

Grand Bay At Doral
Community Development District

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

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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	O&M Covenant = 55.00
1% County Property Appraiser Fee	55.00/.94 = 58.51

Community Information:

	Total Midtown Units (A2) (Refunding Bonds)	Phase One Units (A1) (Phase One Project Bonds)	Grand Bay Midtown - Commercial Square Footage (With Percentages)	
Total Midtown Units	252	84	Building 1	10,031 14.33%
3 Bedroom Condo - Type 2	546	182	Building 2	24,360 34.80%
2 Bedroom Condo - Type 2	120	40	Building 3	24,360 34.80%
1 Bedroom Condo - Type 2	126	28	Building 4	11,249 16.07%
3 Bedroom Condo - Type 1	227	84	Total	70,000 100.00%
2 Bedroom Condo - Type 1	276	119		
1 Bedroom Condo - Type 1	1547	537		
Total Residential Units				
Non-Residential	300,000	70,000	68,500 in prior years	prior years 9,818 14.33%
For Administrative & Maintenance Assessments Purposes-	Square Feet	Square Feet		23,838 34.8%
Non-Residential counts as approximately 300 units.		29.36 Acres		11,006 16.07%
		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>	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34	\$ 872.34
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>	\$ 710.64	\$ 710.64	\$ 710.64	\$ 710.64	\$ 710.64
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>	\$ 646.81	\$ 646.81	\$ 646.81	\$ 646.81	\$ 646.81
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>	111 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>	Note: 3 Story Flat Units That Are Assessed For Debt: 198
Total Original Assessable Units For Debt	1076	
Less Prepayments - 186 Pod V 3 Story Condos	<u>186</u>	
Total Current Assessable Units For Debt	890	

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