GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING
SEPTEMBER 23, 2026
8:00 A.M.

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

www.grandbayatdoralcdd.org
786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
Grand Central Clubhouse
10551 NW 88th Street
Doral, Florida 33178
REGULAR BOARD MEETING
September 23, 2026
8:00 a.m.

AFFIDAVIT OF PUBLICATION

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

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

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

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

October 22, 2025
December 3, 2025
February 25, 2026
March 25, 2026
April 22, 2026
June 24, 2026
July 22, 2026
September 23, 2026

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

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

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

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

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

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
www.grandbayatdoralcdd.org
PUBLISH: MIAMI HERALD 10/13/25
IPL0279594
Oct 13 2025

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The 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.

1.0 insertion(s) published on:
10/13/25 Print

[Print Tearsheet Link]

[Marketplace Link]

Amanda Rodela

Sworn to and subscribed before me on Oct 13, 2025, 11:00 AM ED'

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

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

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PUBLISH: MIAMI HERALD 10/13/25
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Oct 13 2025

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

SPECIAL BOARD MEETING & PUBLIC HEARING

MAY 26, 2026

A. CALL TO ORDER

District Manager Armando Silva called the May 26, 2026, Special Board Meeting and Public Hearing of the Grand Bay at Doral Community Development District (the "District") to order at 8:26 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Special Board Meeting and Public Hearing 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 Chairperson Josef Correia, Vice-Chairperson Stephanie Delavalle and Assistant Secretaries Carlos Rinaldi, John Ramirez and James Fox constituted a quorum and it was in order to proceed with the meeting.

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. February 25, 2026, Regular Board Meeting Minutes

Mr. Silva presented the minutes of the February 25, 2026, Regular Board Meeting and asked if there were any comments and/or changes. There being no comments or changes, a motion was made by Ms. Delavalle, seconded by Mr. Ramirez and passed unanimously approving the minutes of the February 25, 2026, Regular Board Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened at 8:32 a.m.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the Miami Herald on May 6, 2026 and May 13, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

Mr. Silva then opened the public comment portion of the public hearing. There were no comments regarding the Fiscal Year 2026/2027 Final Budget.

3. **Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget**

Resolution No. 2026-02 was presented, entitled:

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.

Mr. Silva stated that the resolution provides for approving and adopting the fiscal year 2026/2027 Final Budget and the non-ad valorem special assessment tax roll (Assessment Levy)

A **motion** was made by Mr. Fox, seconded by Ms. Delavalle and passed unanimously adopting Resolution No. 2026-02, approving the Fiscal Year 2026/2027 Final Budget, as presented and setting the fiscal year 2026/2027 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

There being no further Public Hearing business to conduct, Mr. Silva adjourned the Public Hearing at approximately 8:32 a.m. and simultaneously reconvened the Special Board Meeting.

H. OLD BUSINESS

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

Mr. Silva informed the Board that Brightview Landscape Services had completed the removal of the diseased Medjool Palm trees along NW 90th Street and that the irrigation system had been repaired.

2. **Update Regarding Solar Lighting for FPL Easement Walkway**

Mr. Silva presented the preliminary cost estimates prepared by the District Engineer for the installation of solar lighting along the FPL easement walkway, including two options: solar bollards at an estimated total project cost of approximately $807,275 and 12-foot solar light poles at an estimated total project cost of approximately $579,700. A discussion ensued after which the Board determined to table the solar lighting project at this time.

3. **Update Regarding Fence Removal on 90th Street**

Mr. Ramirez advised that the fence along NW 90th Street had not yet been removed. Mr. Silva indicated that he would follow up with District Staff to confirm the status of the fence removal.

I. NEW BUSINESS

1. **Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule**

Resolution No. 2026-03 was presented, entitled:

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.

Mr. Silva provided the purpose for the document. A discussion ensued after which:

A **motion** was made by Mr. Correia, seconded by Ms. Delavalle and passed unanimously adopting Resolution No. 2026-03, as presented.

2. Consider Approval of Walkway and Open Space Rules

Mr. Silva presented the proposed Walkway and Open Space Rules for the District. A discussion ensued during which the Board reviewed the proposed rules and the Board elected to table this item pending further review of the rules to ensure consistency with City of Doral ordinances and Master Association rules.

J. ADMINISTRATIVE MATTERS

1. Statement of Financial Interests – Form 1

Mr. Silva reminded the importance of completing and mailing to the Supervisor of Elections' office of the County in which they reside their individual 2025 Form 1 – Statement of Financial Interests prior to the July 1st deadline.

2. Announcing Certification of Registered Voters

Mr. Silva announced that the Office of the Supervisor of Elections has certified that the Grand Bay at Doral Community Development District has 2,817 registered voters.

3. Announcing the Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026

Mr. Silva announced that the qualifying period for candidates seeking election to the District Board of Supervisors would run from Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026. The seats up for election are Seat #1 (Ms. Delavalle) and Seat #2 (Mr. Correia), both currently held by term-expiring Supervisors.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mr. Correia, seconded by Mr. Rinaldi and passed unanimously adjourning the Special Board Meeting and Public Hearing at 9:14 a.m.

__________________________________ __________________________________

Secretary/Assistant Secretary Chairperson/Vice-Chairperson

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 of 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.

RESOLUTION NO. 2026-04

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

WHEREAS, the Grand Bay at Doral Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on September 18, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 23rd day of September, 2026.

ATTEST:

GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Grand Bay at Doral Community Development District (the "District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/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 23rd day of September, 2026

ATTEST:

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

By:______________________________
Secretary/Assistant Secretary

By:______________________________
Chairperson/Vice Chairperson

Grand Bay At Doral
Community Development District

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

CONTENTS

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - ALL UNITS
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Administrative Assessments	144,281	**148,442**	148,442
Maintenance Assessments	381,702	**382,236**	382,236
Direct Bill O&M Assessments	0	**0**	0
Debt Assessments - A Bonds	2,300,554	**2,284,318**	2,284,318
Debt Assessments - A-1 Bonds	877,441	**882,052**	882,052
Debt Assessments - A-2 Bonds	866,004	**871,060**	871,060
Other Revenues	0	**0**	0
Interest Income	2,000	**38,000**	36,764
TOTAL REVENUES	**$ 4,571,982**	**$ 4,606,108**	**$ 4,604,872**
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Management	39,972	**39,972**	36,641
Supervisor Fees	3,000	**4,000**	3,000
Payroll Taxes	232	**310**	230
Field Operations	7,320	**7,320**	6,711
Legal	21,500	**14,230**	9,230
Assessment Roll	10,000	**10,000**	0
Audit Fees	8,000	**5,600**	5,600
Arbitrage Rebate Fee	3,000	**3,000**	2,000
Insurance - GL & Public Officials Liability Insurance	11,000	**10,091**	10,091
Insurance - Property Coverage	6,800	**0**	0
Legal Advertisements	4,500	**4,500**	2,650
Miscellaneous	2,000	**2,000**	908
Postage	775	**310**	159
Office Supplies	1,400	**815**	616
Dues & Subscriptions	175	**175**	175
Trustee Fees	21,500	**21,800**	17,800
Continuing Disclosure Fee	2,000	**2,000**	0
Website Management	2,000	**2,000**	1,831
Property Taxes	750	**0**	0
Dissemination Services	0	**750**	750
Administrative Contingency	2,000	**2,000**	0
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 147,924**	**$ 130,873**	**$ 98,392**
MAINTENANCE EXPENDITURES			
Preserve Area Maintenance/Upkeep	100,000	**150,000**	124,893
Miscellaneous Maintenance	11,000	**12,000**	9,896
Lawn/Landscape Service - Median/Right Of Way MTE	8,000	**7,500**	4,000
Mulch/Fertilizer/Pesticide	1,400	**1,000**	0
Lift Station/Sewer Line MTE (Adagio)	55,000	**45,000**	26,584
Lift Station/Sewer Line MTE (Midtown)	40,000	**65,000**	54,626
Irrigation Systems Maintenance & Power	5,500	**1,500**	19
Tree/Shrubbery Replacement	1,500	**25,000**	19,890
Annual Engineer's Report & Misc Engineering	8,000	**13,836**	13,836
Lake Tract MTE & Fountain MTE - DB & MT	21,000	**24,000**	17,990
Roadway/Signage/Drainage	7,000	**5,500**	3,376
Midtown Plaza Maintenance Reimbursement	110,000	**110,000**	75,000
FPL Easement Maintenance/Upkeep	5,500	**2,000**	0
FPL Power Sanitary Sewer Lift Stations	7,000	**2,000**	0
TOTAL MAINTENANCE EXPENDITURES	**$ 380,900**	**$ 464,336**	**$ 350,110**
TOTAL EXPENDITURES	**$ 528,824**	**$ 595,209**	**$ 448,502**
REVENUES LESS EXPENDITURES	**$ 4,043,158**	**$ 4,010,899**	**$ 4,156,370**
Bond Payments (A)	(2,162,521)	**(2,181,890)**	(2,181,890)
Bond Payments (A-1)	(824,795)	**(845,539)**	(845,539)
Bond Payments (A-2)	(814,043)	**(835,577)**	(835,577)
BALANCE	**$ 241,799**	**$ 147,893**	**$ 293,364**
County Appraiser & Tax Collector Fee	(91,399)	**(44,110)**	(44,110)
Discounts For Early Payments	(182,800)	**(152,598)**	(152,598)
Excess/ (Shortfall)	**$ (32,400)**	**$ (48,815)**	**$ 96,656**
Carryover From Prior Year	32,400	**32,400**	0
Net Excess/ (Shortfall)	**$ -**	**$ (16,415)**	**$ 96,656**

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - DORAL BREEZE
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Administrative Assessments	29,532	**30,426**	30,426
Maintenance Assessments	39,894	**40,021**	40,021
Debt Assessments - 2012 Bonds	730,663	**732,405**	732,405
Other Revenues	0	**0**	0
Interest Income	428	**9,500**	9,191
TOTAL REVENUES	**$ 800,517**	**$ 812,352**	**$ 812,043**
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	15,000	**30,000**	27,327
Miscellaneous Maintenance	1,000	**1,000**	652
Irrigation Systems MTE & Power	3,000	**1,500**	19
Lake Tract MTE & Fountain MTE	12,000	**21,000**	17,990
Lawn/Landscape Service - Median Maintenance/Right Of Way	1,000	**1,000**	700
Mulch/Fertilizer/Pesticide	200	**0**	0
FPL Easement Maintenance Upkeep	1,000	**0**	0
FPL Power Lake Fountains	0	**0**	0
Tree/Shrubbery Replacement	500	**0**	0
Roadway/Signage/Drainage	3,000	**1,000**	0
Annual Engineer's Report & Miscellaneous Engineering	800	**3,346**	3,346
Total Maintenance Expenditures	**37,500**	**58,846**	**50,034**
Administrative Expenditures			
Management	8,748	**8,748**	8,019
Supervisor Fees	750	**0**	0
Payroll Taxes	58	**0**	0
Field Operations	1,050	**1,050**	963
Legal	4,704	**3,270**	2,020
Assessment Roll	2,188	**2,188**	0
Audit Fees	1,750	**1,225**	1,225
Arbitrage Rebate Fee	500	**500**	0
Insurance - GL & Public Officials Liability Insurance	2,407	**2,208**	2,208
Insurance - Property Coverage	300	**0**	0
Legal Advertisements	985	**985**	580
Miscellaneous	437	**437**	163
Postage	129	**72**	35
Office Supplies	306	**185**	135
Dues & Subscriptions	38	**38**	38
Trustee Fees	4,000	**4,000**	0
Continuing Disclosure Fee	500	**500**	0
Website Management	437	**437**	399
Property Taxes	164	**0**	0
Administrative Contingency	437	**437**	0
Total Administrative Expenditures	**29,888**	**26,280**	**15,785**
TOTAL EXPENDITURES	**$ 67,388**	**$ 85,126**	**$ 65,819**
REVENUES LESS EXPENDITURES	**$ 733,129**	**$ 727,226**	**$ 746,224**
Bond Payments (2012)	(686,823)	**(700,594)**	(700,594)
BALANCE	**$ 46,306**	**$ 26,632**	**$ 45,630**
County Appraiser & Tax Collector Fee	(16,002)	**(7,751)**	(7,751)
Discounts For Early Payments	(32,004)	**(27,086)**	(27,086)
EXCESS/ (SHORTFALL)	**$ (1,700)**	**$ (8,205)**	**$ 10,793**
Carryover From Prior Year	1,700	**1,700**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (6,505)**	**$ 10,793**

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - MIDTOWN
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Administrative Assessments	27,633	28,988	28,988
Maintenance Assessments	199,734	201,195	201,195
Direct Bill O&M Assessments	0	0	0
Debt Assessments - 2025A-1 Bonds	523,005	526,830	526,830
Debt Assessments - 2014A-2 Bonds	616,148	620,653	620,653
Other Revenues	0	0	0
Interest Income	188	9,500	9,191
TOTAL REVENUES	$ 1,366,708	$ 1,387,166	$ 1,386,857
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	15,000	15,000	10,991
Miscellaneous Maintenance	3,000	7,000	6,929
Lawn/Landscape Service - Median/Right Of Way MTE	0	500	282
Mulch/Fertilizer/Pesticide	0	0	0
Lift Station/Sanitary Sewer Line MTE (Midtown)	40,000	65,000	54,626
Irrigation Systems MTE & Power	1,500	0	0
Tree/Shrubbery Replacement	0	0	0
Roadways/Signage/Drainage	500	250	0
Midtown Plaza Maintenance Reimbursement	110,000	110,000	75,000
FPL Easement Maintenance/Upkeep	2,250	1,000	0
FPL Power Sanitary Sewer Lift Stations	4,500	1,000	0
Lake Tract MTE & Fountain MTE	9,000	3,000	0
Annual Engineer's Report & Miscellaneous Engineering	2,000	3,020	3,020
Total Maintenance Expenditures	$ 187,750	$ 205,770	$ 150,848
Administrative Expenditures			
Management	3,612	3,612	3,311
Supervisor Fees	750	0	0
Payroll Taxes	58	0	0
Field Operations	3,000	3,000	2,750
Legal	1,892	2,126	876
Assessment Roll	880	880	0
Audit Fees	704	493	493
Arbitrage Rebate Fee	1,000	1,000	500
Insurance - GL & Public Officials Liability Insurance	968	888	888
Insurance - Property Coverage	4,500	0	0
Legal Advertisements	396	396	233
Miscellaneous	176	176	66
Postage	171	51	14
Office Supplies	123	104	54
Dues & Subscriptions	15	15	15
Trustee Fees	7,000	7,300	7,300
Continuing Disclosure Fee	500	500	0
Website Management	176	176	161
Property Taxes	66	0	0
Dissemination Services	0	750	750
Administrative Contingency	176	176	0
Total Administrative Expenditures	26,163	21,643	17,411
TOTAL EXPENDITURES	$ 213,913	$ 227,413	$ 168,259
REVENUES LESS EXPENDITURES	$ 1,152,795	$ 1,159,753	$ 1,218,598
Bond Payments - Series 2025A-1	(491,625)	(506,237)	(506,237)
Bond Payments - Series 2014A-2	(579,179)	(596,393)	(596,393)
BALANCE	$ 81,991	$ 57,123	$ 115,968
County Appraiser & Tax Collector Fee	(27,330)	(13,360)	(13,360)
Discounts For Early Payments	(54,661)	(40,447)	(40,447)
EXCESS/ (SHORTFALL)	$ -	$ 3,316	$ 62,161
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	$ -	$ 3,316	$ 62,161

AMENDED FINAL BUDGET
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - NORTH
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Administrative Assessments	31,616	**32,423**	32,423
Maintenance Assessments	42,287	**42,379**	42,379
Debt Assessments - 2014A-1 Bonds	354,436	**355,222**	355,222
Debt Assessments - 2014A-2 Bonds	249,856	**250,407**	250,407
Other Revenues	0	**0**	0
Interest Income	432	**9,500**	9,191
TOTAL REVENUES	**$ 678,627**	**$ 689,931**	**$ 689,622**
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	15,000	**30,000**	26,964
Miscellaneous Maintenance	2,000	**1,000**	893
Lawn/Landscape Service - Median - Right Of Way Maintenance	1,000	**2,000**	1,491
Mulch/Fertilizer/Pesticide	200	**0**	0
Lift Station/Sewer Line MTE (Adagio)	40,000	**45,000**	26,584
Irrigation Systems MTE & Power	300	**0**	0
Tree/Shrubbery Replacement	0	**25,000**	19,890
Roadways/Signage/Drainage	500	**250**	0
FPL Easement Maintenance/Upkeep	500	**0**	0
FPL Power Sanitary Sewer Lift Stations	750	**0**	0
Annual Engineer's Report & Miscellaneous Engineering	1,600	**3,479**	3,479
Total Maintenance Expenditures	**61,850**	**106,729**	**79,301**
Administrative Expenditures			
Management	5,256	**5,256**	4,818
Supervisor Fees	750	**0**	0
Payroll Taxes	58	**0**	0
Field Operations	1,037	**1,037**	951
Legal	4,642	**3,179**	1,929
Assessment Roll	2,160	**2,160**	0
Audit Fees	1,727	**1,209**	1,209
Arbitrage Rebate Fee	1,000	**1,000**	1,000
Insurance - GL & Public Officials Liability Insurance	2,375	**2,179**	2,179
Insurance - Property Coverage	750	**0**	0
Legal Advertisements	971	**971**	572
Miscellaneous	432	**432**	161
Postage	127	**70**	34
Office Supplies	302	**183**	133
Dues & Subscriptions	38	**38**	38
Trustee Fees	7,000	**7,000**	7,000
Continuing Disclosure Fee	500	**500**	0
Website Management	432	**432**	395
Property Taxes	162	**0**	0
Administrative Contingency	432	**432**	0
Total Administrative Expenditures	**30,151**	**26,078**	**20,419**
TOTAL EXPENDITURES	**$ 92,001**	**$ 132,807**	**$ 99,720**
REVENUES LESS EXPENDITURES	**$ 586,626**	**$ 557,124**	**$ 589,902**
Bond Payments - Series 2014A-1	(333,170)	**(339,302)**	(339,302)
Bond Payments - Series 2014A-2	(234,864)	**(239,184)**	(239,184)
BALANCE	**$ 18,592**	**$ (21,362)**	**$ 11,416**
County Appraiser & Tax Collector Fee	(13,564)	**(6,557)**	(6,557)
Discounts For Early Payments	(27,128)	**(23,905)**	(23,905)
EXCESS/ (SHORTFALL)	**$ (22,100)**	**$ (51,824)**	**$ (19,046)**
Carryover From Prior Year	22,100	**22,100**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (29,724)**	**$ (19,046)**

AMENDED FINAL BUDGET
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - SOUTH
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Administrative Assessments	55,500	**56,605**	56,605
Maintenance Assessments	99,787	**98,641**	98,641
Direct Bill O&M Assessments	0	**0**	0
Debt Assessments	1,569,891	**1,551,913**	1,551,913
Other Revenues	0	**0**	0
Interest Income	952	**9,500**	9,191
TOTAL REVENUES	**$ 1,726,130**	**$ 1,716,659**	**$ 1,716,350**
EXPENDITURES			
Maintenance Expenditures			
Preserve Area Maintenance/Upkeep	55,000	**75,000**	59,611
Miscellaneous Maintenance	5,000	**3,000**	1,422
Lawn/Landscape Service - Median - Right Of Way Maintenance	6,000	**4,000**	1,527
Mulch/Fertilizer/Pesticide	1,000	**1,000**	0
Lift Station/Sewer Line MTE (Adagio)	15,000	**0**	0
Irrigation Systems MTE & Power	700	**0**	0
Tree/Shrubbery Replacement	1,000	**0**	0
Roadways/Signage/Drainage	3,000	**4,000**	3,376
FPL Easement Maintenance/Upkeep	1,750	**1,000**	0
FPL Power Sanitary Sewer Lift Stations	1,750	**1,000**	0
Annual Engineer's Report & Miscellaneous Engineering	3,600	**3,991**	3,991
Total Maintenance Expenditures	**93,800**	**92,991**	**69,927**
Administrative Expenditures			
Management	22,356	**22,356**	20,493
Supervisor Fees	750	**4,000**	3,000
Payroll Taxes	58	**310**	230
Field Operations	2,233	**2,233**	2,047
Legal	10,262	**5,625**	4,405
Assessment Roll	4,772	**4,772**	0
Audit Fees	3,819	**2,673**	2,673
Arbitrage Rebate Fee	500	**500**	500
Insurance - GL & Public Officials Liability Insurance	5,250	**4,816**	4,816
Insurance - Property Coverage	1,250	**0**	0
Legal Advertisements	2,148	**2,148**	1,265
Miscellaneous	955	**955**	518
Postage	348	**112**	76
Office Supplies	669	**343**	294
Dues & Subscriptions	84	**84**	84
Trustee Fees	3,500	**3,500**	3,500
Continuing Disclosure Fee	500	**500**	0
Website Management	955	**955**	876
Property Taxes	358	**0**	0
Administrative Contingency	955	**955**	0
Total Administrative Expenditures	**61,722**	**56,837**	**44,777**
TOTAL EXPENDITURES	**$ 155,522**	**$ 149,828**	**$ 114,704**
REVENUES LESS EXPENDITURES	**$ 1,570,608**	**$ 1,566,831**	**$ 1,601,646**
Bond Payments - Series 2016	(1,475,697)	**(1,481,296)**	(1,481,296)
BALANCE	**$ 94,911**	**$ 85,535**	**$ 120,350**
County Appraiser & Tax Collector Fee	(34,503)	**(16,442)**	(16,442)
Discounts For Early Payments	(69,007)	**(61,160)**	(61,160)
EXCESS/ (SHORTFALL)	**$ (8,599)**	**$ 7,933**	**$ 42,748**
Carryover From Prior Year	8,600	**8,600**	0
NET EXCESS/ (SHORTFALL)	**$ 1**	**$ 16,533**	**$ 42,748**

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2022 - DORAL BREEZE)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	**FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26**	**AMENDED FINAL BUDGET 10/1/25 - 9/30/26**	**YEAR TO DATE ACTUAL 10/1/25 - 8/31/26**
Interest Income	1,500	**12,000**	11,659
NAV Tax Collection	686,823	**700,594**	700,594
Miscellaneous Revenue	0	**0**	0
Total Revenues	**$ 688,323**	**$ 712,594**	**$ 712,253**
EXPENDITURES			
Principal Payments (2022)	346,000	**346,000**	346,000
Interest Payments (2022)	322,800	**329,720**	329,720
Bond Redemption	19,523	**0**	0
Total Expenditures	**$ 688,323**	**$ 675,720**	**$ 675,720**
Excess/ (Shortfall)	**$ -**	**$ 36,874**	**$ 36,533**

FUND BALANCE AS OF 9/30/25	$346,929
FY 2025/2026 ACTIVITY	$36,874
FUND BALANCE AS OF 9/30/26	$383,803

Notes
Revenue Account Balance = $383,803.
Revenue Account Balance To Be Used To Fund 11-1-26 Interest Payment Of $157,940.
* Approximate Amounts

Series 2022 (Doral Breeze) Bond Refunding Information

Original Par Amount =	$9,206,000	Annual Principal Payments Due:
Interest Rate =	4.00%	November 1st
Issue Date =	August 2022	Annual Interest Payments Due:
Maturity Date =	November 2042	May 1st & November 1st
Par Amount As Of 9/30/26 =	$7,897,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - MIDTOWN)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Interest Income (2014A-2)	2,000	**38,000**	36,004
NAV Tax Collection (2014-2)	579,179	**596,393**	596,393
Total Revenues	**$ 581,179**	**$ 634,393**	**$ 632,397**
EXPENDITURES			
Principal Payments (2014A-2)	245,000	**245,000**	245,000
Interest Payments (2014A-2)	333,403	**340,600**	340,600
Bond Redemption (2014A-2)	2,776	**0**	0
Total Expenditures	**$ 581,179**	**$ 585,600**	**$ 585,600**
Excess/ (Shortfall)	**$ -**	**$ 48,793**	**$ 46,797**

FUND BALANCE AS OF 9/30/25	$1,156,073
FY 2025/2026 ACTIVITY	$48,793
FUND BALANCE AS OF 9/30/26	$1,204,866

Notes

Reserve (14A-2) Fund Balance = $585,794*

Revenue (14A-2) Fund Balance = $619,072*

Revenue (14A-2) Fund Balance To Be Used To Make 11-1-26 Interest Payment Of $163,103.

* Approximate Amounts

Series 2014-2 Bond Refunding Information

Original Par Amount =	$7,095,000	Annual Principal Payments Due:
Interest Rate =	5.875% - 6.5%	May 1st
Issue Date =	October 2014	Annual Interest Payments Due:
Maturity Date =	May 2039	May 1st & November 1st

Par Amount As Of 9/30/26 = $5,070,000

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2025 - MIDTOWN)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Interest Income (2025A-1)	2,000	**12,000**	11,411
NAV Tax Collection (2025A-1)	491,625	**506,237**	506,237
Total Revenues	**$ 493,625**	**$ 518,237**	**$ 517,648**
EXPENDITURES			
Principal Payments (2025A-1)	185,000	**185,000**	185,000
Interest Payments (2025A-1)	303,625	**337,362**	337,362
Bond Redemption (2025A-1)	5,000	**0**	0
Total Expenditures	**$ 493,625**	**$ 522,362**	**$ 522,362**
Excess/ (Shortfall)	**$ -**	**$ (4,125)**	**$ (4,714)**

FUND BALANCE AS OF 9/30/25	$392,840
FY 2025/2026 ACTIVITY	($4,125)
FUND BALANCE AS OF 9/30/26	$388,715

Notes

Reserve (25A-1) Fund Balance = $50,595*.
Revenue (25A-1) Fund Balance = $338,120*.
Revenue (25A-1) Fund Balance To Be Used To Make 11-1-26 Interest Payment Of $149,500.
* Approximate Amounts

Series 2025-1 Bond Refunding Information

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

Par Amount As Of 9/30/26 = $5,980,000

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - NORTH)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Interest Income (2014A-1)	1,000	**12,500**	12,359
Interest Income (2014A-2)	750	**7,500**	7,412
NAV Tax Collection (2014-1)	333,170	**339,302**	339,302
NAV Tax Collection (2014-2)	234,864	**239,184**	239,184
Total Revenues	**$ 569,784**	**$ 598,486**	**$ 598,257**
EXPENDITURES			
Principal Payments (2014A-1)	105,000	**105,000**	105,000
Principal Payments (2014A-2)	120,000	**120,000**	120,000
Interest Payments (2014A-1)	227,625	**230,250**	230,250
Interest Payments (2014A-2)	114,000	**117,000**	117,000
Bond Redemption - Series 2014A-1	1,545	**0**	0
Bond Redemption - Series 2014A-2	1,614	**0**	0
Total Expenditures	**$ 569,784**	**$ 572,250**	**$ 572,250**
Excess/ (Shortfall)	**$ -**	**$ 26,236**	**$ 26,007**

FUND BALANCE AS OF 9/30/25	**$608,976**
FY 2025/2026 ACTIVITY	**$26,236**
FUND BALANCE AS OF 9/30/26	**$635,212**

Notes

Reserve (2014A-1) Fund Balance = $143,248*. Reserve (2014A-2) Fund Balance = $59,424*
Revenue (2014A-1) Fund Balance = $262,730*. Revenue (2014A-2) Fund Balance = $169,810*
Revenue (2014A-1) Fund Balance To Be Used To Make 11-1-26 Interest Payment Of $112,500.
Revenue (2014A-2) Fund Balance To Be Used To Make 11-1-26 Interest Payment Of $55,500.
* Approximate Amounts

Series 2014-1 Bond Information

Original Par Amount =	$5,450,000	**Annual Principal Payments Due:**
Interest Rate =	4.00% - 5.00%	**May 1st**
Issue Date =	November 2014	**Annual Interest Payments Due:**
Maturity Date =	May 2045	**May 1st & November 1st**
Par Amount As Of 9/30/26 =	$4,500,000	

Series 2014-2 Bond Refunding Information

Original Par Amount =	$3,295,000	**Annual Principal Payments Due:**
Interest Rate =	4.00% - 5.00%	**May 1st**
Issue Date =	November 2014	**Annual Interest Payments Due:**
Maturity Date =	May 2039	**May 1st & November 1st**
Par Amount As Of 9/30/26 =	$2,220,000	

AMENDED FINAL BUDGET
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2016 - SOUTH)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Interest Income	2,000	**59,000**	57,015
NAV Tax Collection	1,475,698	**1,481,296**	1,481,296
Total Revenues	**$ 1,477,698**	**$ 1,540,296**	**$ 1,538,311**
EXPENDITURES			
Principal Payments	545,000	**545,000**	545,000
Interest Payments	925,369	**936,950**	936,950
Transfer To Construction Account	0	**40,000**	35,550
Bond Redemption	7,329	**0**	0
Total Expenditures	**$ 1,477,698**	**$ 1,521,950**	**$ 1,517,500**
Excess/ (Shortfall)	**$ -**	**$ 18,346**	**$ 20,811**

FUND BALANCE AS OF 9/30/25	$1,788,800
FY 2025/2026 ACTIVITY	$18,346
FUND BALANCE AS OF 9/30/26	$1,807,146

Notes
Reserve Fund Balance = $886,054* Revenue Fund Balance = $921,092*.
Revenue Fund Used To Fund 11-1-26 Interest Payment Of $456,894.
* Approximate Amounts

Series 2016 (South) Bond Information

Original Par Amount =	$27,635,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.00%	May 1st
Issue Date =	March 2016	Annual Interest Payments Due:
Maturity Date =	May 2046	May 1st & November 1st
Par Amount As Of 9/30/2026=	$18,630,000	

MEMORANDUM

TO:	District Manager
FROM:	Billing Cochran, P.A. District Counsel
DATE:	June 11, 2026
RE:	2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

6. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

7. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

8. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.