral Breeze) Bond Refunding Information

Original Par Amount =	$9,206,000	Annual Principal Payments Due:
Interest Rate =	4.00%	November 1st
Issue Date =	August 2022	Annual Interest Payments Due:
Maturity Date =	November 2042	May 1st & November 1st
Par Amount As Of 9/30/25 =	$8,243,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 & 2025 - MIDTOWN)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
Interest Income (2014A-1 & 2025A-1)	400	**32,900**	32,822
Interest Income (2014A-2)	400	**44,200**	44,073
Bond Proceeds	0	**6,165,000**	6,165,000
Bond Premium	0	**172,984**	172,984
Transfer From Series 2014 DS To Series 2025	0	**1,349,756**	1,349,756
Transfer From Series 2014 Construction Fund	0	**15,122**	15,122
NAV Tax Collection (2014-1 & 2025A-1)	593,473	**611,951**	611,951
NAV Tax Collection (2014-2)	579,179	**597,212**	597,212
Total Revenues	**$ 1,173,452**	**$ 8,989,125**	**$ 8,988,920**
EXPENDITURES			
Principal Payments (2014A-1)	180,000	**7,125,000**	7,125,000
Principal Payments (2014A-2)	230,000	**230,000**	230,000
Interest Payments (2014A-1)	410,580	**377,235**	377,235
Interest Payments (2014A-2)	347,356	**354,113**	354,113
Transfer to Series 2025 From Series 2014 DS	0	**1,349,756**	1,349,756
Cost Of Bond Refunding Issuance	0	**236,975**	236,975
Bond Redemption - Series 2014A-1	3,293	**0**	0
Bond Redemption - Series 2014A-2	2,223	**0**	0
Total Expenditures	**$ 1,173,452**	**$ 9,673,079**	**$ 9,673,079**
Excess/ (Shortfall)	**$ -**	**$ (683,954)**	**$ (684,158)**

FUND BALANCE AS OF 9/30/24	$2,230,105
FY 2024/2025 ACTIVITY	($683,954)
FUND BALANCE AS OF 9/30/25	$1,546,151

Notes
Reserve (25A-1) Fund Balance = $50,813*. Reserve (14A-2) Fund Balance = $589,201*
Revenue (25A-1) Fund Balance = $343,223*. Revenue (14A-2) Fund Balance = $562,914*
Revenue (25A-1) Fund Balance To Be Used To Make 11-1-25 Interest Payment Of $183,237.
Revenue (14A-2) Fund Balance To Be Used To Make 11-1-25 Interest Payment Of $170,300.
* Approximate Amounts

Series 2014-2 Bond Refunding Information

Original Par Amount =	$7,095,000	Annual Principal Payments Due:
Interest Rate =	5.875% - 6.5%	May 1st
Issue Date =	October 2014	Annual Interest Payments Due:
Maturity Date =	May 2039	May 1st & November 1st
Par Amount As Of 9/30/25 =	$5,315,000	

Series 2025-1 Bond Refunding Information

Original Par Amount =	$6,165,000	Annual Principal Payments Due:
Interest Rate =	5.00%	May 1st
Issue Date =	March 2025	Annual Interest Payments Due:
Maturity Date =	May 2045	May 1st & November 1st
Par Amount As Of 9/30/25 =	$6,165,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - NORTH)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
Interest Income (2014A-1)	400	**15,900**	15,788
Interest Income (2014A-2)	300	**9,500**	9,454
NAV Tax Collection (2014-1)	333,170	**338,739**	338,739
NAV Tax Collection (2014-2)	234,864	**238,792**	238,792
Total Revenues	**$ 568,734**	**$ 602,931**	**$ 602,772**
EXPENDITURES			
Principal Payments (2014A-1)	100,000	**100,000**	100,000
Principal Payments (2014A-2)	115,000	**115,000**	115,000
Interest Payments (2014A-1)	232,250	**234,250**	234,250
Interest Payments (2014A-2)	119,300	**121,600**	121,600
Bond Redemption - Series 2014A-1	1,320	**0**	0
Bond Redemption - Series 2014A-2	864	**0**	0
Total Expenditures	**$ 568,734**	**$ 570,850**	**$ 570,850**
Excess/ (Shortfall)	**$ -**	**$ 32,081**	**$ 31,922**

FUND BALANCE AS OF 9/30/24	**$574,887**
FY 2024/2025 ACTIVITY	**$32,081**
FUND BALANCE AS OF 9/30/25	**$606,968**

Notes
Reserve (2014A-1) Fund Balance = $144,082*. Reserve (2014A-2) Fund Balance = $59,770*
Revenue (2014A-1) Fund Balance = $244,070*. Revenue (2014A-2) Fund Balance = $159,046*
Revenue (2014A-1) Fund Balance To Be Used To Make 11-1-25 Interest Payment Of $115,125.
Revenue (2014A-2) Fund Balance To Be Used To Make 11-1-25 Interest Payment Of $58,500.
* Approximate Amounts

Series 2014-1 Bond Information

Original Par Amount =	$5,450,000	**Annual Principal Payments Due:**
Interest Rate =	4.00% - 5.00%	**May 1st**
Issue Date =	November 2014	**Annual Interest Payments Due:**
Maturity Date =	May 2045	**May 1st & November 1st**
Par Amount As Of 9/30/25 =	$4,605,000	

Series 2014-2 Bond Refunding Information

Original Par Amount =	$3,295,000	**Annual Principal Payments Due:**
Interest Rate =	4.00% - 5.00%	**May 1st**
Issue Date =	November 2014	**Annual Interest Payments Due:**
Maturity Date =	May 2039	**May 1st & November 1st**
Par Amount As Of 9/30/25 =	$2,340,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2016 - SOUTH)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
Interest Income	1,000	**77,000**	74,899
Miscellaneous Income	0	**0**	0
NAV Tax Collection	1,475,698	**1,497,225**	1,497,225
Total Revenues	**$ 1,476,698**	**$ 1,574,225**	**$ 1,572,124**
EXPENDITURES			
Principal Payments	525,000	**525,000**	525,000
Interest Payments	948,106	**959,263**	959,263
Transfer To Construction Account	0	**22,127**	20,026
Bond Redemption	3,592	**0**	0
Total Expenditures	**$ 1,476,698**	**$ 1,506,390**	**$ 1,504,289**
Excess/ (Shortfall)	**$ -**	**$ 67,835**	**$ 67,835**

FUND BALANCE AS OF 9/30/24	$1,714,612
FY 2024/2025 ACTIVITY	$67,835
FUND BALANCE AS OF 9/30/25	$1,782,447

Notes

Reserve Fund Balance = $891,206* Revenue Fund Balance = $891,241*.
Revenue Fund Used To Fund 11-1-25 Interest Payment Of $468,475.
* Approximate Amounts

Series 2016 (South) Bond Information

Original Par Amount =	$27,635,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.00%	May 1st
Issue Date =	March 2016	Annual Interest Payments Due:
Maturity Date =	May 2046	May 1st & November 1st
Par Amount As Of 9/30/2025=	$19,175,000	