

***Downtown Doral South  
Community Development District***

***January 21, 2026***

# ***Downtown Doral South Community Development District***

## **Agenda**

**Wednesday  
January 21, 2026  
8:30 a.m.**

**Community Clubhouse  
4651 N.W. 82<sup>nd</sup> Avenue Doral, Florida**

**Join the meeting now**

**Meeting ID: 281 981 539 812 1 and Passcode: aZ7TE2ja  
1 872-240-4685 and Phone Conference ID: 673 008 675#**

Seat 4: Francisco Bird – C.	
Seat 3: Jaime Mercado – V.C.	
Seat 5: Lidy Hernandez – A.S.	
Seat 1: Gerardo Cabral – A.S.	
Seat 2: Felix Bravo – A.S.	

1. Roll Call
2. Discussion of the City of Doral's Proposed Parking Permit Program – **Page 3**
3. Approval of Minutes of October 8, 2025, and October 15, 2025 Meetings – **Page 10 and Page 13**
4. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager – Monthly Report – **Page 17**
  - D. Manager
5. Financial Reports
  - A. Acceptance of Check Register – **Page 30**
  - B. Acceptance of Unaudited Financials – **Page 35**
6. Audience Comments – **As per District's rules, each speaker has 3 minutes to provide comments**
7. Supervisors Requests
8. Adjournment

***Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.downtowndoralsouthcdd.com>***



CARLOS F MARTIN, PA

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f. (305) 675-4622  
e. carlos@cmartinlegal.com

Via FedEx and E-Mail

Carlos Arroyo  
Public Works Director  
City of Doral  
8401 NW 53rd Terrace  
Doral, Florida 33166

**RE: Formal Objection to Parking Restriction Proposal Downtown Doral  
Urbana at the Residences Condominium 2**

Mr. Arroyo:

Please be advised that the undersigned represents the Urbana at the Residences at Downtown Doral Condominium 1 Association, Inc. (the "Association"). The undersigned was present at a meeting of the Downtown Doral South Community Development District on October 14, 2025. At this meeting a presentation was made by Carlos Arroyo and Rita Carbonell from the public work department.

The proposal the advanced indicated that the residence within building buildings within the Association would be deemed in eligible for street parking within the Urbana community.

The Association strongly opposes this measure. Its implementation would severely impact residents ability to park near their homes. Most of the 88 units within the community have three or four bedrooms, but have only been allocated one parking space per unit by the Association's developer. Further, what guest parking is available is insufficient for the community's needs.

The City of Doral is not blameless in this issue. When the Association's Developer, Lennar, submitted its original plans for the development phases, the City Planning and Zoning Department allowed the parking plans submitted, despite the fact that they clearly failed to meet the needs of the number of units that were being approved. The residents within the Condominium should not bear the burden of the mistakes made by the Developer and the City of Doral in approving their plan.

Further, the Association does not have control of the parking assigned to the owners and resident in the Neighborhood Association parking lots surrounding the condominium buildings. Lennar gave control of those parking areas to the Urbana at the Residences Neighborhood Association. Further the Neighborhood townhome lot owners have garages, but the vast majority do not park their vehicles inside, contrasted with the owners of the Condominium Units in the Association that each have only one parking space.

The proposal the City Planning Department has submitted would create conflicts between the existing overlapping associations and governmental entities that regulate the parking in these areas.

This letter encloses a petition signed by the members of the Association constituting the members and the Association's formal objection to this proposed parking plan. The Association has authorized counsel to pursue all legal methods and remedies available to it to prevent its implementation. The Association requests that the city and CDD immediately suspend any implementation enforcement of such a plan at this time.

Please confirm receipt and advise us as to the next steps for public discussion on this matter as the members of our community are eager to participate.

Sincerely,




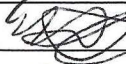


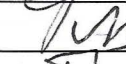


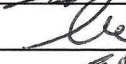

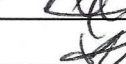
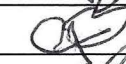



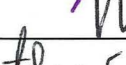
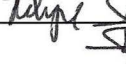
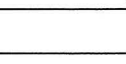


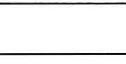


A handwritten signature in blue ink, appearing to read 'CFM', with a stylized flourish extending to the right.

Carlos F. Martin, Esq.

cc: Mayor, City of Doral  
Vice Mayor, City of Doral  
Downtown Doral South CDD  
Neighborhood Association Board of Directors

## URBANA CONDOMINIUM 2

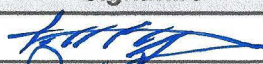
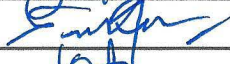

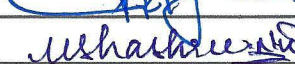
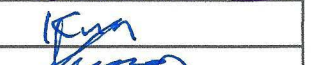


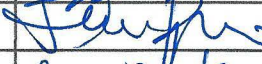

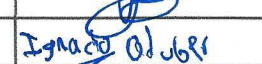



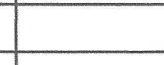

The undersigned support the communication issued by our attorney regarding the objection to the parking restriction proposal presented by the CDD.

No.	Full Name	Building	Unit	Tenant / Owner	Signature
01	Diego Ortiz	4636	25	Tenant	
02	Colin Scottell	4636	24	Owner	
03	Erik M. Jr. Jr.	4636	22	Tenant	
04	Imael Rojas	4636	34	Tenant	
05	Sebastian Remolina	4636	35	Owner	
06	Guillermo S. Lu	4636	37	Owner	
07	Alba Soto	4636	26	Owner	
08	Alessandra Antadi	4636	47	tenant	
09	BANBARA LAMERTON	4636	44	Tenant	
10	SANTIAGO LOZANO	4636	42	TENANT	
11	JUAN FRANCO	4636	18	OWNER	
12	Sara diera	4636	14	TENANT	
13	Monica Espinoza	4636	12	TENANT	
14	FABIAN MOWOR	4636	41	Tenant	
15	Patricia Seunig	4636	15	<del>Owner</del> tenant	
16	Jorge Urdaneta	4636	17	Owner	
17	Henri En Boisson	4636	46	Owner	
18	Javier Perez	4636	23	tenant	
19	Juan Camacho	4636	38	Tenant	
20	MADIMAY AFFRAN	4636	19	tenant	
21	Craig Cotter	4636	33	tenant	
22	NICOLE RUIZ	4636	31	OWNER	
23	Felipe Sanchez	4636	36	Tenant	
24	Andrea Gonzalez	4636	32	Owner	
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## URBANA CONDOMINIUM 2

The undersigned support the communication issued by our attorney regarding the objection to the parking restriction proposal presented by the CDD.

No.	Full Name	Building	Unit	Tenant / Owner	Signature
01	Todd Blumberg	4640	37	Owner	
02	Tatiana Piter	4640	38	Owner	
03	Karla Guigas	4640	34	Lease	
04	Carlos Rangel	4640	31	Owner	
05	Ushashree	4640	22	Owner	
06	KUN YANG	4640	20	owner	
07	MARIA VICANDIA	4640	17	LEASE	
08	Jusanna del Sario	4640	14	Lease	
09	Adrian Gonzalez	4640	12	Lease	
10	David Restrepo	4640	41	Lease	
11	Ryan Barthorst	4640	45	Owner	
12	Vincent Alamo Cortes	4640	44	Owner	
13	Ignacio Oduber	4640	46	Lease	
14	Lisandra Rios	4640	47	Lease	
15	Federico Marrages	4640	36	Lease	
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## URBANA CONDOMINIUM 2

The undersigned support the communication issued by our attorney regarding the objection to the parking restriction proposal presented by the CDD.

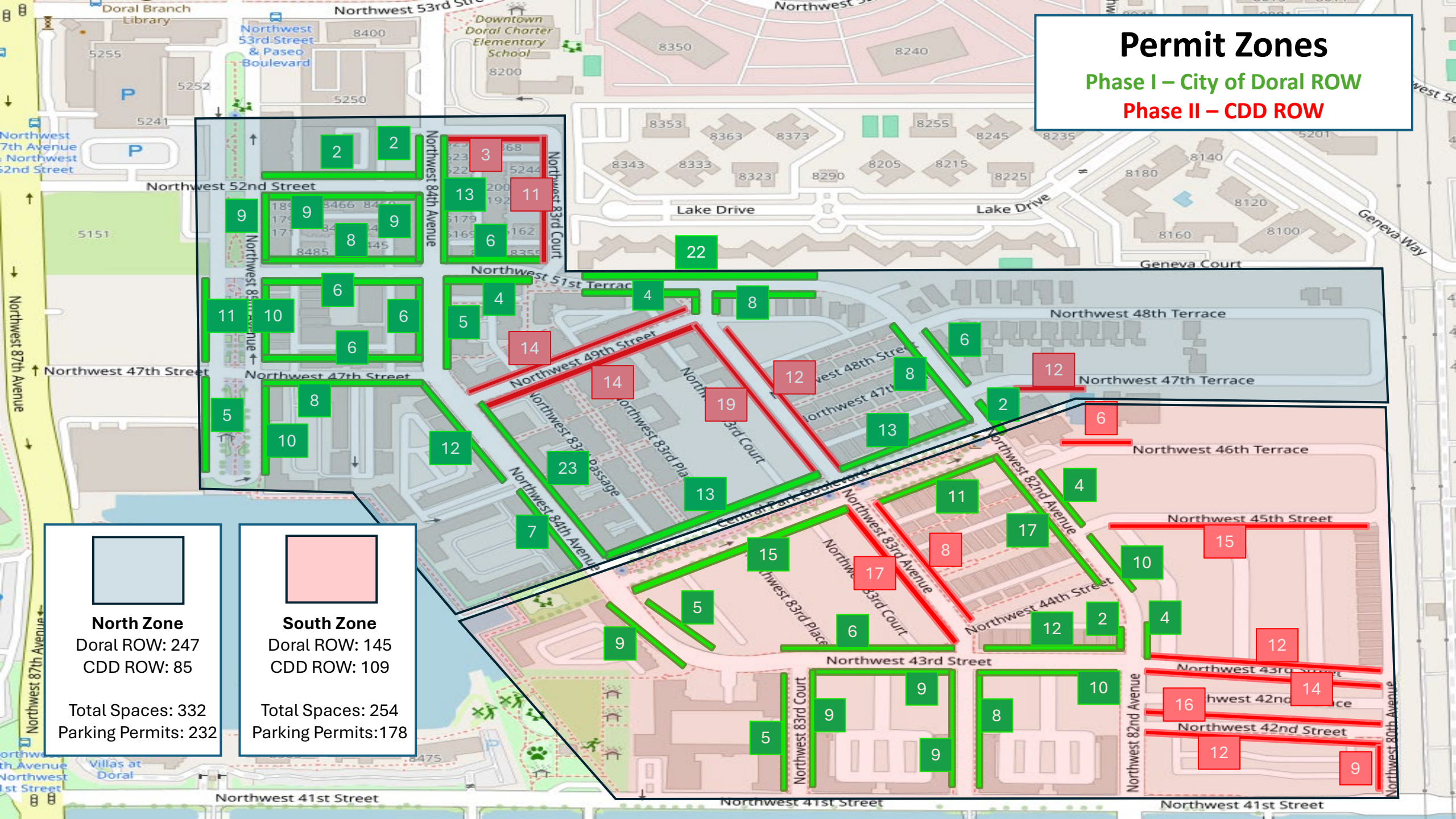
No.	Full Name	Building	Unit	Tenant / Owner	Signature
01	Omar Calderon	5(4670)	36	Owner	<i>Omar Calderon</i>
02	Karla Belfont	4670	17	Owner	<i>[Signature]</i>
03	RAUL RIVERA	4670	48	TENANT	<i>[Signature]</i>
04	Francisco Melchrodo	4670	20	Tenant	<i>[Signature]</i>
05	CEsar Lopez	4670	32	Tenant	<i>[Signature]</i>
06	Albering Godz	4670	15	TENANT	<i>[Signature]</i>
07	Alberto Loaiza	4670	37	TENANT	<i>[Signature]</i>
08	Nieves Fontana	4670	31	OWNER	<i>[Signature]</i>
09	Camila Benvenuti	4670	35	Tenant	<i>[Signature]</i>
10	Laura Lopez	4670	43	Tenant	<i>[Signature]</i>
11	MARIA A. PRADO	4670	21	OWNER	<i>[Signature]</i>
12	AMIL NADER	4670	45	OWNER	<i>[Signature]</i>
13	LUISANA MESTRE	4670	44	Tenant	<i>[Signature]</i>
14	Carmen E. Londoño	4670	34	Tenant	<i>[Signature]</i>
15	Corina Soto	4670	33	Owner	<i>Corina Soto</i>
16	Santiago Gabriela	4670	38	Owner	<i>[Signature]</i>
17	Jovany Trejos	4670	14	Owner	<i>[Signature]</i>
18	Mania Aaimu	4670	22	Owner	<i>[Signature]</i>
19	Richard Wasserkrug	5(4670)	46	OWNER	<i>Richard Wasserkrug</i>
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# Permit Zones

Phase I – City of Doral ROW

Phase II – CDD ROW



## North Zone

Doral ROW: 247  
CDD ROW: 85

Total Spaces: 332  
Parking Permits: 232

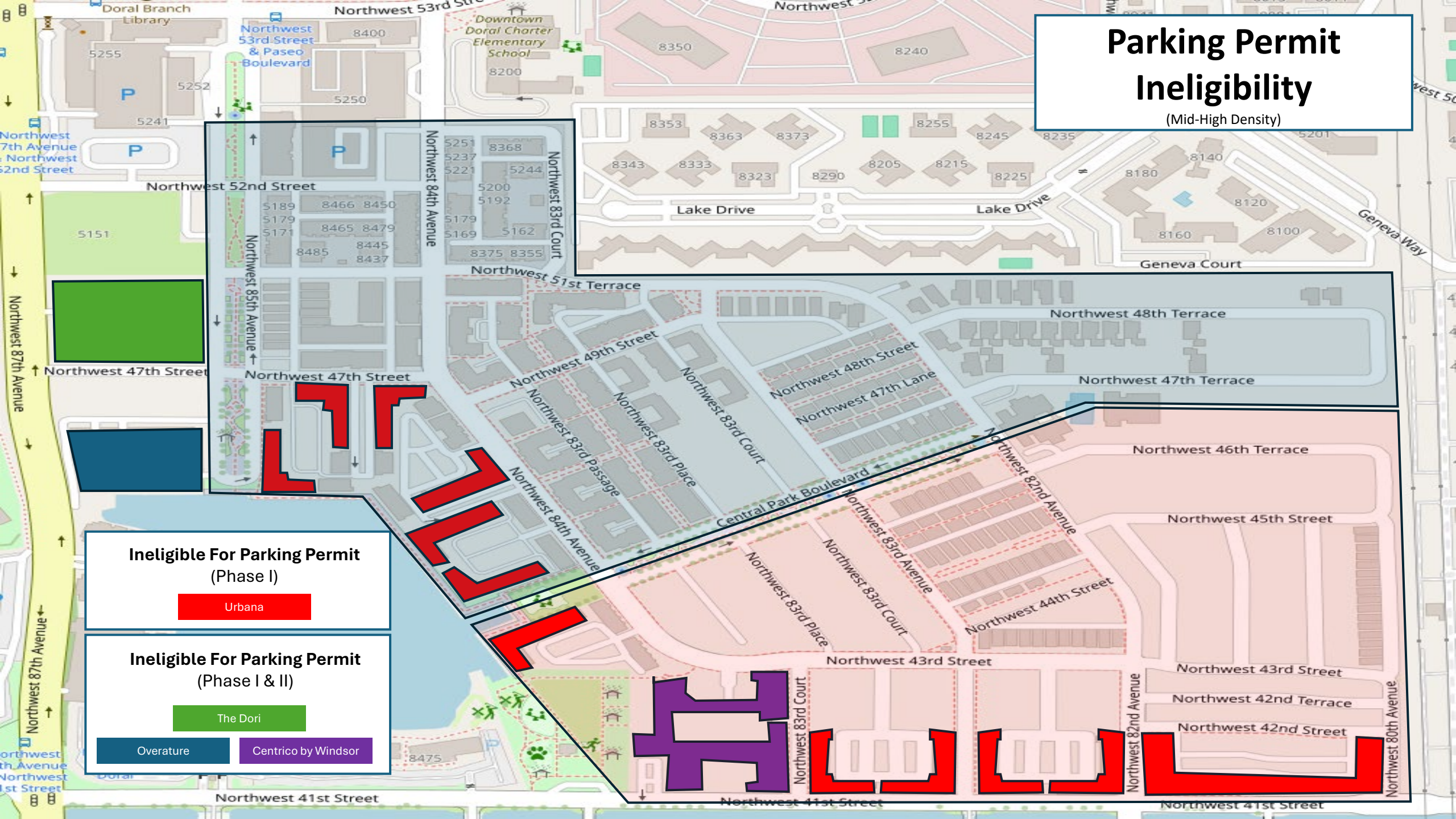
## South Zone

Doral ROW: 145  
CDD ROW: 109

Total Spaces: 254  
Parking Permits: 178



(Mid-High Density)



## **MINUTES OF THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Downtown Doral South Community Development District was held on Wednesday, October 8, 2025, at 7:00 p.m. at 4651 N.W. 82nd Avenue, Doral, Florida.

Present and constituting a quorum were:

Francisco Bird	Chairman
Jamie Mercado	Vice Chairman
Gerardo Cabral	Assistant Secretary

Also present were:

Scott Cochran	District Counsel
Ben Quesada	District Manager
Juliana Duque	Governmental Management Services (by phone)
Rebecca Lon	HOA Manager (Canarias/Tahiti)
Jonathan Goldstein	Counsel for Urbana at Residences at Downtown Doral Neighborhood Association, Inc.

Several residents and members of the public at large (in-person and by phone)

### **FIRST ORDER OF BUSINESS**

#### **Roll Call**

Mr. Quesada reconvened the meeting to order, called the roll and stated we have a quorum.

### **SECOND ORDER OF BUSINESS**

#### ***Audience Comments – As per District's rules, each speaker has 3 minutes to provide comments***

- A. Opposition to Proposed Clubhouse Purchase**
- B. Objection to Clubhouse Purchase Terms**
- C. Clubhouse Purchase Concerns**

Mr. Quesada made a brief announcement relating to the rules of procedure for the attending audience stating there would be a point in time for everybody in the audience

who wished to speak to make their public comment. He also stated that today's meeting was supposed to be a public hearing for the purposes of beginning the assessment process related to the clubhouse transaction, however, at this point in time there was no current club negotiation happening. He also reminded everyone there was a 3 minute time limit for any public comment.

Mr. Cochran then gave a brief update relating to the status of the seller on the sale of the clubhouse and the Board's question as to what would be required for the seller to come back to table to negotiate the sale of the clubhouse to the CDD, and would the seller agree to extend the current purchase price for another 6 months. Mr. Cochran stated the seller responded back and asked why the CDD was requesting a 6 month extension on the purchase price and that he had replied back to the seller on that issue. The seller responded back in writing on October 7th and Mr. Cochran then read their written response into the record that stated the club owners could not agree to the 6 month extension requested by the Board at this time, however, the club owners remain willing to continue dialogue and communication with the Board.

*(At this point there was a discussion among the Board members, Mr. Cochran and Mr. Quesada and Ms. Duque related to the Purchase Sales Agreement (PSA), and also provided a summary to the attending audience on everything that occurred up to this point)(Mr. Quesada gave a brief update to the attending audience of where they had left off in the process stating no contract had been signed as of yet)(Ms. Duque also made some additional statements relating to the purchase price of the clubhouse in the future and the presented District Engineers and Methodology Reports)(Mr. Goldstein made a few additional statements relating to this matter on behalf of Urbana at Residences at Downtown Doral Neighborhood Association and also stated for the record that he did not represent the Master Association or Carlos Martin and was not speaking on their behalf)*



### THIRD ORDER OF BUSINESS

### Public Hearing to Consideration the Imposition of Special Assessments

- A. Motion to Open the Public Hearing
- B. Public Comment and Discussion
- C. Acceptance of Engineers Report
- D. Acceptance of Master Assessment Methodology
- E. Approving the Project and Declaring Special Assessments will Fund the Project
- F. Equalization of Assessments
- G. Adoption of Resolution #2026-01 Authorizing Projects, Levying Special Assessment and Confirming Intention to Issue Bonds
- H. Motion to Close the Public Hearing

*(At this point Mr. Quesada stated it was not necessary to go through the public hearing to consider Special Assessments since they we're still trying to negotiate the PSA)*

### FOURTH ORDER OF BUSINESS

### Supervisors Requests

Mr. Quesada then moved to item No. 4, Supervisor's requests, and made a few statements relating to some previous requests, stating District Counsel would go back and ask the club ownership what specifically needs to be done in order to resume club acquisition negotiations, also invite the Urbana, Tahiti, Canarias and HOA Master Boards to attend the already advertised November 19, 2025 CDD meeting. He also stated he would look into resident's concerns claiming they did not receive the public hearing notice list provided by Ms. Duque on October 9, 2025.

*(At this point public comments were taken from the audience and a Q&A session was held among the Board members, Mr. Cochran, Mr. Quesada, Ms. Duque and the attending audience)(Mr. Quesada asked for any further public comments from the audience, there were no further comments at this time)*

### FIFTH ORDER OF BUSINESS

### Adjournment

Mr. Quesada then asked for a motion to adjourn the meeting.

On MOTION by Mr. Cabral seconded by Mr. Bird with all in favor, the Meeting was adjourned.

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Secretary /Assistant Secretary

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Chairman / Vice Chairman

## **MINUTES OF THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Downtown Doral South Community Development District was held on Wednesday, October 15, 2025, at 8:30 a.m. at 4651 N.W. 82nd Avenue, Doral, Florida.

Present and constituting a quorum were:

Francisco Bird	Chairman
Jamie Mercado	Vice Chairman
Gerardo Cabral	Assistant Secretary

Also present were:

Scott Cochran	District Counsel
Ben Quesada	District Manager
Mayra Padilla	Governmental Management Services
Terry Glynn	Governmental Management Services (by phone)
Rita Carbonell	City of Doral Public Works
Carlos Arroyo	City of Doral Public Works
Jose Leon	City of Doral Parking Operations
Rebecca Lon	HOA Manager (Canarias/Tahiti)
Leticia Suarez	HOA Manager (Urbana)
Carlos Martin	Counsel for HOA Master Association
Several residents and members of the public at large (in-person and by phone)	

### **FIRST ORDER OF BUSINESS**

#### **Roll Call**

Mr. Quesada called the meeting to order, called the roll and stated we have a quorum.

### **SECOND ORDER OF BUSINESS**

#### ***Audience Comments – As per District's rules, each speaker has 3 minutes to provide comments***

Mr. Quesada requested before taking any audience comments, if the Board would allow, the City of Doral Public Works representatives would like to give a presentation for their parking permit program for the District. *(The Board had no objection to Mr. Quesada's request)*

### THIRD ORDER OF BUSINESS

#### Discussion of Public Parking Enforcement

Mr. Quesada then moved to item No. 3, discussion of public parking enforcement and asked Ms. Carbonell or Mr. Arroyo to give their presentation.

*(At this time Ms. Carbonell introduced herself, and Mr. Arroyo also introduced himself and Mr. Leon from City of Doral Public Works, and Parking Operations)(Ms. Carbonell then gave a short presentation relating to their public parking permit program and policies)(Mr. Arroyo also made a few additional statements and gave a brief summary of the map/exhibit which was provided to the Board of the proposed Pay by Phone parking enforcement locations for public parking throughout the District after 6pm at no cost to the CDD)*

*(At this point there was a discussion among the Board members, Mr. Quesada, Mr. Cochran and The City of Doral Public Works representatives relating to this matter)(No action was taken at this time and would be presented to the Board for consideration at a later date)*

### FOURTH ORDER OF BUSINESS

#### Approval of Minutes of the September 3, 2025 Meeting

Mr. Quesada presented the minutes from the September 3, 2025 meeting, asked for any comments or corrections, and upon hearing none he asked for a motion to approve the minutes.

On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, the Minutes of the September 3, 2025 Meeting were approved.
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### FIFTH ORDER OF BUSINESS

#### Staff Reports

Mr. Quesada moved to staff reports and asked Mr. Cochran if he had anything to report.

#### A. Attorney

Mr. Cochran stated at the last meeting the Board requested him to reach out to the club owners to ask specific questions regarding what they wanted from the District and the community to come back to the table and negotiate and to also communicate to the club owners that the District was going to invite the various leaders of the HOAs to come to the November 19th meeting with their comments. He also stated he had not received any kind



of a response as of yet from the club owners so there was no update at this time. Mr. Cochran also stated he received an email late last night, forwarded by Mr. Quesada, from Mr. Carlos Martin, attorney for the Master Association asking a few questions about the November 19th meeting.

Mr. Quesada made a few comments relating to the email from Mr. Martin stating he was just asking some general questions about the agenda for the that meeting and what documentation would be covered. Mr. Quesada stated he would circulate that email to the Board and basically it was just about trimming down the agenda to just have discussion with all the Board members of all the various HOAs relating to community engagement and better harmony within the community.

*(At this point there was a discussion among the Board members, Mr. Quesada, Mr. Cochran and Mr. Martin relating to this item)*

#### **B. Engineer**

Mr. Quesada stated there was nothing to report under the engineer and also stated they were about to lose quorum so he would move to the next item.

#### **C. Field Manager – Field Report**

Mr. Quesada asked Ms. Padilla to give a quick summary of her field report.

Ms. Padilla stated on page 10 of the agenda she had a picture she wanted to bring to the Board's attention they did turf test with the contractor and spoke to The City of Doral to see what it would look like in the future and if the Board wanted to explore that option they could.

Mr. Quesada made a few additional comments stating the peanut vine doesn't do well with dog urine, it's very high maintenance and you have to hand pull the weeds because if you spray the weeds it will kill the peanut vine, so it's just something they were testing out and wanted the Board to be informed. He also requested the Board to let him know what they like individually and then he could let the contractor know.

Ms. Padilla also stated the Board had requested the yellow structure to be painted, and that was completed, and on page 7 of the field report, she wanted to bring to the Board's attention the awning at the playground, that kids are hanging on it and vandalizing it and there are rips in the awning so she wanted to let the Board know and see what steps they wanted to take on that item.

Mr. Quesada made a few additional comments relating to this item stating the awning has been adjusted little by little so it was at the proper height for now but if kids jumping on it eventually will have to be replaced.

**D. Manager – Final Approval of the FY2024 Report Performance Measures and Standards**

Mr. Quesada presented the final approval of the FY2024 report performance measures and standards which was included in the agenda. He then gave a brief explanation of the report and asked for any questions or comments. Upon hearing none, he asked for a motion to accept the report.

On MOTION by Mr. Bird seconded by Mr. Cabral with all in favor, accepting the final approval of the FY2024 Report Performance Measures and Standards was approved.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Acceptance of Check Register**

**B. Acceptance of Unaudited Financials**

Mr. Quesada presented the check register and the unaudited financials and asked for any questions or comments. Upon not hearing any, he asked for a motion to accept the financial reports.

On MOTION by Mr. Bird seconded by Mr. Cabral with all in favor, the Check Register and the Unaudited Financials were approved.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Quesada asked if there were any Supervisor's requests at this time. (There were no comments)

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Quesada then asked for a motion to adjourn the meeting.

On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, the Meeting was adjourned.

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Secretary /Assistant Secretary

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Chairman / Vice Chairman

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# ***DOWNTOWN DORAL SOUTH CDD***



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## ***FIELD REPORT***

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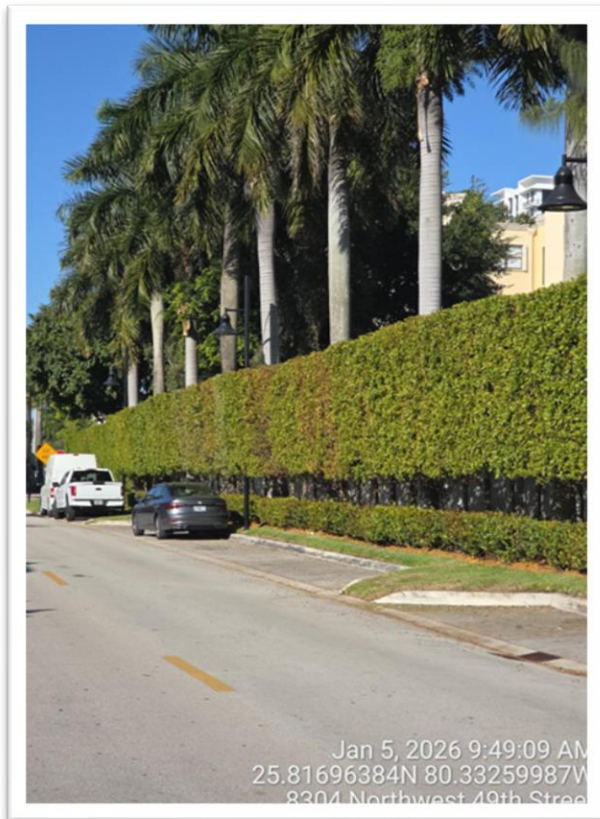
**January 21, 2025**

**Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road Sunrise, FL 33351**



## **Landscaping**

- Equator Landscaping provided services on December 4<sup>th</sup> and December 22<sup>nd</sup> . January 5<sup>th</sup> and January 22<sup>nd</sup> .
- Equator conducted wet checks in all Paseos on December 22<sup>nd</sup> and December 19<sup>th</sup> . Miami-Dade WASD bills quarterly.
- Equator Landscaping provided weed control services December 22<sup>nd</sup> .
- Detail trimming services provided December 5<sup>th</sup> .
- Porter services were provided on a weekly basis on Monday, Wednesday, Thursday, Friday, and Saturday as per the contract.
- Landscaping fertilization/pest control services completed by Power X.



*DOWNTOWN DORAL  
SOUTH DDS*

FIELD DIVISION REPORT  
Mayra Padilla  
[mpadilla@gmssf.com](mailto:mpadilla@gmssf.com)  
(954) 721-8681

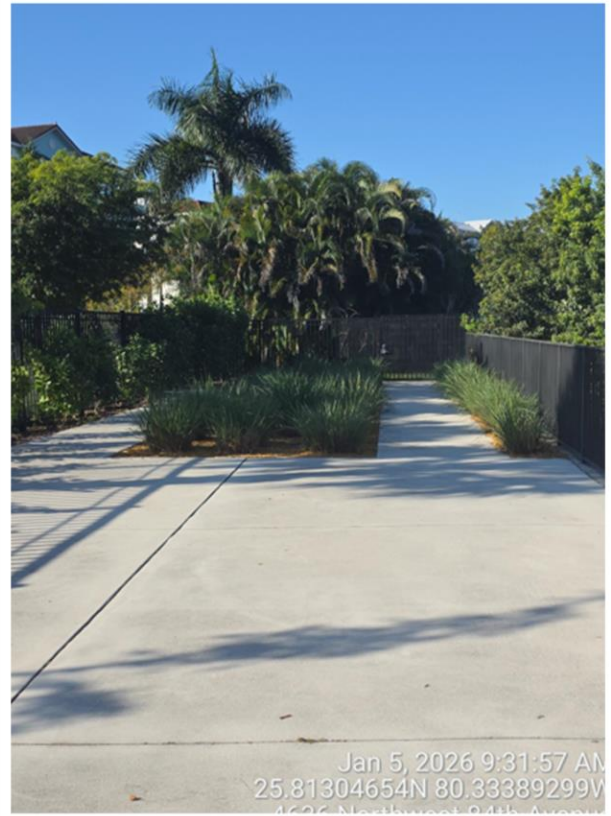


**Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road Sunrise, FL 33351**



**DOWNTOWN DORAL  
SOUTH DDS**

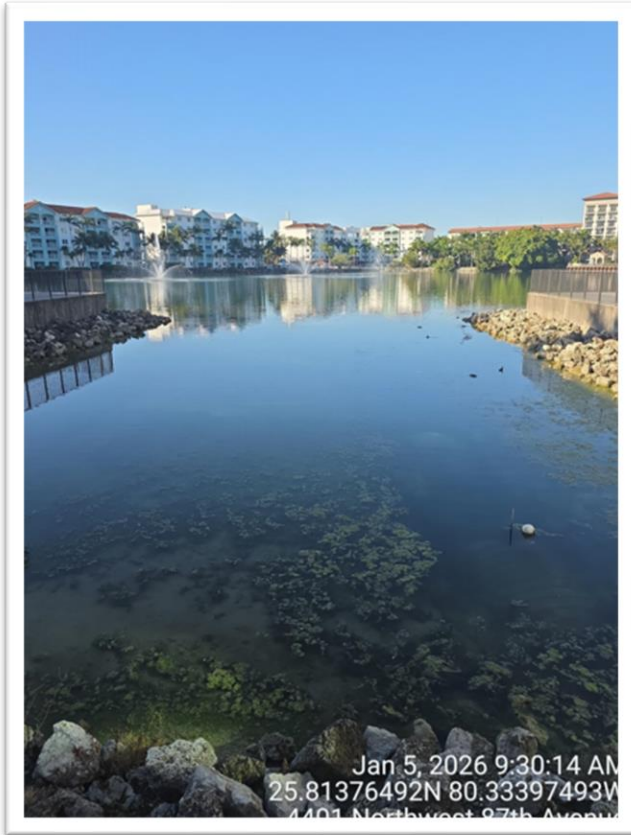
FIELD DIVISION REPORT  
Mayra Padilla  
[mpadilla@gmssf.com](mailto:mpadilla@gmssf.com)  
(954) 721-8681



**Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road Sunrise, FL 33351**

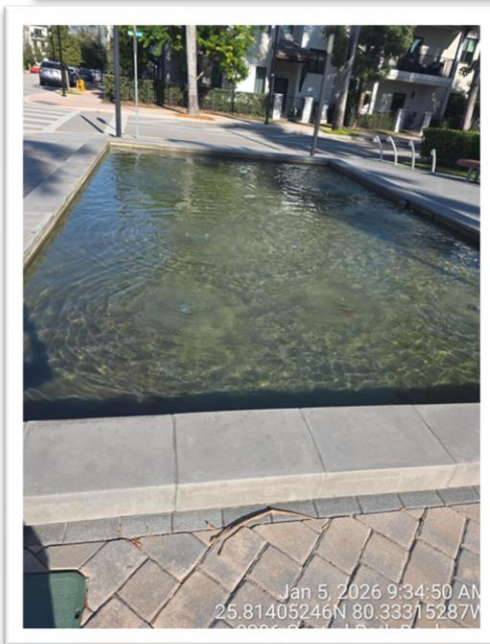
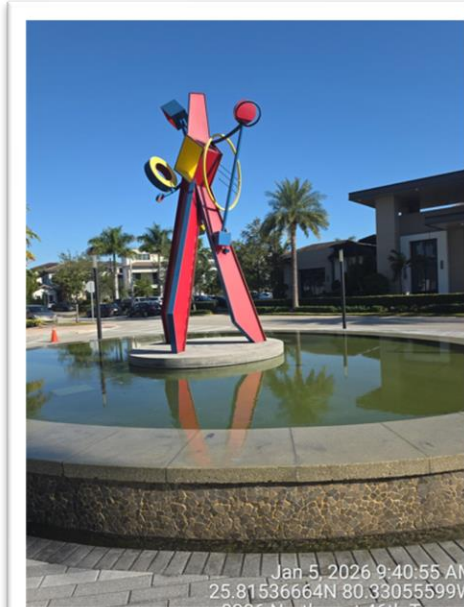


## *Lake Maintenance*



- Maintenance provided to the lake December 11<sup>th</sup>, 2025, as indicated by Lake Doctors. Please see attached lake inspection reports, Exhibit A.
- Weeds in littoral plant bed are treated on a monthly basis.
- All three lake fountains operating per most recent inspections.

## *Fountains Maintenance*



- Five fountains are being serviced three times a week by Ortiz Construction.

### *Miscellaneous*



- Playground awning has some rips will look into options to repair it. For now, it has been readjusted.



*DOWNTOWN DORAL  
SOUTH DDS*

FIELD DIVISION REPORT

Mayra Padilla

[mpadilla@gmssf.com](mailto:mpadilla@gmssf.com)

(954) 721-8681

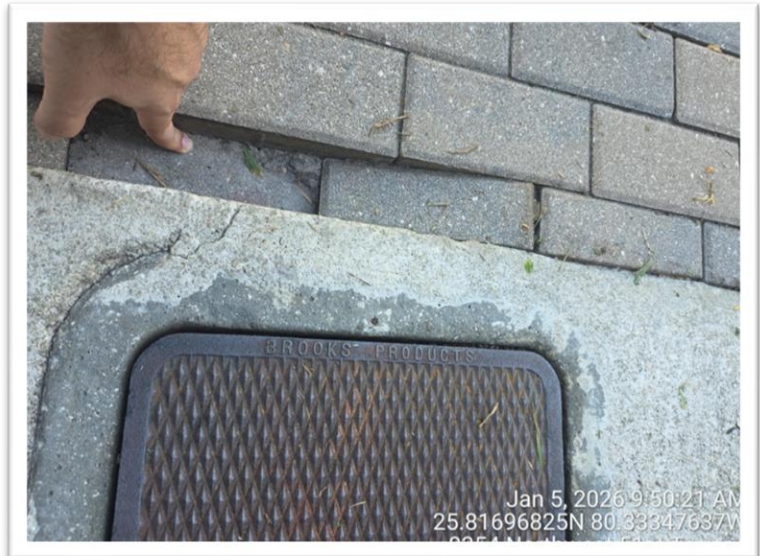
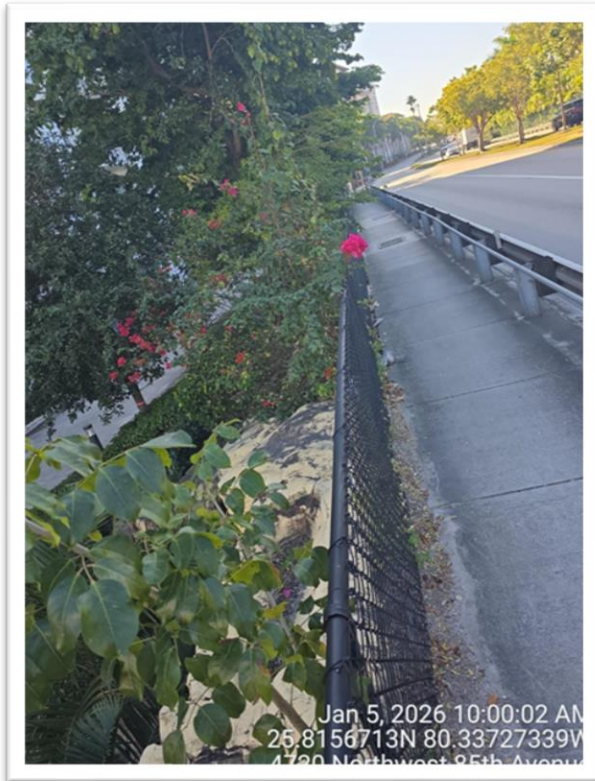


- Paseo structures are in satisfactory condition per latest inspections.

**Governmental Management Services-South Florida, LLC**  
5385 N. Nob Hill Road Sunrise, FL 33351

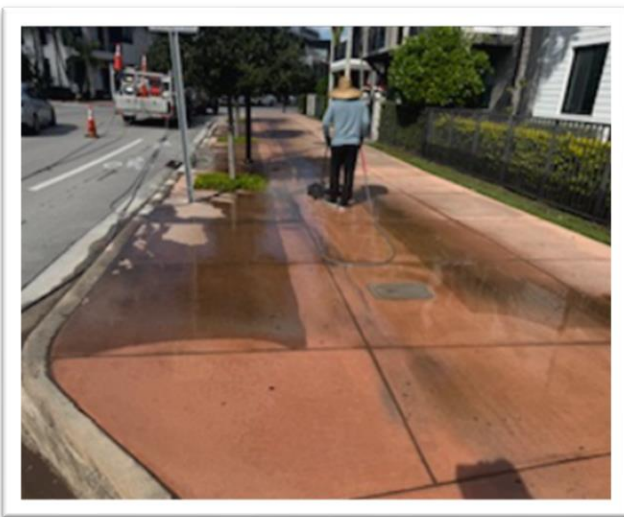
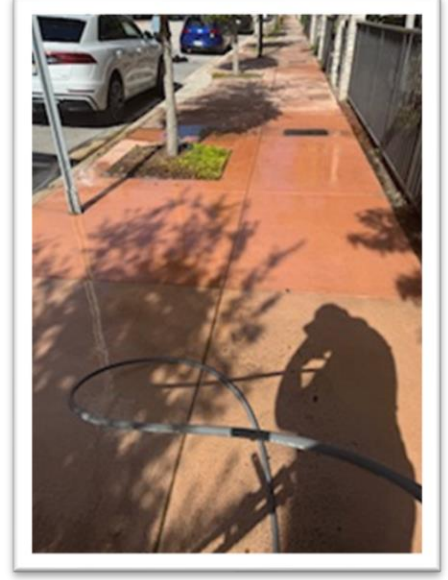
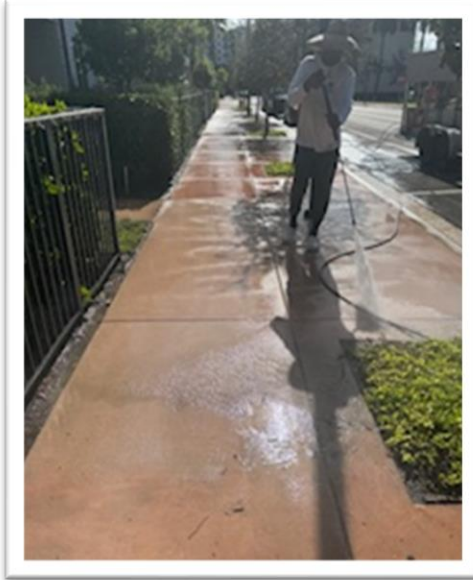


## **Field Maintenance**



- Uneven pavers were repaired on NW 51 TER.

**Pressure Cleaning Project**





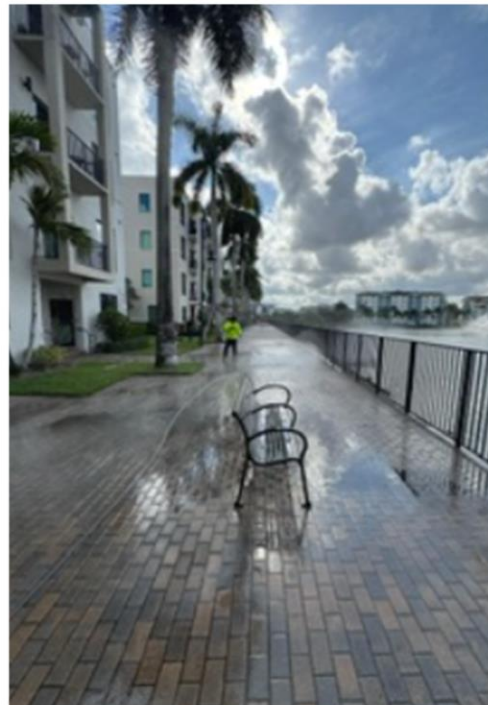
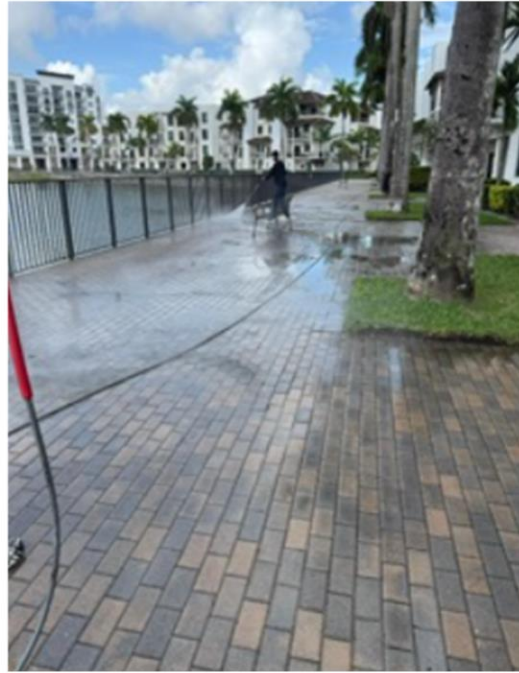
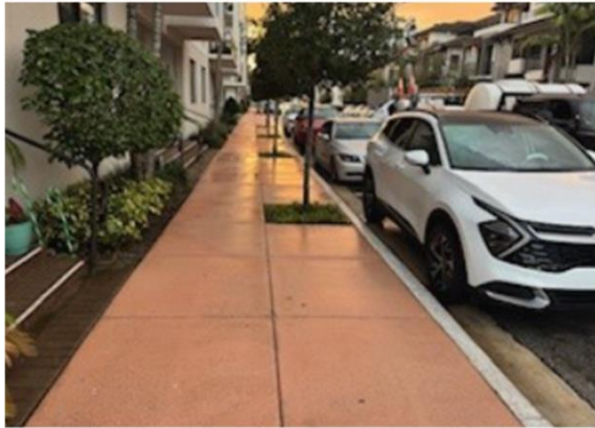
*DOWNTOWN DORAL  
SOUTH DDS*

FIELD DIVISION REPORT

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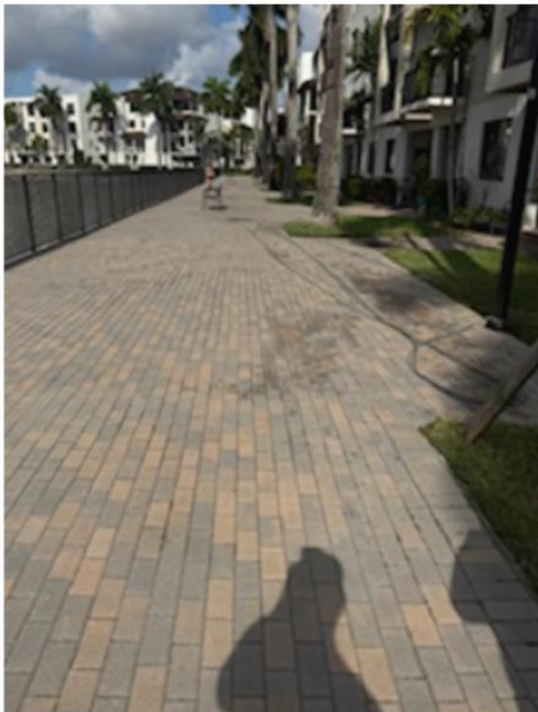
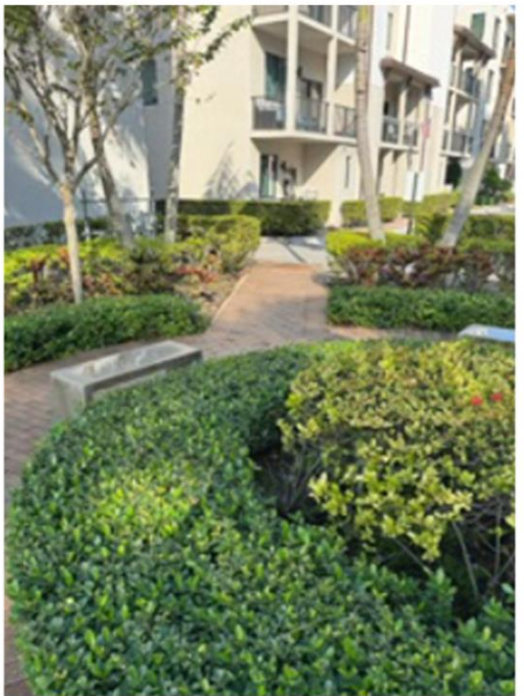
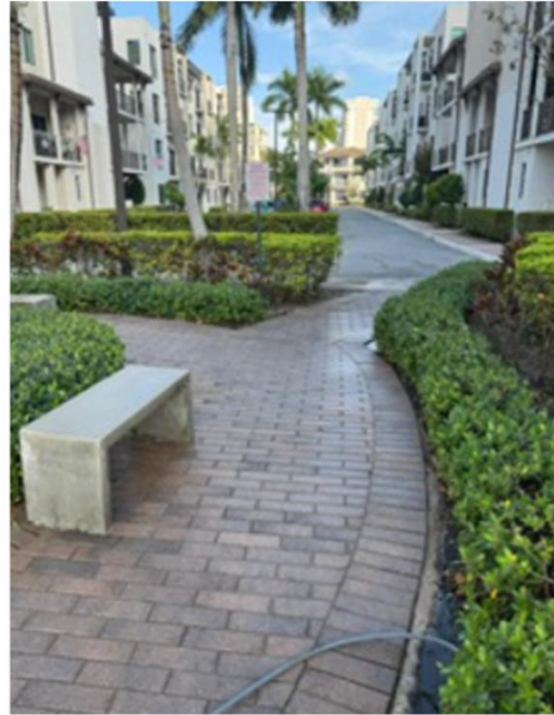
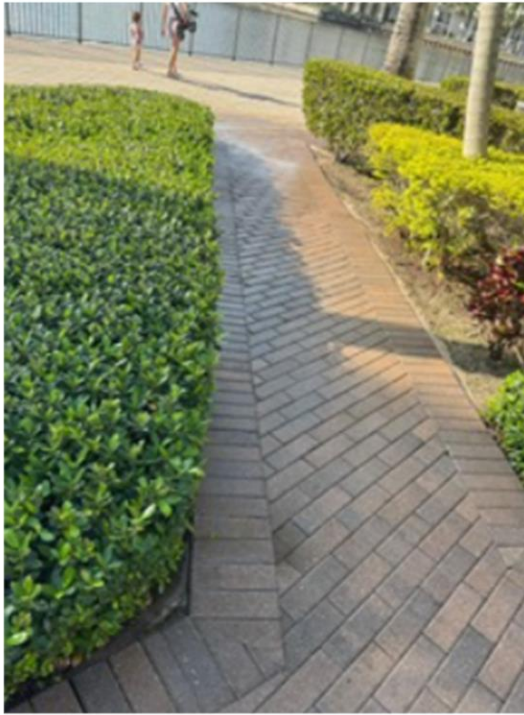
(954) 721-8681



**Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road Sunrise, FL 33351**

*DOWNTOWN DORAL  
SOUTH DDS*

FIELD DIVISION REPORT  
Mayra Padilla  
[mpadilla@gmssf.com](mailto:mpadilla@gmssf.com)  
(954) 721-8681



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**



## Exhibit A

Lake service reports from The Lake Doctors.



**The Lake Doctors, Inc.**  
Aquatic Management Services®

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

### Completed Work Order Information

**Account #:** 727076      DOWNTOWN DORAL SOUTH CDD  
**Site Information:** 4101 NW 87 Ave , Miami, FL 33178-  
**Customer Billing Information:** 5385 N Nob Hill Rd , Sunrise FL 33351-  
**Service Branch Information:** 1200 Stirling Rd  
(954) 565-7488  
**Lake Doctors Corporate HQ:** 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256  
AR@lakedoctors.com      www.lakedoctors.com  
**Event Name:** Water Management - Zone 1  
**Work Order Number:** 2042475  
**Service Date:** 12/11/2025  
**Target Pests (if applicable):** Algae- various species

**Thank you for  
your business!**

### Service Notes & Observations

Treated for invasive aquatic weeds, algae control, overall aquatic health

#### Environmental Conditions

**Weather:** Overcast  
**Temperature:** 65.43  
**Wind Direction:** North-West  
**Wind Speed:** 4.61  
**Humidity:** 76.0000

Treated Invasive Aquatic Weeds

**Services Completed by:**

**Customer Signature (if needed):**

Robert Taylor



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

**Downtown Doral South**  
COMMUNITY DEVELOPMENT DISTRICT

**Check Register**  
Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
11/1-11/30	1049-1062	\$	108,838.77
12/1-12/31	1063-1078	\$	3,247,687.95
<b>TOTAL</b>		<b>\$</b>	<b>3,356,526.72</b>

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/06/25	00008	11/04/25	8833 OCT 25 -	202510	310	51300	31100		ALVAREZ ENGINEERS, INC.	*	1,565.00	1,565.00	001049
11/06/25	00044	7/01/25	7179 Q3-25	202507	320	53800	46603		COLLIER WATER SYSTEMS, INC.	*	3,000.00	3,000.00	001050
11/06/25	00022	10/02/25	342496 MULCH INSTALLATION	202510	320	53800	46201			*	27,690.00		
		11/02/25	342501 NOV 25 -	202511	320	53800	46200			*	25,816.00		
		11/02/25	342501 IRRIGATION REPAIRS	202511	320	53800	46701			*	2,900.00		
									EQUATOR LANDSCAPING			56,406.00	001051
11/06/25	00021	10/31/25	OCT 25 OCT 25 -	202510	320	53800	43000			*	4,243.48		
		10/31/25	OCT 25 OCT 25 -	202510	320	53800	43001			*	1,396.14		
									FPL			5,639.62	001052
11/06/25	00001	9/15/25	181 ASSESSMENT ROLL CERT FY26	202510	310	51300	31400			*	5,350.00		
		11/01/25	186 NOV 25 -	202511	320	53800	34000			*	1,974.92		
		11/01/25	187 NOV 25 -	202511	310	51300	34000			*	4,083.50		
		11/01/25	187 NOV 25 -	202511	310	51300	31300			*	238.50		
		11/01/25	187 NOV 25 -	202511	310	51300	49500			*	114.50		
		11/01/25	187 NOV 25 -	202511	310	51300	42000			*	1.48		
									GMS-SF, LLC			11,762.90	001053
11/06/25	00055	10/31/25	61100 OCT25-SPECIAL COUNSEL SVC	202510	310	51300	31501			*	140.00		
									KIRWIN NORRIS, P.A.			140.00	001054
11/06/25	00028	11/01/25	321380B OCT 25 -	202511	320	53800	46800			*	879.00		
									THE LAKE DOCTORS, INC.			879.00	001055
11/06/25	00025	10/30/25	3946 ARBITRAGE SERIES 2018	202509	310	51300	31200			*	550.00		
									LLS TAX SOLUTIONS, INC.			550.00	001056

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/06/25	00027	10/31/25 29913 OCT 25 - FOUNTAIN MAINT	202510 320-53800-46600	ORTIZ CONSTRUCTION SERVICES	*	1,450.00	1,450.00 001057
11/06/25	00043	9/22/25 1085265 SEP 25 - FERT MONTHLY	202509 320-53800-46300		*	3,550.00	
		10/31/25 1097767 OCT 25 - FERT MONTHLY	202510 320-53800-46300	POWERX	*	3,550.00	7,100.00 001058
11/17/25	00008	9/03/25 8721 AUG 25 - ENGINEERING SVC	202508 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	5,301.25	5,301.25 001059
11/17/25	00006	10/31/25 196013 OCT 25 - GENERAL COUNSEL	202510 310-51300-31500	BILLING COCHRAN, P.A.	*	6,720.00	6,720.00 001060
11/17/25	00028	11/06/25 313011B OCT 25 - WATER MGMT	202510 320-53800-46800	THE LAKE DOCTORS, INC.	*	1,600.00	1,600.00 001061
11/17/25	00027	9/22/25 29884 DIG HOLES INST DRAIN LINE	202509 320-53800-46600		*	4,225.00	
		11/10/25 29921 REPAIR SUNKEN PAVERS	202511 320-53800-46600	ORTIZ CONSTRUCTION SERVICES	*	2,500.00	6,725.00 001062
12/03/25	00008	12/01/25 8866 2025 CLBHSE ACQUISITION	202509 310-51300-31100		*	10,127.50	
		12/01/25 8867 NOV 25 - ENGINEERING SVC	202511 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	1,720.00	11,847.50 001063
12/03/25	00019	12/03/25 12032025 TRANSFER OF TAX RECEIPTS	202512 300-20700-10000	DOWNTOWN DORAL SOUTH CDD	*	214,709.23	214,709.23 001064
12/03/25	00029	12/03/25 12032025 TRANSFER OF TAX RECEIPTS	202512 300-20700-10000	DOWNTOWN DORAL SOUTH CDD	*	228,352.58	228,352.58 001065
12/03/25	00022	12/02/25 342525 DEC 25 - LANDSCAPE MAINT	202512 320-53800-46200		*	25,816.00	
		12/02/25 342525 IRRIGATION REPAIRS	202512 320-53800-46701		*	2,900.00	

DDS0 DWNTWN DRL SOU PPOWERS



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/02/25 342529	202512 320-53800-46701		*	1,850.00	
			IRRIGATION REPAIRS				
				EQUATOR LANDSCAPING			30,566.00 001066
12/03/25 00001		12/01/25 188	202512 320-53800-34000		*	1,974.92	
		DEC 25 -	FIELD SERVICES				
		12/01/25 189	202512 310-51300-34000		*	4,083.50	
		DEC 25 -	MGMT FEES				
		12/01/25 189	202512 310-51300-31300		*	238.50	
		DEC 25 -	DISSEMINATION				
		12/01/25 189	202512 310-51300-49500		*	114.50	
		DEC 25 -	WEBSITE ADMIN				
		12/01/25 189	202512 310-51300-42000		*	14.06	
		DEC 25 -	POSTAGE				
				GMS-SF, LLC			6,425.48 001067
12/03/25 00028		12/01/25 329187B	202512 320-53800-46800		*	879.00	
		DEC 25 -	WATER MGMT				
				THE LAKE DOCTORS, INC.			879.00 001068
12/03/25 00027		11/18/25 29930	202511 320-53800-46600		*	2,775.00	
			REP PLAYGROUND AWNING				
		11/20/25 29938	202511 320-53800-46600		*	5,962.50	
			50% DEP REPLC LGT FIXTURE				
				ORTIZ CONSTRUCTION SERVICES			8,737.50 001069
12/03/25 00043		11/26/25 1106134	202511 320-53800-46300		*	3,550.00	
		NOV 25 -	FERT MONTHLY				
				POWERX			3,550.00 001070
12/15/25 00006		11/30/25 196408	202511 310-51300-31500		*	2,715.00	
		NOV 25 -	GENERAL COUNSEL				
				BILLING COCHRAN, P.A.			2,715.00 001071
12/15/25 00019		12/15/25 12152025	202512 300-20700-10000		*	734,184.46	
			TRANSFER OF TAX RECEIPTS				
				DOWNTOWN DORAL SOUTH CDD			734,184.46 001072
12/15/25 00029		12/15/25 12152025	202512 300-20700-10000		*	970,595.20	
			TRANSFER OF TAX RECEIPTS				
				DOWNTOWN DORAL SOUTH CDD			970,595.20 001073
12/15/25 00021		11/29/25 NOV 25	202511 320-53800-43000		*	3,092.76	
		NOV 25 -	ELECTRIC				
		11/29/25 NOV 25	202511 320-53800-43001		*	1,260.52	
		NOV 25 -	ELECTRIC				
				FPL			4,353.28 001074
				DDS0 DWNTWN DRL SOU PPWERS			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/15/25	00048	9/30/25	IN52515 202509 310-51300-48000 FY26 MEETING DATES		*	495.09	
		9/30/25	IN52516 202509 310-51300-48000 ADV-RESOLUTION 2025-09		*	2,608.66	
		9/30/25	IN52517 202509 310-51300-48000 10/8/25 SPECIAL ASSESSMNT		*	3,768.97	
MCCLATCHY COMPANY LLC							6,872.72 001075
12/15/25	00027	12/08/25	29949 202511 320-53800-46600 NOV 25 - FOUNTAIN MAINT		*	1,450.00	
ORTIZ CONSTRUCTION SERVICES							1,450.00 001076
12/15/25	00056	12/01/25	19436 202512 320-53800-46400 PW- PINK SIDEWALKS/SWALES		*	7,500.00	
		12/03/25	19437 202512 320-53800-46400 PW-PAVERS/SWALES/MEDIAN		*	14,950.00	
PEOPLE'S CHOICE PRESSURE							22,450.00 001077
12/15/25	00023	12/15/25	323420 202512 300-15100-10000 TRANS TO SBA 323420		*	1,000,000.00	
STATE BOARD OF ADMINISTRATION							1,000,000.00 001078
TOTAL FOR BANK A						3,356,526.72	
TOTAL FOR REGISTER						3,356,526.72	

***Downtown Doral South***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2025***



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5	<u>Debt Service Fund Series 2018 Area 2</u>
6	<u>Capital Projects Fund Area 1</u>
7	<u>Capital Projects Fund Area 2</u>
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10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>



# Downtown Doral South

## Community Development District

### Combined Balance Sheet

December 31, 2025

	General Fund	Debt Service Funds	Capital Projects Funds	Totals Governmental Funds
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 380,533	\$ -	\$ -	\$ 380,533
Assessments Receivable	-	-	-	-
Due from General Fund	-	99,216	-	99,216
<b>Investments:</b>				
State Board of Administration	4,214,874	-	-	4,214,874
<b>Series 2018 Area 1</b>				
Reserve	-	549,979	-	549,979
Capital Interest	-	0	-	0
Interest	-	230	-	230
Revenue	-	1,087,665	-	1,087,665
Sinking Fund	-	169	-	169
Acq & Construction	-	-	25,994	25,994
Cost Of Issuance	-	-	10	10
<b>Series 2018 Area 2</b>				
Reserve	-	718,997	-	718,997
Capital Interest	-	6	-	6
Interest	-	-	-	-
Revenue	-	1,603,077	-	1,603,077
Prepayment	-	40	-	40
Sinking Fund	-	222	-	222
Acq & Construction	-	-	11,720	11,720
Cost Of Issuance	-	-	6	6
<b>Total Assets</b>	<b>\$ 4,595,407</b>	<b>\$ 4,059,601</b>	<b>\$ 37,730</b>	<b>\$ 8,692,738</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 91,046	\$ -	\$ -	\$ 91,046
Due to Debt Service	99,216	-	-	99,216
Due to Other	-	-	-	-
Contracts/Retainage Payable	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 190,262</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 190,262</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series	\$ -	\$ 4,059,601		\$ 4,059,601
Capital Project - Series			37,730	37,730
Assigned for:				
Capital Reserve Fund			-	-
Capital Reserves	-	-	-	-
Unassigned	4,405,145	-	-	4,405,145
<b>Total Fund Balances</b>	<b>\$ 4,405,145</b>	<b>\$ 4,059,601</b>	<b>\$ 37,730</b>	<b>\$ 8,502,476</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 4,595,407</b>	<b>\$ 4,059,601</b>	<b>\$ 37,730</b>	<b>\$ 8,692,738</b>

# Downtown Doral South

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance

#### **Revenues:**

Special Assessments - On Roll	\$ 1,623,599	\$ 1,387,375	\$ 1,387,375	\$ -
Interest Income	53,500	13,375	34,897	21,522
<b>Total Revenues</b>	<b>\$ 1,677,099</b>	<b>\$ 1,400,750</b>	<b>\$ 1,422,271</b>	<b>\$ 21,522</b>

#### **Expenditures:**

##### **General & Administrative:**

Engineering	\$ 60,000	\$ 15,000	\$ 4,018	\$ 10,983
Engineering - DERM	-	-	-	-
Attorney	40,000	10,000	9,435	565
Special Counsel - DERM	8,500	-	140	(140)
Annual Audit	8,100	8,100	-	8,100
Assessment Roll	5,350	5,350	5,350	-
Arbitrage Rebate	1,100	-	-	-
Dissemination Agent	2,862	716	716	-
Trustee Fees	10,000	-	-	-
Management Fees	49,002	12,251	12,251	-
Website Maintenance	1,374	344	344	-
Telephone	-	-	-	-
Postage & Delivery	1,000	250	570	(320)
Insurance General Liability	7,400	7,400	7,551	(151)
Printing & Binding	500	125	160	(35)
Legal Advertising	5,000	1,250	335	915
Other Current Charges	750	188	90	98
Office Supplies	350	88	-	88
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 201,463</b>	<b>\$ 61,235</b>	<b>\$ 41,133</b>	<b>\$ 20,102</b>

# Downtown Doral South

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management	\$ 23,699	\$ 5,925	\$ 5,925	\$ (0)
Electric - Street Lighting	36,000	9,000	9,924	(924)
Electric - Fountains	50,000	12,500	3,991	8,509
Irrigation-Potable Water	125,000	31,250	45,243	(13,993)
Property Insurance	34,850	8,713	-	8,713
Pest Control	50,000	12,500	-	12,500
Landscape Maintenance	310,000	77,500	77,448	52
Landscape Replacement	200,000	50,000	31,470	18,530
Royal Palm Treatment	120,000	30,000	-	30,000
Pressure Cleaning - Overall	75,000	44,900	44,900	-
General Maintenance	125,000	31,250	17,488	13,763
Wall Maintenance	10,000	2,500	-	2,500
Fountain Maintenance	17,500	4,375	3,000	1,375
Lake Fountain Maintenance	8,000	2,000	-	2,000
Irrigation Maintenance	36,000	9,000	-	9,000
Lake Maintenance	28,306	7,077	3,358	3,719
Drainage Maintenance	100,000	25,000	-	25,000
Fertilization	45,000	11,250	10,650	600
Irrigation Repairs	20,000	5,000	10,550	(5,550)
Maintenance Personnel	41,600	10,400	-	10,400
Wall Painting Reserve	50,000	12,500	-	12,500
Reserves	156,800	39,200	-	39,200
Contingency	31,430	7,858	10,776	(2,919)
<b>Subtotal Field Expenditures</b>	<b>\$ 1,694,185</b>	<b>\$ 449,696</b>	<b>\$ 274,721</b>	<b>\$ 174,975</b>
<b>Total Expenditures</b>	<b>\$ 1,895,648</b>	<b>\$ 510,931</b>	<b>\$ 315,854</b>	<b>\$ 195,077</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (218,549)</b>	<b>\$ 889,819</b>	<b>\$ 1,106,418</b>	<b>\$ 216,599</b>
<b>Net Change in Fund Balance</b>	<b>\$ (218,549)</b>	<b>\$ 889,819</b>	<b>\$ 1,106,418</b>	<b>\$ 216,599</b>
<b>Fund Balance - Beginning</b>	<b>\$ 218,549</b>		<b>\$ 3,298,727</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 4,405,145</b>	

# Downtown Doral South

## Community Development District

### Debt Service Fund Series 2018 Area One

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 1,136,448	\$ 992,674	\$ 992,674	\$ -
Interest Income	-	-	8,786	8,786
<b>Total Revenues</b>	<b>\$ 1,136,448</b>	<b>\$ 992,674</b>	<b>\$ 1,001,460</b>	<b>\$ 8,786</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ 386,558	\$ 386,558	\$ 386,558	\$ -
Interest Expense - 5/1	386,558	-	-	-
Principal Expense - 05/1	375,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,148,115</b>	<b>\$ 386,558</b>	<b>\$ 386,558</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (11,667)</b>	<b>\$ 606,116</b>	<b>\$ 614,903</b>	<b>\$ 8,786</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (11,667)</b>	<b>\$ 606,116</b>	<b>\$ 614,903</b>	<b>\$ 8,786</b>
<b>Fund Balance - Beginning</b>	<b>\$ 533,187</b>		<b>\$ 1,066,921</b>	
<b>Fund Balance - Ending</b>	<b>\$ 521,520</b>		<b>\$ 1,681,824</b>	



# Downtown Doral South

## Community Development District

### Debt Service Fund Series 2018 Area Two

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 1,482,906	\$ 1,254,384	\$ 1,254,384	\$ -
Interest Income	-	-	20,510	20,510
<b>Total Revenues</b>	<b>\$ 1,482,906</b>	<b>\$ 1,254,384</b>	<b>\$ 1,274,894</b>	<b>\$ 20,510</b>
<b>Expenditures:</b>				
Interest Expense - 12/15	\$ 484,844	\$ 484,738	\$ 484,738	\$ -
Interest Expense - 12/15	470,000	470,000	470,000	-
Principal Expense - 06/15	474,856	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,429,700</b>	<b>\$ 954,738</b>	<b>\$ 954,738</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 53,206</b>	<b>\$ 299,646</b>	<b>\$ 320,156</b>	<b>\$ 20,510</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 53,206</b>	<b>\$ 299,646</b>	<b>\$ 320,156</b>	<b>\$ 20,510</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,046,893</b>		<b>\$ 2,057,621</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,100,099</b>		<b>\$ 2,377,777</b>	

**Downtown Doral South**  
**Community Development District**  
**Capital Projects Fund Series 2018 - Area One**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 3	\$ 3
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ 3</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ 3</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ 3</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 26,001</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 26,004</b>	

**Downtown Doral South**  
**Community Development District**  
**Capital Projects Fund Series 2018 - Area Two**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 127	\$ 127
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 127</b>	<b>\$ 127</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 990	\$ (990)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 990</b>	<b>\$ (990)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (863)</b>	<b>\$ (863)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (863)</b>	<b>\$ (863)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 12,589</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 11,726</b>	

**Downtown Doral South**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ 267,712	\$ 1,119,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,387,375
Special Assessments - Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	12,249	10,932	11,716	-	-	-	-	-	-	-	-	-	34,897
<b>Total Revenues</b>	<b>\$ 12,249</b>	<b>\$ 278,644</b>	<b>\$ 1,131,378</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,422,271</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Engineering	\$ 1,565	\$ 1,720	\$ 733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,018
Engineering - DERM	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	6,720	2,715	-	-	-	-	-	-	-	-	-	-	9,435
Special Counsel - DERM	140	-	-	-	-	-	-	-	-	-	-	-	140
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll	5,350	-	-	-	-	-	-	-	-	-	-	-	5,350
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	239	239	239	-	-	-	-	-	-	-	-	-	716
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,084	4,084	4,084	-	-	-	-	-	-	-	-	-	12,251
Website Maintenance	115	115	115	-	-	-	-	-	-	-	-	-	344
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	555	1	14	-	-	-	-	-	-	-	-	-	570
Insurance General Liability	7,551	-	-	-	-	-	-	-	-	-	-	-	7,551
Printing & Binding	160	-	-	-	-	-	-	-	-	-	-	-	160
Legal Advertising	-	335	-	-	-	-	-	-	-	-	-	-	335
Other Current Charges	36	45	9	-	-	-	-	-	-	-	-	-	90
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 26,688</b>	<b>\$ 9,252</b>	<b>\$ 5,192</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>41,133</b>



**Downtown Doral South**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Field Management	\$ 1,975	\$ 1,975	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,925
Electric - Street Lighting	4,243	3,093	2,587	-	-	-	-	-	-	-	-	-	9,924
Electric - Fountains	1,396	1,261	1,334	-	-	-	-	-	-	-	-	-	3,991
Irrigation-Potable Water	-	-	45,243	-	-	-	-	-	-	-	-	-	45,243
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	25,816	25,816	25,816	-	-	-	-	-	-	-	-	-	77,448
Landscape Replacement	31,470	-	-	-	-	-	-	-	-	-	-	-	31,470
Royal Palm Treatment	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning - Overall	-	-	44,900	-	-	-	-	-	-	-	-	-	44,900
General Maintenance	1,450	12,688	3,350	-	-	-	-	-	-	-	-	-	17,488
Wall Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Maintenance	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Lake Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,600	879	879	-	-	-	-	-	-	-	-	-	3,358
Fertilization	3,550	3,550	3,550	-	-	-	-	-	-	-	-	-	10,650
Irrigation Repairs	2,900	2,900	4,750	-	-	-	-	-	-	-	-	-	10,550
Maintenance Personnel	-	-	-	-	-	-	-	-	-	-	-	-	-
Wall Painting Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	10,776	-	-	-	-	-	-	-	-	-	10,776
<b>Total Operations &amp; Maintenance</b>	<b>\$ 77,401</b>	<b>\$ 52,161</b>	<b>\$ 145,160</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>274,721</b>
<b>Total Expenditures</b>	<b>\$ 104,089</b>	<b>\$ 61,413</b>	<b>\$ 150,352</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>315,854</b>
<b>Excess (Deficiency) of Revenues over Exp</b>	<b>\$ (91,840)</b>	<b>\$ 217,231</b>	<b>\$ 981,026</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,106,418</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (91,840)</b>	<b>\$ 217,231</b>	<b>\$ 981,026</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,106,418</b>

## Downtown Doral South

### Community Development District

#### Long Term Debt Report

Special Assessment Bonds Series 2018 Area One		
Original Issue Amount: 7/26/18		\$17,970,000.00
Term 1:	\$3,395,000.00	
Interest Rate:	4.60%	
Maturity Date:	May 1, 2028	
Term 2:	\$5,485,000.00	
Interest Rate:	5.00%	
Maturity Date:	May 1, 2038	
Term 3:	\$9,090,000.00	
Interest Rate:	5.10%	
Maturity Date:	May 1, 2048	
Reserve Fund Definition	Bondowners Risks	
Reserve Fund Requirement	\$465,149	
Reserve Fund Balance	\$549,979	
Less: Principal Payment - 5/31/19		(\$275,000)
Less: Principal Payment - 5/1/20		(\$285,000)
Less: Principal Payment - 5/1/21		(\$300,000)
Less: Principal Payment - 5/1/22		(\$315,000)
Less: Principal Payment - 5/1/23		(\$330,000)
Less: Special Call Payment - 5/1/23		(\$380,000)
Less: Principal Payment - 5/1/24		(\$345,000)
Less: Principal Payment - 5/1/25		(\$360,000)
<b>Current Bonds Outstanding</b>		<b>\$15,380,000</b>

Special Assessment Bonds Series 2018 Area Two		
Original Issue Amount: 9/20/18		\$22,535,000.00
Term 1:	\$2,025,000.00	
Interest Rate:	3.88%	
Maturity Date:	Dec 15, 2023	
Term 2:	\$2,460,000.00	
Interest Rate:	4.25%	
Maturity Date:	Dec 15, 2028	
Term 3:	\$6,915,000.00	
Interest Rate:	4.75%	
Maturity Date:	Dec 15, 2038	
Term 4:	\$11,135,000.00	
Interest Rate:	5.00%	
Maturity Date:	Dec 15, 2048	
Reserve Fund Definition	41.5% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$600,000	
Reserve Fund Balance	\$718,997	
Less: Principal Payment - 12/1/19		(\$375,000)
Less: Principal Payment - 12/1/20		(\$390,000)
Less: Principal Payment - 12/1/21		(\$405,000)
Less: Principal Payment - 12/1/22		(\$420,000)
Less: Principal Payment - 12/1/23		(\$430,000)
Less: Principal Payment - 12/1/24		(\$455,000)
Less: Principal Payment - 12/1/25		(\$470,000)
<b>Current Bonds Outstanding</b>		<b>\$19,590,000</b>

						Gross Assessments	\$	1,709,055.48	\$	1,196,260.94	\$	1,560,953.27	\$	4,466,269.69
						Net Assessments	\$	1,623,602.71	\$	1,136,447.89	\$	1,482,905.61	\$	4,242,956.21
ON ROLL ASSESSMENTS						allocation in %	38.27%	26.78%	34.95%	100.00%				
Date	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2018 Area One Debt Service		2018 Area Two Debt Service		Total			
					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-			
11/12/25	48,505.96	1,920.83	485.08	-	46,100.05	15,888.64	22,327.92		7,883.50		46,100.05			
11/17/25	33,766.94	1,600.75	337.64	-	31,828.55	11,961.22	9,768.35		10,098.98		31,828.55			
11/25/25	255,730.53	10,126.97	2,557.28	-	243,046.28	95,434.95	51,248.08		96,363.25		243,046.28			
11/28/25	410,142.32	16,241.81	4,101.34	-	389,799.17	144,427.44	131,364.88		114,006.85		389,799.17			
12/05/25	2,907,371.80	115,132.15	29,073.77	-	2,763,165.88	1,058,386.22	734,184.46		970,595.20		2,763,165.88			
12/24/25	167,515.11	5,340.88	1,675.19	-	160,499.04	61,276.13	43,787.11		55,435.79		160,499.04			
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					-	-	-		-		-			
TOTAL	\$ 3,823,032.66	\$ 150,363.39	\$ 38,230.30	\$ -	\$ 3,634,438.97	\$ 1,387,374.59	\$ 992,680.81	\$ 1,254,383.57	\$ 3,634,438.97					