

***Adopted Budget
Fiscal Year 2023***

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

July 26, 2022



Downtown Doral South

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual thru 6/30/2022	Projected Next 3 Months	Total Projected at 9/30/2022	Adopted Budget FY 2023
Revenues					
Maintenance Assessments (Area 1/Area	\$1,064,402	\$1,196,452	\$0	\$1,196,452	\$1,064,402
Assessments - Direct	\$516,001	\$243,900	\$272,101	\$516,001	\$516,001
Interest Income	\$675	\$4,955	\$600	\$5,555	\$1,000
Carry Forward Surplus	\$273,870	\$50,815	\$0	\$50,815	\$283,819
Total Revenues	\$1,854,948	\$1,496,122	\$272,701	\$1,768,823	\$1,865,222
Expenditures					
<i>Administrative</i>					
Engineering	\$25,000	\$5,194	\$10,000	\$15,194	\$25,000
Dissemination	\$2,500	\$1,875	\$1,339	\$3,214	\$2,500
Arbitrage	\$2,600	\$550	\$1,650	\$2,200	\$2,600
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$25,000	\$6,045	\$6,045	\$12,090	\$25,000
Annual Audit	\$9,000	\$3,500	\$9,000	\$12,500	\$9,000
Trustee	\$24,500	\$17,500	\$7,000	\$24,500	\$24,500
Management Fees	\$40,000	\$30,000	\$21,429	\$51,429	\$42,800
Telephone	\$100	\$0	\$25	\$25	\$100
Postage	\$1,000	\$753	\$151	\$904	\$1,000
Insurance	\$6,512	\$6,127	\$0	\$6,127	\$6,893
Printing & Binding	\$1,000	\$160	\$160	\$319	\$1,000
Legal Advertising	\$1,000	\$395	\$395	\$790	\$1,000
Other Current Charges	\$750	\$104	\$104	\$209	\$750
Website Admin	\$1,000	\$750	\$536	\$1,286	\$1,200
Office Supplies	\$350	\$18	\$18	\$36	\$350
Dues, Licenses	\$175	\$175	\$0	\$175	\$175
First Quarter Operating	\$27,000	\$32,260	\$0	\$32,260	\$27,000
Property Taxes	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$172,487	\$110,406	\$57,851	\$168,257	\$175,868
<i>Field</i>					
Field Management	\$18,000	\$13,500	\$9,643	\$23,143	\$20,700
Electric - Street Lighting	\$36,000	\$23,754	\$16,967	\$40,721	\$36,000
Electric - Fountains	\$105,000	\$7,347	\$5,248	\$12,594	\$105,000
Irrigation-Potable Water	\$225,000	\$128,253	\$91,609	\$219,862	\$225,000
Property Insurance	\$15,000	\$0	\$0	\$0	\$15,000
Pest Control	\$50,000	\$33,950	\$24,250	\$58,200	\$50,000
Landscape Maintenance	\$450,000	\$206,867	\$147,762	\$354,629	\$450,000
Landscape Replacement	\$200,000	\$97,269	\$69,478	\$166,747	\$200,000
Royal Palm Treatment	\$120,000	\$86,205	\$61,575	\$147,780	\$120,000
Pressure Cleaning - Overall	\$60,000	\$37,250	\$26,607	\$63,857	\$60,000
General Maintenance	\$50,000	\$3,945	\$3,945	\$7,890	\$50,000
Wall Maintenance	\$10,000	\$0	\$2,500	\$2,500	\$10,000
Fountain Maintenance	\$17,500	\$7,458	\$7,458	\$14,916	\$17,500
Irrigation Maintenance	\$98,969	\$0	\$40,000	\$40,000	\$98,969
Lake Maintenance	\$24,000	\$7,911	\$5,651	\$13,562	\$24,000
Fertilization	\$50,000	\$0	\$25,000	\$25,000	\$50,000
Irrigation Repairs	\$20,000	\$10,290	\$10,000	\$20,290	\$20,000
Maintenance Personnel	\$41,600	\$0	\$20,000	\$20,000	\$41,600

Downtown Doral South

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual thru 6/30/2022	Projected Next 3 Months	Total Projected at 9/30/2022	Adopted Budget FY 2023
<i>Field (continued)</i>					
Wall Painting Reserve	\$20,000	\$0	\$20,000	\$20,000	\$20,000
Reserves	\$40,000	\$0	\$30,000	\$30,000	\$40,000
Contingency	\$31,392	\$17,528	\$17,528	\$35,056	\$35,585
Total Field	\$1,682,461	\$681,526	\$635,221	\$1,316,747	\$1,689,354
Total Expenditures	\$1,854,948	\$791,932	\$693,071	\$1,485,004	\$1,865,222
Assigned Fund Balance	\$0	\$704,190	(\$420,370)	\$283,819	\$0

ON ROLL ASSESSMENTS:

Product	Units	Gross/Unit	Total
Area 1			
Townhomes	34	\$1,263.16	\$42,947.44
Single Family	123	\$1,263.16	\$155,368.68
Estate Homes	85	\$1,263.16	<u>\$107,368.60</u>
			\$305,684.72
Area 2			
Condominium	140	\$1,263.16	\$176,842.40
Cluster	466	\$1,263.16	\$588,632.56
Townhomes	39	\$1,263.16	<u>\$49,263.24</u>
Total			\$814,738.20
		Total Gross	\$1,120,422.92
		Discounts/Collections	<u>(56,021.15)</u>
		Net Collections	\$1,064,401.77

DIRECT ASSESSMENTS:

Product	Unit	Gross/Unit	Total
Area 1			
Townhomes	14	\$1,263.16	\$17,684.24
Single Family	112	\$1,263.16	\$141,473.92
Estate Homes	46	\$1,263.16	<u>\$58,105.36</u>
			\$217,263.52
Area 2			
Condominium	258	\$1,263.16	\$325,895.28
Total			\$543,158.80
		Total Gross	\$543,158.80
		Discounts/Collections	<u>(27,157.94)</u>
		Net Collections	\$516,000.86

REVENUES:

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

EXPENDITURES:

Administrative:

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District bonds will be held and administered by **Wells Fargo Bank** as Trustee. This represents the banks annual fee for all 4 bond issues.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with **Governmental Management Services – South Florida, LLC**.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by **Governmental Management Services – South Florida, LLC**.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Administrative: (continued)

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by **GMS-SF, LLC** and updated monthly.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the **Department of Economic Opportunity** for \$175. This is the only expense under this category for the District.

Field:

Landscape Maintenance

The District has contracted with **Equator Landscaping** for the landscape maintenance of the District's common areas. Services include mowing, edging, shrub care, Palm and tree care, weed control, fertilization, pest control and irrigation maintenance.

Landscape Replacement

The cost to replace sod, bushes, annuals, perennials as needed.

Royal Palm Treatment

The District has entered into a contract with **Equator Landscaping** to treat the Royal Palms.

Irrigation Repairs

Irrigation system repairs and materials.

Irrigation – Potable Water

The District has accounts with **Miami-Dade Water Department** for irrigation of the District's common areas.

Lake Maintenance

Includes monthly cleaning of all District lakes. The District is contracted with **The Lake Doctors** for these services.

Electric – Street Lighting

The District will open accounts with **FPL** for the District street lighting.

Field: (continued)

Electric – Fountains

The District will open accounts with **FPL** for the fountains.

Fountain Maintenance

The District has entered into a contract with **Florida's Bright & Blue Pools** to maintain the fountains.

Wall Maintenance

Includes maintenance and repairs for the perimeter wall.

Wall Painting Reserve

Funds for future repainting of the wall.

General Maintenance

Includes general maintenance and repairs.

Maintenance Personnel

District personnel for the Maintenance of the District.

Pressure Cleaning

Pressure cleaning of sidewalks and walkways.

Property Insurance

Property coverage for fountains and physical assets of the District.

Property Management

The supervision and on-site management of the District. The responsibilities include reviewing contracts and other maintenance related items.

Reserves

Funds set aside for future replacements of capital related items.

Contingency

Represents any un-budgeted expense related to the operations and maintenance of the district.

Downtown Doral South
Community Development District

Debt Service Fund
Series 2016, Special Assessment Note

Description	Adopted Budget FY 2022	Actual thru 6/30/2022	Projected Next 3 Months	Total Projected at 9/30/2022	Adopted Budget FY 2023
Revenues					
Assessments - Direct (1)	\$5,465,696	\$214,928	\$0	\$214,928	\$33,105
Interest Income	\$0	\$130	\$50	\$180	\$0
Prepayments	\$0	\$1,692,766	\$434,250	\$2,127,016	\$0
Total Revenues	\$5,465,696	\$1,907,824	\$434,300	\$2,342,124	\$33,105
Expenditures					
<u>Series 2016</u>					
Special Call - 10/1	\$0	\$295,000	\$0	\$295,000	\$0
Interest Expense - 10/1	\$0	\$1,492	\$0	\$1,492	\$0
Special Call - 11/1	\$0	\$55,000	\$0	\$55,000	\$0
Interest Expense - 11/1	\$50,693	\$29,741	\$0	\$29,741	\$16,553
Special Call - 12/1	\$0	\$160,000	\$0	\$160,000	\$0
Interest Expense - 12/1	\$0	\$171	\$0	\$171	\$0
Interest Expense - 01/1	\$0	\$607	\$0	\$607	\$0
Special Call - 1/1	\$0	\$275,000	\$0	\$275,000	\$0
Interest Expense - 02/1	\$0	\$1,137	\$0	\$1,137	\$0
Special Call - 02/1	\$0	\$355,000	\$0	\$355,000	\$0
Interest Expense - 03/1	\$0	\$491	\$0	\$491	\$0
Special Call - 03/1	\$0	\$115,000	\$0	\$115,000	\$0
Interest Expense - 04/1	\$0	\$747	\$0	\$747	\$0
Special Call - 04/1	\$0	\$140,000	\$0	\$140,000	\$0
Interest Expense - 05/1	\$50,693	\$24,335	\$0	\$24,335	\$16,553
Principal Expense - 05/1	\$5,364,311	\$145,000	\$0	\$145,000	\$0
Interest Expense - 06/1	\$0	\$646	\$0	\$646	\$0
Principal Expense - 06/1	\$0	\$340,000	\$0	\$340,000	\$0
Interest Expense - 07/1	\$0	\$0	\$513	\$513	\$0
Principal Expense - 07/1	\$0	\$0	\$270,000	\$270,000	\$0
Total Expenditures	\$5,465,696	\$1,939,366	\$270,513	\$2,209,879	\$33,105
EXCESS REVENUES	(\$0)	(\$31,542)	\$163,787	\$132,245	\$0

(1) Bonds mature and are due in full 11/1/2023

Downtown Doral South

Community Development District

Series 2016, Special Assessment Note

Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST RATE	INTEREST	PRINCIPAL	TOTAL
1-May-21	\$5,889,311.00	1.28%	\$36,442.29	\$0.00	\$36,442.29
1-Jun-21	\$5,764,311.00	1.28%	\$126.47	\$125,000.00	\$125,126.47
1-Jul-21	\$5,514,311.00	1.28%	\$505.83	\$250,000.00	\$250,505.83
1-Aug-21	\$5,364,311.00	1.28%	\$460.36	\$150,000.00	\$150,460.36
1-Sep-21	\$5,194,311.00	1.28%	\$688.02	\$170,000.00	\$170,688.02
1-Oct-21	\$4,899,311.00	1.28%	\$1,492.38	\$295,000.00	\$296,492.38
1-Nov-21	\$4,844,311.00	1.28%	\$29,740.52	\$55,000.00	\$84,740.52
1-Dec-21	\$4,684,311.00	1.28%	\$170.80	\$160,000.00	\$160,170.80
1-Jan-22	\$4,409,311.00	1.28%	\$606.70	\$275,000.00	\$275,606.70
1-Feb-22	\$4,054,311.00	1.28%	\$1,136.89	\$355,000.00	\$356,136.89
1-Mar-22	\$3,939,311.00	1.28%	\$491.05	\$115,000.00	\$115,491.05
1-Apr-22	\$3,799,311.00	1.28%	\$747.25	\$140,000.00	\$140,747.25
1-May-22	\$3,654,311.00	1.28%	\$23,405.86	\$145,000.00	\$168,405.86
1-Jun-22	\$3,314,311.00	1.28%	\$646.00	\$340,000.00	\$340,646.00
1-Jul-22	\$2,974,311.00	1.28%	\$57.00	\$30,000.00	\$30,057.00
1-Aug-22	\$2,944,311.00	1.28%	\$684.00	\$360,000.00	\$360,684.00
1-Nov-22	\$2,584,311.00	1.28%	\$16,552.51	\$0.00	\$16,552.51
1-May-23	\$2,584,311.00	1.28%	\$16,552.51	\$0.00	\$16,552.51
1-Nov-23	\$2,584,311.00	1.28%	\$16,552.51	\$2,584,311.00	\$2,600,863.51
		Total	\$147,058.96	\$5,549,311.00	\$5,696,369.96

(1) Bonds mature and are due in full 11/1/2023

Downtown Doral South
Community Development District

Debt Service Fund
Series 2017 Special Assessment Note

Description	Adopted Budget FY 2022	Actual thru 6/30/2022	Projected Next 3 Months	Total Projected at 9/30/2022	Adopted Budget FY 2023
Revenues					
Assessments - Direct (1)	\$5,762,574	\$64,248	\$0	\$64,248	\$39,243
Prepayments	\$0	\$1,848,511	\$300,000	\$2,148,511	\$0
Interest Income	\$0	\$131	\$37	\$168	\$0
Total Revenues	\$5,762,574	\$1,912,890	\$300,037	\$2,212,927	\$39,243
Expenditures					
<u>Series 2017</u>					
Special Call - 10/1	\$0	\$295,000	\$0	\$295,000	\$0
Interest Expense - 10/1	\$0	\$1,492	\$0	\$1,492	\$0
Special Call - 11/1	\$0	\$55,000	\$0	\$55,000	\$0
Interest Expense - 11/1	\$59,539	\$29,741	\$0	\$29,741	\$19,622
Special Call - 12/1	\$0	\$160,000	\$0	\$160,000	\$0
Interest Expense - 12/1	\$0	\$171	\$0	\$171	\$0
Interest Expense - 01/1	\$0	\$607	\$0	\$607	\$0
Special Call - 01/1	\$0	\$275,000	\$0	\$275,000	\$0
Interest Expense - 02/1	\$0	\$1,137	\$0	\$1,137	\$0
Special Call - 02/1	\$0	\$355,000	\$0	\$355,000	\$0
Interest Expense - 03/1	\$0	\$491	\$0	\$491	\$0
Special Call - 03/1	\$0	\$115,000	\$0	\$115,000	\$0
Interest Expense - 04/1	\$0	\$747	\$0	\$747	\$0
Special Call - 04/1	\$0	\$140,000	\$0	\$140,000	\$0
Interest Expense - 05/1	\$59,539	\$26,324	\$0	\$26,324	\$19,622
Special Call - 05/1	\$5,643,496	\$145,000	\$0	\$145,000	\$0
Interest Expense - 06/1	\$0	\$646	\$0	\$646	\$0
Principal Expense - 06/1	\$0	\$340,000	\$0	\$340,000	\$0
Interest Expense - 07/1	\$0	\$0	\$513	\$513	\$0
Principal Expense - 07/1	\$0	\$0	\$270,000	\$270,000	\$0
Total Expenditures	\$5,762,574	\$1,941,356	\$270,513	\$2,211,869	\$39,243
EXCESS REVENUES	\$0	(\$28,466)	\$29,524	\$1,058	\$0

(1) Bonds mature are are due in full 11/1/2023

Downtown Doral South

Community Development District

Series 2017 Special Assessment Note

Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST RATE	INTEREST	PRINCIPAL	TOTAL
1-May-21	\$6,168,496.00	1.28%	\$35,236.56	\$140,000.00	\$175,236.56
1-Jun-21	\$6,028,496.00	1.28%	\$126.47	\$125,000.00	\$125,126.47
1-Jul-21	\$5,903,496.00	1.28%	\$505.83	\$250,000.00	\$250,505.83
1-Aug-21	\$5,653,496.00	1.28%	\$460.36	\$150,000.00	\$150,460.36
1-Sep-21	\$5,503,496.00	1.28%	\$688.02	\$170,000.00	\$170,688.02
1-Oct-21	\$5,333,496.00	1.28%	\$1,492.38	\$295,000.00	\$296,492.38
1-Nov-21	\$5,038,496.00	1.28%	\$30,933.68	\$55,000.00	\$85,933.68
1-Dec-21	\$4,983,496.00	1.28%	\$170.80	\$160,000.00	\$160,170.80
1-Jan-22	\$4,823,496.00	1.28%	\$606.70	\$275,000.00	\$275,606.70
1-Feb-22	\$4,548,496.00	1.28%	\$1,136.89	\$355,000.00	\$356,136.89
1-Mar-22	\$4,193,496.00	1.28%	\$491.05	\$115,000.00	\$115,491.05
1-Apr-22	\$4,078,496.00	1.28%	\$747.25	\$140,000.00	\$140,747.25
1-May-22	\$3,938,496.00	1.28%	\$25,226.07	\$145,000.00	\$170,226.07
1-Jun-22	\$3,793,496.00	1.28%	\$646.00	\$340,000.00	\$340,646.00
1-Jul-22	\$3,453,496.00	1.28%	\$57.00	\$30,000.00	\$30,057.00
1-Aug-22	\$3,423,496.00	1.28%	\$684.00	\$360,000.00	\$360,684.00
1-Nov-22	\$3,063,496.00	1.28%	\$19,621.69	\$0.00	\$19,621.69
1-May-23	\$3,063,496.00	1.28%	\$19,621.69	\$0.00	\$19,621.69
1-Nov-23	\$3,063,496.00	1.28%	\$19,621.69	\$3,063,496.00	\$3,083,117.69
		Total	\$496,763.17	\$6,168,496.00	\$6,326,570.13

(1) Bonds mature are are due in full 11/1/2023

Downtown Doral South
Community Development District

Debt Service Fund
Series 2018 Area One Special Assessment Bond

<u>Description</u>	<u>Adopted Budget FY 2022</u>	<u>Actual thru 6/30/2022</u>	<u>Projected Next 3 Months</u>	<u>Total Projected at 9/30/2022</u>	<u>Adopted Budget FY 2023</u>
Revenues					
Assessments - On Roll	\$1,177,817	\$858,359	\$0	\$858,359	\$1,177,817
Assessments - Direct	\$0	\$443,178	\$30,000	\$473,178	\$0
Interest Income	\$0	\$242	\$20	\$262	\$0
Carry Forward Surplus	\$411,556	\$254,937	\$0	\$254,937	\$417,286
Total Revenues	<u>\$1,589,373</u>	<u>\$1,556,716</u>	<u>\$30,020</u>	<u>\$1,586,736</u>	<u>\$1,595,103</u>
Expenditures					
Series 2018-1					
Interest 11/1	\$427,225	\$427,225	\$0	\$427,225	\$419,880
Principal 5/1	\$315,000	\$315,000	\$0	\$315,000	\$330,000
Interest - 5/1	\$427,225	\$427,225	\$0	\$427,225	\$419,880
Total Expenditures	<u>\$1,169,450</u>	<u>\$1,169,450</u>	<u>\$0</u>	<u>\$1,169,450</u>	<u>\$1,169,760</u>
EXCESS REVENUES	<u>\$419,923</u>	<u>\$387,266</u>	<u>\$30,020</u>	<u>\$417,286</u>	<u>\$425,343</u>
				11/1/2023	\$412,390

ON ROLL ASSESSMENTS:

Product	Unit	Gross/Unit	Total
Area 1			
Townhomes	34	\$2,187.72	\$74,382.48
Single Family	265	\$2,396.06	\$634,955.90
Estate Homes	<u>134</u>	<u>\$3,958.72</u>	<u>\$530,468.48</u>
	433	Total Gross	\$1,239,806.86
		Discounts/Collections	<u>(61,990.34)</u>
		Net Collections	\$1,177,816.52

Downtown Doral South

Community Development District

Series 2018 Area One Special Assessment Bond
Amortization Schedule

DATE	PRINCIPAL BALANCE	COUPON RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-18	\$17,970,000.00		\$235,919.31	\$0.00	\$235,919.31
1-May-19	\$17,970,000.00	4.60%	\$447,005.00	\$275,000.00	\$0.00
1-Nov-19	\$17,695,000.00		\$440,680.00	\$0.00	\$1,162,685.00
1-May-20	\$17,695,000.00	4.60%	\$440,680.00	\$285,000.00	\$0.00
1-Nov-20	\$17,410,000.00		\$434,125.00	\$0.00	\$1,159,805.00
1-May-21	\$17,410,000.00	4.60%	\$434,125.00	\$300,000.00	\$0.00
1-Nov-21	\$17,110,000.00		\$427,225.00	\$0.00	\$1,161,350.00
1-May-22	\$17,110,000.00	4.60%	\$427,225.00	\$315,000.00	\$0.00
1-Nov-22	\$16,795,000.00		\$419,980.00	\$0.00	\$1,162,205.00
1-May-23	\$16,795,000.00	4.60%	\$419,980.00	\$330,000.00	\$0.00
1-Nov-23	\$16,465,000.00		\$412,390.00	\$0.00	\$1,162,370.00
1-May-24	\$16,465,000.00	4.60%	\$412,390.00	\$345,000.00	\$0.00
1-Nov-24	\$16,120,000.00		\$404,455.00	\$0.00	\$1,161,845.00
1-May-25	\$16,120,000.00	4.60%	\$404,455.00	\$360,000.00	\$0.00
1-Nov-25	\$15,760,000.00		\$396,175.00	\$0.00	\$1,160,630.00
1-May-26	\$15,760,000.00	4.60%	\$396,175.00	\$375,000.00	\$0.00
1-Nov-26	\$15,385,000.00		\$387,550.00	\$0.00	\$1,158,725.00
1-May-27	\$15,385,000.00	4.60%	\$387,550.00	\$395,000.00	\$0.00
1-Nov-27	\$14,990,000.00		\$378,465.00	\$0.00	\$1,161,015.00
1-May-28	\$14,990,000.00	4.60%	\$378,465.00	\$415,000.00	\$0.00
1-Nov-28	\$14,575,000.00		\$368,920.00	\$0.00	\$1,162,385.00
1-May-29	\$14,575,000.00	5.00%	\$368,920.00	\$435,000.00	\$0.00
1-Nov-29	\$14,140,000.00		\$358,045.00	\$0.00	\$1,161,965.00
1-May-30	\$14,140,000.00	5.00%	\$358,045.00	\$455,000.00	\$0.00
1-Nov-30	\$13,685,000.00		\$346,670.00	\$0.00	\$1,159,715.00
1-May-31	\$13,685,000.00	5.00%	\$346,670.00	\$480,000.00	\$0.00
1-Nov-31	\$13,205,000.00		\$334,670.00	\$0.00	\$1,161,340.00
1-May-32	\$13,205,000.00	5.00%	\$334,670.00	\$505,000.00	\$0.00
1-Nov-32	\$12,700,000.00		\$322,045.00	\$0.00	\$1,161,715.00
1-May-33	\$12,700,000.00	5.00%	\$322,045.00	\$530,000.00	\$0.00
1-Nov-33	\$12,170,000.00		\$308,795.00	\$0.00	\$1,160,840.00
1-May-34	\$12,170,000.00	5.00%	\$308,795.00	\$555,000.00	\$0.00
1-Nov-34	\$11,615,000.00		\$294,920.00	\$0.00	\$1,158,715.00
1-May-35	\$11,615,000.00	5.00%	\$294,920.00	\$585,000.00	\$0.00
1-Nov-35	\$11,030,000.00		\$280,295.00	\$0.00	\$1,160,215.00
1-May-36	\$11,030,000.00	5.00%	\$280,295.00	\$615,000.00	\$0.00
1-Nov-36	\$10,415,000.00		\$264,920.00	\$0.00	\$1,160,215.00
1-May-37	\$10,415,000.00	5.00%	\$264,920.00	\$645,000.00	\$0.00
1-Nov-37	\$9,770,000.00		\$248,795.00	\$0.00	\$1,158,715.00
1-May-38	\$9,770,000.00	5.00%	\$248,795.00	\$680,000.00	\$0.00
1-Nov-38	\$9,090,000.00		\$231,795.00	\$0.00	\$1,160,590.00
1-Feb-39	\$9,090,000.00	5.10%	\$231,795.00	\$715,000.00	\$0.00
1-Nov-39	\$8,375,000.00		\$213,562.50	\$0.00	\$1,160,357.50
1-May-40	\$8,375,000.00	5.10%	\$213,562.50	\$755,000.00	\$0.00
1-Nov-40	\$7,620,000.00		\$194,310.00	\$0.00	\$1,162,872.50
1-May-41	\$7,620,000.00	5.10%	\$194,310.00	\$790,000.00	\$0.00
1-Nov-41	\$6,830,000.00		\$174,165.00	\$0.00	\$1,158,475.00
1-May-42	\$6,830,000.00	5.10%	\$174,165.00	\$835,000.00	\$0.00
1-Nov-42	\$5,995,000.00		\$152,872.50	\$0.00	\$1,162,037.50
1-May-43	\$5,995,000.00	5.10%	\$152,872.50	\$875,000.00	\$0.00
1-Nov-43	\$5,120,000.00		\$130,560.00	\$0.00	\$1,158,432.50
1-May-44	\$5,120,000.00	5.10%	\$130,560.00	\$925,000.00	\$0.00
1-Nov-44	\$4,195,000.00		\$106,972.50	\$0.00	\$1,162,532.50
1-May-45	\$4,195,000.00	5.10%	\$106,972.50	\$970,000.00	\$0.00
1-Nov-45	\$3,225,000.00		\$82,237.50	\$0.00	\$1,159,210.00
1-May-46	\$3,225,000.00	5.10%	\$82,237.50	\$1,020,000.00	\$0.00
1-Nov-46	\$2,205,000.00		\$56,227.50	\$0.00	\$1,158,465.00
1-May-47	\$2,205,000.00	5.10%	\$56,227.50	\$1,075,000.00	\$0.00
1-Nov-47	\$1,130,000.00		\$28,815.00	\$0.00	\$1,160,042.50
1-May-48	\$1,130,000.00	5.10%	\$28,815.00	\$1,130,000.00	\$1,158,815.00
		Total	\$17,084,199.31	\$17,970,000.00	\$35,054,199.31

Downtown Doral South
Community Development District

Debt Service Fund
Series 2018 Area Two Special Assessment Bond

Description	Adopted Budget FY 2022	Actual thru 6/30/2022	Projected Next 3 Months	Total Projected at 9/30/2022	Adopted Budget FY 2023
Revenues					
Assessments - On Roll	\$1,201,427	\$1,042,975	\$0	\$1,042,975	\$1,201,427
Assessments - Direct	\$241,653	\$283,905	\$0	\$283,905	\$241,653
Interest Income	\$0	\$1,150	\$30	\$1,180	\$0
Carry Forward Surplus	\$746,964	\$677,100	\$0	\$677,100	\$575,466
Total Revenues	\$2,190,044	\$2,005,130	\$30	\$2,005,160	\$2,018,545
Expenditures					
Series 2018-2					
Interest 12/15	\$518,722	\$518,722	\$0	\$518,722	\$510,972
Principal 12/15	\$400,000	\$400,000	\$0	\$400,000	\$420,000
Interest 6/15	\$510,972	\$510,972	\$0	\$510,972	\$510,972
Total Expenditures	\$1,429,694	\$1,429,694	\$0	\$1,429,694	\$1,441,944
EXCESS REVENUES	\$760,350	\$575,436	\$30	\$575,466	\$576,601

12/15/23 Interest \$502,837

ON ROLL ASSESSMENTS:

Product	Unit	Gross/Unit	Total
Condominium	235	\$1,560.56	\$366,731.60
Cluster	465	\$1,773.37	\$824,617.05
Townhomes	39	\$1,879.77	\$73,311.03
		Total Gross	\$1,264,659.68
		Discounts/Collections	(63,232.98)
		Net Collections	\$1,201,426.70

DIRECT ASSESSMENTS:

Product	Units	Gross/Unit	Total
Condominium	163	\$1,560.56	\$254,371.28
		Total Gross	\$254,371.28
		Discounts/Collections	(12,718.56)
		Net Collections	\$241,652.72

Downtown Doral South

Community Development District

Series 2018 Area Two Special Assessment Bond Amortization Schedule

DATE	PRINCIPAL BALANCE	COUPON RATE	INTEREST	PRINCIPAL	TOTAL
15-Dec-18	\$22,535,000.00	3.875%	\$252,221.27	\$0.00	
15-Jun-19	\$22,535,000.00		\$534,115.63	\$0.00	\$786,336.90
15-Dec-19	\$22,535,000.00	3.875%	\$533,543.75	\$375,000.00	\$908,543.75
15-Jun-20	\$22,160,000.00		\$526,278.13	\$0.00	\$0.00
15-Dec-20	\$22,160,000.00	3.875%	\$526,278.13	\$390,000.00	\$1,442,556.25
15-Jun-21	\$21,770,000.00		\$518,721.88	\$0.00	\$0.00
15-Dec-21	\$21,770,000.00	3.875%	\$518,721.88	\$400,000.00	\$1,437,443.75
15-Jun-22	\$21,370,000.00		\$510,971.88	\$0.00	\$0.00
15-Dec-22	\$21,370,000.00	3.875%	\$510,971.88	\$420,000.00	\$1,441,943.75
15-Jun-23	\$20,950,000.00		\$502,834.38	\$0.00	\$0.00
15-Dec-23	\$20,950,000.00	3.875%	\$502,834.38	\$435,000.00	\$1,440,668.75
15-Jun-24	\$20,515,000.00		\$494,406.25	\$0.00	\$0.00
15-Dec-24	\$20,515,000.00	4.250%	\$494,406.25	\$450,000.00	\$1,438,812.50
15-Jun-25	\$20,065,000.00		\$484,843.75	\$0.00	\$0.00
15-Dec-25	\$20,065,000.00	4.250%	\$484,843.75	\$470,000.00	\$1,439,687.50
15-Jun-26	\$19,595,000.00		\$474,856.25	\$0.00	\$0.00
15-Dec-26	\$19,595,000.00	4.250%	\$474,856.25	\$490,000.00	\$1,439,712.50
15-Jun-27	\$19,105,000.00		\$464,443.75	\$0.00	\$0.00
15-Dec-27	\$19,105,000.00	4.250%	\$464,443.75	\$510,000.00	\$1,438,887.50
15-Jun-28	\$18,595,000.00		\$453,606.25	\$0.00	\$0.00
15-Dec-28	\$18,595,000.00	4.250%	\$453,606.25	\$535,000.00	\$1,442,212.50
15-Jun-29	\$18,060,000.00		\$442,237.50	\$0.00	\$0.00
15-Dec-29	\$18,060,000.00	4.750%	\$442,237.50	\$555,000.00	\$1,439,475.00
15-Jun-30	\$17,505,000.00		\$429,056.25	\$0.00	\$0.00
15-Dec-30	\$17,505,000.00	4.750%	\$429,056.25	\$580,000.00	\$1,438,112.50
15-Jun-31	\$16,925,000.00		\$415,281.25	\$0.00	\$0.00
15-Dec-31	\$16,925,000.00	4.750%	\$415,281.25	\$610,000.00	\$1,440,562.50
15-Jun-32	\$16,315,000.00		\$400,793.75	\$0.00	\$0.00
15-Dec-32	\$16,315,000.00	4.750%	\$400,793.75	\$640,000.00	\$1,441,587.50
15-Jun-33	\$15,675,000.00		\$385,593.75	\$0.00	\$0.00
15-Dec-33	\$15,675,000.00	4.750%	\$385,593.75	\$670,000.00	\$1,441,187.50
15-Jun-34	\$15,005,000.00		\$369,681.25	\$0.00	\$0.00
15-Dec-34	\$15,005,000.00	4.750%	\$369,681.25	\$700,000.00	\$1,439,362.50
15-Jun-35	\$14,305,000.00		\$353,056.25	\$0.00	\$0.00
15-Dec-35	\$14,305,000.00	4.750%	\$353,056.25	\$735,000.00	\$1,441,112.50
15-Jun-36	\$13,570,000.00		\$335,600.00	\$0.00	\$0.00
15-Dec-36	\$13,570,000.00	4.750%	\$335,600.00	\$770,000.00	\$1,441,200.00
15-Jun-37	\$12,800,000.00		\$317,312.50	\$0.00	\$0.00
15-Dec-37	\$12,800,000.00	4.750%	\$317,312.50	\$805,000.00	\$1,439,625.00
15-Jun-38	\$11,995,000.00		\$298,193.75	\$0.00	\$0.00
15-Dec-38	\$11,995,000.00	4.750%	\$298,193.75	\$845,000.00	\$1,441,387.50
15-Jun-39	\$11,150,000.00		\$278,125.00	\$0.00	\$0.00
15-Dec-39	\$11,150,000.00	5.000%	\$278,125.00	\$885,000.00	\$1,441,250.00
15-Jun-40	\$10,265,000.00		\$256,000.00	\$0.00	\$0.00
15-Dec-40	\$10,265,000.00	5.000%	\$256,000.00	\$930,000.00	\$1,442,000.00
15-Jun-41	\$9,335,000.00		\$232,750.00	\$0.00	\$0.00
15-Dec-41	\$9,335,000.00	5.000%	\$232,750.00	\$975,000.00	\$1,440,500.00
15-Jun-42	\$8,360,000.00		\$208,375.00	\$0.00	\$0.00
15-Dec-42	\$8,360,000.00	5.000%	\$208,375.00	\$1,025,000.00	\$1,441,750.00
15-Jun-43	\$7,335,000.00		\$182,750.00	\$0.00	\$0.00
15-Dec-43	\$7,335,000.00	5.000%	\$182,750.00	\$1,075,000.00	\$1,440,500.00
15-Jun-44	\$6,260,000.00		\$155,875.00	\$0.00	\$0.00
15-Dec-44	\$6,260,000.00	5.000%	\$155,875.00	\$1,130,000.00	\$1,441,750.00
15-Jun-45	\$5,130,000.00		\$127,625.00	\$0.00	\$0.00
15-Dec-45	\$5,130,000.00	5.000%	\$127,625.00	\$1,185,000.00	\$1,440,250.00
15-Jun-46	\$3,945,000.00		\$98,000.00	\$0.00	\$0.00
15-Dec-46	\$3,945,000.00	5.000%	\$98,000.00	\$1,245,000.00	\$1,441,000.00
15-Jun-47	\$2,700,000.00		\$66,875.00	\$0.00	\$0.00
15-Dec-47	\$2,700,000.00	5.000%	\$66,875.00	\$1,305,000.00	\$1,438,750.00
15-Jun-48	\$1,395,000.00		\$34,250.00	\$0.00	\$0.00
15-Dec-48	\$1,395,000.00	5.000%	\$34,250.00	\$1,370,000.00	\$1,438,500.00
		Total	\$20,170,331.25	\$22,510,000.00	\$43,466,668.15