



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of significant projects such as the Lake Restoration efforts and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Ben Quesada
District Manager
GMS-SF

DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT 2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



Ben Quesada
District Manager
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Downtown Doral South Community Development District

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meeting Dates:

- **Special Meeting** October 8, 2025 at **7:00PM**
- October 15, 2025
- **Special Meeting** November 19, 2025 at **6:30PM**
- December 17, 2025 - Cancelled
- January 21, 2026
- February 18, 2026
- March 18, 2026
- April 15, 2026
- May 20, 2026 at **9AM**
- June 17, 2026 at **3PM**
- July 15, 2026 at **12PM**
- **Special Meeting** July 30, 2026 at **11:30AM** - Cancelled
- August 19, 2026 at **6PM**
- **Special Meeting** August 31, 2026 at **9AM**
- September 16, 2026 at **12PM**

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

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Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved. – Field Reports were distributed monthly and included on every meeting agenda.

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved. – Annual Engineering Report was accepted on August 19, 2026.

3. Financial Transparency and Accountability**Goal 3.1: Annual Budget Preparation**

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved. – Fiscal Year 2027 Budget was adopted on August 19, 2026.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved. – FY 2025 Audit accepted on March 18, 2026.

4. Five Year Stormwater Maintenance Plan Update**Phase I Completed:**

Phase 1 of annual stormwater maintenance plan was completed in January 2026.

5. Irrigation Improvement Project

Improvements to District irrigation system throughout the swales in Canarias and portions of 82 AVE are 90% completed. Water pressure has significantly improved along these right of ways.

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District Manager
GMS-SF

6. Engineer's Annual Report Summary (2025)

The District's public infrastructure, including lakes, drainage, access roads, and landscape buffers, is in generally good repair, working order, and condition as of the most recent inspection in June 2026 by Alvarez Engineers

Phase I of the five-year stormwater maintenance plan was completed.
Irrigation improvements should be completed by the end of 2026.

The proposed FY2026-2027 budget is deemed adequate for maintenance, repairs, and operations.

The District carries comprehensive insurance, including property, general liability, public officials coverage, and more, with sufficient budget for renewal.

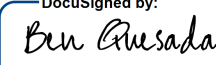
Overall Determination

The Downtown Doral South Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled. The CDD also progressed substantially fully completed Phase I stormwater mainetnance, and funded Phase II, with engineering oversight confirming system integrity and planned improvements.

DocuSigned by:

Chair/Vice Chair: _____
Print Name: Francisco Bird
Downtown Doral South Community Development District

Date: 2026-09-16

DocuSigned by:

District Manager: _____
Print Name: Ben Quesada
Downtown Doral South Community Development District

Date: 2026-09-16

Ben Quesada
District Manager
GMS-SF

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