

*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. 82nd 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#**

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>

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.	



CARLOS F MARTIN, PA

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Coral Gables, Florida 33134
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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 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,

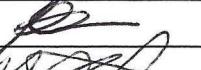
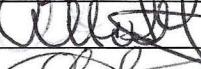
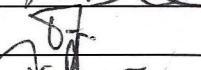
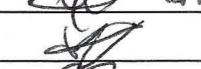
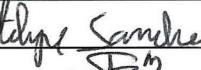
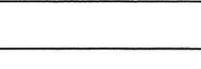


Carlos F. Martin, Esq.

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

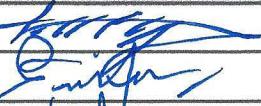
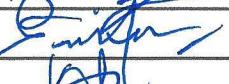
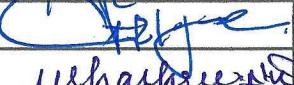
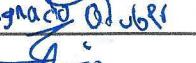
URBANA CONDOMINIUM 2

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 Scott	4636	24	Owner	
03	Enrique N. Jimenez	4636	22	Tenant	
04	Ismael Rojas	4636	34	Tenant	
05	Sebastian Remolina	4636	35	Owner	
06	Guillermo S. Ibañez	4636	37	Owner	
07	Alba Soto	4636	26	Owner	
08	Alessandra Araldi	4636	47	Tenant	
09	Bianca Lamerton	4636	44	Tenant	
10	Santiago Lozano	4636	42	TENANT	
11	Juan Franco	4636	18	OWNER	
12	Sara Alvarado	4636	14	TENANT	
13	Monica Espinoza	4636	12	TENANT	
14	Fabian Mewor	4636	41	Tenant	
15	Patricia Segura	4636	15	Tenant	
16	Jorge Urdaneta	4636	17	Owner	
17	Henri C. Boisson	4636	46	Owner	
18	Javier Perez	4636	23	Tenant	
19	Juan Camacho	4636	38	Tenant	
20	Madimay Alfonso	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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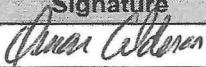
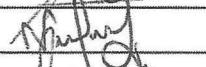
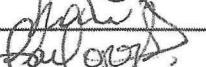
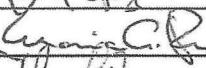
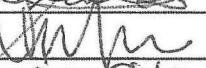
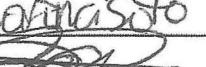
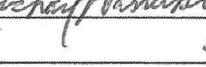
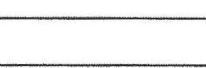
URBANA CONDOMINIUM 2

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 Pinto	4640	38	Owner	
03	Karla Seijas	4640	34	Lease	
04	Carlos Rangel	4640	31	Owner	
05	UshaShree	4640	22	Owner	
06	KUN YANG	4640	22	owner	
07	MARIA VERCANDIA	4640	17	LEASE	
08	JUSANNA del SAVIO	4640	14	lease	
09	Adriana Gonzalez	4640	12	lease	
10	Silvina Repetto	4640	41	Lease	
11	Ryan Barthorst	4640	45	Owner	
12	Vincente Alberto Gutierrez	4640	44	owner	
13	Ignacio Oduber	4640	46	Lease	
14	Lisandra Rios	4640	47	lease	
15	Federico Mananges	4640	36	Lease	
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URBANA CONDOMINIUM 2

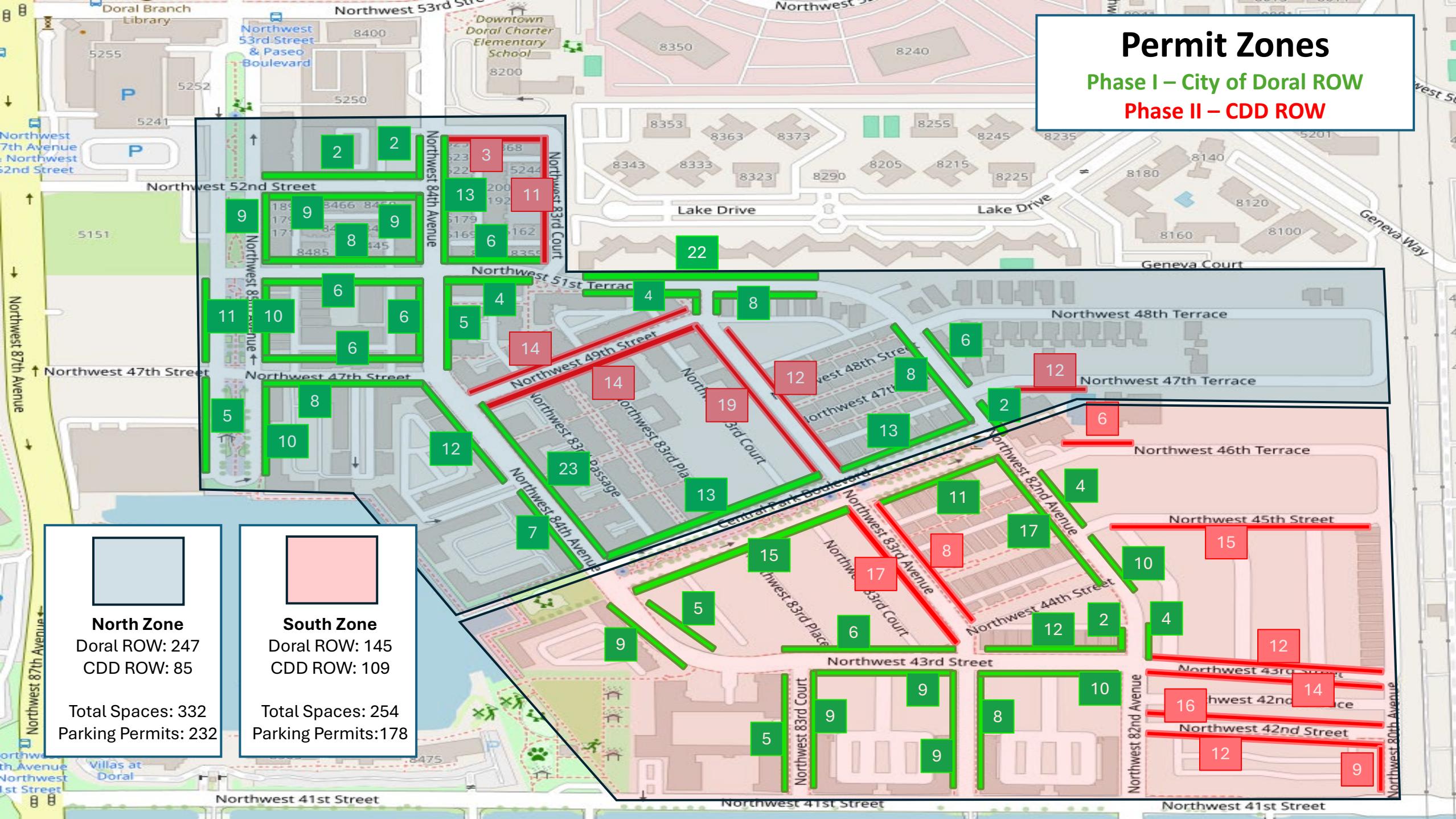
The undersigned support the communication issued by our attorney regarding the objection to the parking restriction proposal presented by the CDD.

No.	Full Name	Building	Unit	Tenant / Owner	Signature
01	Omar Calderon	5(4670)	36	Owner	
02	Karla Belfort	4670	57	Owner	
03	RAUL RIVERA	4670	48	TENANT	
04	Francisco Maldonado	4670	20	Tenant	
05	CEDAR WONG	4670	32	Tenant	
06	Alberto Gómez	4670	15	TENANT	
07	Alberto Loaiza	4670	37	TENANT	
08	Nieves Fontaná	4670	31	Owner	
09	Camila Beneventi	4670	35	Tenant	
10	Iaura Lopez	4670	93	Tenant	
11	Maria A. PRADO	4670	21	OWNER	
12	Yamil Nader	4670	45	OWNER	
13	Luisana Mestre	4670	44	Tenant	
14	Carmen E. Londoño	4670	34	Tenant	
15	Corina Soto	4670	33	Owner	
16	Santiago Gallegos	4670	38	Owner	
17	Jovany Trejos	4670	14	Owner	
18	Maria Alaimo	4670	22	Owner	
19	Richard WASSERKrug	5(4670)	46	OWNER	
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Permit Zones

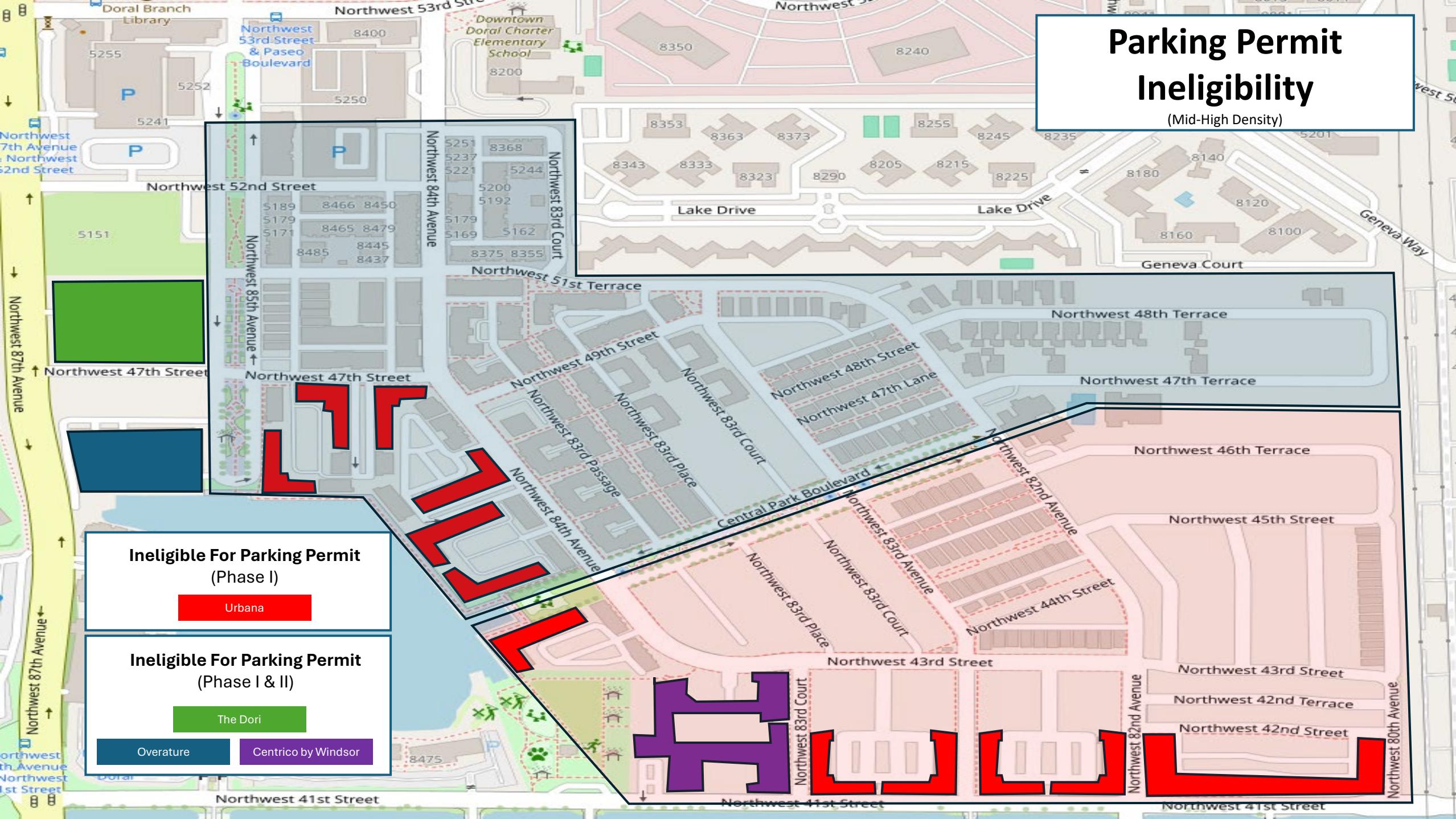
Phase I – City of Doral ROW

Phase II – CDD ROW



Parking Permit Ineligibility

(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.

Secretary /Assistant Secretary

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

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

Roll Call

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.

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.

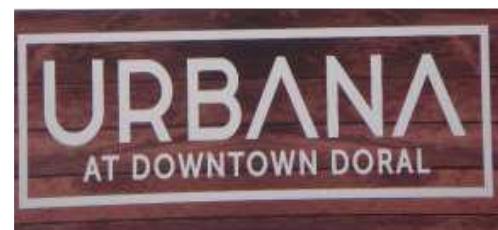
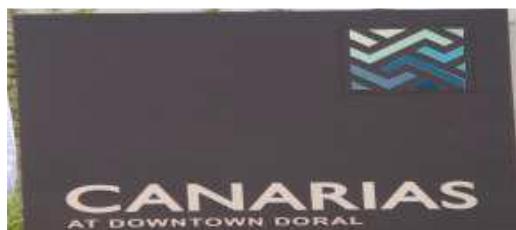
On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

DOWNTOWN DORAL SOUTH

CDD



FIELD REPORT



January 21, 2025

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

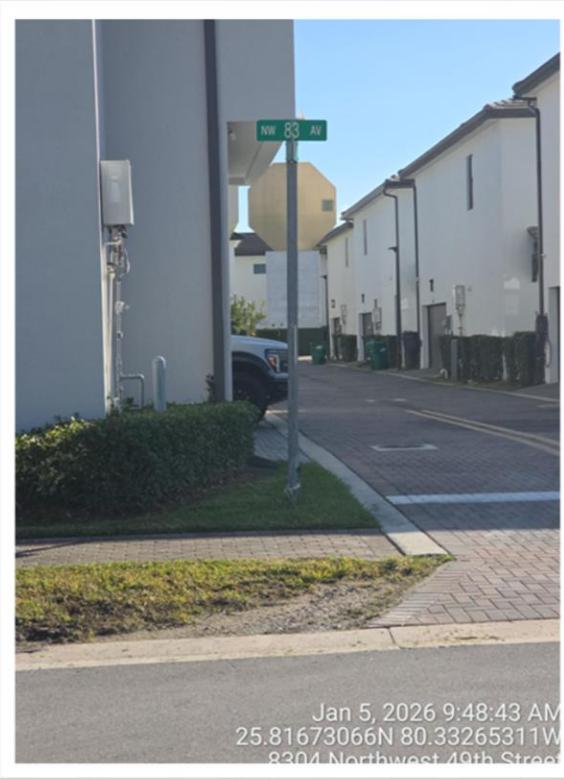
Landscaping

- Equator Landscaping provided services on December 4th and December 22nd . January 5th and January 22nd .
- Equator conducted wet checks in all Paseos on December 22nd and December 19th . Miami-Dade WASD bills quarterly.
- Equator Landscaping provided weed control services December 22nd .
- Detail trimming services provided December 5th .
- 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**

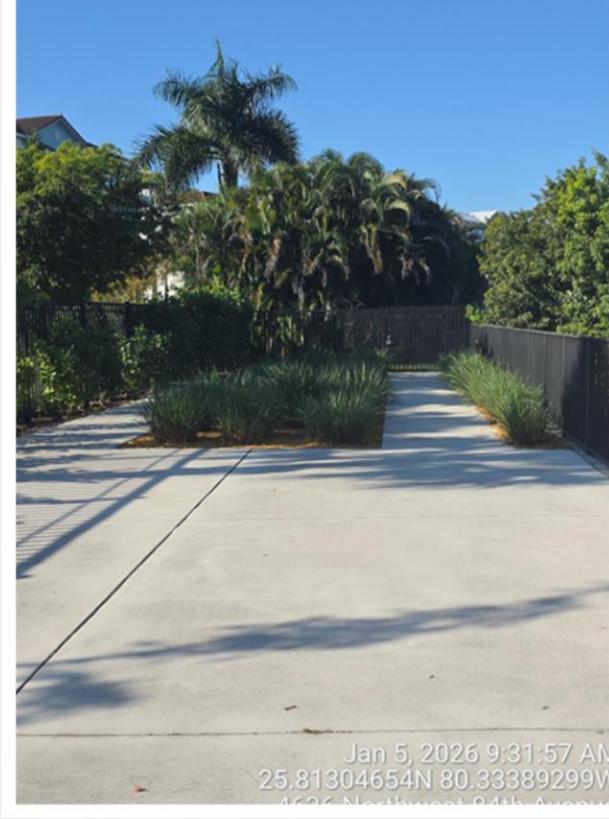
FIELD DIVISION REPORT
Mayra Padilla
mpadilla@gmssf.com
(954) 721-8681



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

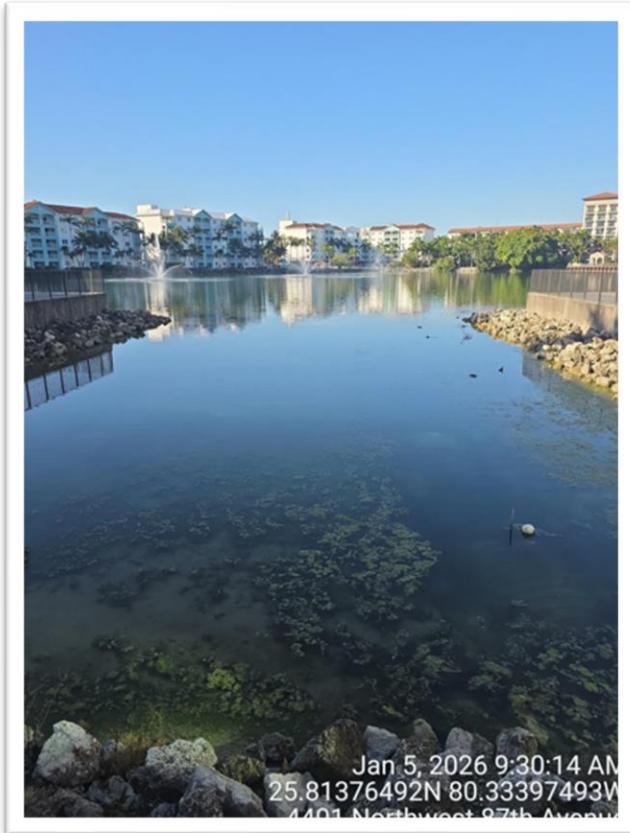
**DOWNTOWN DORAL
SOUTH DDS**

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



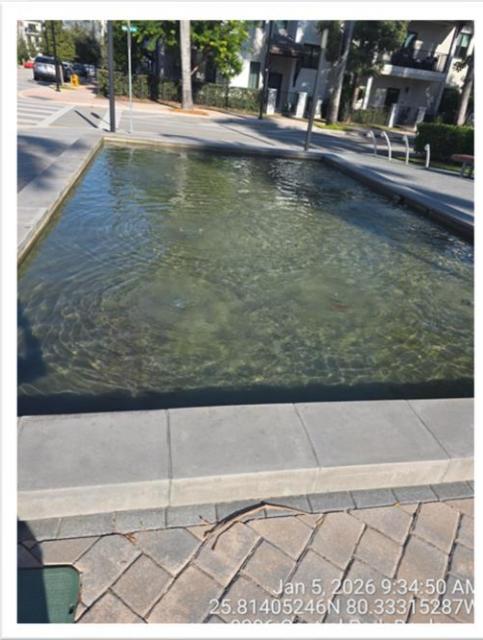
**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

Lake Maintenance



- Maintenance provided to the lake December 11th, 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

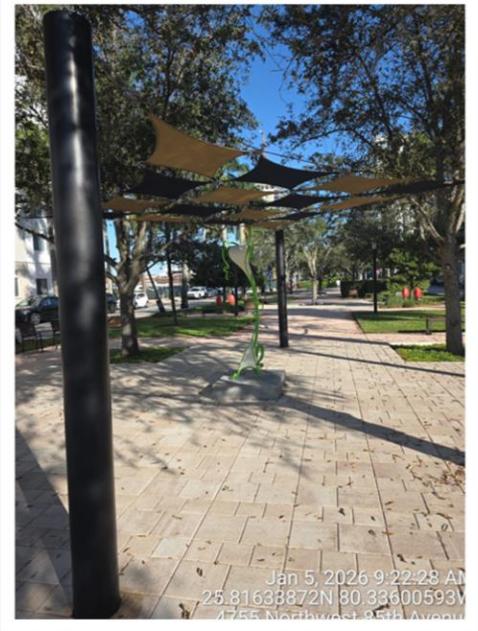


- Five fountains are being serviced three times a week by Ortiz Construction.

Miscellaneous

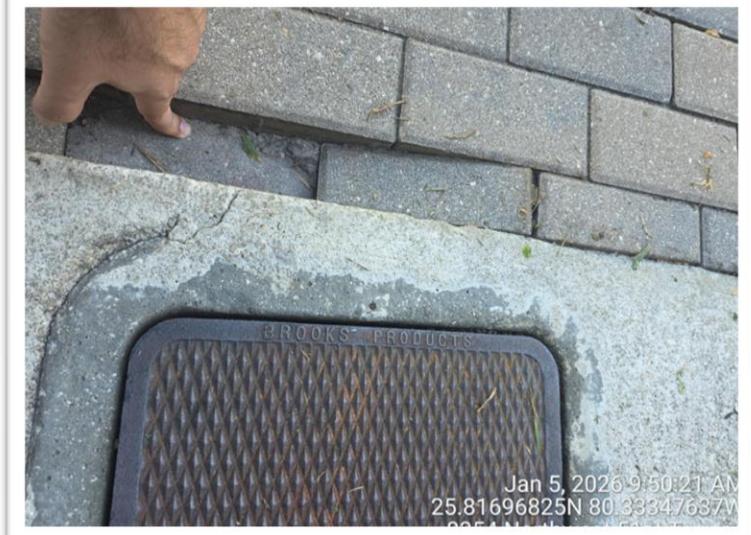
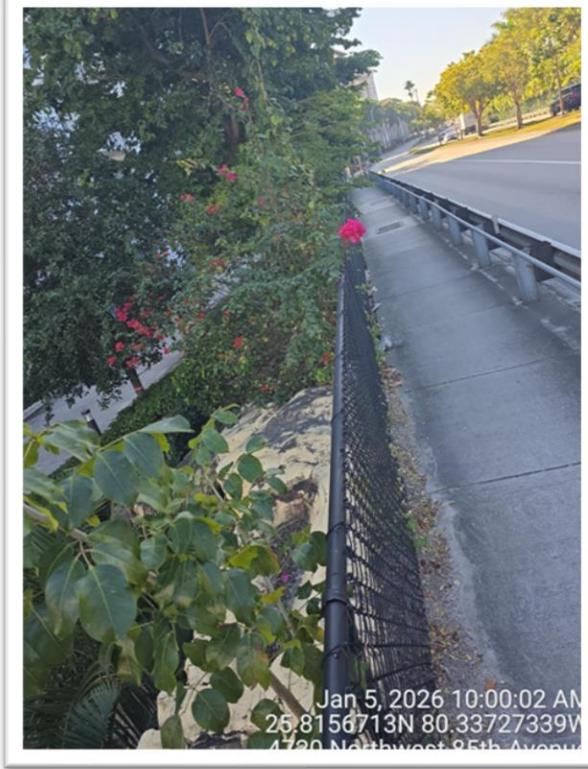


- Playground awning has some rips will look into options to repair it. For now, it has been readjusted.



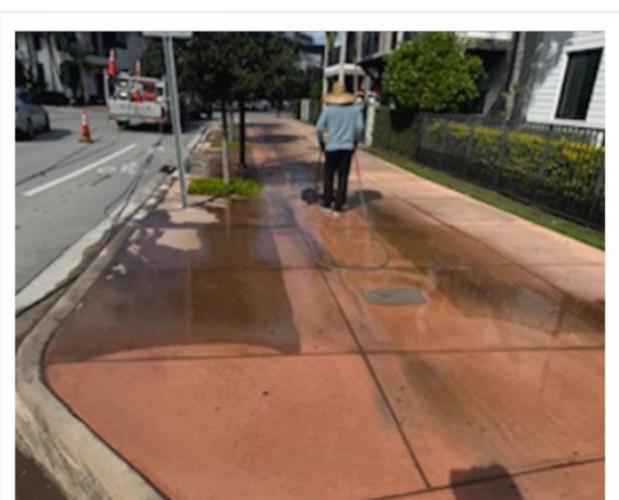
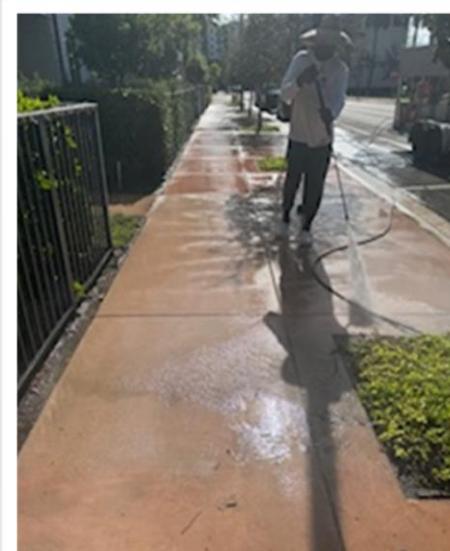
- Paseo structures are in satisfactory condition per latest inspections.

Field Maintenance



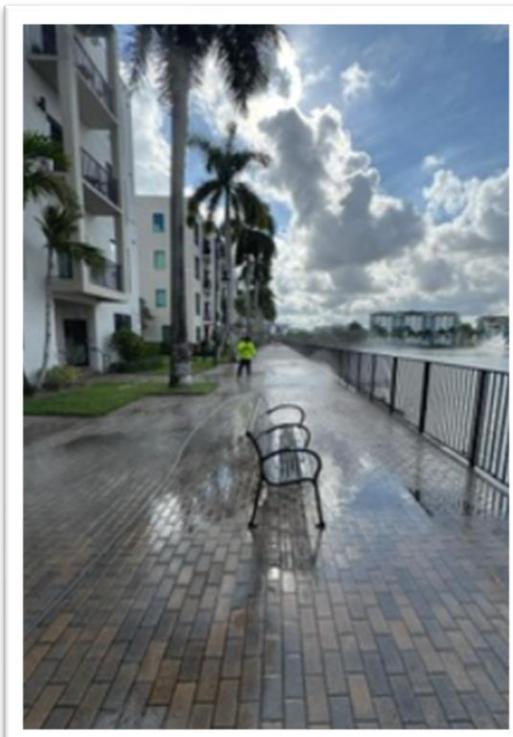
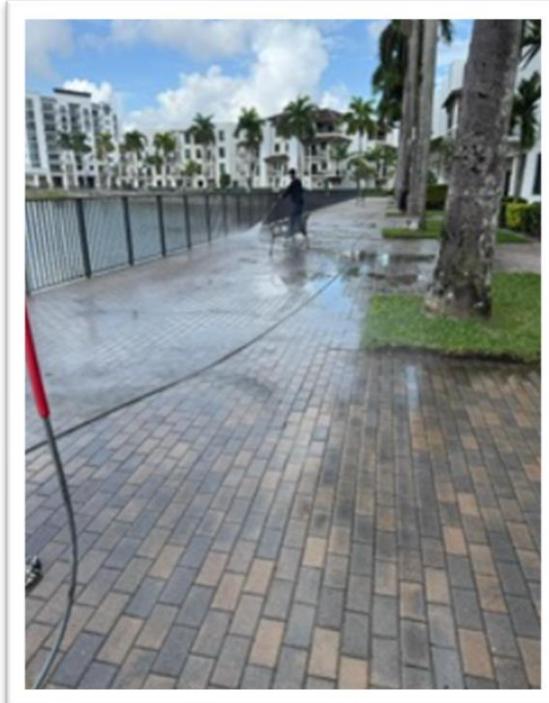
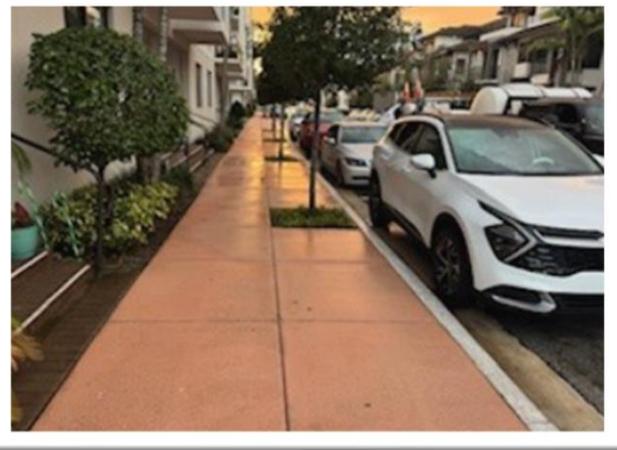
- Uneven pavers were repaired on NW 51 TER.

Pressure Cleaning Project



**DOWNTOWN DORAL
SOUTH DDS**

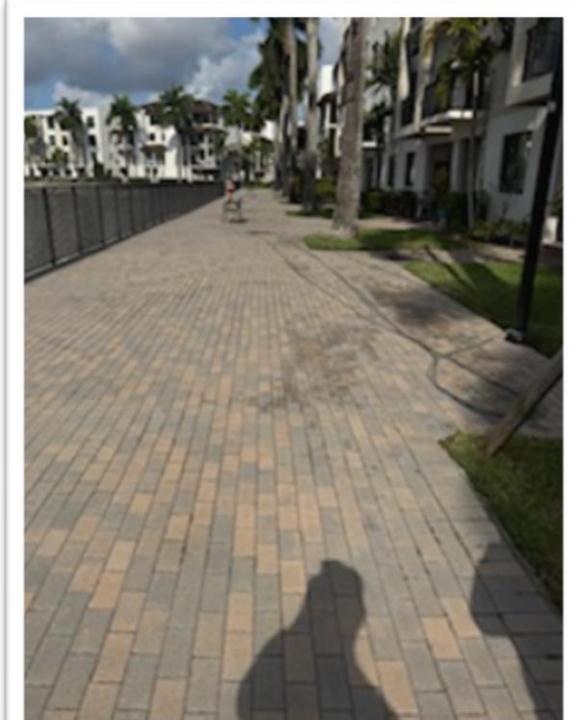
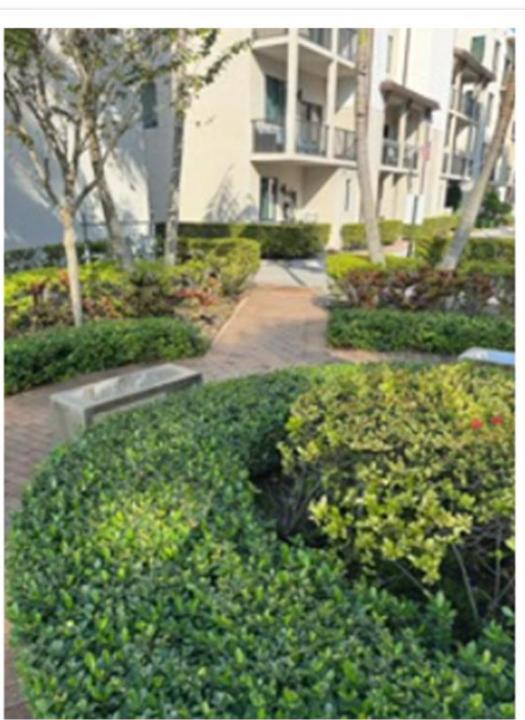
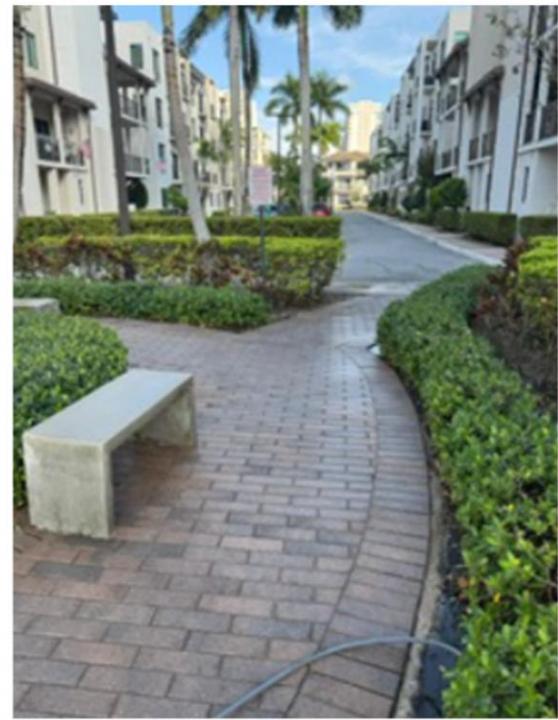
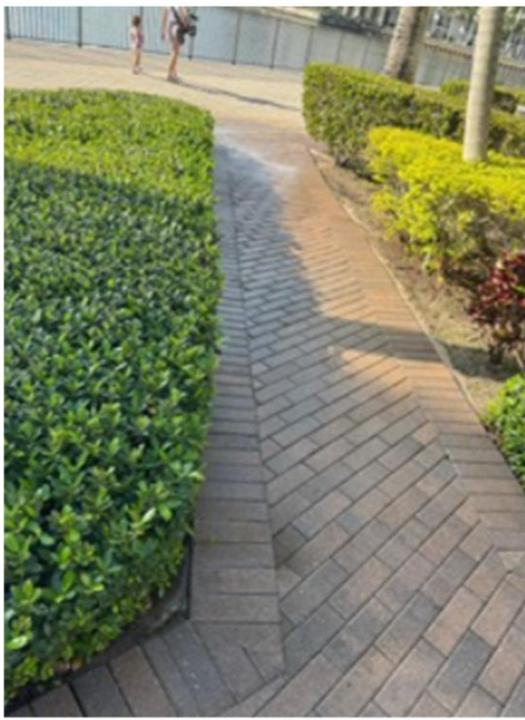
FIELD DIVISION REPORT
Mayra Padilla
mpadilla@gmssf.com
(954) 721-8681



**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
(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. 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:

Robert Taylor

Customer Signature (if needed):



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>
11/11-11/30	1049-1062	\$ 108,838.77
12/1-12/31	1063-1078	\$ 3,247,687.95
	TOTAL	\$ 3,356,526.72

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/13/26 PAGE 1
*** CHECK DATES 11/01/2025 - 12/31/2025 *** DOWNTOWN DORAL SOUTH - GF
BANK A DOWNTOWN DORAL SOUT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO...	DPT	ACCT#	SUB	VENDOR NAME	STATUS	AMOUNT	...CHECK...
					202510 310-51300-31100						AMOUNT	AMOUNT #
11/06/25	00008	11/04/25	8833	OCT 25	- ENGINEERING SVC				ALVAREZ ENGINEERS, INC.	*	1,565.00	
11/06/25	00044	7/01/25	7179	Q3-25	202507 320-53800-46603 LAKE FOUNTAIN MAINT				COLLIER WATER SYSTEMS, INC.	*	3,000.00	1,565.00 001049
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 LANDSCAPE MAINT					*	25,816.00	
		11/02/25	342501	NOV 25	202511 320-53800-46701 IRRIGATION REPAIRS					*	2,900.00	
					EQUATOR LANDSCAPING						56,406.00	001051
11/06/25	00021	10/31/25	OCT 25	OCT 25	202510 320-53800-43000 ELECTRIC					*	4,243.48	
		10/31/25	OCT 25	OCT 25	202510 320-53800-43001 ELECTRIC					*	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 FIELD SERVICES					*	1,974.92	
		11/01/25	187	NOV 25	202511 310-51300-34000 MGMT FEES					*	4,083.50	
		11/01/25	187	NOV 25	202511 310-51300-31300 DISSEMINATION					*	238.50	
		11/01/25	187	NOV 25	202511 310-51300-49500 WEBSITE ADMIN					*	114.50	
		11/01/25	187	NOV 25	202511 310-51300-42000 POSTAGE					*	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 WATER MGMT					*	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

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/13/26 PAGE 2
*** CHECK DATES 11/01/2025 - 12/31/2025 *** DOWNTOWN DORAL SOUTH - GF
BANK A DOWNTOWN DORAL SOUT

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

DDS0 DWNTWN DRL SOU PPOWERS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/13/26 PAGE 3
*** CHECK DATES 11/01/2025 - 12/31/2025 *** DOWNTOWN DORAL SOUTH - GF
BANK A DOWNTOWN DORAL SOUT

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/13/26 PAGE 4
*** CHECK DATES 11/01/2025 - 12/31/2025 *** DOWNTOWN DORAL SOUTH - GF
BANK A DOWNTOWN DORAL, SOUTH

DDS0 DWNTWN DRL SOU PPOWERS

Downtown Doral South
Community Development District

Unaudited Financial Reporting
December 31, 2025



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4	<u>Debt Service Fund Series 2018 Area 1</u>
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>
8-9	<u>Month to Month</u>
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

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Projects Funds</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 380,533	\$ -	\$ -	\$ 380,533
Assessments Receivable	-	-	-	-
Due from General Fund	-	99,216	-	99,216
Investments:				
State Board of Administration	4,214,874	-	-	4,214,874
Series 2018 Area 1				
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
Series 2018 Area 2				
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
Total Assets	\$ 4,595,407	\$ 4,059,601	\$ 37,730	\$ 8,692,738
Liabilities:				
Accounts Payable	\$ 91,046	\$ -	\$ -	\$ 91,046
Due to Debt Service	99,216	-	-	99,216
Due to Other	-	-	-	-
Contracts/Retainage Payable	-	-	-	-
Total Liabilities	\$ 190,262	\$ -	\$ -	\$ 190,262
Fund Balance:				
Restricted for:				
Debt Service - Series	\$ -	\$ 4,059,601	\$ 37,730	\$ 4,059,601
Capital Project - Series	-	-	-	37,730
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	4,405,145	-	-	4,405,145
Total Fund Balances	\$ 4,405,145	\$ 4,059,601	\$ 37,730	\$ 8,502,476
Total Liabilities & Fund Balance	\$ 4,595,407	\$ 4,059,601	\$ 37,730	\$ 8,692,738

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		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
<u>Revenues:</u>						
Special Assessments - On Roll	\$ 1,623,599	\$ 1,387,375	\$ 1,387,375	\$ -	\$ -	\$ -
Interest Income	53,500	13,375	34,897			21,522
Total Revenues	\$ 1,677,099	\$ 1,400,750	\$ 1,422,271	\$ 21,522		
<u>Expenditures:</u>						
<i>General & Administrative:</i>						
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	-		
Total General & Administrative	\$ 201,463	\$ 61,235	\$ 41,133	\$ 20,102		

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 Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
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)
Subtotal Field Expenditures	\$ 1,694,185	\$ 449,696	\$ 274,721	\$ 174,975
Total Expenditures	\$ 1,895,648	\$ 510,931	\$ 315,854	\$ 195,077
Excess (Deficiency) of Revenues over Expenditures	\$ (218,549)	\$ 889,819	\$ 1,106,418	\$ 216,599
Net Change in Fund Balance	\$ (218,549)	\$ 889,819	\$ 1,106,418	\$ 216,599
Fund Balance - Beginning	\$ 218,549		\$ 3,298,727	
Fund Balance - Ending	\$ -		\$ 4,405,145	

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

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

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

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

Downtown Doral South

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
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
Total Revenues	\$ 12,249	\$ 278,644	\$ 1,131,378	\$ -	\$ 1,422,271								
Expenditures:													
<i>General & Administrative:</i>													
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
Total General & Administrative	\$ 26,688	\$ 9,252	\$ 5,192	\$ -	\$ 41,133								

Downtown Doral South

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
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
Total Operations & Maintenance	\$ 77,401	\$ 52,161	\$ 145,160	\$ -	\$ 274,721								
Total Expenditures	\$ 104,089	\$ 61,413	\$ 150,352	\$ -	\$ 315,854								
Excess (Deficiency) of Revenues over Exp	\$ (91,840)	\$ 217,231	\$ 981,026	\$ -	\$ 1,106,418								
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (91,840)	\$ 217,231	\$ 981,026	\$ -	\$ 1,106,418								

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)
Current Bonds Outstanding	\$15,380,000

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)
Current Bonds Outstanding	\$19,590,000

**Downtown Doral South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2026**