



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 25, 2026
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
February 25, 2026
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. October 22, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding the Removal/Replacement of Diseased Palms located along NW 90th Street...Page 8
 - 2. Update Regarding Fence Removal on 90th Street.....Page 11
 - 3. Update Regarding Solar Lighting for FPL Easement Walkway.....Page 12
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 25
 - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 42
- I. Administrative Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Cols | Depth |
|-----------|--------------|-----------------------|----------|------|-------|
| 57860 | IPL0279594 | Legal Ad - IPL0279594 | | 1.0 | 82.0L |

ATTENTION: Grand Bay at Doral Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

**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**
- December 3, 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
10/13/25
 IPL0279594
 Oct 13 2025

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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Sworn to and subscribed before
 me on



**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 22, 2025**

A. CALL TO ORDER

District Manager Armando Silva called the October 22, 2025, Regular Board Meeting of the Grand Bay at Doral Community Development District (the “District”) to order at 8:06 a.m. in the Meeting Room at the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, FL 33178.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 13, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Josef Correia, Vice Chairperson Stephanie Delavalle and Supervisors Carlos Rinaldi, John Ramirez, and James Fox (via telephone).

Staff in attendance included: District Manager Armando Silva & Associate District Manager Pablo Jerez of Special District Services, Inc.; and District Counsel Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (via telephone)

Others in Attendance: Luke Delavalle, Miami, FL

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Ramirez requested to add the following items to the Agenda:

- New Business, Item 7: Discussion Regarding Adding Lights to the FPL Easement walking path
- New Business, Item 8: Discussion Regarding Palm Trees on NW 97th Street

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. June 25, 2025, Regular Board Meeting and Public Hearing

Mr. Silva presented the June 25, 2025, Regular Board Meeting and Public Hearing minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Mr. Correia, seconded by Ms. Delavalle and unanimously passed approving the June 25, 2025, Regular Board Meeting and Public Hearing minutes, *as presented*.

G. OLD BUSINESS

1. Staff Report, as Required

There was no staff report.

H. NEW BUSINESS

1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mr. Silva presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. He further stated that the Operating Fund as of September 30, 2025, had a positive balance. A discussion ensued after which;

A **motion** was made by Ms. Delavalle, seconded by Mr. Correia and unanimously passed approving and adopting Resolution No. 2025-06, *as presented*; thereby setting the amended/revised final budget for the 2024/2025 fiscal year.

2. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report

Mr. Silva presented Resolution No. 2025-07, entitled:

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals had been met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Mr. Ramirez, seconded by Mr. Correia and unanimously passed adopting Resolution No. 2025-07, *as presented*; further adopting the Grand Bay at Doral Community Development District’s Goals and Objectives Annual Report; and further authorizing the publication of same on the District’s website.

3. Discussion Regarding Interlocal Access Agreement – Advertisements and Public Notices on County Designated Website

Mr. Silva presented the County Interlocal Access Agreement the “ILA”) discussed during the June 25, 2025, Regular Board Meeting for access to advertising the District’s legal advertisements on the County’s website. Mr. Silva explained that he executed the ILA; however, the County is now requesting that the District provide a document authorizing Mr. Silva to execute the ILA on behalf of the District. He further explained that District Counsel had prepared a resolution to adhere to the County’s request.

4. Consider Resolution No. 2025-08 – Interlocal Access Agreement and Authorized Signatories

Mr. Silva presented Resolution No. 2025-08, entitled:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Silva explained that this resolution authorizes Armando Silva as District Manager, Josef Correia as Chairperson, and Stephanie Delavalle as Vice Chairperson, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Ms. Delavalle, seconded by Mr. Ramirez and unanimously passed approving and adopting Resolution No. 2025-08; thereby authorizing Armando Silva as District Manager, Josef Correia as Chairperson, and Stephanie Delavalle as Vice Chairperson, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement

5. Consider Resolution No. 2025-09 – Certificate of Completion for Series 2014 Bonds (Midtown Doral Project)

Mr. Silva presented Resolution No. 2025-09, entitled:

RESOLUTION NO. 2025-09

RESOLUTION NO. 2025-09 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN PUBLIC IMPROVEMENTS WITHIN ASSESSMENT AREA TWO – PHASE 1 OF THE DISTRICT RELATED TO THE SERIES 2014A-1 BONDS (ASSESSMENT AREA TWO - PHASE 1 PROJECT) TO BE COMPLETE; ACCEPTING

SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, FLORIDA STATUTES (“F.S.”), WITHIN WHICH PROPERTY OWNERS WITHIN ASSESSMENT AREA TWO – PHASE 1 OF THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN AFFECTIVE DATE.

Mr. Silva informed the Board that a resolution would be required to certify the completion of the infrastructure funded by the 2014A-1 Bonds (Midtown Assessment Area Two – Phase I) and a motion was required to certify the completion. A discussion ensued after which;

A **motion** was made by Mr. Corriea, seconded by Mr. Rinaldi and unanimously passed approving and adopting Resolution No. 2025-09; thereby certifying the for Series 2014 Bonds (Midtown Assessment Area Two – Phase I)

6. Consider Resolution No. 2025-10- Certificate of Completion for Series 2016 Bonds (South Parcel)

Mr. Silva presented Resolution No. 2025-10, entitled:

RESOLUTION NO. 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN PUBLIC IMPROVEMENTS WITHIN THE SOUTH PARCEL ASSESSMENT AREA OF THE DISTRICT RELATED TO THE SERIES 2016 BONDS (SOUTH PARCEL ASSESSMENT AREA PROJECT) TO BE COMPLETE; ACCEPTING SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, FLORIDA STATUTES (“F.S.”), WITHIN WHICH PROPERTY OWNERS WITHIN THE SOUTH PARCEL ASSESSMENT AREA OF THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva informed the Board that a resolution would be required to certify the completion of the infrastructure funded by the 2016 Bonds (South Parcel Assessment Area) and a motion was required to certify the completion. A discussion ensued after which;

A **motion** was made by Mr. Corriea and seconded by Mr. Rinaldi and unanimously passed to approve and adopt Resolution No. 2025-10; thereby certifying the for Series 2016 Bonds (South Parcel Assessment Area)

7. Discussion Regarding Adding Lights to the FPL Easement walking path

Mr. Ramirez inquired about the possibility of adding lights to the walking path along NW 107th Avenue, as it was very dark at night and residents use it and it would be beneficial for safety reasons.

Mr. Silva informed the Board that he would request further information from the District Engineer on the possibility of adding lights to the walking path and would advise the Board of the findings at the next meeting.

8. Discussion Regarding Palm Trees on NW 97th Street

Mr. Silva advised that the Grand Bay at Doral Master Association had reached out to the District for assistance because they had received a violation letter from the City of Doral stating that the palm trees located along NW 97th Street were dying and would need to be removed and replaced. Since the area is under the jurisdiction of the District, they have asked the District to assist with dealing with the issue. Brightview Landscaping informed the District that the palm trees were infected with a disease that spreads from palm-to-palm so the recommendation is to remove the infected palm trees and replace them with a different species of palm tree. The District has not yet received a proposal for the removal and replacement of the palm trees. More information will be provided at an upcoming meeting.

I. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Mr. Silva recessed the Regular Board Meeting and simultaneously called to order a meeting of the Audit Committee at approximately 8:47 a.m. The purpose of the Audit Committee meeting is to rank and recommend, in order of preference, no fewer than three (3) audit firms to perform the required auditing services for three (3) fiscal years commencing with the 2024/2025 audit and to include a 2-year renewal option.

Mr. Silva explained that two (2) audit firms had responded to the legal advertisement requesting proposals to perform annual audits for fiscal years ending 9/30/2025, 9/30/2026, 9/30/2027 and to include a 2-year renewal option for fiscal years 9/30/2028 and 9/30/2029. Consequently, Mr. Silva asked the Audit Committee to waive the three (3) audit proposer rule and also rank the firm of Grau & Associates as #1, and Richie Tandoc, P.A. as #2, the qualified and responsible firms. A discussion ensued after which:

A **motion** was made by Ms. Delavalle, seconded by Mr. Ramirez and unanimously passed waiving the three (3) audit proposer rule and ranking the firm of Grau & Associates, deemed to be most qualified to perform the auditing services (current audit firm), as #1 and Richie Tandoc, P.A. as #2.

There being no further Audit Committee business to conduct, Mr. Silva adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting at approximately 6:47 p.m. A discussion ensued after which;

A **motion** was made by Ms. Delavalle, seconded by Mr. Ramirez and unanimously passed authorizing the District Manager to engage the firm of Grau & Associates, a qualified and responsible auditing firm proposer (current auditor), to perform audits for the three (3) fiscal years ending 2025, 2026 and 2027; and the fees for the fiscal years will be \$5,600; and to provide in the engagement a 2-year renewal option for the fiscal years 2028 and 2029; and the fees for the option years, subject to fee adjustments for inflation, will be \$5,700.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative or Operational Matters to come before the Board.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Delavalle, seconded by Mr. Ramirez and passed unanimously adjourning the Regular Board Meeting at approximately 9:00 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

Proposal for Extra Work at 47 MEDJOO PALM FLUSH CUT, DISPOSAL, STUMP GRIND, AND SOD

| | | | |
|---------------------|--|--------------------|--|
| Property Name | 47 MEDJOO PALM FLUSH CUT, DISPOSAL, STUMP GRIND, AND SOD | Contact | Armando Silva |
| Property Address | Grand Bay Master NW 90th Street Doral, FL 33178 | To Billing Address | Grand Bay at Doral CDD 2501A Burns Road Palm Beach Gardens, FL 33410 |
| Project Name | 47 MEDJOO PALM FLUSH CUT, DISPOSAL, STUMP GRIND, AND SOD | | |
| Project Description | 47 MEDJOO PALM FLUSH CUT, DISPOSAL, STUMP GRIND, AND SOD | | |

Scope of Work

| QTY | UoM/Size | Material/Description |
|-------|----------|---|
| 1.00 | EACH | MEDJOO PALMS FLUSH CUT DOWN WITH DUMP FEE - INCLUDES 47 PALMS ON SOUTH SIDE OF NW 90TH ST FROM NW 102ND AVE TO FPL STATION NEAR 107TH AVE |
| 1.00 | LUMP SUM | STUMP GRIND AND GRADE SOIL |
| 1.00 | LUMP SUM | MOT AND MOT PERMIT - FOR LANE CLOSURE DURING WORK HOURS |
| 10.00 | PALLET | ST. AUGUSTINE SOD (TO COVER STUMP BASE OF CUT MEDJOOLES) |
| 1.00 | LUMP SUM | TREE/PALM REMOVAL PERMIT - NOT INCLUDED IN THIS PROPOSAL. SEPERATE PERMIT FEES FOR PLANNING AND ZONING WILL BE PROVIDED BASED ON CITY OF DORAL REQUIREMENTS IN NEEDED |
| 1.00 | LUMP SUM | IRRIGATION REPAIRS ARE NOT INCLUDED. THE IRRIGATION IN THIS AREA IS CURRENTLY NOT WORKING AND NEEDS SEVERAL REPAIRS DUE TO BORING CONTRACTOR WORK BEING DONE ON THE NORHT SIDE OF THE ROAD. A SEPERATE PROPOSAL WILL BE PROVIDED. |

For internal use only

SO# 8852412
JOB# 352600000
Service Line 130

Total Price \$29,681.94

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
440 Sawgrass Corp Pkwy Unit 102, Sunrise, FL 33325 ph. (305) 863-0025 fax (305) 863-0255

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

| | |
|----------------------|--------------------------|
| | District Manager |
| Signature | Title |
| Armando Silva | February 13, 2026 |
| Printed Name | Date |

BrightView Landscape Services, Inc. "Contractor"

| | |
|-------------------------|---------------------------------|
| | Account Manager Exterior |
| Signature | Title |
| Shannon Denouden | February 13, 2026 |
| Printed Name | Date |

| | | | |
|---------------|------------------|------------------------|--------------------|
| Job #: | 352600000 | | |
| SO #: | 8852412 | Proposed Price: | \$29,681.94 |

Exclusions And Qualifications

Personnel/ Working Hours

- This Proposal is based upon personnel working normal daytime hours, 8 hour work day, 40 hour work week. Proposal excludes working in an ineffective manner (rain, unsafe working conditions, etc.)
- BrightView is an open shop contractor, non-signatory to any labor agreements.
- This Proposal is based on non-prevailing wage and non-union labor rates.
- This proposal is based on performing the work in one continuous operation and includes one mobilization of equipment, tools and resources to and from site.

Utilities, Traffic Control, and Permitting

- BrightView excludes any permits or applicable fees in this proposal. Permits and fees, if required, are to be supplied and paid for by others including street closure and traffic control plans.
- Permanent or temporary Water meter fees, permits, installation and cost for water not included in proposal.
- BrightView Landscape Maintenance, Inc. is not responsible for underground or overhead utilities or their re-routing.
- BrightView is not responsible for unmarked private utilities.
- A minimum of (48) hour notice prior to mobilization must be provided for proper underground utility marking, etc. in public areas.
- The owner shall be responsible for identifying and marking all underground utilities within in the work site.
- BrightView shall accept no responsibility for damage to any unmarked underground utilities.

Scope of Work/ Project Specifications

- No import or export soils are provided for in this proposal except as noted in the scope of work. All planting spoils to be used on-site.
- Equipment access roads and level crane pads are to be provided at the time of installation and approved by BrightView prior to mobilization.
- Any and all concrete or asphalt cutting, demolition, removal and replacement to be performed by others.
- Hardscape, electrical, surveying, metal work or waterproofing or any other scope not specified in this proposal are excluded.
- No demolition work is provided for in this proposal except as noted in the scope of work.
- BrightView will receive the site clean and free of weeds and construction debris and in finish graded condition (plus or minus 1/10th foot)
- Site is to be readily accessible by smooth bucket skip loader, forklift, and workmen with hand tools, semi-truck and trailer.
- Cutting, patching or penetration of planter walls is excluded. Coring of structures has not been included. All necessary penetrations into existing planters, sealing of these penetrations, etc. to be by others.
- Waterproofing, protection boards, and topping slabs shall be completed, in place and tested by others prior to mobilization.
- Specified plant materials are subject to availability at the time of construction.

Irrigation

- BrightView shall be given sufficient notice to place irrigation sleeves prior to paving, curbing or wall footings being poured.
- No hardscape (asphalt, concrete, etc.) cutting for purposes of installing irrigation piping, wires, etc. is provided in this proposal.
- Irrigation to be taken from provided point of connection. Water meter installation excluded.
- Irrigation to be installed per plan. Any necessary irrigation modifications to be billed at time and materials.
- Power (110v) P.O.C. for irrigation controller will be provided by the others.
- BrightView will warranty the irrigation system, with regards to material and workmanship for (90) days post-installation.

Warranty

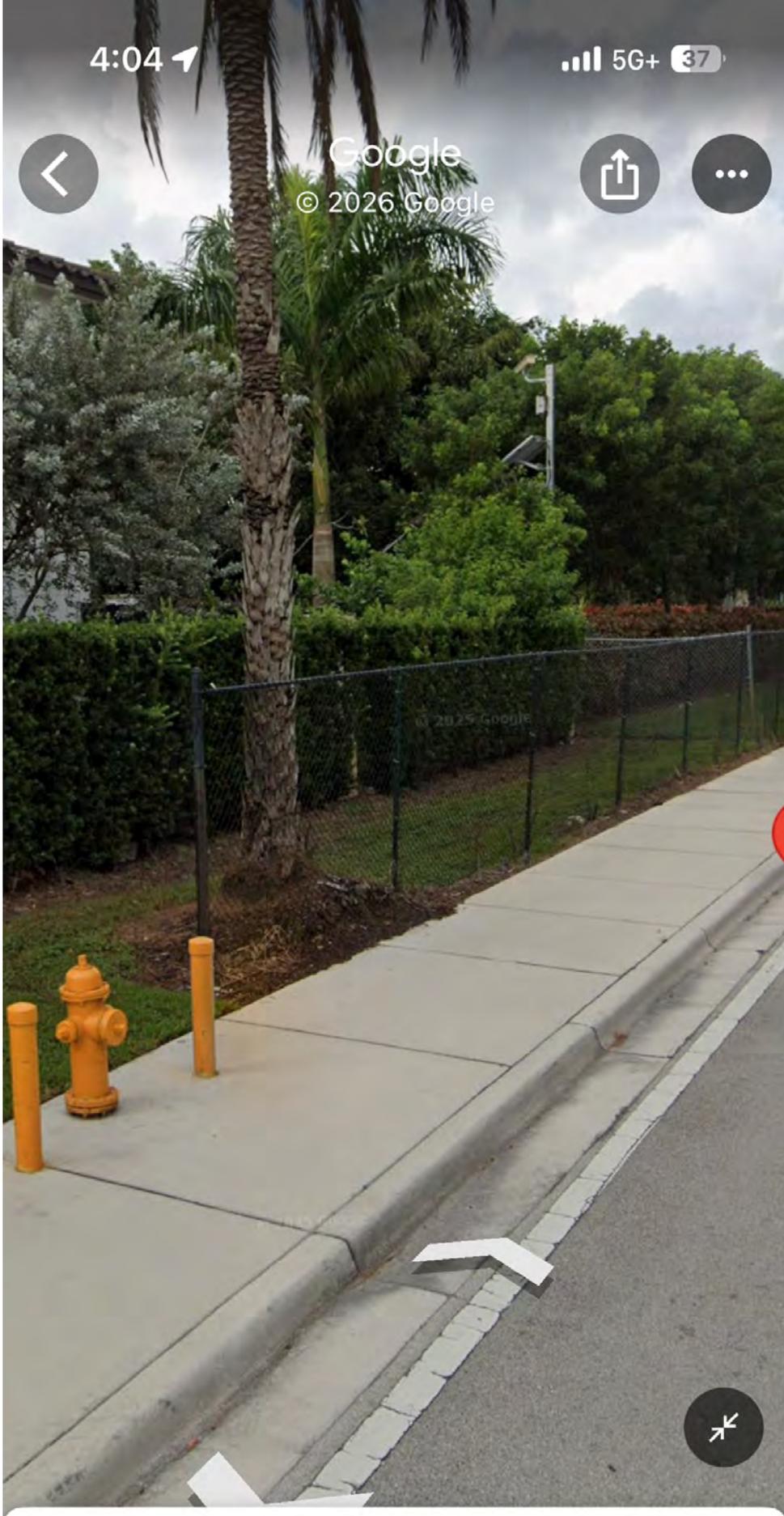
- BrightView shall Warranty all shrubs, ground cover and vines for a period of (90) days. Specimen trees for a period of one (1) year.
- Warranty does not extend beyond the natural life cycle of the plant material. (E.G. annual color, perennials, biennials, etc.)

4:04

5G+ 37



Google
© 2026 Google



10590 NW 90th St

4 months ago · [See more dates](#) >

VANDAL

Solar Vandal Resistant Bollard Light



Stock Item



(Special Order Only)

Our Solar Vandal Resistant Bollard is expertly crafted for superior durability and performance compared to traditional bollards. Equipped with high-efficacy LEDs and premium components, it ensures optimal and extended functionality. Achieving the highest vandal-resistant rating of IK10++, it boasts near-impenetrable strength. Additionally, the Solar Vandal Resistant Bollard is fully waterproof with an IP68 rating, catering to safety and flood-prone areas.

NOMINAL FLUX **588 LUMENS**
 NOMINAL POWER **3 WATT**

LIGHTING

Efficiency 196 Lumens/Watt
 Chips LED **PHILIPS** Luxeon 30-30
 LED lifetime Over 80 000 hours LM80
 Optics/CCT Asymetric & Symetric / 2300K to 6500K (Dual CCT Optional)
 Installation Height 31.4 or 17.7 Inches

BATTERY

Technology..... Lithium Iron Phosphate LIFEP04
 Capacity.....38Wh
 Autonomy.....Over 24 hours at full charge - 4 Rainy Days back up
 Charging Time..... 6 hours
 LifespanOver 3000 CYCLES @ 80% DOD over 10 years Lifetime
 Working Temp..... 14°F to 158°F - (Optional -40°F TO 158°F)

ENERGY

Solar panel 6,3 Wc
 Cells type Monocrystalline Panel Grade A 25 years
 Certificates IEC 61215 - IEC 61730 I and II - IEC 60904

ELECTRONIC

SensorPIR 270° Sensor

DIMENSIONS

Product34.64 x 11.02 x 11.02 or 17.71 x 11.02 x 11.02 Inches
 Carton Size 42.91 x 28.74 x 30.31 or 35.03 x 11.02 x 11.02 Inches (4 pcs / Ctn)
 Weight 11.46 Lbs or 9.25 Lbs
 Materials Aluminium & Polycarbonate
 Installation..... Bolt Down

Model Number **AVS-VDL007 / AVS-VDL-B45**
SKU **787906 / 787906-2**

Beyond Solar retains the right to modify or change product specifications without prior notice, as part of our ongoing commitment to improvement

| Model # | SKU # | Installation Height | Power | Solar Panel | Lithium Battery | Lumens | CCT | IP Rating | Material |
|-------------|----------|---------------------|-------|-------------|-----------------|--------|---------------|-----------|-----------|
| AVS-VDL007 | 787906 | 31.4 In | 3W | 6,3Wc | 12AH | 588LM | 2300K - 6500K | IP67 | ALUMINIUM |
| AVS-VDL-B45 | 787906-2 | 17.7 In | 3W | 6,3Wc | 12AH | 588LM | 2300K - 6500K | IP67 | ALUMINIUM |



LUMINAIRE HOUSING

LEDs

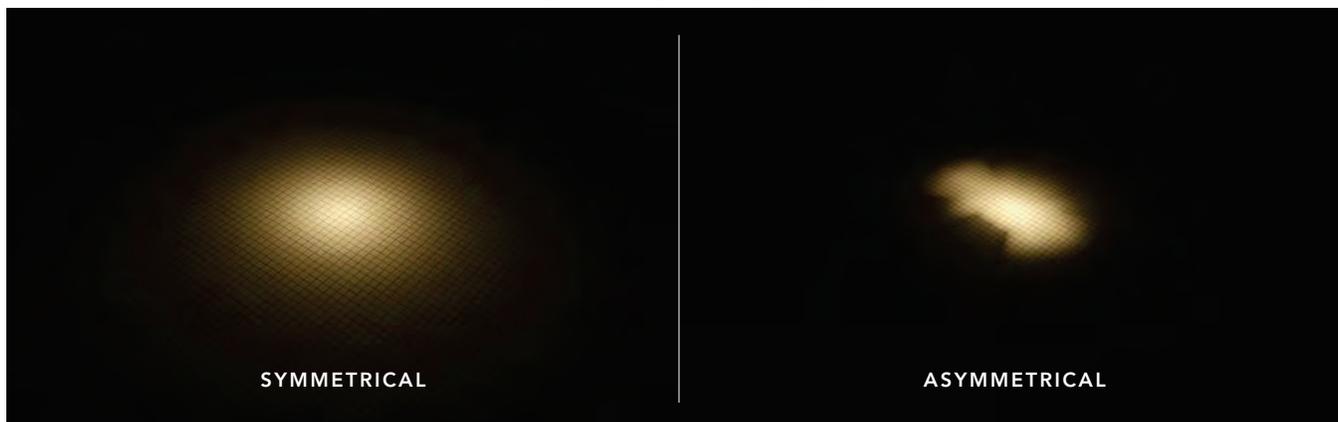
The high-housing and dome are constructed using VANDAL polycarbonate, ensuring durability and protection against UV ray and a guarantee against yellowing. The luminaire's unique design and shape make it almost indestructible, and it meets without any effort IK10+ certification standards.

A TOTAL OF 588 LUMENS

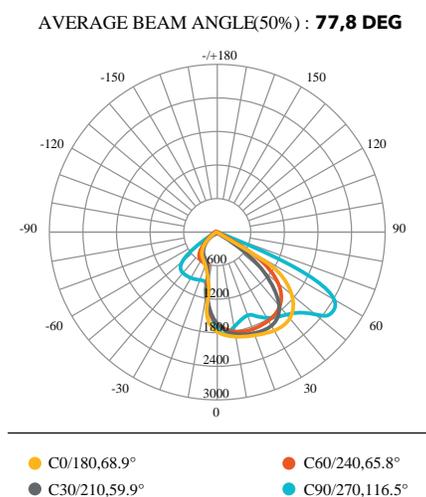
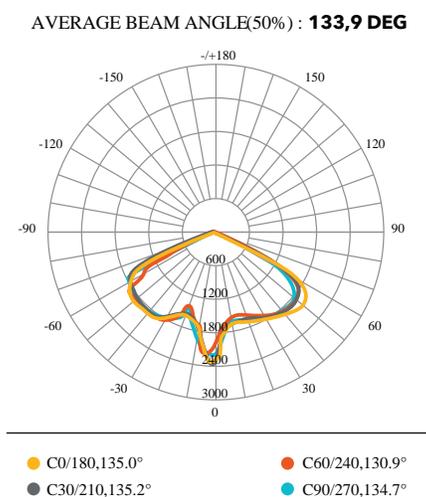
The VANDAL is equipped with 10 Philips VANDAL which provide each an impressive 196 Lumens per Watt. These LEDs are integrated into the upper part of the dome and come equipped with custom optics for exceptional light distribution.



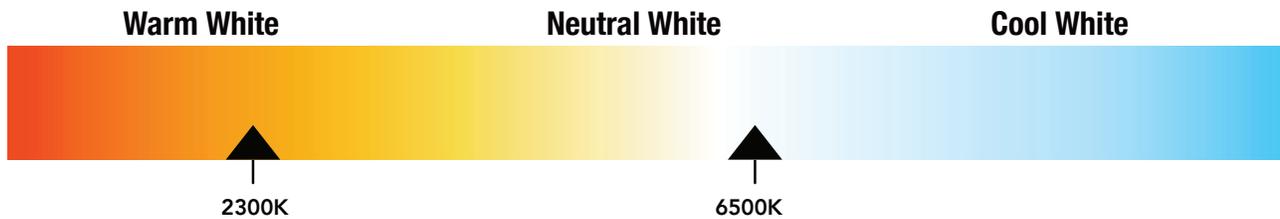
LIGHT DISTRIBUTION



PHOTOMETRIC CURVE



CORRELATED COLOR TEMPERATURE



BATTERY LIFEPO4

+ OVER 10 YEARS LIFETIME

The VANDAL Series features an advanced Iron Phosphate Lithium LiFePo4 battery, widely recognized as the best chemical technology for solar applications. With a remarkable life cycle of over 3000 cycles at 80% DOD, this battery provides reliable and efficient power for over 10 years.



EXTREME TEMPERATURE

14F TO 158F

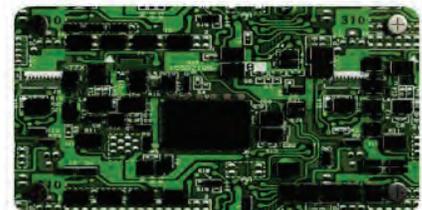
While standard batteries benefit from an operating temperature of 14F to 158F, Beyond Solar offers as optional a new Special LIFEPO4 battery with working range of -40F to 158F

BMS ELECTRONIC PROTECTION BATTERY MANAGEMENT SYSTEM

Our batteries are equipped with electronic circuit boards for a higher protection, ensuring battery functioning optimization no matter the situation.

THE BMS PROTECTS AGAINST

- OVER/UNDER POWER • OVERLOAD • OVER/UNDER VOLTAGE
- OVER/UNDER CHARGE • TEMPERATURE MANAGEMENT

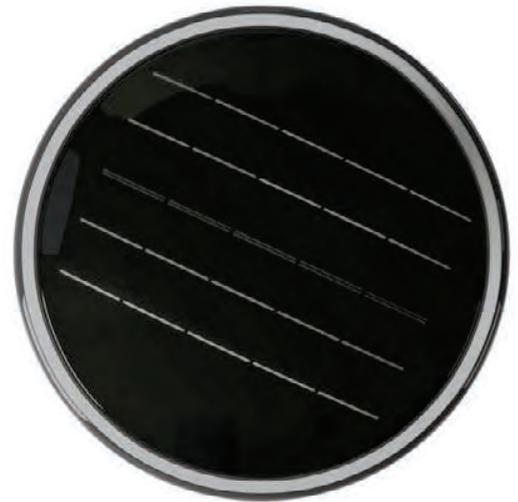
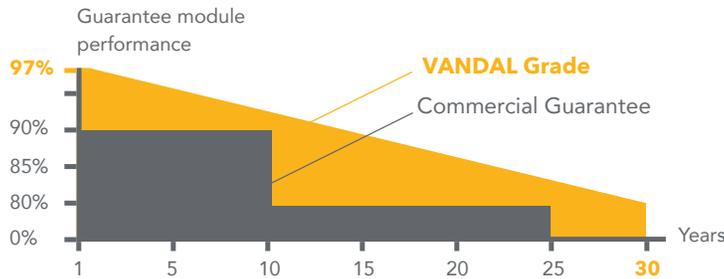


SOLAR PANEL

6,3 WATTS 6V

Encapsulated Monocrystalline Solar Panel **Grade A** Solar Cell with Tempered Glass.

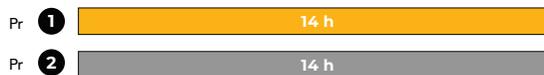
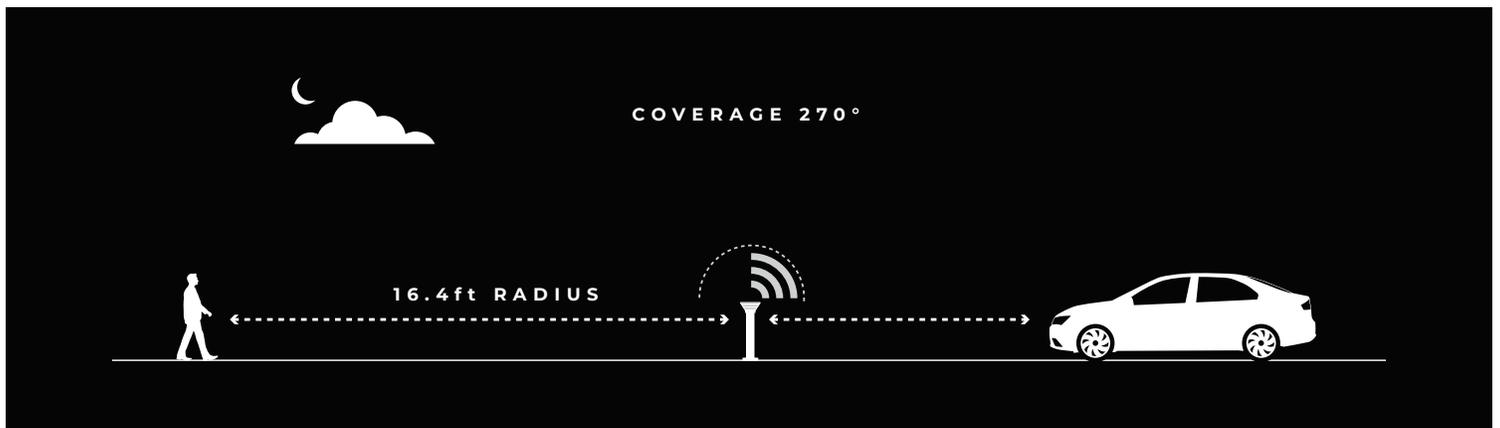
OUR PV PERFORMANCE GUARANTEE



MOTION SENSOR MICROWAVE

THE PHOTOSENSOR AUTOMATICALLY TURNS THE LIGHT ON AT DUSK AND TURNS IT OFF AT DAWN.

The Microwave Motion Sensor with 270 coverage is invisible and integrated to the luminaire housing. It detects any presence and turn the light to full power when it is triggered.



- Program 1**
30% Dim + 100% Power for 20 sec when triggered
- Program 2**
20% Dim + 100% Power for 20 sec when triggered

Our dimming program will be customized to your geographical location for optimal efficiency.

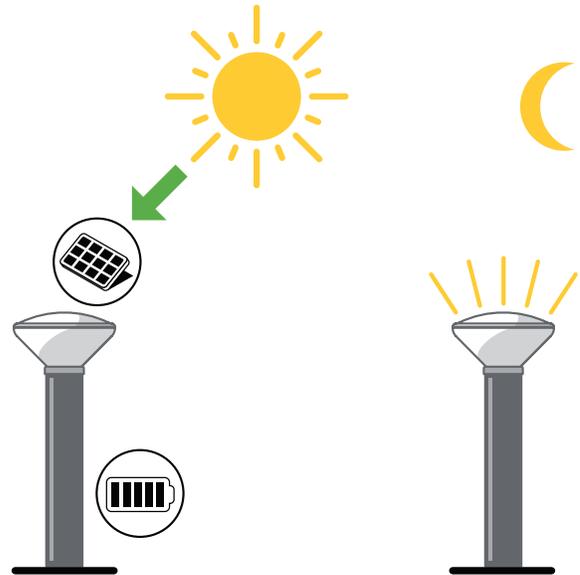


EASY INSTALLATION

Embrace the blend of durability and eco-friendly technology with your Vandal-007 Solar Bollard. Designed to withstand vandalism and harness the sun's power, this lighting solution illuminates your spaces with efficiency and style. Dive into the guidelines below to quickly set up, and enjoy sustainable lighting right out of the box.

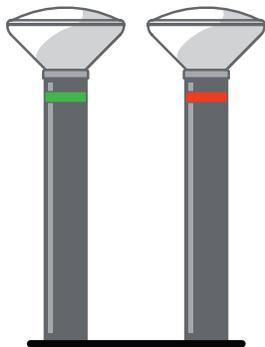
STEP 1: IDENTIFY THE IDEAL SPOT FOR INSTALLATION

Choose a location with uninterrupted exposure to sunlight from dawn to dusk. Avoid places shaded by trees, buildings, or other structures to maximize solar energy absorption.



STEP 2: CHARGE BEFORE USE

Fresh out of the package, your Vandal-007 Solar Bollard Light may need an initial charge. Place it under direct sunlight for at least six hours to achieve a full charge, ensuring optimal performance.



Note the area marked with a red sticker on the pole beneath the light unit. This indicates a less sensitive detection zone, designed to minimize false triggers or unnecessary power consumption.

STEP 3: UNDERSTAND THE DETECTION ORIENTATION

Locate the green label on the unit, which highlights the primary detection zone of the bollard. The Vandal-007 is equipped with a wide 270-degree detection range, ensuring comprehensive coverage for movement and activity around it.

Position the bollard strategically, aligning the green-labeled side towards the areas with expected frequent movement, such as walkways or vehicle paths, to maximize detection efficiency. Conversely, direct the red-marked zone towards areas with less traffic or activity.

By understanding and utilizing these orientation markers, you can optimize the bollard's responsiveness and energy usage, ensuring reliable illumination when and where it's needed most.

STEP 4: ACTIVATE YOUR VANDAL-007

Your VANDAL-007 Vandal-proof Solar Bollard is engineered with user convenience and durability in mind, featuring an automatic 'Switch ON' function that eliminates the need for a physical switch. This design supports the bollard's waterproof capabilities, making it even more resilient in various environmental conditions.

Upon unboxing, you'll find the solar panel protected by a black plastic cover, ensuring the device doesn't activate during storage or transport. To turn your VANDAL-007 on,

simply remove this cover. The bollard automatically powers up, signifying it's ready to harness solar energy.

There's no need for further action to activate the bollard. Once the black cover is removed, place your VANDAL-007 in the chosen location as per the previous installation steps, and it will begin functioning, using solar energy to power itself.

STEP 5: ADJUSTING COLOR TEMPERATURE WITH DUAL CCT FUNCTION (OPTIONAL FEATURE)

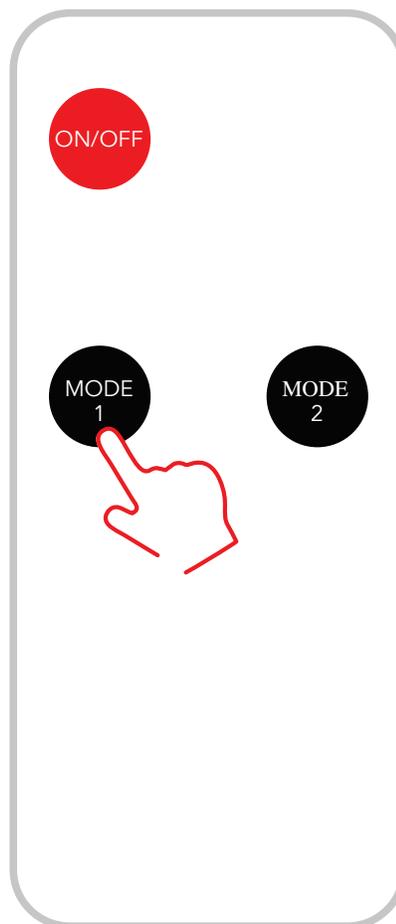
Some units of the VANDAL-007 Vandal-proof Solar Bollard come with an enhanced feature allowing for color temperature customization to match environmental needs or personal preferences. This Dual CCT (Correlated Color Temperature) function provides flexibility in lighting aesthetics.

If your model includes this feature, you'll receive a remote control specifically designed for adjusting the bollard's color temperature.

Activating Different Modes: Aim the remote control towards the solar bollard. Press the 'MODE 1' button to select the first color temperature setting, offering a certain visual warmth or coolness to the light emitted.

To experience the alternative lighting effect, press the 'MODE 2' button. This will switch the color temperature to a different setting, allowing you to visually compare and select your preferred ambiance.

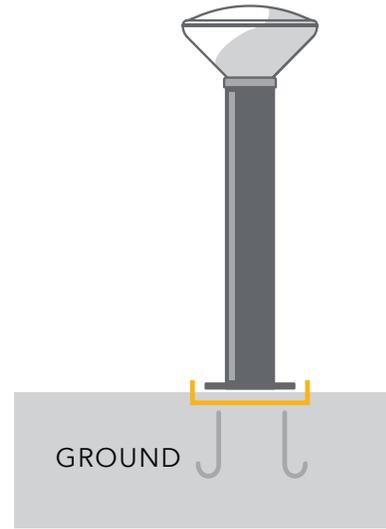
Note: If there's no visible change or response from the bollard, ensure you're within the effective range of the remote control as detailed in its accompanying manual. The absence of physical buttons on the bollard itself is part of its vandal-proof design, consolidating all custom controls within the remote.



EASY INSTALLATION

NO CABLING • NO TRENCHING

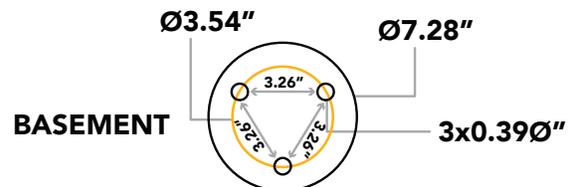
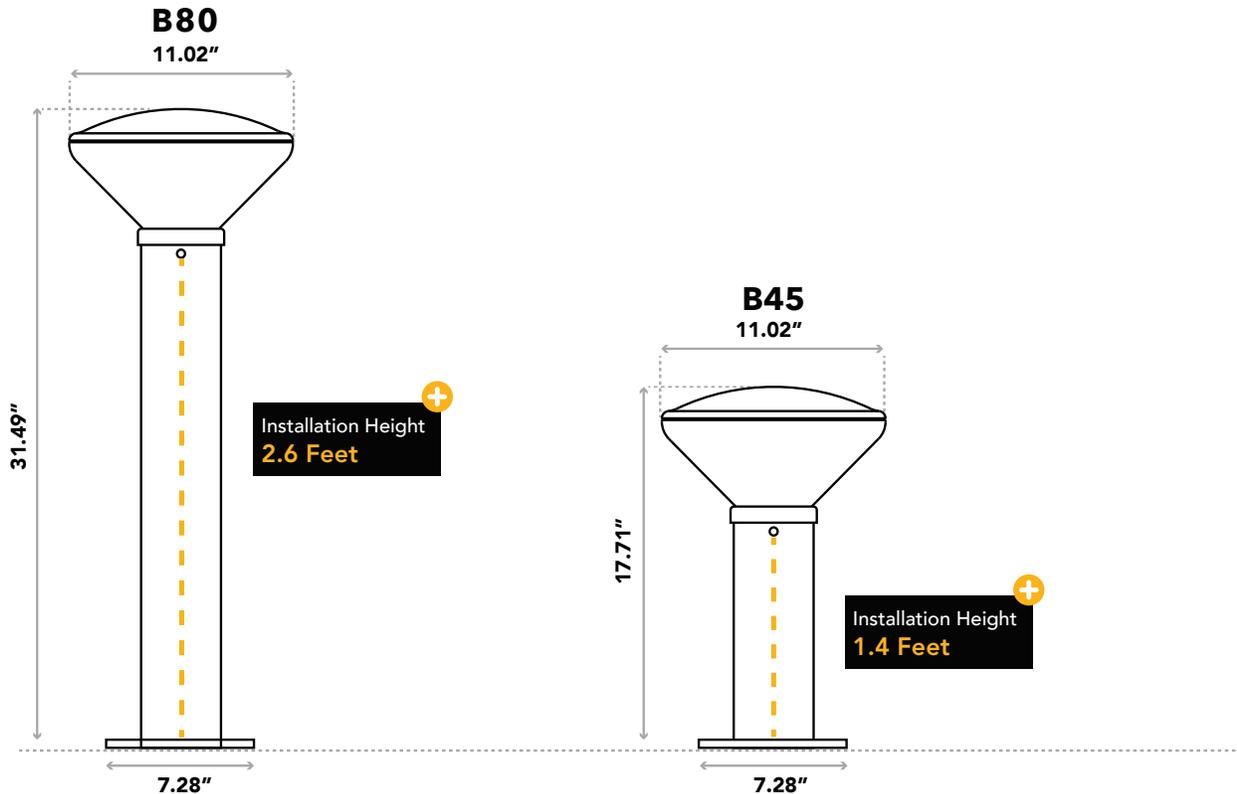
The VANDAL requires neither trenching nor cabling for a fast and economical installation. Simply mount it on anchor rods.



FLAT MOUNT

DIMENSIONS

All Dimensions Are In Inches





Our **Solar Post-Top's sleek design** is the perfect solution for Urban lighting. It meets a wide range of application needs from pathways, parks to compounds and so on as well as blends harmoniously into a wide variety of architectural contexts. Engineered to perform like conventional post top lighting, Solux Solar Post- Tops feature high-performing LEDs fueled by Solar energy.

NOMINAL FLUX.....3920 LUMENS
NOMINAL POWER.....20 WATTS

LIGHTING

Efficiency.....196 Lumens/Watts
 Chips LED.....**PHILIPS** Luxeon 30-30 / 2300K to 6500K
 LED lifetime.....Over 100 000 hours LM80
 Optics/CCT.....T-III / T-V -- 2300 to 6500K
 Recommended Installation Height.....From 9.8 to 16.4 feet

BATTERY

Technology.....Lithium Iron Phosphate LIFEP04
 Capacity.....320 Wh
 Autonomy.....Over 24 hours at full charge - 4 Rainy Days back up
 Charging time.....6-7 hours
 Lifespan.....Over 5000 CYCLES @ 80% DOD over 10 years Lifetime
 Working temp.....14°F to 158 °F - (optional -40°F TO 158 °F)

ENERGY

Solar panel.....45 Watts /18V
 Cells type.....Monocrystalline Panel Grade A 25 years
 Certificates.....IEC 61215 - IEC 61730 I and II - IEC 60904

ELECTRONIC

Controller.....MPPT SMART CONTROLLER
 Sensor.....Microwave 360° Motion Sensor
 Cabling.....Waterproof Connector, Plug and Play
 Protection.....Battery Management System (BMS)

MECHANICAL

Pole mounting.....2.9 Inches
 Material.....Aluminium and Stainless Steel

DIMENSIONS

Product.....D 23.6 x H 18.5 Inches
 Carton size.....26.7 x 26.7 x 22 Inches
 Net Weight.....22.2 Lbs
 Gross Weight.....29.7 Lbs
 Qty /Ctn 20"/40".....96/204

Model Number.....AVS-PL9510
SKU.....786703

Beyond Solar retains the right to modify or change product specifications without prior notice, as part of our ongoing commitment to improvement.



Parks & Gardens



Car Parks & Rest Areas



Pathways & Alleys



Campsites

CERTIFICATIONS > IEC / TUV / EMC / LM-79- 08 and LM-80 test standards / IK8 / IP65 / CE / ULOR

Beyond Solar offers a 5 Year Limited Warranty for Post Top-Series luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers all components when installed and operated according to Beyond Solar instructions. Fixture suitable for ambient temperature from 14° to 122°. PV Panels - 20 year performance warranty Controller & Batteries : 5 years



LUMINAIRE HOUSING & LEDS

3920 LUMENS - 2300 TO 6500 K

High pressure die-cast low-copper aluminum. **Protection class (IP65)**. Beyond Solar uses a high quality Polyester Powder Coating from **AKZO NOBEL**. This powder coating provides an excellent salt and humidity resistance as well as ultra violet resistance for color retention for this product.

Our Luminaire is equipped with **PHILIPS LUXEON HE PLUS** High efficiency Chips offering an overall **196 Lumens per Watt efficacy**.

Our luminaire also complies with the **DARK SKY** requirement for light pollution with an **Upward lighting of 0,71%**.

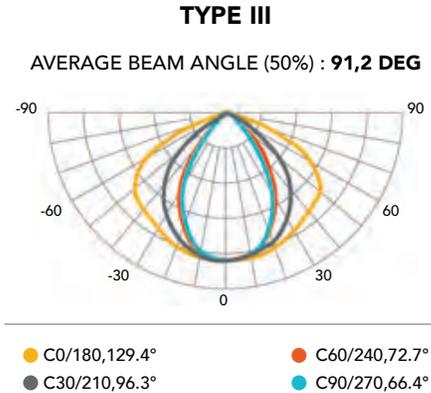
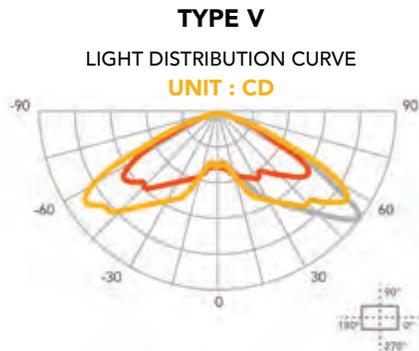


DIFFERENT OPTICS*

Our different optics will allow you to optimize the lighting results of your projects



LIGHT DISTRIBUTION CURVES



BATTERY LIFEPO4

+ OVER 10 YEARS LIFETIME

The **POST-TOP** Series is equipped with Iron **Phosphate Lithium LiFePo4** battery. This technology is proved to be **the best chemical technology for solar application on the market.**

With a cycle life of **over 3000 Cycles @ 80% DOD**, the battery enjoys over 10 years lifetime.

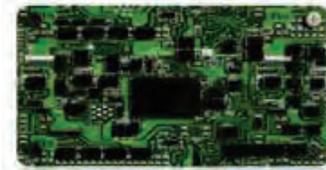


EXTREME TEMPERATURE
-10 °C TO 70 °C (-40 °C OPTIONAL)

When Standard Lithium LiFePo4 batteries enjoy a working temperature range from **14°F TO 158 °F**. Beyond Solar offers as optional a new Special LIFEPO4 battery with working range of **-40 °F. to 158 °F**.

BMS ELECTRONIC PROTECTION BATTERY MANAGEMENT SYSTEM

Our batteries are equipped with **electronic circuit boards for a higher protection**, ensuring battery functioning optimization no matter the situation.



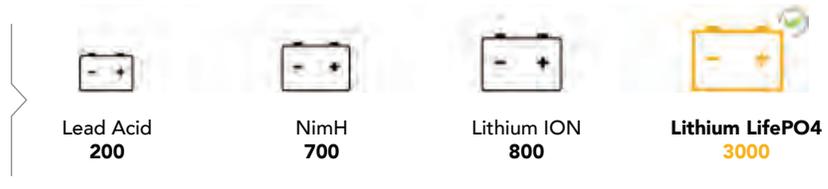
THE BMS PROTECTS AGAINST

- OVER/UNDER CURRENT • OVERLOAD • OVER/UNDER VOLTAGE • OVER/UNDER CHARGE • TEMPERATURE MANAGEMENT

COMPARISON OF DIFFERENT BATTERY TECHNOLOGIES

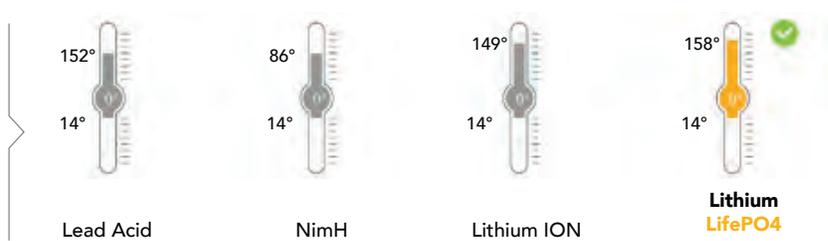
LIFETIME & CYCLES AT 50% DOD*

Comparisons of different battery technologies



CHARGING TEMPERATURE RANGE WITHOUT CAPACITY LOSS

Minimum & Maximum temperature range for Optimal charging during the day



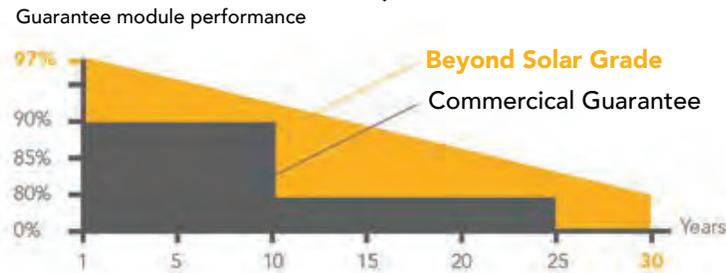
SOLAR PANEL

45 WATTS

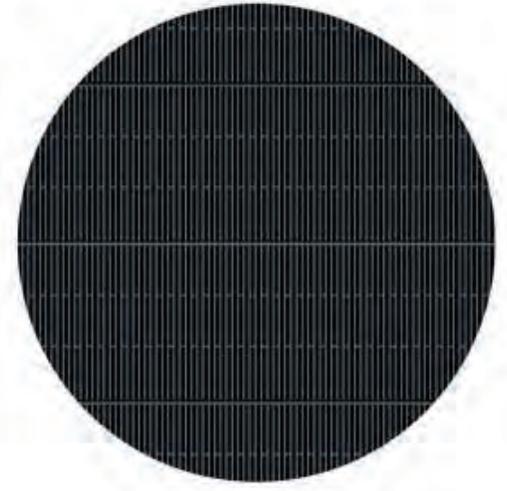
High efficiency mono-crystalline **Solar panels**. Carefully selected Grade A Solar cells. Up to 20.4% efficiency, all protected by self-cleaning **tempered glass at 30 degrees** of inclination.

They are also equipped with fully **waterproof Plug and Play connectors** for easy maintenance.

OUR PV PERFORMANCE GUARANTEE



Solar Cells
GRADE 'A'



CONTROLLER MPPT



+ WATERPROOF CONNECTORS "PLUG & PLAY"

All our components are assembled **seamless and easy to access**

In a search for performance and reliability, our products are equipped with MPPT technology controller offering the best charging efficiency on the market up to 98%

REMOTE CONTROL MONITORING

In order to facilitate all maintenance operations and above all to diagnose any possible problem, without having to intervene mechanically on the luminaire, **Beyond Solar luminaires are equipped with a wireless diagnostic system via remote control.**



With a simple click it is possible to have real-time information such as:

- Automatic diagnosis in case of malfunction
- State of charge and battery histor
- Real Time load and solar panel energy production history
- Age of the product and installation
- Temperature and its history

FEATURES

Minimal stand-by power consumption Current consumption $\leq 10\text{mA}$ Intelligent battery management

3 Phases charging:

- Charge MPPTT
- Constant voltage
- Floating voltage

Intelligent LED driver Auto detecting of dusk and dawn for automatic operation, 7 lighting programs configuration.

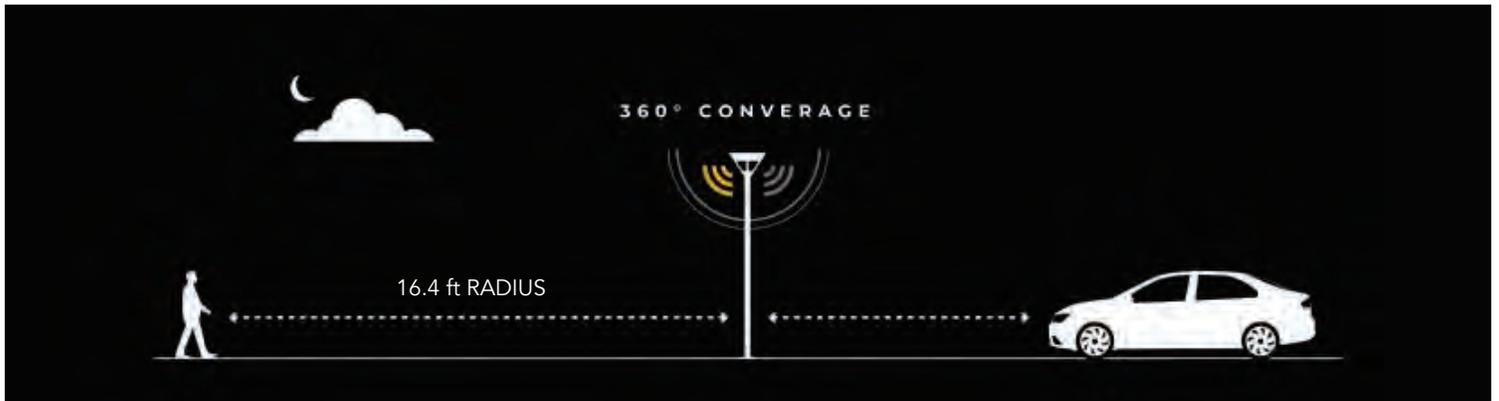
ANTI BLACK OUT: Load adjust according to battery capacity assuring all night long lighting in any weather conditions.

The controller also acts against:

- OVERLOAD
- OVERCURRENT
- OVERTEMPERATURE
- OVERVOLTAGE / OVERLOAD
- OVERDISCHARGE

MOTION SENSOR MICROWAVE

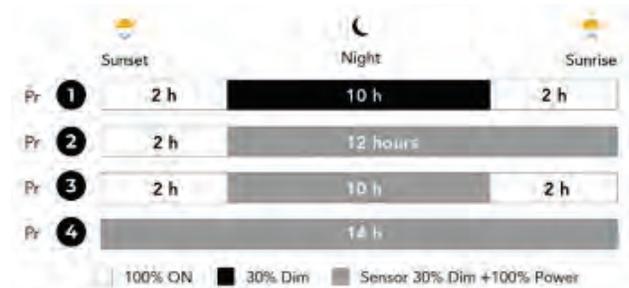
Our Solar Post-Top comes with microwave motion sensors that detect pedestrians, cyclists and vehicles. The light level increases as they pass to ensure safety and security while respecting the environment.



OPERATION MODE & LIGHTING SCHEDULE

In addition to automatic switching on and off, you have the possibility of choosing among different modular operating modes according to the needs of the project

Remote not included with purchase; provided only upon request for custom settings.



CONTACT US FOR **MORE PROGRAM OPTIONS**

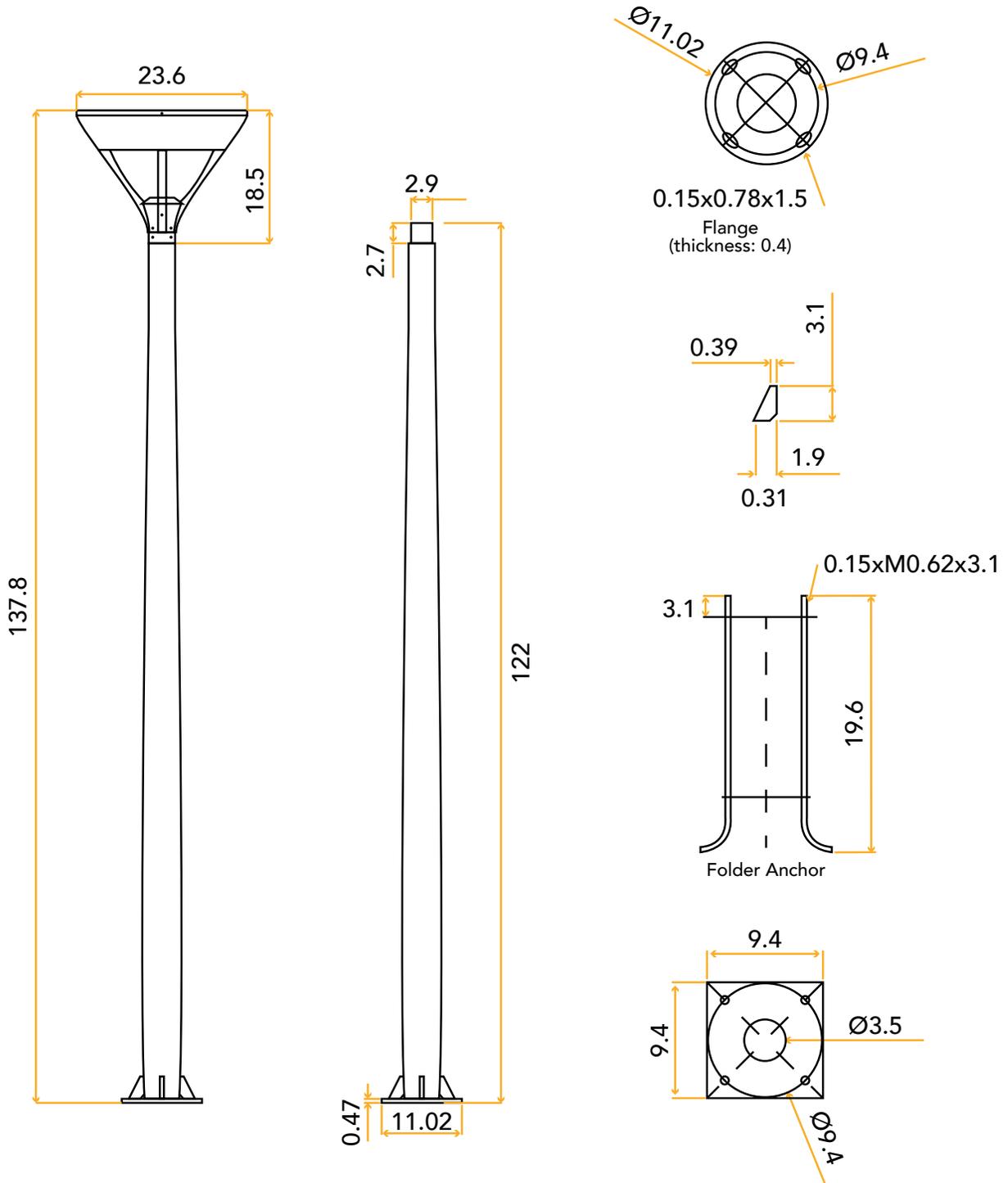
EASY INSTALLATION

NO CABLING NO TRENCHING

No cabling or teaching is required, **Easy to install.**
Insert on pole and switch ON.



DIMENSIONS*



Note:

1. Unit: All dimensions are in inches
2. Ground cage: hot dip galvanized
3. 304 Nut Washer, Basic cover: 0.05 Inch 304 stainless steel plate
4. Welding as per GB985-88, Others as per contract requirements

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2026 at 8:00 a.m. at the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 25th day of February, 2026.

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grand Bay At Doral
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- 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 & 2025 (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
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- 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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | DORAL BREEZE FISCAL YEAR 2026/2027 BUDGET | MIDTOWN DORAL FISCAL YEAR 2026/2027 BUDGET | GRAND BAY NORTH FISCAL YEAR 2026/2027 BUDGET | GRAND BAY SOUTH FISCAL YEAR 2026/2027 BUDGET | FISCAL YEAR 2026/2027 BUDGET |
|---|------------------------------------|------------------------------------|--|---|---|---|------------------------------------|
| REVENUES | | | | | | | |
| Administrative Assessments | 147,758 | 144,281 | 28,064 | 26,954 | 31,110 | 54,295 | 140,423 |
| Maintenance Assessments | 369,473 | 381,702 | 38,883 | 198,138 | 42,500 | 97,766 | 377,287 |
| Direct Bill O&M Assessments | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Debt Assessments - A Bonds | 2,299,991 | 2,300,554 | 730,663 | 0 | 0 | 1,569,891 | 2,300,554 |
| Debt Assessments - A-1 Bonds | 987,372 | 877,441 | 0 | 523,005 | 354,436 | 0 | 877,441 |
| Debt Assessments - A-2 Bonds | 867,549 | 866,004 | 0 | 616,148 | 249,856 | 0 | 866,004 |
| Other Revenues | 3,647 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Income | 47,401 | 2,000 | 650 | 265 | 648 | 1,432 | 2,995 |
| TOTAL REVENUES | \$ 4,723,191 | \$ 4,571,982 | \$ 798,260 | \$ 1,364,510 | \$ 678,550 | \$ 1,723,384 | \$ 4,564,704 |
| EXPENDITURES | | | | | | | |
| Maintenance Expenditures | | | | | | | |
| Preserve/Wetland Mitigation Area Maintenance | 108,587 | 100,000 | 15,000 | 15,000 | 15,000 | 60,000 | 105,000 |
| Miscellaneous Maintenance | 24,876 | 11,000 | 1,000 | 3,000 | 3,000 | 7,500 | 14,500 |
| Lawn/Landscape Service - Median/Right Of Way MTE | 0 | 8,000 | 1,000 | 0 | 1,000 | 4,000 | 6,000 |
| Mulch/Fertilizer/Pesticide | 0 | 1,400 | 200 | 0 | 200 | 1,000 | 1,400 |
| Lift Station/Sanitary Sewer Line MTE (Adagio) | 22,778 | 55,000 | 0 | 0 | 30,000 | 15,000 | 45,000 |
| Lift Station/Sanitary Sewer Line MTE (Midtown) | 40,386 | 40,000 | 0 | 40,000 | 0 | 0 | 40,000 |
| Irrigation Systems MTE & Power | 1,443 | 5,500 | 2,500 | 1,000 | 300 | 700 | 4,500 |
| Tree/Shrubbery Replacement | 0 | 1,500 | 500 | 0 | 0 | 1,000 | 1,500 |
| Annual Engineer's Report & Misc Engineering | 11,743 | 8,000 | 1,600 | 2,500 | 1,700 | 3,700 | 9,500 |
| Lake Tract MTE & Fountain MTE - DB & MT | 20,055 | 21,000 | 12,000 | 9,000 | 0 | 0 | 21,000 |
| Roadway/Signage/Drainage | 0 | 7,000 | 2,000 | 500 | 500 | 2,000 | 5,000 |
| Midtown Plaza Maintenance Reimbursement | 99,894 | 110,000 | 0 | 110,000 | 0 | 0 | 110,000 |
| FPL Easement Maintenance/Upkeep | 0 | 5,500 | 750 | 1,750 | 500 | 1,500 | 4,500 |
| FPL Power Sanitary Sewer Lift Stations | 0 | 7,000 | 0 | 3,500 | 750 | 1,500 | 5,750 |
| Total Maintenance Expenditures | 329,762 | 380,900 | 36,550 | 186,250 | 52,950 | 97,900 | 373,650 |
| Administrative Expenditures | | | | | | | |
| Management | 38,856 | 39,972 | 8,984 | 3,710 | 5,386 | 22,960 | 41,040 |
| Supervisor Fees | 2,800 | 3,000 | 750 | 750 | 750 | 750 | 3,000 |
| Payroll Taxes | 214 | 232 | 58 | 58 | 58 | 58 | 232 |
| Field Operations | 7,320 | 7,320 | 1,050 | 3,000 | 1,037 | 2,233 | 7,320 |
| Legal | 17,285 | 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 | 7,300 | 8,000 | 1,226 | 493 | 1,209 | 2,672 | 5,600 |
| Arbitrage Rebate Fee | 3,000 | 3,000 | 500 | 1,000 | 1,000 | 500 | 3,000 |
| Insurance - GL & Public Officials Liability Insurance | 10,075 | 11,000 | 2,624 | 1,055 | 2,589 | 5,732 | 12,000 |
| Insurance - Property Coverage | 0 | 6,800 | 300 | 4,000 | 750 | 1,250 | 6,300 |
| Legal Advertisements | 4,884 | 4,500 | 1,138 | 458 | 1,122 | 2,482 | 5,200 |
| Miscellaneous | 979 | 2,000 | 328 | 132 | 324 | 716 | 1,500 |
| Postage | 250 | 775 | 129 | 171 | 127 | 348 | 775 |
| Office Supplies | 783 | 1,400 | 273 | 110 | 270 | 597 | 1,250 |
| Dues & Subscriptions | 175 | 175 | 38 | 15 | 38 | 84 | 175 |
| Trustee Fee | 16,000 | 21,500 | 3,000 | 7,000 | 7,000 | 3,500 | 20,500 |
| 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 | 66 | 26 | 65 | 143 | 300 |
| Administrative Contingency | 0 | 2,000 | 437 | 176 | 432 | 955 | 2,000 |
| Total Administrative Expenditures | 123,921 | 147,924 | 28,730 | 25,602 | 29,891 | 61,469 | 145,692 |
| TOTAL EXPENDITURES | \$ 453,683 | \$ 528,824 | \$ 65,280 | \$ 211,852 | \$ 82,841 | \$ 159,369 | \$ 519,342 |
| REVENUES LESS EXPENDITURES | \$ 4,269,508 | \$ 4,043,158 | \$ 732,980 | \$ 1,152,658 | \$ 595,709 | \$ 1,564,015 | \$ 4,045,362 |
| Bond Payments (A) | (2,196,192) | (2,162,521) | (686,823) | 0 | 0 | (1,475,698) | (2,162,521) |
| Bond Payments (A-1) | (950,690) | (824,795) | 0 | (491,625) | (333,170) | 0 | (824,795) |
| Bond Payments (A-2) | (836,004) | (814,043) | 0 | (579,179) | (234,864) | 0 | (814,043) |
| BALANCE | \$ 286,622 | \$ 241,799 | \$ 46,157 | \$ 81,854 | \$ 27,675 | \$ 88,317 | \$ 244,003 |
| County Appraiser & Tax Collector Fee | (45,186) | (91,399) | (15,952) | (27,285) | (13,558) | (34,439) | (91,234) |
| Discounts For Early Payments | (146,707) | (182,800) | (31,905) | (54,569) | (27,117) | (68,878) | (182,469) |
| EXCESS/ (SHORTFALL) | \$ 94,729 | \$ (32,400) | \$ (1,700) | \$ - | \$ (13,000) | \$ (15,000) | \$ (29,700) |
| Carryover From Prior Year | 0 | 32,400 | 1,700 | 0 | 13,000 | 15,000 | 29,700 |
| NET EXCESS/ (SHORTFALL) | \$ 94,729 | \$ - | \$ - | \$ - | \$ - | \$ (0) | \$ (0) |

Total Units
4,251
Doral Breeze
541
Midtown Doral
1847
Grand Bay North
347
Grand Bay South*
1516
Total Units
4251

* - Includes 440 Apartment Units

BUDGET COMPARISON
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET |
|---|------------------------------------|------------------------------------|------------------------------------|
| REVENUES | | | |
| Administrative Assessments | 147,758 | 144,281 | 140,423 |
| Maintenance Assessments | 369,473 | 381,702 | 377,287 |
| Direct Bill O&M Assessments | 0 | 0 | 0 |
| Debt Assessments - A Bonds | 2,299,991 | 2,300,554 | 2,300,554 |
| Debt Assessments - A-1 Bonds | 987,372 | 877,441 | 877,441 |
| Debt Assessments - A-2 Bonds | 867,549 | 866,004 | 866,004 |
| Other Revenues | 3,647 | 0 | 0 |
| Interest Income | 47,401 | 2,000 | 2,995 |
| TOTAL REVENUES | \$ 4,723,191 | \$ 4,571,982 | \$ 4,564,704 |
| EXPENDITURES | | | |
| Maintenance Expenditures | | | |
| Preserve/Wetland Mitigation Area Maintenance | 108,587 | 100,000 | 105,000 |
| Miscellaneous Maintenance | 24,876 | 11,000 | 14,500 |
| Lawn/Landscape Service - Median/Right Of Way MTE | 0 | 8,000 | 6,000 |
| Mulch/Fertilizer/Pesticide | 0 | 1,400 | 1,400 |
| Lift Station/Sanitary Sewer Line MTE (Adagio) | 22,778 | 55,000 | 45,000 |
| Lift Station/Sanitary Sewer Line MTE (Midtown) | 40,386 | 40,000 | 40,000 |
| Irrigation Systems MTE & Power | 1,443 | 5,500 | 4,500 |
| Tree/Shrubbery Replacement | 0 | 1,500 | 1,500 |
| Annual Engineer's Report & Miscellaneous Engineering | 11,743 | 8,000 | 9,500 |
| Lake Tract MTE & Fountain MTE - DM & MT | 20,055 | 21,000 | 21,000 |
| Roadways/Signage/Drainage | 0 | 7,000 | 5,000 |
| Midtown Plaza Maintenance Reimbursement | 99,894 | 110,000 | 110,000 |
| FPL Easement Maintenance/Upkeep | 0 | 5,500 | 4,500 |
| FPL Power Sanitary Sewer Lift Stations | 0 | 7,000 | 5,750 |
| Total Maintenance Expenditures | 329,762 | 380,900 | 373,650 |
| Administrative Expenditures | | | |
| Management | 38,856 | 39,972 | 41,040 |
| Supervisor Fees | 2,800 | 3,000 | 3,000 |
| Payroll Taxes | 214 | 232 | 232 |
| Field Operations | 7,320 | 7,320 | 7,320 |
| Legal | 17,285 | 21,500 | 21,500 |
| Assessment Roll | 10,000 | 10,000 | 10,000 |
| Audit Fees | 7,300 | 8,000 | 5,600 |
| Arbitrage Rebate Fee | 3,000 | 3,000 | 3,000 |
| Insurance - GL & Public Officials Liability Insurance | 10,075 | 11,000 | 12,000 |
| Insurance - Property Coverage | 0 | 6,800 | 6,300 |
| Legal Advertisements | 4,884 | 4,500 | 5,200 |
| Miscellaneous | 979 | 2,000 | 1,500 |
| Postage | 250 | 775 | 775 |
| Office Supplies | 783 | 1,400 | 1,250 |
| Dues & Subscriptions | 175 | 175 | 175 |
| Trustee Fee | 16,000 | 21,500 | 20,500 |
| Continuing Disclosure Fee | 2,000 | 2,000 | 2,000 |
| Website Management | 2,000 | 2,000 | 2,000 |
| Property Taxes | 0 | 750 | 300 |
| Administrative Contingency | 0 | 2,000 | 2,000 |
| Total Administrative Expenditures | 123,921 | 147,924 | 145,692 |
| TOTAL EXPENDITURES | \$ 453,683 | \$ 528,824 | \$ 519,342 |
| REVENUES LESS EXPENDITURES | \$ 4,269,508 | \$ 4,043,158 | \$ 4,045,362 |
| Bond Payments (A) | (2,196,192) | (2,162,521) | (2,162,521) |
| Bond Payments (A-1) | (950,690) | (824,795) | (824,795) |
| Bond Payments (A-2) | (836,004) | (814,043) | (814,043) |
| BALANCE | \$ 286,622 | \$ 241,799 | \$ 244,003 |
| County Appraiser & Tax Collector Fee | (45,186) | (91,399) | (91,234) |
| Discounts For Early Payments | (146,707) | (182,800) | (182,469) |
| EXCESS/ (SHORTFALL) | \$ 94,729 | \$ (32,400) | \$ (29,700) |
| Carryover From Prior Year | 0 | 32,400 | 29,700 |
| NET EXCESS/ (SHORTFALL) | \$ 94,729 | \$ - | \$ - |

DORAL BREEZE PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET |
|--|------------------------------------|------------------------------------|------------------------------------|
| REVENUES | | | |
| Administrative Assessments | 32,533 | 29,532 | 28,064 |
| Maintenance Assessments | 39,926 | 39,894 | 38,883 |
| Debt Assessments - 2012 Bonds | 730,667 | 730,663 | 730,663 |
| Other Revenues | 798 | 0 | 0 |
| Interest Income | 11,401 | 428 | 650 |
| TOTAL REVENUES | \$ 815,325 | \$ 800,517 | \$ 798,260 |
| EXPENDITURES | | | |
| Maintenance Expenditures | | | |
| Preserve/Wetland Mitigation Area Maintenance | 23,759 | 15,000 | 15,000 |
| Miscellaneous Maintenance | 768 | 1,000 | 1,000 |
| Irrigation Systems MTE & Power | 1,443 | 3,000 | 2,500 |
| Lake Tract MTE & Fountain MTE | 20,055 | 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 | 750 |
| Electrical For Irrigation Pumps | 0 | 0 | 0 |
| Tree/Shrubbery Replacement | 0 | 500 | 500 |
| Roadway/Signage/Drainage | 0 | 3,000 | 2,000 |
| Annual Engineer's Report & Miscellaneous Engineering | 2,048 | 800 | 1,600 |
| Total Maintenance Expenditures | 48,073 | 37,500 | 36,550 |
| Administrative Expenditures | | | |
| Management | 8,508 | 8,748 | 8,984 |
| Supervisor Fees | 0 | 750 | 750 |
| Payroll Taxes | 0 | 58 | 58 |
| Field Operations | 1,050 | 1,050 | 1,050 |
| Legal | 3,782 | 4,704 | 4,704 |
| Assessment Roll | 2,188 | 2,188 | 2,188 |
| Audit Fees | 1,597 | 1,750 | 1,226 |
| Arbitrage Rebate Fee | 0 | 500 | 500 |
| Insurance - GL & Public Officials Liability Insurance | 2,204 | 2,407 | 2,624 |
| Insurance - Property Coverage | 0 | 300 | 300 |
| Legal Advertisements | 1,069 | 985 | 1,138 |
| Miscellaneous | 175 | 437 | 328 |
| Postage | 55 | 129 | 129 |
| Office Supplies | 171 | 306 | 273 |
| Dues & Subscriptions | 38 | 38 | 38 |
| Trustee Fee | 2,000 | 4,000 | 3,000 |
| Continuing Disclosure Fee | 500 | 500 | 500 |
| Website Management | 437 | 437 | 437 |
| Property Taxes | 0 | 164 | 66 |
| Administrative Contingency | 0 | 437 | 437 |
| Total Administrative Expenditures | 23,774 | 29,888 | 28,730 |
| TOTAL EXPENDITURES | \$ 71,847 | \$ 67,388 | \$ 65,280 |
| REVENUES LESS EXPENDITURES | \$ 743,478 | \$ 733,129 | \$ 732,980 |
| Bond Payments (2012) | (698,967) | (686,823) | (686,823) |
| BALANCE | \$ 44,511 | \$ 46,306 | \$ 46,157 |
| County Appraiser & Tax Collector Fee | (7,751) | (16,002) | (15,952) |
| Discounts For Early Payments | (26,982) | (32,004) | (31,905) |
| EXCESS/ (SHORTFALL) | \$ 9,778 | \$ (1,700) | \$ (1,700) |
| Carryover From Prior Year | | 1,700 | 1,700 |
| NET EXCESS/ (SHORTFALL) | \$ 9,778 | \$ - | \$ - |

MIDTOWN PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET |
|---|------------------------------------|------------------------------------|------------------------------------|
| REVENUES | | | |
| Administrative Assessments | 38,393 | 27,633 | 26,954 |
| Maintenance Assessments | 189,560 | 199,734 | 198,138 |
| Direct Bill O&M Assessments | 0 | 0 | 0 |
| Debt Assessments - 2014A-1 Bonds | 632,936 | 523,005 | 523,005 |
| Debt Assessments - 2014A-2 Bonds | 617,692 | 616,148 | 616,148 |
| Other Revenues | 321 | 0 | 0 |
| Interest Income | 12,000 | 188 | 265 |
| TOTAL REVENUES | \$ 1,490,902 | \$ 1,366,708 | \$ 1,364,510 |
| EXPENDITURES | | | |
| Maintenance Expenditures | | | |
| Preserve/Wetland Mitigation Area Maintenance | 9,556 | 15,000 | 15,000 |
| Miscellaneous Maintenance | 3,943 | 3,000 | 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) | 40,386 | 40,000 | 40,000 |
| Irrigation Systems MTE & Power | 0 | 1,500 | 1,000 |
| Tree/Shrubbery Replacement | 0 | 0 | 0 |
| Roadways/Signage/Drainage | 0 | 500 | 500 |
| Midtown Plaza Maintenance Reimbursement | 99,894 | 110,000 | 110,000 |
| FPL Easement Maintenance/Upkeep | 0 | 2,250 | 1,750 |
| FPL Power Sanitary Sewer Lift Stations | 0 | 4,500 | 3,500 |
| Lake Tract MTE & Fountain MTE | 0 | 9,000 | 9,000 |
| Annual Engineer's Report & Miscellaneous Engineering | 3,371 | 2,000 | 2,500 |
| Total Maintenance Expenditures | 157,150 | 187,750 | 186,250 |
| Administrative Expenditures | | | |
| Management | 3,516 | 3,612 | 3,710 |
| Supervisor Fees | 0 | 750 | 750 |
| Payroll Taxes | 0 | 58 | 58 |
| Field Operations | 3,000 | 3,000 | 3,000 |
| Legal | 1,521 | 1,892 | 1,892 |
| Assessment Roll | 880 | 880 | 880 |
| Audit Fees | 643 | 704 | 493 |
| Arbitrage Rebate Fee | 1,500 | 1,000 | 1,000 |
| Insurance - GL & Public Officials Liability Insurance | 887 | 968 | 1,055 |
| Insurance - Property Coverage | 0 | 4,500 | 4,000 |
| Legal Advertisements | 430 | 396 | 458 |
| Miscellaneous | 70 | 176 | 132 |
| Postage | 22 | 171 | 171 |
| Office Supplies | 69 | 123 | 110 |
| Dues & Subscriptions | 15 | 15 | 15 |
| Trustee Fee | 3,500 | 7,000 | 7,000 |
| Continuing Disclosure Fee | 500 | 500 | 500 |
| Website Management | 176 | 176 | 176 |
| Property Taxes | 0 | 66 | 26 |
| Administrative Contingency | 0 | 176 | 176 |
| Total Administrative Expenditures | 16,729 | 26,163 | 25,602 |
| TOTAL EXPENDITURES | \$ 173,879 | \$ 213,913 | \$ 211,852 |
| REVENUES LESS EXPENDITURES | \$ 1,317,023 | \$ 1,152,795 | \$ 1,152,658 |
| Bond Payments - Series 2014A-1 | (611,951) | (491,625) | (491,625) |
| Bond Payments - Series 2014A-2 | (597,212) | (579,179) | (579,179) |
| BALANCE | \$ 107,860 | \$ 81,991 | \$ 81,854 |
| County Appraiser & Tax Collector Fee | (14,420) | (27,330) | (27,285) |
| Discounts For Early Payments | (34,315) | (54,661) | (54,569) |
| EXCESS/ (SHORTFALL) | \$ 59,125 | \$ - | \$ - |
| Carryover From Prior Year | 0 | 0 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ 59,125 | \$ - | \$ - |

GRAND BAY NORTH PARCEL PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET |
|--|------------------------------------|------------------------------------|------------------------------------|
| REVENUES | | | |
| Administrative Assessments | 33,524 | 31,616 | 31,110 |
| Maintenance Assessments | 42,890 | 42,287 | 42,500 |
| Direct Bill O&M Assessments | 0 | 0 | 0 |
| Debt Assessments - 2014A-1 Bonds | 354,436 | 354,436 | 354,436 |
| Debt Assessments - 2014A-2 Bonds | 249,857 | 249,856 | 249,856 |
| Other Revenues | 787 | 0 | 0 |
| Interest Income | 12,000 | 432 | 648 |
| TOTAL REVENUES | \$ 693,494 | \$ 678,627 | \$ 678,550 |
| EXPENDITURES | | | |
| Maintenance Expenditures | | | |
| Preserve/Wetland Mitigation Area Maintenance | 23,444 | 15,000 | 15,000 |
| Miscellaneous Maintenance | 18,489 | 2,000 | 3,000 |
| 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) | 22,778 | 40,000 | 30,000 |
| 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 | 0 | 750 | 750 |
| Annual Engineer's Report & Miscellaneous Engineering | 2,881 | 1,600 | 1,700 |
| Total Maintenance Expenditures | 67,592 | 61,850 | 52,950 |
| Administrative Expenditures | | | |
| Management | 5,112 | 5,256 | 5,386 |
| Supervisor Fees | 0 | 750 | 750 |
| Payroll Taxes | 0 | 58 | 58 |
| Field Operations | 1,037 | 1,037 | 1,037 |
| Legal | 3,732 | 4,642 | 4,642 |
| Assessment Roll | 2,159 | 2,160 | 2,160 |
| Audit Fees | 1,576 | 1,727 | 1,209 |
| Arbitrage Rebate Fee | 1,000 | 1,000 | 1,000 |
| Insurance - GL & Public Officials Liability Insurance | 2,175 | 2,375 | 2,589 |
| Insurance - Property Coverage | 0 | 750 | 750 |
| Legal Advertisements | 1,054 | 971 | 1,122 |
| Miscellaneous | 247 | 432 | 324 |
| Postage | 54 | 127 | 127 |
| Office Supplies | 170 | 302 | 270 |
| Dues & Subscriptions | 38 | 38 | 38 |
| Trustee Fee | 7,000 | 7,000 | 7,000 |
| Continuing Disclosure Fee | 500 | 500 | 500 |
| Website Management | 432 | 432 | 432 |
| Property Taxes | 0 | 162 | 65 |
| Administrative Contingency | 0 | 432 | 432 |
| Total Administrative Expenditures | 26,286 | 30,151 | 29,891 |
| TOTAL EXPENDITURES | \$ 93,878 | \$ 92,001 | \$ 82,841 |
| REVENUES LESS EXPENDITURES | \$ 599,616 | \$ 586,626 | \$ 595,709 |
| Bond Payments - Series 2014A-1 | (338,739) | (333,170) | (333,170) |
| Bond Payments - Series 2014A-2 | (238,792) | (234,864) | (234,864) |
| BALANCE | \$ 22,085 | \$ 18,592 | \$ 27,675 |
| County Appraiser & Tax Collector Fee | (6,561) | (13,564) | (13,558) |
| Discounts For Early Payments | (23,489) | (27,128) | (27,117) |
| EXCESS/ (SHORTFALL) | \$ (7,965) | \$ (22,100) | \$ (13,000) |
| Carryover From Prior Year | 0 | 22,100 | 13,000 |
| NET EXCESS/ (SHORTFALL) | \$ (7,965) | \$ - | \$ - |

GRAND BAY SOUTH PARCEL PROPOSED BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET |
|--|------------------------------------|------------------------------------|------------------------------------|
| REVENUES | | | |
| Administrative Assessments | 43,308 | 55,500 | 54,295 |
| Maintenance Assessments | 97,097 | 99,787 | 97,766 |
| Direct Bill O&M Assessments | 0 | 0 | 0 |
| Debt Assessments - A Bonds | 1,569,324 | 1,569,891 | 1,569,891 |
| Other Revenues | 1,741 | 0 | 0 |
| Interest Income | 12,000 | 952 | 1,432 |
| TOTAL REVENUES | \$ 1,723,470 | \$ 1,726,130 | \$ 1,723,384 |
| EXPENDITURES | | | |
| Maintenance Expenditures | | | |
| Preserve/Wetland Mitigation Area Maintenance | 51,828 | 55,000 | 60,000 |
| Miscellaneous Maintenance | 1,676 | 5,000 | 7,500 |
| Lawn/Landscape Service - Median - Right Of Way Maintenance | 0 | 6,000 | 4,000 |
| Mulch/Fertilizer/Pesticide | 0 | 1,000 | 1,000 |
| Lift Station/Sanitary Sewer Line MTE (Adagio) | 0 | 15,000 | 15,000 |
| Irrigation Systems MTE & Power | 0 | 700 | 700 |
| Tree/Shrubbery Replacement | 0 | 1,000 | 1,000 |
| Roadways/Signage/Drainage | 0 | 3,000 | 2,000 |
| FPL Easement Maintenance/Upkeep | 0 | 1,750 | 1,500 |
| FPL Power Sanitary Sewer Lift Stations | 0 | 1,750 | 1,500 |
| Annual Engineer's Report & Miscellaneous Engineering | 3,443 | 3,600 | 3,700 |
| Total Maintenance Expenditures | 56,947 | 93,800 | 97,900 |
| Administrative Expenditures | | | |
| Management | 21,720 | 22,356 | 22,960 |
| Supervisor Fees | 2,800 | 750 | 750 |
| Payroll Taxes | 214 | 58 | 58 |
| Field Operations | 2,233 | 2,233 | 2,233 |
| Legal | 8,250 | 10,262 | 10,262 |
| Assessment Roll | 4,773 | 4,772 | 4,772 |
| Audit Fees | 3,484 | 3,819 | 2,672 |
| Arbitrage Rebate Fee | 500 | 500 | 500 |
| Insurance - GL & Public Officials Liability Insurance | 4,809 | 5,250 | 5,732 |
| Insurance - Property Coverage | 0 | 1,250 | 1,250 |
| Legal Advertisements | 2,331 | 2,148 | 2,482 |
| Miscellaneous | 487 | 955 | 716 |
| Postage | 119 | 348 | 348 |
| Office Supplies | 373 | 669 | 597 |
| 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 | 143 |
| Administrative Contingency | 0 | 955 | 955 |
| Total Administrative Expenditures | 57,132 | 61,722 | 61,469 |
| TOTAL EXPENDITURES | \$ 114,079 | \$ 155,522 | \$ 159,369 |
| REVENUES LESS EXPENDITURES | \$ 1,609,391 | \$ 1,570,608 | \$ 1,564,015 |
| Bond Payments - A Bonds | (1,497,225) | (1,475,697) | (1,475,697) |
| Bond Payments - Series 2014A-1 | 0 | 0 | 0 |
| Bond Payments - Series 2014A-2 | 0 | 0 | 0 |
| BALANCE | \$ 112,166 | \$ 94,911 | \$ 88,318 |
| County Appraiser & Tax Collector Fee | (16,454) | (34,503) | (34,439) |
| Discounts For Early Payments | (61,921) | (69,007) | (68,878) |
| EXCESS/ (SHORTFALL) | \$ 33,791 | \$ (8,599) | \$ (14,999) |
| Carryover From Prior Year | 0 | 8,600 | 15,000 |
| NET EXCESS/ (SHORTFALL) | \$ 33,791 | \$ 1 | \$ 0 |

DETAILED PROPOSED DEBT SERVICE FUND (2022 - DORAL BREEZE) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 | FISCAL YEAR 2025/2026 | FISCAL YEAR 2026/2027 | |
|----------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income | 16,357 | 1,500 | 1,750 | Projected Interest For 2026/2027 |
| NAV Tax Collection | 698,967 | 686,823 | 686,823 | Maximum Debt Service Collection |
| | | | | |
| Total Revenues | \$ 715,324 | \$ 688,323 | \$ 688,573 | |
| | | | | |
| EXPENDITURES | | | | |
| Principal Payments | 334,000 | 346,000 | 362,000 | Principal Payment Due In 2027 |
| Interest Payments | 343,080 | 322,800 | 308,640 | Interest Payments Due In 2027 |
| Bond Redemption | 0 | 19,523 | 17,933 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 677,080 | \$ 688,323 | \$ 688,573 | |
| | | | | |
| Excess/ (Shortfall) | \$ 38,244 | \$ - | \$ - | |

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 1-1-26 = | \$8,243,000 | | |

DETAILED PROPOSED DEBT SERVICE FUND (2014 & 2025 - MIDTOWN) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 | FISCAL YEAR 2025/2026 | FISCAL YEAR 2026/2027 | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income (A-1) | 32,822 | 2,000 | 2,500 | Projected Interest For 2026/2027 |
| Interest Income (A-2) | 44,073 | 2,000 | 2,500 | Projected Interest For 2026/2027 |
| NAV Tax Collection (A-1) | 611,951 | 491,625 | 491,625 | Maximum Debt Service Collection |
| NAV Tax Collection (A-2) | 597,212 | 579,179 | 579,179 | Maximum Debt Service Collection |
| Total Revenues | \$ 1,286,058 | \$ 1,074,804 | \$ 1,075,804 | |
| EXPENDITURES | | | | |
| Principal Payments - Series 2025A-1 | 180,000 | 185,000 | 195,000 | Principal Payment Due In 2027 |
| Principal Payments - Series 2014A-2 | 230,000 | 245,000 | 260,000 | Principal Payment Due In 2027 |
| Interest Payments - Series 2025A-1 | 377,235 | 303,625 | 294,125 | Interest Payments Due In 2027 |
| Interest Payments - Series 2014A-2 | 347,356 | 333,403 | 318,569 | Interest Payments Due In 2027 |
| Bond Redemption - Series 2025A-1 | 0 | 5,000 | 5,000 | Estimated Excess Debt Collections |
| Bond Redemption - Series 2014A-2 | 0 | 2,776 | 3,110 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 1,134,591 | \$ 1,074,804 | \$ 1,075,804 | |
| Excess/ (Shortfall) | \$ 151,467 | \$ - | \$ - | |

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 4-1-26 = \$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 4-1-26 = \$5,315,000

DETAILED PROPOSED DEBT SERVICE FUND (2014 - NORTH) BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 | FISCAL YEAR 2025/2026 | FISCAL YEAR 2026/2027 | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income (A-1) | 17,173 | 1,000 | 1,500 | Projected Interest For 2026/2027 |
| Interest Income (A-2) | 10,235 | 750 | 1,000 | Projected Interest For 2026/2027 |
| NAV Tax Collection (A-1) | 338,739 | 333,170 | 333,170 | Maximum Debt Service Collection |
| NAV Tax Collection (A-2) | 238,792 | 234,864 | 234,864 | Maximum Debt Service Collection |
| | | 0 | 0 | |
| Total Revenues | \$ 604,939 | \$ 569,784 | \$ 570,534 | |
| EXPENDITURES | | | | |
| Principal Payments - Series 2014A-1 | 100,000 | 105,000 | 110,000 | Principal Payment Due In 2027 |
| Principal Payments - Series 2014A-2 | 115,000 | 120,000 | 125,000 | Principal Payment Due In 2027 |
| Interest Payments - Series 2014A-1 | 234,250 | 227,625 | 222,250 | Interest Payments Due In 2027 |
| Interest Payments - Series 2014A-2 | 121,600 | 114,000 | 107,875 | Interest Payments Due In 2027 |
| Bond Redemption - Series 2014A-1 | 0 | 1,545 | 2,420 | Estimated Excess Debt Collections |
| Bond Redemption - Series 2014A-2 | 0 | 1,614 | 2,989 | Estimated Excess Debt Collections |
| | | | | |
| Total Expenditures | \$ 570,850 | \$ 569,784 | \$ 570,534 | |
| | | | | |
| Excess/ (Shortfall) | \$ 34,089 | \$ - | \$ - | |

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 1-1-26 = \$4,605,000

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 1-1-26 = \$2,340,000

DETAILED PROPOSED DEBT SERVICE FUND (2016) - SOUTH PARCEL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 | FISCAL YEAR 2025/2026 | FISCAL YEAR 2026/2027 | |
|--------------------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income (2016) | 81,251 | 2,000 | 2,500 | Projected Interest For 2026/2027 |
| Prepaid Bond Collection (2016) | 0 | 0 | 0 | |
| NAV Tax Collection (2016) | 1,497,225 | 1,475,698 | 1,475,698 | Maximum Debt Service Collection |
| Total Revenues | \$ 1,578,476 | \$ 1,477,698 | \$ 1,478,198 | |
| EXPENDITURES | | | | |
| Principal Payments (2016) | 525,000 | 545,000 | 565,000 | Principal Payment Due In 2027 |
| Interest Payments (2016) | 959,263 | 925,369 | 900,369 | Interest Payments Due In 2027 |
| Transfer To Construction Fund (2016) | 20,026 | 0 | 0 | |
| Bond Redemption | 0 | 7,329 | 12,829 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 1,504,289 | \$ 1,477,698 | \$ 1,478,198 | |
| Excess/ (Shortfall) | \$ 74,187 | \$ - | \$ - | |

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 1-1-26 = \$19,175,000

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 2022/2023 | Fiscal Year 2023/2024 | Fiscal Year 2024/2025 | Fiscal Year 2025/2026 | Fiscal Year 2026/2027 |
|--------------------------------------|--|--|--------------------------------|--------------------------------|--|
| | Projected Assessment Before Discount* | Projected Assessment Before Discount* | Assessment Before Discount* | Assessment Before Discount* | Projected Assessment Before Discount* |
| Administrative For Condominiums | \$ 55.43 | \$ 55.98 | \$ 54.64 | \$ 54.60 | \$ 52.87 |
| Maintenance For Condominiums | \$ 65.09 | \$ 72.96 | \$ 73.74 | \$ 73.74 | \$ 71.88 |
| <u>Debt For Condominiums</u> | <u>\$ 1,105.00</u> | <u>\$ 1,036.16</u> | <u>\$ 1,036.16</u> | <u>\$ 1,036.16</u> | <u>\$ 1,036.16</u> |
| Total For Condominiums | \$ 1,225.52 | \$ 1,165.10 | \$ 1,164.54 | \$ 1,164.50 | \$ 1,160.91 |
| Administrative For Townhomes | \$ 55.43 | \$ 55.98 | \$ 54.64 | \$ 54.60 | \$ 52.87 |
| Maintenance For Townhomes | \$ 65.09 | \$ 72.96 | \$ 73.74 | \$ 73.74 | \$ 71.88 |
| <u>Debt For Townhomes</u> | <u>\$ 1,290.00</u> | <u>\$ 1,208.85</u> | <u>\$ 1,208.85</u> | <u>\$ 1,208.85</u> | <u>\$ 1,208.85</u> |
| Total For Townhomes | \$ 1,410.52 | \$ 1,337.79 | \$ 1,337.23 | \$ 1,337.19 | \$ 1,333.60 |
| Administrative For Single Family 40' | \$ 55.43 | \$ 55.98 | \$ 54.64 | \$ 54.60 | \$ 52.87 |
| Maintenance For Single Family 40' | \$ 65.09 | \$ 72.96 | \$ 73.74 | \$ 73.74 | \$ 71.88 |
| <u>Debt For Single Family 40'</u> | <u>\$ 1,655.00</u> | <u>\$ 1,554.23</u> | <u>\$ 1,554.23</u> | <u>\$ 1,554.23</u> | <u>\$ 1,554.23</u> |
| Total For Single Family 40' | \$ 1,775.52 | \$ 1,683.17 | \$ 1,682.61 | \$ 1,682.57 | \$ 1,678.98 |
| Administrative For Single Family 50' | \$ 55.43 | \$ 55.98 | \$ 54.64 | \$ 54.60 | \$ 52.87 |
| Maintenance For Single Family 50' | \$ 65.09 | \$ 72.96 | \$ 73.74 | \$ 73.74 | \$ 71.88 |
| <u>Debt For Single Family 50'</u> | <u>\$ 1,840.00</u> | <u>\$ 1,726.93</u> | <u>\$ 1,726.93</u> | <u>\$ 1,726.93</u> | <u>\$ 1,726.93</u> |
| Total For Single Family 50' | \$ 1,960.52 | \$ 1,855.87 | \$ 1,855.31 | \$ 1,855.27 | \$ 1,851.68 |

* 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 2022/2023 Assessment Before Discount* | Fiscal Year 2023/2024 Assessment Before Discount* | Fiscal Year 2024/2025 Assessment Before Discount* | Fiscal Year 2025/2026 Assessment Before Discount* | Fiscal Year 2026/2027 Projected Assessment Before Discount* |
|--|--|--|--|--|--|
| 3 Bedroom Condo - Type 2 | | | | | |
| Administrative Assessment | \$ 15.01 | \$ 14.70 | \$ 14.53 | \$ 15.08 | \$ 14.60 |
| Maintenance Assessment | \$ 108.28 | \$ 102.79 | \$ 102.38 | \$ 108.15 | \$ 107.29 |
| Debt Assessment A-1 | \$ 1,212.77 | \$ 1,212.77 | \$ 1,212.77 | \$ 1,024.68 | \$ 1,024.68 |
| Debt Assessment A-2 | \$ 384.04 | \$ 384.04 | \$ 384.04 | \$ 384.04 | \$ 384.04 |
| Total For 3 Bedroom Condo - Type 2 | \$ 1,720.10 | \$ 1,714.30 | \$ 1,713.72 | \$ 1,531.95 | \$ 1,530.61 |
| 2 Bedroom Condo - Type 2 | | | | | |
| Administrative Assessment | \$ 15.01 | \$ 14.70 | \$ 14.53 | \$ 15.08 | \$ 14.60 |
| Maintenance Assessment | \$ 108.28 | \$ 102.79 | \$ 102.38 | \$ 108.15 | \$ 107.29 |
| Debt Assessment A-1 | \$ 1,114.89 | \$ 1,114.89 | \$ 1,114.89 | \$ 941.98 | \$ 941.98 |
| Debt Assessment A-2 | \$ 353.19 | \$ 353.19 | \$ 353.19 | \$ 353.19 | \$ 353.19 |
| Total For 2 Bedroom Condo - Type 2 | \$ 1,591.37 | \$ 1,585.57 | \$ 1,584.99 | \$ 1,418.40 | \$ 1,417.06 |
| 1 Bedroom Condo - Type 2 | | | | | |
| Administrative Assessment | \$ 15.01 | \$ 14.70 | \$ 14.53 | \$ 15.08 | \$ 14.60 |
| Maintenance Assessment | \$ 108.28 | \$ 102.79 | \$ 102.38 | \$ 108.15 | \$ 107.29 |
| Debt Assessment A-1 | \$ 970.21 | \$ 970.21 | \$ 970.21 | \$ 819.74 | \$ 819.74 |
| Debt Assessment A-2 | \$ 307.45 | \$ 307.45 | \$ 307.45 | \$ 307.45 | \$ 307.45 |
| Total For 1 Bedroom Condo - Type 2 | \$ 1,400.95 | \$ 1,395.15 | \$ 1,394.57 | \$ 1,250.42 | \$ 1,249.08 |
| 3 Bedroom Condo - Type 1 | | | | | |
| Administrative Assessment | \$ 15.01 | \$ 14.70 | \$ 14.53 | \$ 15.08 | \$ 14.60 |
| Maintenance Assessment | \$ 108.28 | \$ 102.79 | \$ 102.38 | \$ 108.15 | \$ 107.29 |
| Debt Assessment A-1 | \$ 1,114.89 | \$ 1,114.89 | \$ 1,114.89 | \$ 941.98 | \$ 941.98 |
| Debt Assessment A-2 | \$ 353.19 | \$ 353.19 | \$ 353.19 | \$ 353.19 | \$ 353.19 |
| Total For 3 Bedroom Condo - Type 1 | \$ 1,591.37 | \$ 1,585.57 | \$ 1,584.99 | \$ 1,418.40 | \$ 1,417.06 |
| 2 Bedroom Condo - Type 1 | | | | | |
| Administrative Assessment | \$ 15.01 | \$ 14.70 | \$ 14.53 | \$ 15.08 | \$ 14.60 |
| Maintenance Assessment | \$ 108.28 | \$ 102.79 | \$ 102.38 | \$ 108.15 | \$ 107.29 |
| Debt Assessment A-1 | \$ 970.21 | \$ 970.21 | \$ 970.21 | \$ 737.05 | \$ 737.05 |
| Debt Assessment A-2 | \$ 307.45 | \$ 307.45 | \$ 307.45 | \$ 307.45 | \$ 307.45 |
| Total For 2 Bedroom Condo - Type 1 | \$ 1,400.95 | \$ 1,395.15 | \$ 1,394.57 | \$ 1,167.73 | \$ 1,166.39 |
| 1 Bedroom Condo - Type 1 | | | | | |
| Administrative Assessment | \$ 15.01 | \$ 14.70 | \$ 14.53 | \$ 15.08 | \$ 14.60 |
| Maintenance Assessment | \$ 108.28 | \$ 102.79 | \$ 102.38 | \$ 108.15 | \$ 107.29 |
| Debt Assessment A-1 | \$ 872.34 | \$ 872.34 | \$ 872.34 | \$ 737.05 | \$ 737.05 |
| Debt Assessment A-2 | \$ 276.60 | \$ 276.60 | \$ 276.60 | \$ 276.60 | \$ 276.60 |
| Total For 1 Bedroom Condo - Type 1 | \$ 1,272.23 | \$ 1,266.43 | \$ 1,265.85 | \$ 1,136.88 | \$ 1,135.54 |
| 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 | \$ 0.8101 | \$ 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 | \$ 1.300 | \$ 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 | 14.33% |
| 3 Bedroom Condo - Type 2 | 252 | Building 2 | 34.80% |
| 2 Bedroom Condo - Type 2 | 546 | Building 3 | 34.80% |
| 1 Bedroom Condo - Type 2 | 120 | Building 4 | 16.07% |
| 3 Bedroom Condo - Type 1 | 126 | Total | 100.00% |
| 2 Bedroom Condo - Type 1 | 227 | | |
| 1 Bedroom Condo - Type 1 | 276 | | |
| Total Residential Units | 1547 | | |
| Non-Residential | 300,000 | 68,500 in prior years | 9,818 |
| For Administrative & Maintenance Assessments Purposes- | Square Feet | | 23,838 |
| Non-Residential counts as approximately 300 units. | | | 23,838 |
| | | | 11,006 |
| | | 8.8% Of District | 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 2022/2023 Assessment Before Discount* | Fiscal Year 2023/2024 Assessment Before Discount* | Fiscal Year 2024/2025 Assessment Before Discount* | Fiscal Year 2025/2026 Assessment Before Discount* | Fiscal Year 2026/2027 Projected Assessment Before Discount* |
|----------------------------------|--|--|--|--|--|
| Single Family 40' Unit | | | | | |
| Administrative Assessment | \$ 42.05 | \$ 45.39 | \$ 89.39 | \$ 91.11 | \$ 89.66 |
| Maintenance Assessment | \$ 70.98 | \$ 67.61 | \$ 123.61 | \$ 121.88 | \$ 122.48 |
| 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> | <u>\$ 872.34</u> |
| Total For Single Family 40' Unit | \$ 2,222.61 | \$ 2,222.58 | \$ 2,322.58 | \$ 2,322.57 | \$ 2,321.72 |
| Townhome Unit | | | | | |
| Administrative Assessment | \$ 42.05 | \$ 45.39 | \$ 89.39 | \$ 91.11 | \$ 89.66 |
| Maintenance Assessment | \$ 70.98 | \$ 67.61 | \$ 123.61 | \$ 121.88 | \$ 122.48 |
| 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> | <u>\$ 710.64</u> |
| Total For Townhome Unit | \$ 1,832.18 | \$ 1,832.15 | \$ 1,932.15 | \$ 1,932.14 | \$ 1,931.29 |
| Condo Unit (3-Story) | | | | | |
| Administrative Assessment | \$ 42.05 | \$ 45.39 | \$ 89.39 | \$ 91.11 | \$ 89.66 |
| Maintenance Assessment | \$ 70.98 | \$ 67.61 | \$ 123.61 | \$ 121.88 | \$ 122.48 |
| Debt Assessment A-1 | \$ 917.02 | \$ 917.02 | \$ 917.02 | \$ 917.02 | \$ 917.02 |
| <u>Debt Assessment A-2</u> | <u>\$ 646.81</u> |
| Total For Condo Unit (3-Story) | \$ 1,676.86 | \$ 1,676.83 | \$ 1,776.83 | \$ 1,776.82 | \$ 1,775.97 |

* Assessments Include the Following :

| | |
|----------------------------------|-----------------------|
| 4% Discount for Early Payments | |
| 1% County Tax Collector Fee | O&M Covenant = 108.00 |
| 1% County Property Appraiser Fee | 108.00/.94 = 114.89 |

Community Information:

| | | |
|-----------------------------|------------|----------------------|
| <u>Total North Units</u> | | 72.04 Acres |
| A-1: Project Bonds | | 21.33% Of District |
| A-2: Refunding Bonds | | |
| Single Family 40' Unit | 64 | North Parcel Acreage |
| Townhome Unit | 172 | 72.04 Acres |
| <u>Condo Unit (3-Story)</u> | <u>111</u> | 21.59% Of District |
| Total Residential Units | 347 | |

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

| | 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 Assessment Before Discount* | Fiscal Year 2026/2027 Projected Assessment Before Discount* |
|---|--|--|--|--|--|
| Administrative For Single Family 40' Units | \$ 40.85 | \$ 40.70 | \$ 38.39 | \$ 36.61 | \$ 35.82 |
| Maintenance For Single Family 40' Units | \$ 68.60 | \$ 61.97 | \$ 64.07 | \$ 64.07 | \$ 64.50 |
| <u>Debt For Single Family 40' Units</u> | <u>\$ 2,133.00</u> |
| Total For Single Family 40' Units | \$ 2,242.45 | \$ 2,235.67 | \$ 2,235.46 | \$ 2,233.68 | \$ 2,233.32 |
| | | | | | |
| Administrative For Townhome 22' Units | \$ 40.85 | \$ 40.70 | \$ 38.39 | \$ 36.61 | \$ 35.82 |
| Maintenance For Townhome 22' Units | \$ 68.60 | \$ 61.97 | \$ 64.07 | \$ 64.07 | \$ 64.50 |
| <u>Debt For Townhome 22' Units</u> | <u>\$ 1,843.00</u> |
| Total For Townhome 22' Units | \$ 1,952.45 | \$ 1,945.67 | \$ 1,945.46 | \$ 1,943.68 | \$ 1,943.32 |
| | | | | | |
| Administrative For 2 Story Condo/Flat Units | \$ 40.85 | \$ 40.70 | \$ 38.39 | \$ 36.61 | \$ 35.82 |
| Maintenance For 2 Story Condo/Flat Units | \$ 68.60 | \$ 61.97 | \$ 64.07 | \$ 64.07 | \$ 64.50 |
| <u>Debt For 2 Story Condo/Flat Units</u> | <u>\$ 1,738.00</u> |
| Total For 2 Story Condo/Flat Units | \$ 1,847.45 | \$ 1,840.67 | \$ 1,840.46 | \$ 1,838.68 | \$ 1,838.32 |
| | | | | | |
| Administrative For 3 Story Condo/Flat Units | \$ 40.85 | \$ 40.70 | \$ 38.39 | \$ 36.61 | \$ 35.82 |
| Maintenance For 3 Story Condo/Flat Units | \$ 68.60 | \$ 61.97 | \$ 64.07 | \$ 64.07 | \$ 64.50 |
| <u>Debt For 3 Story Condo/Flat Units</u> | <u>\$ 1,580.00</u> |
| Total For 3 Story Condo/Flat Units | \$ 1,689.45 | \$ 1,682.67 | \$ 1,682.46 | \$ 1,680.68 | \$ 1,680.32 |
| | | | | | |
| Administrative For Apartment Unit | \$ 40.85 | \$ 40.70 | \$ 38.39 | \$ 36.61 | \$ 35.82 |
| Maintenance For Apartment Unit | \$ 68.60 | \$ 61.97 | \$ 64.07 | \$ 64.07 | \$ 64.50 |
| <u>Debt For Apartment Unit</u> | <u>\$ -</u> |
| Total For Apartment Unit | \$ 109.45 | \$ 102.67 | \$ 102.46 | \$ 100.68 | \$ 100.32 |

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

O&M Covenant = 108.00

South Parcel Acreage

1% County Property Appraiser Fee

108.00/.94 = 114.89

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> | |
| 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.

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

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ESTABLISHED 1977

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SCOTT C. COCHRAN
ALINE O. MARCANTONIO
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LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOUFLFE

February 2, 2026

VIA E-MAIL ONLY-- asilva@sdsinc.org

Mr. Armando Silva
District Manager
Special District Services
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Grand Bay at Doral Community Development District
Our File: 773.05543**

Dear Armando:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Armando Silva
February 2, 2026
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)