



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
& PUBLIC HEARING
MAY 26, 2026
8:15 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
SPECIAL BOARD MEETING & PUBLIC HEARING
May 26, 2026
8:15 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. February 25, 2026 Regular Board Meeting.....Page 3
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 8
- H. Old Business
 - 1. Update Regarding the Removal/Replacement of Diseased Palms located along NW 90th Street
 - 2. Update Regarding Solar Lighting for FPL Easement Walkway.....Page 25
 - 3. Update Regarding Fence Removal on 90th Street
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 28
 - 2. Consider Approval of Walkway and Open Space Rules.....Page 32
- J. Administrative Matters
 - 1. Statement of Financial Interests – Form 1
 - 2. Announcing Certification of Registered Voters.....Page 34
 - 3. Announcing the Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026
- K. Board Member & Staff Closing Comments
- L. Adjourn

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Cols | Depth |
|-----------|--------------|-----------------------|----------|------|-------|
| 57860 | IPL0336239 | Legal Ad - IPL0336239 | | 2.0 | 82.0L |

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

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.

2.0 insertion(s) published on:
 05/06/26 Print, 05/13/26 Print

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Notice of Public Hearing and Special Board Meeting of the Grand Bay at Doral Community Development District

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The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2026/2027 Proposed Final Budget and the Non-Ad Valorem Assessment Roll of the District. The purpose of the Special Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary at a time and place specified on the record.

There may be occasions when one or two Board members will 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. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 scheduled meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice.

Grand Bay at Doral Community Development District

www.grandbayatdoralcdd.org
 IPL0336239
 May 6, 13 2026

Sworn to and subscribed before
 me on



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Grand Bay at Doral Community Development District

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IPL0336239

May 6, 13 2026

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 25, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the February 25, 2026, Regular Board Meeting of the Grand Bay at Doral Community Development District to order at 8:07 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, FL 33178.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 13, 2025, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Josef Correia and Vice-Chairperson Stephanie Delavalle and Assistant Secretaries James Fox and John Ramirez.

Staff in attendance included: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and District Counsel Gabriella Fernandez Perez of Billing Cochran, P.A.

Also in attendance was Luke Delavalle, Doral, FL.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. October 22, 2025, Regular Board Meeting

Mr. Silva presented the October 22, 2025, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Mr. Fox, seconded by Mr. Correia and unanimously passed approving the minutes of October 22, 2025, Regular Board Meeting, as presented.

Mr. Ramirez found an error in the minutes under New Business Item H 8 “Discussion Regarding Palm Trees on NW 97th Street” was mislabeled and should be corrected to “Discussion Regarding Palm Trees on NW 90th Street”

A **motion** was made rescinding the previous **motion** approving the minutes of the October 22, 2025, Regular Board Meeting, as presented, and approving the minutes of the October 22, 2025, Regular Board Meeting, as amended by Mr. Ramirez, seconded by Ms. Delavalle and passed unanimously.

G. OLD BUSINESS

1. Update the Removal/Replacement of Diseased Palms located along 90th Street

Mr. Silva presented a proposal from Brightview Landscape Services to remove the 47 diseased Medjool Palm trees along the southside NW 90th Street. The Board requested District Staff to obtain a proposal for repairs to the irrigation system and the cost of replacing the Palm Trees that will be removed. A discussion ensued after which;

A **motion** was made by Mr. Ramirez, seconded by Ms. Delavalle and unanimously passed approving the proposal from Brightview Landscape Services in the amount of \$29,681.94 for the removal/disposal of 47 Medjool Palm Trees including stump grinding and sod installation on MOT permitting.

2. Update Regarding Fence Removal on 90th Street

Mr. Silva presented a photo of fence on NW 90th Street and advised that the fence may be removed or kept if the District wishes. The Board elected to have the fence removed.

3. Update Regarding Solar Lighting for FPL Easement Walkway

Mr. Silva presented the information the District Engineer provided him for the District to possibly proceed with the installation of solar lighting in the FPL easement walkway. Mr. Silva continued by indicating that the District Engineer stated they must go through an engineering process and evaluate the area to determine the lighting specifications for the bidding package before seeking proposals. A discussion ensued in which various items were discussed, including setting timers, the locations, the size of lighting, and establishing rules for the pathway.

This topic will be discussed again during the next Board Meeting as Mr. Silva will email the Board a catalog of the solar lighting fixtures and will try to obtain a rough estimate of how much the project will cost.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01– Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-01 was presented, entitled:

RESOLUTION NO. 2026-01

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

Mr. Silva read the title of the resolution into the record and reviewed the proposed budget. He advised that since overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to residents would not be required. Furthermore, Mr. Silva stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the 2026/2027 final fiscal year budget and assessments. A discussion ensued after which:

A **motion** was made by Mr. Fox, seconded by Ms. Delavalle and unanimously passed approving and adopting Resolution No. 2026-01, *as presented*, setting the public hearing to consider the fiscal year

2026/2027 final budget and assessments for May 26, 2026, at 8:15 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, FL 33178.; and further authorizing the publication/notice of the budget public hearing, as required by law.

2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran

Ms. Fernandez-Perez presented a proposed adjustment to the firm’s hourly fee structure, noting that its current rates had remained in place since 2023 and that the increase was necessary to account for rising operational costs and inflation. Effective October 1, 2026, the hourly rates will be adjusted to \$300 per hour for Partners and \$250 per hour for Associates. Counsel further advised that future adjustments may be considered no more than every third fiscal year in connection with the District’s budget process and tied to changes in the Consumer Price Index. A discussion ensued after which;

A **motion** was made by Mr. Fox, seconded by Ms. Delavalle and unanimously passed approving the Attorney Fee increase for Billing Cochran, P.A., as presented.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no administrative or operational matters to discuss at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Fox, seconded by Mr. Ramirez and passed unanimously adjourning the Regular Board Meeting at 9:17 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

AFFIDAVIT OF PUBLICATION

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STATE OF FLORIDA
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Grand Bay at Doral Community Development District

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IPL0336239

May 6, 13 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Grand Bay at Doral Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2026/2027, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

WHEREAS, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2026/2027 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is accepted, approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 26th day of May, 2026.

ATTEST:

**GRAND BAY AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grand Bay At Doral Community Development District

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

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- VI DETAILED FINAL BUDGET - SOUTH PARCEL
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- VIII DETAILED FINAL 2014 & 2025 (MIDTOWN) DEBT SERVICE FUND BUDGET
- IX DETAILED FINAL 2014 (NORTH PARCEL) DEBT SERVICE FUND BUDGET
- X DETAILED FINAL 2016 (SOUTH PARCEL) DEBT SERVICE FUND BUDGET
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- XII ASSESSMENT COMPARISON - MIDTOWN
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DETAILED FINAL 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) |

Units
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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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 | 252 | 84 | Building 1 | 10,031 14.33% |
| 3 Bedroom Condo - Type 2 | 546 | 182 | Building 2 | 24,360 34.80% |
| 2 Bedroom Condo - Type 2 | 120 | 40 | Building 3 | 24,360 34.80% |
| 1 Bedroom Condo - Type 2 | 126 | 28 | Building 4 | 11,249 16.07% |
| 3 Bedroom Condo - Type 1 | 227 | 84 | Total | 70,000 100.00% |
| 2 Bedroom Condo - Type 1 | 276 | 119 | | |
| 1 Bedroom Condo - Type 1 | 276 | 119 | | |
| Total Residential Units | 1547 | 537 | | |
| Non-Residential | 300,000 | 70,000 | 68,500 in prior years | prior years 9,818 14.33% |
| For Administrative & Maintenance Assessments Purposes- | Square Feet | Square Feet | | 23,838 34.8% |
| Non-Residential counts as approximately 300 units. | | 8.8% Of District | | 11,006 16.07% |
| | | | | 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> | <u>\$ 872.34</u> | <u>\$ 872.34</u> | <u>\$ 872.34</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> | <u>\$ 710.64</u> | <u>\$ 710.64</u> | <u>\$ 710.64</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> | <u>\$ 646.81</u> | <u>\$ 646.81</u> | <u>\$ 646.81</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 | Fiscal Year 2023/2024 | Fiscal Year 2024/2025 | Fiscal Year 2025/2026 | Fiscal Year 2026/2027 |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Assessment | Assessment | Assessment | Assessment | Projected Assessment |
| | Before Discount* | Before Discount* | Before Discount* | Before Discount* | 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> | <u>\$ 2,133.00</u> | <u>\$ 2,133.00</u> | <u>\$ 2,133.00</u> | <u>\$ 2,133.00</u> |
| Total For Single Family 40' Units | \$ 2,242.45 | \$ 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> | <u>\$ 1,843.00</u> | <u>\$ 1,843.00</u> | <u>\$ 1,843.00</u> | <u>\$ 1,843.00</u> |
| Total For Townhome 22' Units | \$ 1,952.45 | \$ 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> | <u>\$ 1,738.00</u> | <u>\$ 1,738.00</u> | <u>\$ 1,738.00</u> | <u>\$ 1,738.00</u> |
| Total For 2 Story Condo/Flat Units | \$ 1,847.45 | \$ 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> | <u>\$ 1,580.00</u> | <u>\$ 1,580.00</u> | <u>\$ 1,580.00</u> | <u>\$ 1,580.00</u> |
| Total For 3 Story Condo/Flat Units | \$ 1,689.45 | \$ 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> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</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.

Armando Silva

From: Angel Camacho <Angel.Camacho@AlvarezEng.com>
Sent: Friday, March 20, 2026 5:41 PM
To: Armando Silva; Ryan Quiroga
Cc: Juan R. Alvarez
Subject: RE: Grand Bay at Doral CDD - Pathway Lighting Project

Good afternoon Armando,

Below please see a rough estimate and breakdown:

Grand Bay at Doral CDD - FPL Path Lighting

Grand Bay at Doral - FPL path lighting (approximately 4,700 LF, 10' path width)

Option 1 –Solar Bollards (42" Height)

This approach uses 42" solar bollards spaced at 10' along the path, with a combination of staggered and single-sided placement (This a rough spacing estimate which will be confirmed with the photometrics.)

Layout:

3,500 LF staggered (alternating sides)

1,200 LF single-sided (at FPL entrances)

Spacing: 10' (To be confirmed with photometrics)

Fixture Height: 42"

Estimated Fixtures: roughly 475 bollards (To be confirmed with photometrics)

Option 2 – Solar Light Poles (12' Height)

This approach uses 12' solar light poles spaced evenly along one side of the path.

Layout: One side of path

Spacing: 50' (To be confirmed with photometrics)

Mounting Height: 12'

Estimated Fixtures: roughly 100 poles (To be confirmed with photometrics)

Cost Comparison

| Option | Construction Cost | Permitting (City of Doral) | Design & Photometrics | Subtotal | Contingency (10%) | Total Project Cost |
|--------|-------------------|----------------------------|-----------------------|----------|-------------------|--------------------|
|--------|-------------------|----------------------------|-----------------------|----------|-------------------|--------------------|

| | | | | | | |
|-----------------------|-----------|----------|----------|-----------|----------|-----------|
| Bollards (42") | \$712,500 | \$21,375 | \$12,000 | \$733,887 | \$73,388 | \$807,275 |
| 12' Light Poles | \$500,000 | \$15,000 | \$12,000 | \$527,000 | \$52,700 | \$579,700 |

Regards,



Angel Camacho
 8935 NW 35 Lane, Suite 101
 Doral, FL 33172
 Office: (305) 640-1345
 Mobile: (786) 617-6426
Angel.Camacho@AlvarezEng.com
www.alvarezeng.com

From: Angel Camacho
Sent: Tuesday, March 17, 2026 5:32 PM
To: 'Armando Silva' <asilva@sdsinc.org>; Ryan Quiroga <rquiroga@sdsinc.org>
Cc: Juan R. Alvarez <Juan.Alvarez@AlvarezEng.com>
Subject: RE: Grand Bay at Doral CDD - Pathway Lighting Project

Good afternoon Armando,

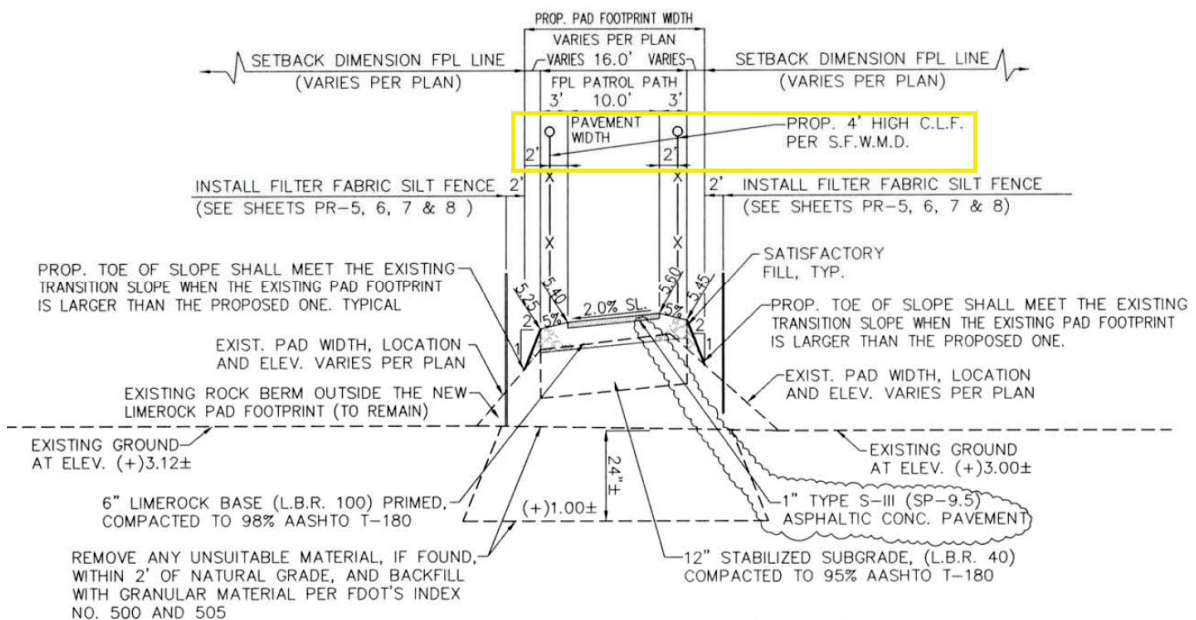
I am currently waiting for vendor clarifications regarding foundation details and typical installation costs for both bollards and light posts so the Board can review reasonably accurate ballpark figures. Please see below:

- An estimated cost for the solar lighting project. They are aware that the lighting fixture will affect pricing but want to know a ballpark estimate based off bollard or light post solar lighting.
Waiting on vendor
- The proposed locations of the solar lights. Mainly whether the lights would be installed inside the fenced area or along the outside walkway.
Typical FPL path details indicate a 2ft buffer between the 4ft fence and the edge of pavement. The foundation diameters are approximately 12in for bollards and 18in for light posts, depending on manufacturer. Based on this, the fixtures can be placed within the 2ft buffer while maintaining the existing 10ft path clearance.
I did note that in some areas the full 2ft buffer in front of the 4ft fence is not consistently provided, which may be due to pavement overbuild or overspill. However, the proposed

foundation sizes should still fit without disturbing the pavement. This will be verified and



reflected in the plans during design.



- Whether timers can be incorporated into the solar lighting fixtures. They don't want the lights on past 11PM.
Yes, timers can be installed at each fixture location.

Regards,



Angel Camacho
8935 NW 35 Lane, Suite 101
Doral, FL 33172
Office: (305) 640-1345
Mobile: (786) 617-6426
Angel.Camacho@AlvarezEng.com
www.alvarezeng.com

From: Armando Silva <asilva@sdsinc.org>
Sent: Tuesday, March 17, 2026 4:55 PM

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Grand Bay at Doral Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 26th day of May, 2026.

ATTEST:

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 28, 2026
February 24, 2027
March 24, 2027
April 28, 2027
June 23, 2027
July 28, 2027
September 22, 2027**

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 00/00/2026

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

WALKWAY AND OPEN SPACE RULES

- (1) “District” shall mean the Grand Bay at Doral Community Development District,
- (2) “Walkway”, “Pathway”, “Open Space”, “Open Spaces” shall mean and include District owned areas as indicated on the map attached hereto as Exhibit “A”.
- (3) All Walkways and Open Spaces shall be used solely for the purpose or purposes for which they were designed and designated.
- (4) All persons using the Walkways and Open Spaces are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with all applicable rules of the District, the City of Doral, and Miami-Dade County.
- (5) All Walkways and Open Spaces shall be open for public use daily between the hours of 6:00 A.M. and 10:00 P.M. Use of the Walkways and Open Spaces outside of these designated hours is prohibited. District grants the authority to the District Manager, or his or her designee, to temporarily change the hours of operation or close the Walkway when necessary to perform repairs, maintenance, and/or when emergency situations may arise.
- (6) Rules and regulations applicable to Walkways and Open Spaces:
 - a) Dogs and all other pets must be kept on a leash at all times, with such leash not exceeding eight (8) feet in length and must be under control at all times without disturbing other pedestrians and or property.
 - b) The cutting, picking, destruction, or removal of any trees, plants, shrubs, flowers, or other property is prohibited.
 - c) All persons using the Walkways and Open Spaces shall be responsible for the cleanup and proper disposal of any trash generated by such persons and/or their pets. Littering is prohibited, and all trash must be disposed of in designated receptacles.
 - d) The Walkways and Open Spaces are designated for walking, jogging, running, bicycling, and other non-motorized or small micro-mobility devices.
 - e) Camping, the use of camping equipment, and overnight stays are strictly prohibited within the Walkways and Open Spaces.
 - f) Possession or consumption of alcoholic beverages is prohibited.
 - g) Smoking and vaping are prohibited.
 - h) Skateboards, bicycles, non-motorized scooters, rollerblades, roller skates, and other similar devices are permitted; provided, however, that all such use shall

comply with all applicable laws and regulations of the City of Doral, including, without limitation, any required safety equipment.

- i) Motorized vehicles, including, but not limited to, golf carts, mopeds, motorized scooters, motorized hover boards, motorcycles, and all-terrain vehicles (ATVs), are prohibited.
- j) All persons shall maintain noise levels at a reasonable level so as not to disturb others.
- k) Obscene language, profanity, and loud and abusive language is prohibited.
- l) Roughhousing is prohibited.
- m) Radios, stereo systems, amplified sound systems, amplified musical instruments, or any other sound-generating devices are prohibited, unless headphones are utilized by the individual(s) playing the systems.

(7) Enforcement of Rules: The District Manager, or his or her designee, has full authority to enforce these rules. Violation of one or more of these rules may result in suspension or termination of Walkway and Open Space privileges and may further subject the violator to enforcement action, including prosecution for trespass pursuant to Section 810.09, Florida Statutes.

(8) The District does not authorize and is not responsible for any loss or damage to any private property used or left in Walkways or Open Spaces.

(9) Any person who in any manner makes use of Walkways and Open Spaces or any District equipment or other structures within Walkways and Open Spaces does so at their own risk. Every person shall be liable for any property damage and/or personal injury at Walkways and Open Spaces, caused by such person.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

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Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

April 29, 2026

Mr. Armando Silva
Special District Services, Inc.
2501 A Burns Road
Suite A
Palm Beach Gardens, FL 33410

Dear Mr. Armando Silva:

The Office of the Supervisor of Elections has completed a review of the area described as ***Grand Bay at Doral Community Development District***. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 60.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302 or by email at Michelle.McClain@votemiamidade.gov.

Best regards,

Alina Garcia
Supervisor of Elections
Office of the Supervisor of Elections
Miami-Dade County

Enclosure (2)

Alina Garcia
Supervisor of Elections
2700 NW 87th Ave
Miami, FL 33172



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CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Grand Bay at Doral Community Development District**, as described in the attached **MAP**, has **2817** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

