Downtown Doral South
Community Development District

October 22, 2024

Downtown Doral South
Community Development District

Miami-Dade County Ordinance No: 16-131
Established December 16, 2016

Agenda

Seat 1 (11/26): Hal Eisenacher – C.	
Seat 3 (11/24): Teresa Baluja – V.C.	
Seat 2 (11/26): Carmen Orozco – A.S.	
Seat 4 (11/24): Ryan Palonka – A.S.	
Seat 5 (11/24): Raisa Krause – A.S.	

Tuesday
October 22, 2024
9:00 a.m.
CC Homes, 2020 Salzedo St., 2nd Floor
Coral Gables, Florida

Microsoft Teams
Meeting ID: 211 557 906 095
Passcode: 6fXLGh
or Dial: +1 872-240-4685
ID: 863 503 465#

1. Roll Call

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

3. Approval of Minutes of the June 25, 2024 Meeting

4. Consideration of Agreement Regarding Completion of Drainage Improvements between C.C. Homes and Downtown Doral South CDD to allow C. C. Homes to make Drainage Repairs on CDD Property at their Expense

5. Consideration of Assignment and Assumption of Declaration of Easements

6. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024

7. Staff Reports
   A. Attorney – Discussion of 2024 Legislative Update Memorandum and Supplemental Memorandum
   B. Engineer – Acceptance of 2024 Yearly Engineer's Report
   C. Field Manager
   D. CDD Manager – Ratification of Performance Measures and Standards Required by Florida Statutes

8. Financial Reports
   A. Acceptance of Check Register
   B. Acceptance of Unaudited Financials

9. Supervisors Requests

10. 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

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 Tuesday, June 25, 2024, at 9:00 a.m. at 2020 Salzedo Street, 2nd Floor, Coral Gables, Florida 34981.

Present and constituting a quorum were:

Hal Eisenacher	Chairman
Ryan Palonka	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Michael Pawelczyk	District Counsel
Luis Hernandez	District Manager
Rich Hans	Governmental Management Services
Ben Quesada	Governmental Management Services (by phone)
Lidia Hernandez	Resident (by phone)
Paola Dinava	HOA Property Manager for Urbana (by phone)
Several Residents	(by phone)

FIRST ORDER OF BUSINESS — Roll Call

Mr. Hernandez 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. Hernandez moved to audience comments and asked if anyone wished to make any comments to the Board.

Ms. Paola Dinava asked several questions relating to a variety of maintenance items such as parking on the streets, speed limits, damage to pavers and sidewalks, mulching and pressure cleaning, playground hours, etc.

Mr. Hernandez gave a brief summary of answers to Ms. Dinava relating to her questions and stated Ben Quesada would be happy to answer any maintenance questions she would have.

Ms. Lidia Hernandez asked a question relating to rules for public parking spaces.

THIRD ORDER OF BUSINESS Approval of Minutes of the April 23, 2024 Meeting

Mr. Hernandez presented the minutes from the April 23, 2024 meeting, asked for any comments or corrections, and upon hearing none, asked for a motion to approve the minutes.

> On MOTION by Ms. Krause seconded by Mr. Palonka with all in favor, the Minutes of the April 23, 2024 Meeting were approved.

FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Proposed Fiscal Year 2025 Budget

A. Motion to Open the Public Hearing

Mr. Hernandez presented item No. 4, public hearing to adopt the proposed fiscal year 2025 budget, and asked for a motion to open the public hearing.

> On MOTION by Ms. Krause seconded by Mr. Palonka with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2024-02 Annual Appropriation Resolution

Mr. Hernandez asked if there were any public comments or discussion regarding the proposed 2025 budget. There were no comments at this time. Mr. Hernandez then gave a brief update relating to the proposed budget stating there was no increase to the assessments, and therefore, they are exactly the same as the previous year. He then moved to resolution #2024-02, the annual appropriation resolution, and asked for any

questions or comments. Upon hearing none, he asked for a motion to adopt the resolution.

> On MOTION by Ms. Krause seconded by Mr. Palonka with all in favor, Resolution #2024-02 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2024-03 Levy of Non Ad Valorem Assessments

Mr. Hernandez presented resolution #2024-03 the levy of the Non-Ad Valorem Assessments and gave a brief explanation of this item. He then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

> On MOTION by Ms. Krause seconded by Mr. Palonka with all in favor, Resolution #2024-03 Levy of Non-Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Hernandez then asked for a motion to close the public hearing.

> On MOTION by Ms. Krause seconded by Mr. Palonka with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk stated he had no report for the Board at this time, other than to just remind them to file their Form 1s online, and also to make sure they completed their required ethics training before the end of the calendar year.

B. Engineer

There not being any report, the next item followed.

C. Field Manager

1) Field Report

2) Ratification of Fountains Agreement with Ortiz Construction

Mr. Hernandez presented the field manager's report and asked Mr. Quesada if there was anything additional he would like to add.

Mr. Quesada stated nothing additional as his report was included in the agenda and had a lot of good information in it.

Mr. Hernandez moved to the next item and stated they were finally able to finalize the fountain agreement with Ortiz Construction and asked for a motion to ratify that agreement.

> On MOTION by Ms. Krause seconded by Mr. Palonka with all in favor, ratifying the Fountains Agreement with Ortiz Construction was approved.

D. CDD Manager

1) **Number of Registered Voters in the District – 1,199**
2) **List of Registered Members for Seats on November 5th General Election Ballot**
3) **Consideration of Proposed Fiscal Year 2025 Meeting Schedule**

Mr. Hernandez announced the number of registered voters in the District was 1,199 and gave a brief explanation for this particular information. He also indicated there were two seats coming up for election on November 5th for the general election, seat #4 and seat #5, and stated there was a list of candidates who would be running for those seats included in the agenda as well. Mr. Hernandez then presented the proposed fiscal year 2025 meeting schedule, stating the meetings would be the same as what they are currently, on the fourth Tuesday of each month at 9:00 a.m. at the CC Homes office. He then asked for any comments or discussion and upon hearing none, asked for a motion to approve the meeting schedule.

> On MOTION by Ms. Krause seconded by Mr. Palonka with all in favor, accepting the proposed Fiscal Year 2025 Meeting Schedule and authorizing staff to advertise was approved.

SIXTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

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

On MOTION by Ms. Krause seconded by Mr. Palonka with all in favor, the Check Register and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Hernandez asked for any Supervisor's requests or audience comments. There were no comments at this time.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Hernandez asked for a motion to adjourn the meeting.

On MOTION by Ms. Krause seconded by Mr. Palonka with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary	Chairman / Vice Chairman

AGREEMENT REGARDING THE COMPLETION OF DRAINAGE IMPROVEMENTS

This Agreement is made and entered into as of this _____ day of _____, 2024, by and between:

DOWNTOWN DORAL SOUTH COMMUNITY DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2004-461, Laws of Florida, and located in Collier County, Florida (the "District"); and

CC-WCD TIC, LLC, a Delaware limited liability company and developer of lands within the boundaries of the District, whose address is 2020 Salzedo Street, Suite 200, Coral Gables, Florida 33134, its successors and assigns and **WHITE COURSE LENNAR, LLC,** a Florida limited liability company and developer of lands within the boundaries of the District, whose address is _____, its successors and assigns (collectively, the "TIC"; and together with the District, the "Parties").

RECITALS

WHEREAS, the District is the owner of certain lands within the project known as Downtown Doral South (the "Project") more particularly described on **Exhibit "A"** hereto (the "Drainage Parcel"); and,

WHEREAS, the District constructed certain drainage improvements within the Drainage Parcel (the "Improvements") in accordance with plans approved by, and permits issued by, Miami-Dade County Regulatory and Economic Monitoring and Restoration Division ("RER"); and,

WHEREAS, _____, an owner of land adjacent to the Project, filed a lawsuit claiming that flooding its land was caused by the Project (the "Lawsuit"); and,

WHEREAS, RER subsequently issued a violation notice alleging that the Improvements are insufficient for their intended purpose notwithstanding their completion in accordance with the plans approved, and permits issued, by RER (the "Violation"); and,

WHEREAS, the Lawsuit was dismissed without prejudice pending the resolution of the Violation with RER; and,

WHEREAS, RER has agreed to rescind the Violation if the work described on **Exhibit "B"** is completed (the "Work"); and,

WHEREAS, the TIC is willing to cause the Work to be completed, at its sole cost and expense, so long as the District agrees to grant to the TIC and its contractors, subcontracts, employees, agents and representatives (the "TIC Parties") the right to access and use the Drainage Parcel for the completion of the Work (the "Access and Use Right"); and,

WHEREAS, the District is willing to provide the Access and Use Right to facilitate the completion of the Work and rescission of the Violation;

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. **ACCESS AND USE RIGHT.**

    a. The District hereby grants to the TIC and the TIC Parties the Access and Use Right and agrees to permit the TIC and the TIC Parties to complete the Work on the Drainage Parcel.

    b. The TIC agrees that the Work shall be performed in accordance with any agreement between the TIC and RER.

3. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance, but in all events excluding consequential, special or punitive damages. The TIC shall be solely responsible for enforcing its rights and obligations under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the TIC's right to protect its rights from interference by a third party to this Agreement.

4. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the TIC.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the TIC, both the District and the TIC have complied with all the requirements of law, and both the District and the TIC have full power and authority to comply with the terms and provisions of this instrument.

6. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

    a. If to TIC:

        CC-WCD TIC, LLC
        2020 Salzedo Street, Suite 200
        Coral Gables, Florida 33134
        Attn: Andres Miyares and Steven J. Vainder

        White Course Lennar, LLC

        _____

        With a Copy to:

        _____

    b. If to District:

        Downtown Doral South Community District

        _____

        With a copy to:

        _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

7. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the TIC as an arm's length transaction. Both Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the TIC.

8. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the TIC and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the TIC any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the TIC and their respective representatives, successors, and assigns.

9. **ASSIGNMENT.** No party may assign its rights, duties or obligations under this Agreement or any monies to become due hereunder without the prior written consent of each other party, which consent shall not be unreasonably withheld; provided, however, the TIC shall assign this Agreement to any developer or sub-developer of all or a significant portion of the lands within the District without obtaining the prior written consent of the District.

10. **CONTROLLING LAW.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

11. **EFFECTIVENESS.** This Agreement shall be effective after execution by both the District and the TIC.

12. **PUBLIC RECORDS.** The TIC understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and may be treated as such in accordance with Florida law.

13. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

14. **SOVEREIGN IMMUNITY**. TIC agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, as amended, or other statutes or law.

15. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

16. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

ATTEST:

CC-WCD TIC, LLC, a Delaware limited liability company

_____

By:

Witness Name:_____

Print Name:

_____

Title: _____

Witness Name: _____

ATTEST:

WHITE COURSE LENNAR, LLC, a Florida limited liability company

By: Lennar Homes, LLC, its sole member

_____

By:

Witness Name:_____

Print Name:

_____

Title: _____

Witness Name: _____

ATTEST:

DOWNTOWN DORAL SOUTH COMMUNITY DISTRICT

_____

_____, as District Manager

By: _____

_____, as Chairman of the Board of Supervisors

EXHIBIT A

LEGAL DESCRIPTION

Tract Z of “Downtown Doral South Phase One”, according to the plat thereof, as recorded in Plat Book 173, Page 23, of the Public Records of Miami-Dade County, Florida;

Together with:

Tracts U4 and V4 of “Downtown Doral South Phase Two”, according to the plat thereof, as recorded in Plat Book 173, Page 73, of the Public Records of Miami-Dade County, Florida;

Together with:

Tracts A, O, P and Q of “Canarias East”, according to the plat thereof, as recorded in Plat Book 175, Page 26, of the Public Records of Miami-Dade County, Florida;

Said lands situate, lying and being in Miami-Dade County, Florida.

EXHIBIT B

DESCRIPTION OF THE WORK

Installation of exfiltration trench per MD-DERM requirements within the roadways and common areas of Downtown Doral South. Scope of work includes Maintenance of Traffic, permitting, and pavement restoration.

This instrument was prepared by and
when recorded return to:

_____

Space above this line for recorder's use

ASSIGNMENT AND ASSUMPTION OF DECLARATION OF EASEMENTS (VILLAS)

THIS ASSIGNMENT AND ASSUMPTION OF DECLARATION OF EASEMENTS (Villas) (this "Assignment") is made and entered into as of this ____ day of _____, 2024, by WHITE COURSE LENNAR, LLC, a Florida limited liability company and CC-WCD TIC, LLC, a Delaware limited liability company (collectively, the "Assignors") and DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended, whose mailing address is c/o Governmental Management Services-South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "Assignee").

W I T N E S S E T H:

WHEREAS, Assignors, CC Homes at Doral, LLC, a Florida limited liability company and Villas at Doral Condominium Association, Inc., a Florida no-for-profit corporation (the "Association") are parties to that certain Declaration of Easements (Villas) dated April 25, 2016 recorded in Official Records Book 30052, page 661 of the Public Records of Miami-Dade County, Florida (the "Declaration"; capitalized terms used in this Assignment, unless specifically defined herein, shall have the meaning given to such terms in the Declaration);

WHEREAS, pursuant to Section 6 of the Declaration, Assignors desire to assign their duties and obligations under in the Declaration to Assignee and Assignee desires to assume the duties and obligations of Assignors under the Declaration.

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the parties do hereby covenant and agree as follows and take the following actions:

1. **Recitals**. The foregoing recitals are true and correct and are hereby incorporated herein by this reference.

2. **Assignment and Assumption**. Assignors do hereby transfer and assign unto Assignee all of their duties and obligations under the Declaration and Assignee hereby accepts the assignment and assumes and agrees to perform all of the duties and obligations of the Assignors arising under the Declaration.

3. **Counterparts**. This Assignment may be executed in two or more counterparts each of which shall be an original but all of which shall constitute one instrument. An executed facsimile copy of the Assignment shall be considered an original for all purposes.

IN WITNESS WHEREOF, Assignors and Assignee executed this Assignment as of the date first above written.

WITNESSED BY:

_____
Name:

_____

_____
Name:

_____

ASSIGNORS:

WHITE COURSE LENNAR, LLC, a Florida limited liability company

By: Lennar Homes, LLC, a Florida limited liability company, its Member

By: _____
Name:_____
Title:_____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2024 by _____ as _____ of Lennar Homes, LLC, a Florida limited liability company, the Member of White Course Lennar, LLC, a Florida limited liability company, on behalf of such companies. (S)he ☐ is personally known to me or ☐ has produced _____ as identification.

My Commission Expires:

_____
Notary Public, State of Florida at Large
Print Name: _____

WITNESSED BY:

ASSIGNORS:

CC-WCD TIC, LLC, a Delaware limited liability company

_____

Name: _____

By: _____
Name: _____
Title: _____

_____

Name: _____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2024 by _____ as _____ of **CC-WCD TIC, LLC,** a Delaware limited liability company, on behalf of such company. (S)he ☐ is personally known to me or ☐ has produced _____ as identification.

_____

My Commission Expires: Notary Public, State of Florida at Large
Print Name: _____

WITNESSED BY:

_____
Name:
_____

_____
Name:
_____

ASSIGNEE:

DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended

By: _____
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2024 by _____ as _____ of DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT on behalf of the district. (S)he ☐ is personally known to me or ☐ has produced _____ as identification.

My Commission Expires:

_____
Notary Public, State of Florida at Large
Print Name: _____

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 11, 2024

Board of Supervisors
Downtown Doral South Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Downtown Doral South Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Downtown Doral South Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

Our fee for these services will not exceed $7,900 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Downtown Doral South Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Downtown Doral South Community Development District.

By: _____

Title: _____

Date: _____

FICPA Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs

AICPA Peer Review Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: July 12, 2024

RE: 2024 Legislative Update

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

1. Chapter 2024 – 136, Laws of Florida (HB 7013). The legislation establishes a 12-year term limit for members of popularly elected bodies governing independent special districts, excluding terms starting before November 5, 2024, and excluding certain districts. Supervisors of Community Development Districts (CDDs) do not have term limits. The act provides that the boundaries of independent special districts may only be changed by general law or special act. The law revises criteria for declaring special districts inactive, to include those with no revenue, expenditures, or debt for five consecutive fiscal years, and extends the objection period for proposed inactive status declarations from 21 to 30 days. The law stipulates that a special district deemed inactive can only use funds to service outstanding debt and fulfill existing bond covenants and contractual obligations. Additionally, the law repeals section 163.3756, F.S., to align the regulations for Community Redevelopment Agencies (CRAs) with those applicable to other special districts. The bill repeals sections 165.0615 and 190.047, F.S., which allow independent special districts and CDDs, respectively, to convert to a municipality without legislative approval.

Performance Measures and Standards

The legislation also mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024, or the end of their first full fiscal year, and to report annually on their achievements and performance. Furthermore, by December 1 of each subsequent year, each district must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives that were not met. The annual report must be published on the District's website.

For independent special fire control districts, the bill requires reporting on volunteer firefighter training by October 1 annually.

The legislation reduces the maximum ad valorem millage rate for mosquito control districts from 10 mills to one mill, allowing an increase to two mills via referendum, and requires submission of work plans and budgets to receive state funds. Lastly, the law prohibits the creation of new Neighborhood Improvement Districts (NIDs) after July 1, 2024, and mandates a performance review of existing NIDs by September 30, 2025.

The effective date of this act is July 1, 2024.

2. Chapter 2024 – 80, Laws of Florida (HB 433). The legislation prohibits political subdivisions from establishing, mandating, or requiring employers, including those contracting with political subdivisions, to meet heat exposure requirements not mandated by state or federal law. The law clarifies that it does not limit the authority of political subdivisions to establish heat exposure requirements[1] for their direct employees. Effective September 30, 2026, the law amends Florida's wage and employment benefits law, prohibiting political subdivisions from controlling or affecting wages or employment benefits provided by vendors, contractors, service providers, or other parties through purchasing or contracting procedures. In addition the law prohibits using wages or employment benefits as evaluation factors or awarding preferences based on them. The law removes the ability of local governments to require a minimum wage for certain employees under contract terms and states that these revisions do not impair contracts entered into before September 30, 2026. Lastly, this act prohibits local governments from adopting or enforcing regulations on employee scheduling, including predictive scheduling, by private employers except as expressly authorized or required by state or federal law, rule, regulation, or federal grant requirements. Except as otherwise provided, the effective date of this act is July 1, 2024.

3. Chapter 2024 – 204, Laws of Florida (HB 149). The legislation raises the maximum limit for continuing contracts under the Consultants' Competitive Negotiation Act (CCNA) from an estimated per-project construction cost of $4 million to $7.5 million, with an annual adjustment based on the Consumer Price Index (CPI). Starting July 1, 2025, and annually thereafter, the Department of Management Services (DMS) is mandated to adjust the maximum allowable amount for each project in a continuing contract according to the change in the June-to-June CPI for All Urban Consumers, as issued by the Bureau of Labor Statistics. DMS is required to publish the adjusted amount on its website. The effective date of this act is July 1, 2024.

4. Chapter 2024 – 202, Laws of Florida (HB 59). The legislation amends section 720.303, F.S., requiring Homeowner Associations (HOAs) to provide a physical or digital copy of the HOA's rules and covenants to all members by October 1, 2024. This requirement extends to all new members upon joining and includes providing updated copies whenever amendments to the rules or covenants occur. HOAs are authorized to set standards for the distribution method and timing for these documents. The law also stipulates that HOAs maintain certain official records, such as the HOA's declaration of covenants and any amendments, within the state for at least seven years. These records must be accessible to parcel owners for inspection or copying, either physically or electronically. The effective date of this act is July 1, 2024

[1] A standard to control an employee's exposure to heat or sun and mitigate its effects. This includes employee monitoring, water consumption, cooling measures, acclimation periods, informational notices, heat exposure programs, first-aid measures, protections for reporting heat exposure, and related reporting and recordkeeping.

5. Chapter 2024 – 221, Laws of Florida (HB 1203). The legislation establishes educational requirements for community association managers (CAMs) and HOA directors. By January 1, 2025, HOAs with 100 or more parcels must post certain official records on their website or application. It allows parcel owners to request a detailed accounting of any amounts owed to the HOA, and if not provided, the board forfeits any outstanding fine under specific conditions. The bill prohibits HOAs and their committees from imposing requirements on the interior of structures not visible from the frontage, adjacent property, common areas, or golf courses. The law also forbids the need for HOA or committee approval for central air-conditioning, heating, or ventilating systems if not visible from the frontage, adjacent property, common area, or golf course, and if they are similar to approved systems. Criminal penalties are introduced for HOA officers, directors, or managers accepting kickbacks. Additionally, HOAs cannot prevent homeowners from installing vegetable gardens and clotheslines in non-visible areas, and certain HOA election voting activities are classified as a first-degree misdemeanor. The effective date of this act is July 1, 2024.

6. Chapter 2024 – 44, Laws of Florida (HB 621). The legislation establishes section 82.036, F.S., creating a process for removing unauthorized persons (squatters) from residential property. Property owners or their authorized agents can file a verified complaint with the county sheriff, who, upon verifying the complainant's identity and ownership, must serve notice to the occupants to vacate immediately. The law grants immunity to the sheriff and property owner for any property loss or damage unless the removal is wrongful. It also establishes a civil cause of action for wrongful removal, allowing the wrongfully removed party to seek damages, court costs, and attorney fees. The effective date of this act is July 1, 2024.

7. Chapter 2024 – 147, Laws of Florida (SB 7020). The legislation amends section 1.01, F.S., the statute defining "registered mail," to broaden the range of acceptable delivery services for meeting statutory registered mail requirements in the state. The new definition of "registered mail" now explicitly includes any delivery service by the U.S. Postal Service or a private delivery service that provides proof of mailing or shipping and proof of delivery, confirmed by a receipt signed by the addressee or a responsible person at the delivery address. Additionally, "return receipt requested" is defined to encompass delivery confirmation services by the U.S. Postal Service or private delivery services that offer similar proof of delivery. These amendments are remedial in nature and apply retroactively. The effective date of this act is May 6, 2024.

8. Chapter 2024 – 263, Laws of Florida (HB 321). This legislation specifies that any individual who intentionally releases, organizes the release of, or causes the release of balloons inflated with lighter-than-air gas commits an act of littering and is subject to corresponding penalties[2]. However, children aged six or younger who engage in such activities are exempt from noncriminal littering infractions and associated penalties. The bill removes the exemption for balloons deemed biodegradable or photodegradable by Florida Fish and Wildlife Conservation rules. It also eliminates the provision allowing citizens to petition a circuit court to prevent the release of ten or more balloons. Additionally, the bill revises definitions in section 403.413, F.S., the Florida Litter Law, to include:

[2] The penalty for littering generally corresponds to the amount of litter discarded. ≤ 15 pounds or ≤ 27 cubic feet = Noncriminal infraction, punishable by a civil penalty of $150. > 15 pounds but ≤ 500 pounds or > 27 cubic feet but ≤ 100 cubic feet = First-degree misdemeanor, punishable by up to one year in jail and a $1,000 fine. > 500 pounds or > 100 cubic feet = Third-degree felony, punishable by up to five years' imprisonment and a $5,000 fine. It is the duty of all law enforcement officers to enforce Florida's Litter Law.

- "Dump," specifying that it encompasses the intentional release, organization of the release, or causation of the release of balloons.
- "Litter," explicitly adding balloons to the definition.

The effective date of this act is July 1, 2024.

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

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

Chapter 2024 – 184, Laws of Florida (HB 7063). The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel.

Enclosures (2)

CHAPTER 2024-184

House Bill No. 7063

An act relating to anti-human trafficking; amending s. 16.618, F.S.; extending the future repeal date of the direct-support organization for the Statewide Council on Human Trafficking; amending ss. 394.875, 456.0341, and 480.043, F.S.; revising the hotline telephone number to be included on human trafficking awareness signs; amending s. 509.096, F.S.; deleting obsolete provisions; revising the hotline telephone number to be included on human trafficking awareness signs; amending s. 562.13, F.S.; revising applicability of provisions governing the employment of minors by vendors licensed under the Beverage Law; amending s. 787.06, F.S.; requiring nongovernmental entities contracting with governmental entities to attest that they do not use coercion for labor or services; defining the term "governmental entity"; amending s. 787.29, F.S.; revising the hotline telephone number to be included on human trafficking awareness signs; creating s. 787.30, F.S.; defining terms; prohibiting the employment of persons younger than 21 years of age in adult entertainment establishments; providing criminal penalties; requiring adult entertainment establishments to check identification of entertainers; specifying forms of identification that may be used; prohibiting the raising of specified arguments as a defense in a prosecution for certain violations; providing an effective date.

WHEREAS, Florida is ranked third nationally for reported cases of human trafficking abuses, many of which involved sex trafficking, and

WHEREAS, adult entertainment establishments are widely recognized as being a significant part of the sex trafficking network used by traffickers to coerce and facilitate men, women, and children into performing sexual acts, which places the employees of these establishments in direct and frequent contact with the victims of human trafficking, and

WHEREAS, victims of sex trafficking are frequently recruited to work as performers or employees in adult entertainment establishments, and

WHEREAS, researchers have found that sex trafficking victims are more likely to be trafficked by someone from within her or his own community, and

WHEREAS, persons younger than 21 years of age are more likely to still remain within and dependent on the community in which they were raised, and

WHEREAS, research studies have identified the average age at which a person in the United States enters the sex trade for the first time as 17 years of age, and

WHEREAS, sex trade at adult entertainment establishments is a common occurrence in Florida, thereby subjecting performers at these establishments to frequent propositions and enticements to engage in sex trade actions and sex trafficking from customers, as well as strip club employees, managers, and owners, and

WHEREAS, an understanding of history and human nature reveals that there are sex criminals of various kinds who will prey on the young and vulnerable, and

WHEREAS, restricting the employment of persons younger than 21 years of age at adult entertainment establishments furthers an important state interest of protecting those vulnerable individuals from sex trafficking, drug abuse, and other harm, and

WHEREAS, many court opinions recognize that, while expressive activities are entitled to some First Amendment protections at adult entertainment establishments, content-neutral restrictions or regulations intended to minimize the secondary harmful effects of those businesses tend to be upheld, and

WHEREAS, on November 16, 2018, the federal Fifth Circuit Court of Appeals, in the case of *Jane Doe I v. Landry*, 909 F.3d 99 (5th Cir. 2018), upheld a Louisiana law that prohibited establishments licensed to serve alcohol from employing nearly nude entertainers younger than 21 years of age on the grounds that the law furthered the state's interests in curbing human trafficking and prostitution, and

WHEREAS, the federal district court in *Valadez v. Paxton*, 553 F.Supp.3d 387 (W.D. Tex. 2021), denied a motion for a preliminary injunction against the enforcement of Texas Senate Bill 315 prohibiting "all working relationships between 18-20-year-olds and sexually-oriented businesses" because the plaintiffs failed to show that the age restrictions were not rationally related to the state's interest in curbing human trafficking, and

WHEREAS, the federal district court in *DC Operating, LLC v. Paxton*, 586 F.Supp.3d 554 (W.D. Tex. 2022), denied a motion for a preliminary injunction against Texas Senate Bill 315, at least in part, because of the state's evidence of the correlation between raising the minimum employment age and reducing human trafficking, and

WHEREAS, the federal district court in *Wacko's Too, Inc., v. City of Jacksonville*, 658 F.Supp.3d 1086 (M.D. Fla. 2023), upheld age restrictions in a City of Jacksonville ordinance requiring performers at adult entertainment establishments to be at least 21 years of age based, at least in part, on evidence that there was a reasonable basis to believe that the age restrictions would further the city's interest in preventing human and sex trafficking, NOW, THEREFORE,

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (12) of section 16.618, Florida Statutes, is amended to read:

16.618 Direct-support organization.—

(12) This section is repealed October 1, 2029 ~~2024~~, unless reviewed and saved from repeal by the Legislature.

Section 2. Paragraph (b) of subsection (8) of section 394.875, Florida Statutes, is amended to read:

394.875 Crisis stabilization units, residential treatment facilities, and residential treatment centers for children and adolescents; authorized services; license required.—

(8)

(b) Residential treatment centers for children and adolescents must conspicuously place signs on their premises to warn children and adolescents of the dangers of human trafficking and to encourage the reporting of individuals observed attempting to engage in human trafficking activity. The signs must contain the telephone number for the Florida Human Trafficking Hotline, 1-855-FLA-SAFE, ~~the National Human Trafficking Hotline~~ or such other number that the Department of Law Enforcement uses to detect and stop human trafficking. The department, in consultation with the agency, shall specify, at a minimum, the content of the signs by rule.

Section 3. Subsection (3) of section 456.0341, Florida Statutes, is amended to read:

456.0341 Requirements for instruction on human trafficking.—The requirements of this section apply to each person licensed or certified under chapter 457; chapter 458; chapter 459; chapter 460; chapter 461; chapter 463; chapter 465; chapter 466; part II, part III, part V, or part X of chapter 468; chapter 480; or chapter 486.

(3) By January 1, 2025 ~~2021~~, the licensees or certificateholders shall post in their place of work in a conspicuous place accessible to employees a sign at least 11 inches by 15 inches in size, printed in a clearly legible font and in at least a 32-point type, which substantially states in English and Spanish:

"If you or someone you know is being forced to engage in an activity and cannot leave, whether it is prostitution, housework, farm work, factory work, retail work, restaurant work, or any other activity, call the Florida Human Trafficking Hotline, 1-855-FLA-SAFE, ~~the National Human Trafficking Resource Center at 888-373-7888 or text INFO or HELP to 233-733~~ to access help and services. Victims of slavery and human trafficking are protected under United States and Florida law."

Section 4. Subsection (13) of section 480.043, Florida Statutes, is amended to read:

480.043 Massage establishments; requisites; licensure; inspection; human trafficking awareness training and policies.—

(13) By January 1, 2025 ~~2021~~, a massage establishment shall implement a procedure for reporting suspected human trafficking to the Florida Human Trafficking Hotline, 1-855-FLA-SAFE, ~~the National Human Trafficking Hotline~~ or to a local law enforcement agency and shall post in a conspicuous place in the establishment which is accessible to employees a sign with the relevant provisions of the reporting procedure.

Section 5. Subsections (1) and (3) of section 509.096, Florida Statutes, are amended to read:

509.096 Human trafficking awareness training and policies for ~~employees of~~ public lodging establishments; enforcement.—

(1) A public lodging establishment shall:

(a) Provide annual training regarding human trafficking awareness to employees of the establishment who perform housekeeping duties in the rental units or who work at the front desk or reception area where guests ordinarily check in or check out. Such training must also be provided for new employees within 60 days after they begin their employment in those roles~~, or by January 1, 2021, whichever occurs later~~. Each employee must submit to the hiring establishment a signed and dated acknowledgment of having received the training, which the establishment must provide to the Department of Business and Professional Regulation upon request. The establishment may keep such acknowledgment electronically.

(b) ~~By January 1, 2021,~~ Implement a procedure for the reporting of suspected human trafficking to the National Human Trafficking Hotline or to a local law enforcement agency.

(c) By January 1, 2025 ~~2021~~, post in a conspicuous location in the establishment which is accessible to employees a human trafficking public awareness sign at least 11 inches by 15 inches in size, printed in an easily legible font and in at least 32-point type, which states in English and Spanish and any other language predominantly spoken in that area which the department deems appropriate substantially the following:

"If you or someone you know is being forced to engage in an activity and cannot leave, whether it is prostitution, housework, farm work, factory work, retail work, restaurant work, or any other activity, call the Florida Human Trafficking Hotline, 1-855-FLA-SAFE, ~~the National Human Trafficking Resource Center at 888-373-7888 or text INFO or HELP to 233-733~~ to access help and services. Victims of slavery and human trafficking are protected under United States and Florida law."

(3) ~~For a violation committed on or after July 1, 2023,~~ The division shall impose an administrative fine of $2,000 per day on a public lodging establishment that is not in compliance with this section and remit the fines to the direct-support organization established under s. 16.618, unless the division receives adequate written documentation from the public lodging establishment which provides assurance that each deficiency will be corrected within 45 days after the division provided the public lodging establishment with notice of its violation. For a second or subsequent violation of this subsection ~~committed on or after July 1, 2023~~, the division may not provide a correction period to a public lodging establishment and must impose the applicable administrative fines.

Section 6. Section 562.13, Florida Statutes, is amended to read:

562.13 Employment of minors or certain other persons by certain vendors prohibited; exceptions.—

(1) Unless otherwise provided in this section, it is unlawful for any vendor licensed under the Beverage Law to employ any person under 18 years of age.

(2) This section shall not apply to:

(a) Professional entertainers 17 years of age who are not in school.

(b) Minors employed in the entertainment industry, as defined by s. 450.012(5), who have either been granted a waiver under s. 450.095 or employed under the terms of s. 450.132 or under rules adopted pursuant to either of these sections.

(c) Persons under the age of 18 years who are employed in drugstores, grocery stores, department stores, florists, specialty gift shops, or automobile service stations which have obtained licenses to sell beer or beer and wine, when such sales are made for consumption off the premises.

(d) Persons 17 years of age or over or any person furnishing evidence that he or she is a senior high school student with written permission of the principal of said senior high school or that he or she is a senior high school graduate, or any high school graduate, employed by a bona fide food service establishment where alcoholic beverages are sold, provided such persons do not participate in the sale, preparation, or service of the beverages and that their duties are of such nature as to provide them with training and knowledge as might lead to further advancement in food service establishments.

(e) Persons under the age of 18 years employed as bellhops, elevator operators, and others in hotels when such employees are engaged in work apart from the portion of the hotel property where alcoholic beverages are offered for sale for consumption on the premises.

(f) Persons under the age of 18 years employed in bowling alleys in which alcoholic beverages are sold or consumed, so long as such minors do not participate in the sale, preparation, or service of such beverages.

(g) Persons under the age of 18 years employed by a bona fide dinner theater as defined in this paragraph, as long as their employment is limited to the services of an actor, actress, or musician. For the purposes of this paragraph, a dinner theater means a theater presenting consecutive productions playing no less than 3 weeks each in conjunction with dinner service on a regular basis. In addition, both events must occur in the same room, and the only advertised price of admission must include both the cost of the meal and the attendance at the performance.

(h) Persons under the age of 18 years who are employed in places of business licensed under s. 565.02(6), provided such persons do not participate in the sale, preparation, or service of alcoholic beverages.

However, a minor who qualifies for one of the exceptions in this subsection ~~to whom this subsection otherwise applies~~ may not be employed as or perform ~~if the employment, whether~~ as a professional entertainer or otherwise if such employment~~,~~ involves nudity, as defined in s. 847.001, on the part of the minor and such nudity is intended as a form of adult entertainment, or be employed by an adult entertainment establishment, as defined in s. 847.001.

(3)(a) It is unlawful for any vendor licensed under the beverage law to employ as a manager or person in charge or as a bartender any person:

1. Who has been convicted within the last past 5 years of any offense against the beverage laws of this state, the United States, or any other state.

2. Who has been convicted within the last past 5 years in this state or any other state or the United States of soliciting for prostitution, pandering, letting premises for prostitution, keeping a disorderly place, or any felony violation of chapter 893 or the controlled substances act of any other state or the Federal Government.

3. Who has, in the last past 5 years, been convicted of any felony in this state, any other state, or the United States.

The term "conviction" shall include an adjudication of guilt on a plea of guilty or nolo contendere or forfeiture of a bond when such person is charged with a crime.

(b) This subsection shall not apply to any vendor licensed under the provisions of s. 563.02(1)(a) or s. 564.02(1)(a).

Section 7. Subsection (13) is added to section 787.06, Florida Statutes, to read:

787.06 Human trafficking.—

(13) When a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in this section. For purposes of this subsection, the term "governmental entity" has the same meaning as in s. 287.138(1).

Section 8. Subsection (4) of section 787.29, Florida Statutes, is amended to read:

787.29 Human trafficking public awareness signs.—

(4) The required public awareness sign must be at least 8.5 inches by 11 inches in size, must be printed in at least a 16-point type, and must state substantially the following in English and Spanish:

"If you or someone you know is being forced to engage in an activity and cannot leave—whether it is prostitution, housework, farm work, factory work, retail work, restaurant work, or any other activity—call the Florida Human Trafficking Hotline, 1-855-FLA-SAFE, ~~the National Human Trafficking Resource Center at 1-888-373-7888 or text INFO or HELP to 233-733~~ to access help and services. Victims of slavery and human trafficking are protected under United States and Florida law."

Section 9. Section 787.30, Florida Statutes, is created to read:

787.30 Employing persons under the age of 21 years in adult entertainment establishments prohibited.—

(1) As used in this section, the term:

(a) "Adult entertainment establishment" has the same meaning as in s. 847.001.

(b) "Nude" means the showing of the human male or female genitals, pubic area, or buttock with less than a fully opaque covering; or the showing of the female breast with less than a fully opaque covering of any portion thereof below the top of the nipple; or the depiction of covered male genitals in a discernibly turgid state. A mother's breastfeeding of her baby does not under any circumstance constitute nudity, regardless of whether the nipple is covered during or incidental to feeding.

(2)(a) Except as provided in paragraph (b), an owner, a manager, an employee, or a contractor of an adult entertainment establishment who knowingly employs, contracts with, contracts with another person to employ, or otherwise permits a person younger than 21 years of age to perform or work in an adult entertainment establishment commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

(b) An owner, a manager, an employee, or a contractor of an adult entertainment establishment who knowingly employs, contracts with, contracts with another person to employ, or otherwise permits a person younger than 21 years of age to perform or work while nude in an adult entertainment establishment commits a felony of the second degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

(3) An owner, a manager, an employee, or a contractor of an adult entertainment establishment who permits a person to perform as an entertainer or work in any capacity for the establishment shall carefully check the person's driver license or identification card issued by this state or another state of the United States, a passport, or a United States Uniformed Services identification card presented by the person and act in good faith and in reliance upon the representation and appearance of the person in the belief that the person is 21 years of age or older.

(4) For purposes of this section, a person's ignorance of another person's age or a person's misrepresentation of his or her age may not be raised as a defense in a prosecution for a violation of this section.

Section 10. This act shall take effect July 1, 2024.

Approved by the Governor May 13, 2024.

Filed in Office Secretary of State May 13, 2024.

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with _____ Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.
3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.
4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY:_____

NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____, 20__

STATE OF FLORIDA
COUNTY OF _____

SWORN TO (or affirmed) and subscribed before me by means of [___] physical presence or [___] online notarization, this _____ day of _____ 20_____, by _____ in his/her capacity as _____ for _____ (name of Nongovernmental Entity).

_____
NOTARY PUBLIC

_____ Personally Known OR
_____ Produced Identification

_____
Type of Identification Produced

Alvarez Engineers

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345
E-Mail: Juan.Alvarez@AlvarezEng.com

June 25, 2024

Mr. Luis Hernandez
District Manager
Downtown Doral South Community Development District
GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, FL 33351

Re: 2024 Yearly Engineer's Report Regarding the Status of the Public Infrastructure Owned by the District and Financed with:

- **Special Assessment Notes, Series 2016 and 2017 (Assessment Area One)**
- **Special Assessment Bonds, Series 2018 (Assessment Area One)**
- **Special Assessment Bonds, Series 2018 (Assessment Area Two)**

Dear Mr. Hernandez,

For complying with Section 9.21(b) of the Master Trust Indenture between Downtown Doral South Community Development District (the "District" or "CDD") and Wells Fargo Bank National Association, as Trustee, dated December 1, 2016, Alvarez Engineers has conducted visual inspections and compiled documentation in relation to the District-owned public infrastructure financed with the notes and bonds referenced above (the "District Projects").

The public infrastructure financed by the District is described in detail in the District Engineer's Report dated as of December 20, 2016, and six subsequent Supplements dated January 26, 2018, July 20, 2018, February 26, 2019, October 27, 2020 (2) and May 20, 2021.

This 2024 Yearly Engineer's Report (the "2024 Report") sets forth the following:

1. Our findings as to whether such portions of the public infrastructure still owned by the CDD have been maintained in good repair, working order and condition.

2. Our recommendations as to the proper maintenance, repair, and operation of the portions of the public infrastructure still owned by the District during the ensuing Fiscal Year, and an estimate of the amount of money necessary for such purposes.

3. The insurance to be carried under the provisions of Section 9.14 of the Master Trust Indenture and the amount to be set aside for paying the insurance premiums.

I. Location and Current Boundary of the District. Land Currently Owned by the District.

The boundaries of the District are shown in Exhibit 1. The parcels and tracts currently owned by the District are shown, and legally described, in Exhibits 1 and 1-A.

II. District Public Infrastructure Currently Owned and Maintained by the District. Their State and Condition.

The District owns and maintains the public improvements listed below. They are listed according to their location within the CDD-owned properties shown on Exhibits 1 and 1-A.

1. Properties 1, 19 and 20 – Stormwater Management Lake, Retaining Wall and Promenade – State and Condition: Completed and in good condition.
    a. Lake.
    b. Retaining Wall.
    c. Promenade.

2. Property 2 – South Median on NW 85 Avenue (Paseo Doral) – State and condition: Completed and in good condition.
    a. Landscape and hardscape.
    b. Irrigation.
    c. Outdoor equipment.
    d. Canopies.
    e. Pavilion.
    f. Planters.
    g. Lighting and electricity.

3. Property 3 – North Median on NW 85 Avenue (Paseo Doral) – State and condition: Completed and in good condition.
    a. Landscape and hardscape.
    b. Irrigation.
    c. Outdoor equipment.
    d. Planters.
    e. Lighting and electricity.
    f. Fountain.

4. Properties 4 and 21 – Ingress and Egress Tract – State and condition: Completed and in good condition.
    a. Paving and grading.
    b. Drainage.
    c. Landscaping and irrigation.
    d. Lighting.

5. Property 5 – Pedestrian Access to Promenade and – State and condition: Completed and in good condition.
    a. Landscape and hardscape.
    b. Irrigation.
    c. Equipment.
    d. Canopies.
    e. Fountains and Planters.
    f. Mechanical equipment.

g. Electrical and lighting.
h. Plumbing.

6. Properties 6 and 7 – West and East Medians on NW 47 Street – State and condition: Completed and in good condition.
    a. Landscape and hardscape.
    b. Irrigation.
    c. Planters.
    d. Canopies.
    e. Fountains.
    f. Mechanical equipment.
    g. Electrical and lighting.
    h. Plumbing

7. Properties 8, 9, 10, 12, 13 and 16 – Ingress and Egress Tract – State and condition: Completed and in good condition.
    a. Paving and grading.
    b. Drainage.
    c. Landscaping and irrigation.
    d. Lighting.

8. Property 11 – Common Area – State and Condition: Completed and in good condition.
    a. Landscaping and irrigation.

9. Property 17 – Common Area – State and condition: Completed and in good condition.
    a. Landscaping and irrigation.

10. Property 18 – Common Area – State and condition: Completed and in good condition.
    a. Landscaping and irrigation.
    b. Lighting.

11. Properties 14, 15, 24, 25 and 26 – Roads and alleys – State and Condition: Completed and in good condition.
    a. Paving and grading.
    b. Drainage.
    c. Landscaping and irrigation.
    d. Lighting.

12. Properties 22 and 23 – Roads and alleys – State and condition: Completed and in good condition.
    a. Paving and grading.
    b. Drainage.
    c. Landscaping and irrigation.
    d. Lighting.

The District completed improvements within all other public road right of ways within the District and which were transferred to the City of Doral. The District retains responsibility for the maintenance of the following components within those public right of ways:

1. Public Roads
    a. Drainage.
    b. Lighting.
    c. Landscaping.
    d. Irrigation.

III. Recommendations for the Proper Maintenance of CDD-Owned Improvements and Land.

The District has included the following amount in its proposed field maintenance budget for Fiscal Year 2024-2025.

2024-2025 Budget for Field Maintenance	
Field Management	$22,149
Electric - Street Lighting	$36,000
Electric - Fountains	$50,000
Irrigation-Potable Water	$280,000
Property Insurance	$25,000
Pest Control	$50,000
Landscape Maintenance	$309,000
Landscape Replacement	$200,000
Royal Palm Treatment	$120,000
Pressure Cleaning - Overall	$75,000
General Maintenance	$100,000
Wall Maintenance	$10,000
Fountain Maintenance	$17,500
Lake Fountain Maintenance	$8,000
Irrigation Maintenance	$36,000
Lake Maintenance	$28,306
Fertilization	$45,000
Irrigation Repairs	$20,000
Maintenance Personnel	$41,600
Wall Painting Reserve	$50,000
Reserves	$200,000
Contingency/Holiday Decorations	$31,430
Total	**$1,754,985**

Alvarez Engineers consider the budget amounts are sufficient for the maintenance of the improvements for which the District is responsible.

IV. Insurance Currently Carried by the District and Cost.

The District currently carries General Liability, Hired Non-Owned Auto, Employment Practice Liability and Public Officials Liability under Policy Number 100123304 with Florida Insurance Alliance. The premium of the policy is $6,850 and covers the period between October 1, 2023 and October 1, 2024. The CDD has included enough funds in its budget to cover the current insurance coverage premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer`s Report, and public documents available.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

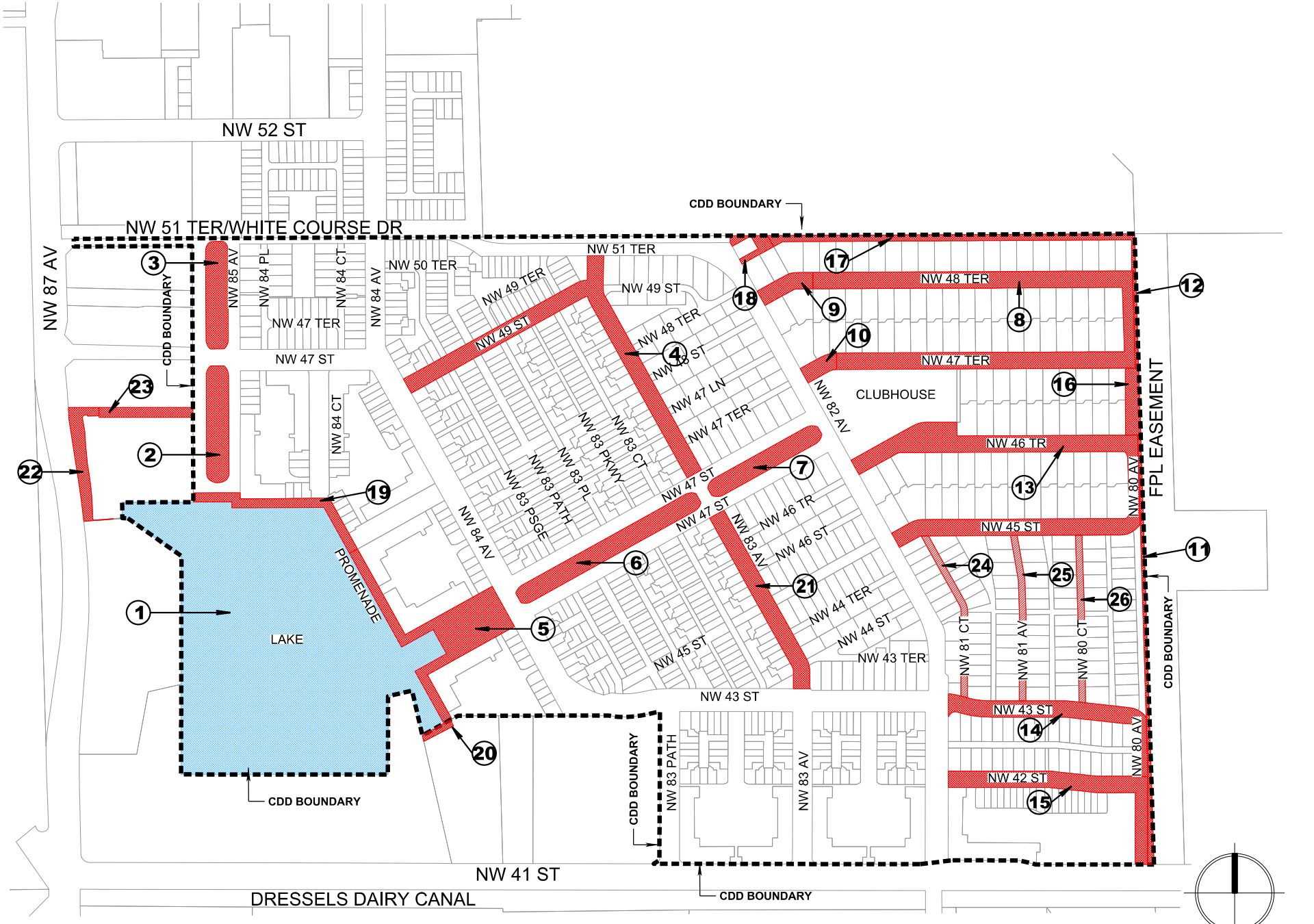
Juan R Alvarez

Digitally signed by Juan R Alvarez
Date: 2024.06.25 10:20:21 -04'00'

Juan R. Alvarez, PE
District Engineer
Date: June 25, 2024

This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 25, 2024.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



ALVAREZ ENGINEERS, INC.

DOWNTOWN DORAL SOUTH CDD

CDD LAND OWNERSHIP

EXHIBIT 1

7/20/2023 P:\161002 - Downtown Doral South CDD\Yearly reports\2023 Report\001-CADD\Exhibit-03.dgn

CDD OWNERSHIP

1. TRACT "T4" (PB 173, PG 73)
FOLIO: 35-3022-040-8030
CATEGORY: LAKE

2. TRACT "F1" (PB 173, PG 23)
FOLIO: 35-3022-038-2430
SWD: ORB 31074, PG 1054
CATEGORY: COMMON AREA, LANDSCAPE

3. TRACT "G1" (PB 173, PG 23)
FOLIO: 35-3022-038-2440
SWD: ORB 31074, PG 1054
CATEGORY: COMMON AREA, LANDSCAPE

4. TRACT "L" (PB 173, PG 23)
FOLIO: 35-3022-038-2230
SWD: ORB 31074, PG 1054
CATEGORY: INGRESS-EGRESS, COMMON AREA

5. TRACT "R4" (PB 173, PG 73)
FOLIO: 35-3022-040-8010
SWD: ORB 31124, PG 2713
CATEGORY: PEDESTRIAN ACCESS

6. TRACT "X4" (PB 173, PG 73)
FOLIO: 35-3022-040-8070
CATEGORY: COMMON AREA, LANDSCAPE

7. TRACT "J" (PB 173, PG 23)
FOLIO: 35-3022-038-2210
SWD: ORB 31074, PG 1054
CATEGORY: COMMON AREA, LANDSCAPE

8. TRACT "U4" (PB 173, PG 73)
FOLIO: 35-3022-040-8040
SWD: ORB 32349, PG 2115
CATEGORY: INGRESS-EGRESS

9. TRACT "A1" (PB 173, PG 23)
FOLIO: 35-3022-038-2380
SWD: ORB 31074, PG 1054
CATEGORY: INGRESS-EGRESS, COMMON AREA

10. TRACT "E1" (PB 173, PG 23)
FOLIO: 35-3022-038-2420
SWD: ORB 31074, PG 1054
CATEGORY: INGRESS-EGRESS, COMMON AREA

11. TRACT "B" (PB 175, PG 26)
FOLIO: 35-3022-046-1790
SWD: ORB 32349, PG 2096
CATEGORY: COMMON AREA

12. TRACT "H1" (PB 173, PG 73)
FOLIO: 35-3022-040-7130
SWD: ORB 32349, PG 2096
CATEGORY: COMMON AREA, LANDSCAPE

13. TRACT "O" (PB 175, PG 26)
FOLIO: 35-3022-046-1920
SWD: ORB 32349, PG 2085
CATEGORY: INGRESS-EGRESS

14. TRACT "P" (PB 175, PG 26)
FOLIO: 35-3022-046-1930
SWD: ORB 32349, PG 2085
CATEGORY: INGRESS-EGRESS

15. TRACT "Q" (PB 175, PG 26)
FOLIO: 35-3022-046-1940
CATEGORY: INGRESS-EGRESS

16. TRACT "A" (PB 175, PG 26)
FOLIO: 35-3022-046-1780
SWD: ORB 32349, PG 2096
CATEGORY: INGRESS-EGRESS

17. TRACT "V4" (PB 173, PG 73)
FOLIO: 35-3022-040-8050
SWD: ORB 32349, PG 2096
CATEGORY: LANDSCAPE BUFFER

18. PART OF TRACT "Z" (PB 173, PG 23)
FOLIO: 35-3022-038-2363
SWD: ORB 31074, PG 1054
CATEGORY: COMMON AREA, LANDSCAPE

19. TRACT "A" (PB 173, PG 23)
FOLIO: 35-3022-038-2120
SWD: ORB 32349, PG 2096
CATEGORY: INGRESS-EGRESS, COMMON AREA

20. PARCEL 4
FOLIO: 35-3022-002-0010
SWD: ORB 32349, PG 2096
CATEGORY: COMMON AREA

21. TRACT "J4" (PB 173, PG 73)
FOLIO: 35-3022-040-7930
SWD: ORB 31124, PG 2713
CATEGORY: INGRESS-EGRESS

22. TRACT "C" (PB 174, PG 34)
FOLIO: 35-3022-042-0030
SWD: ORB 32349, PG 2096
CATEGORY: COMMON AREA

23. TRACT "B" (PB 174, PG 34)
FOLIO: 35-3022-042-0020
SWD: ORB 32349, PG 2096
CATEGORY: COMMON AREA

24. TRACT "C" (PB 175, PG 26)
FOLIO: 35-3022-046-1800
CATEGORY: INGRESS-EGRESS

25. TRACT "G" (PB 175, PG 26)
FOLIO: 35-3022-046-1840
CATEGORY: INGRESS-EGRESS

26. TRACT "I" (PB 175, PG 26)
FOLIO: 35-3022-046-1860
CATEGORY: INGRESS-EGRESS

ALVAREZ ENGINEERS, INC.

DOWNTOWN DORAL SOUTH CDD
CDD LAND OWNERSHIP

EXHIBIT 1-A

PROPOSAL

4122 NE 22nd Court, Homestead, FL 33033
Tel 786-694-0709
E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Downtown Doral CDD % GMSSF, LLC.	**PROJECT NAME:** Downtown Doral CDD
BUSINESS ADDRESS: 5385 N Nob Hill Rd, Sunrise, FL 33351	**PROJECT LOCATION:** 4758 Nw 84th Ave, Doral, FL 33166
CONTACT: Management	**DATE:** October 10, 2024

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-Con sewer combination cleaner and support pick up truck with auxiliary equipment to clean three (3) catch basin structures and two (2) pipelines, inspection of catch basins, concrete seals, CCTV inspection of pipelines connecting to catch basins, use of water pump to dewater pipelines and basins.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of $3,250.00

Three Thousand Two Hundred Fifty Dollars and 00/100 Cents

TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

_____
Authorized Representative's Signature

_____
Date of Acceptance

DOWNTOWN DORAL SOUTH CDD

FIELD REPORT

October 22, 2024

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

FIELD DIVISION REPORT
Benjamin Quesada
bquesada@gmssf.com
(954) 721-8681 Ext 219

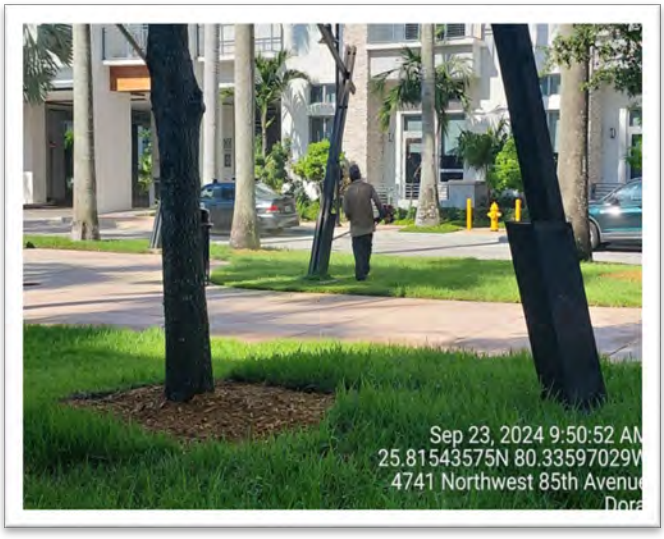
Landscaping

- Equator Landscaping provided services on September 3rd, 4th, 9th, and 23rd, 2024. October services are scheduled for the 7th, and 22nd, 2024, as indicated by the vendor.

- Equator conducted wet checks in all Paseos on September 30th, 2024. Next bi-weekly inspections are scheduled for October 16th, 2024. Miami-Dade WASD bills quarterly.

- Equator Landscaping provided weed control services September 4th, 5th, and 21st 2024. October 2024 weed control is scheduled for the 1st and 2nd. Trimming services are scheduled for the 17th and 30th.

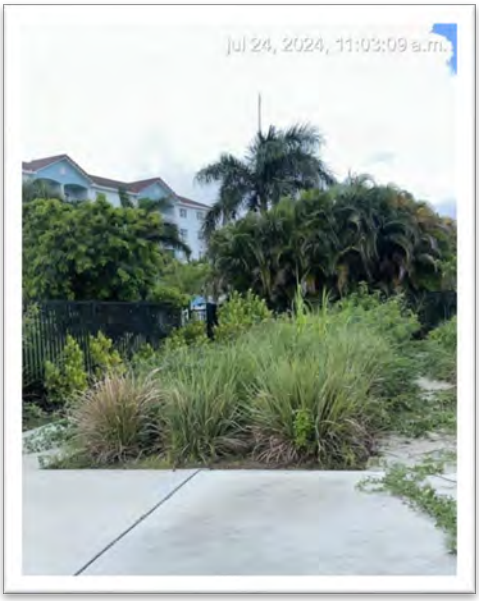
- Porter services were provided on a weekly basis on Monday, Wednesday, Thursday, Friday, and Saturday as per the contract.



FIELD DIVISION REPORT
Benjamin Quesada
bquesada@gmssf.com
(954) 721-8681 Ext 219

- Three Royal Palm trees will be replaced along Paseos B, D and E. Estimated time of installation is late October. Delays were caused by recent hurricanes.

- Fakahatchee grass along Paseo C boundary was cut back.



FIELD DIVISION REPORT
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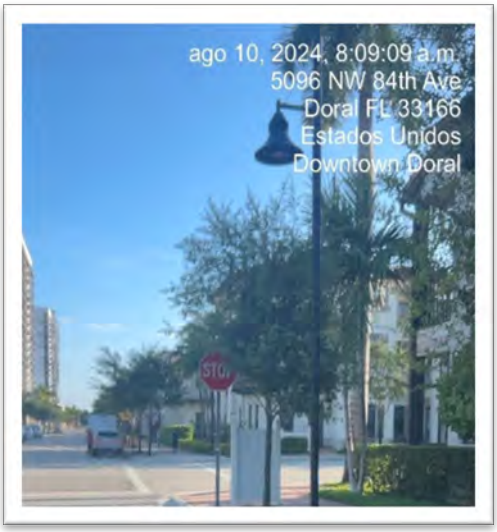
- New plantings were for the bases of the royal palms along all Paseos were completed in September.

- Trees along District sidewalks were pruned to control root growth and maintain visibility of street signs.



FIELD DIVISION REPORT
Benjamin Quesada
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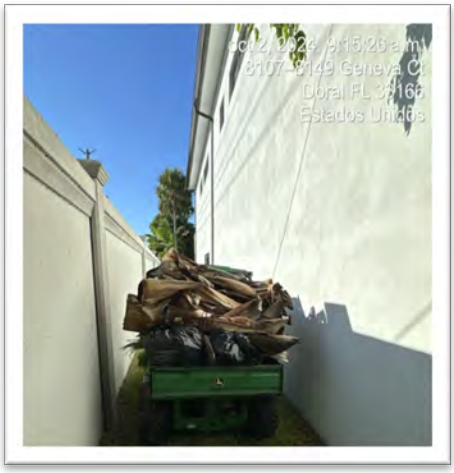
(954) 721-8681 Ext 219

- NW 80 AVE - fishtail palm cleaning will be completed by 10.24.24.

- Ensured post Hurricane Helene and Hurricane Milton debris cleanup was completed in a timely manner with Equator. Drain inlets near new construction were uncovered.



FIELD DIVISION REPORT
Benjamin Quesada
bquesada@gmssf.com
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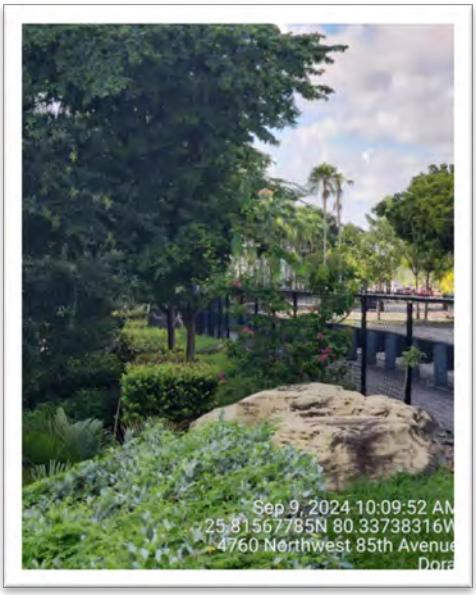
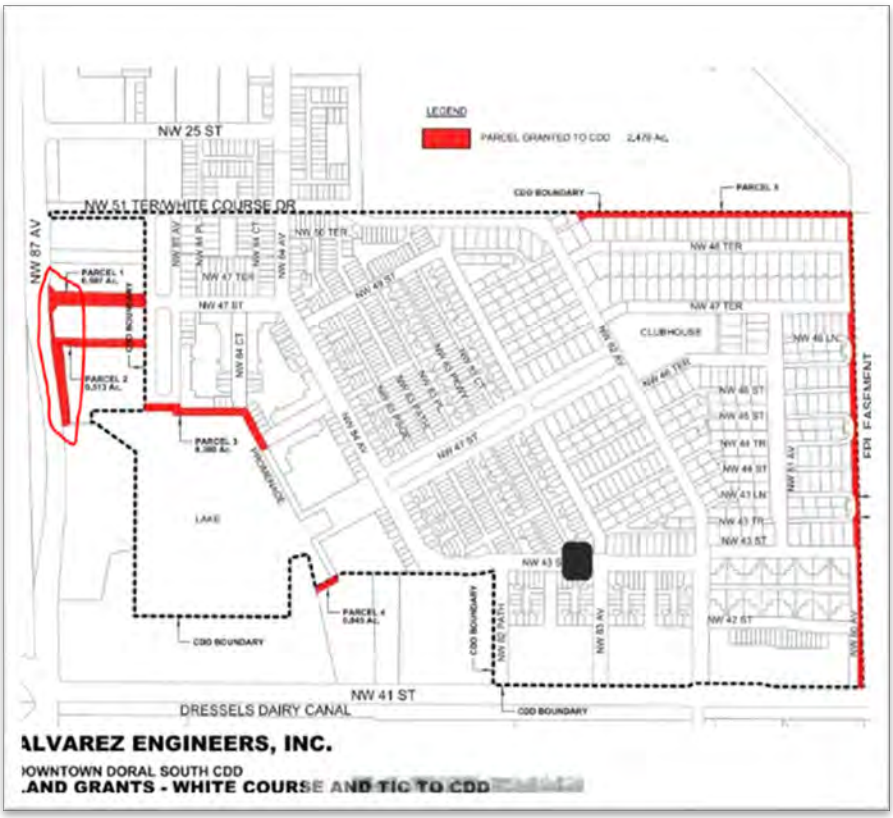
- Tract C between Allegro and NW 87 AVE maintained by Equator.





FIELD DIVISION REPORT
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bquesada@gmssf.com
(954) 721-8681 Ext 219

Lake Maintenance

- Maintenance provided to the lake September 12th and 26th, 2024, as indicated by Lake Doctors; October service dates were not available at the time of this report. Please see attached lake inspection reports, Exhibit A.
- Littoral weeds reported in mid-August were treated.
  - The developer is still working on boat access for the lake.
  - All three lake fountains operating per most recent inspections.

FIELD DIVISION REPORT
Benjamin Quesada
bquesada@gmssf.com
(954) 721-8681 Ext 219

- After rain events related to Hurricane Helene and Milton, water levels were high, but there was no observable debris in the retention pond.

FIELD DIVISION REPORT
Benjamin Quesada
bquesada@gmssf.com
(954) 721-8681 Ext 219

Fountains Maintenance

- Fountains are being serviced three times a week by Ortiz Construction.
- Painting and plumbing repairs of Paseo A Fountain 1 completed.
- New sensors ordered for fountain lights on Paseo B.

FIELD DIVISION REPORT
Benjamin Quesada
bquesada@gmssf.com
(954) 721-8681 Ext 219

Miscellaneous

- District's Engineers are working to define if the separation/crack within the lake wall is within the acceptable parameters. Pending the findings, the District will be provided with directions for the repair of those corners.

- Playground rubber mulch order has been placed.

FIELD DIVISION REPORT
Benjamin Quesada
bquesada@gmssf.com
(954) 721-8681 Ext 219

- Streetlights were all cleaned, painted, and numbered. Light 601 had a short circuit and was repaired 10.17.2024

- Curbing was damaged near recent asphalt lifting along NW 43 ST. Engineers are investigating as of October 7th.

FIELD DIVISION REPORT
Benjamin Quesada
bquesada@gmssf.com
(954) 721-8681 Ext 219

- Paseo structures are in satisfactory condition per latest inspections.

- Holiday lighting was installed in the Paseos.

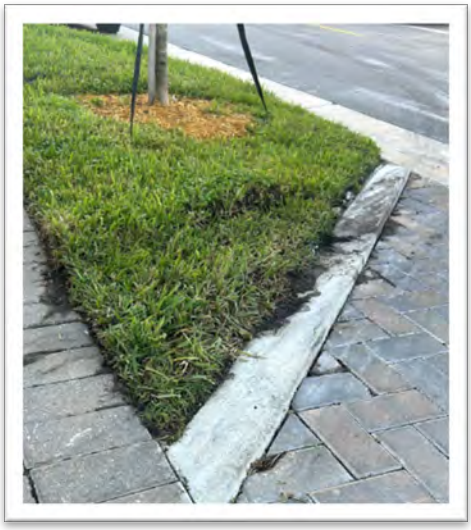
FIELD DIVISION REPORT
Benjamin Quesada
bquesada@gmssf.com
(954) 721-8681 Ext 219

- Pothole reported near drain inlet along NW 84 Ave and NW 47 ST. Engineer inspected on October 7th. Please see Exhibit from Raptor Vac to investigate underground pipes under Engineer.

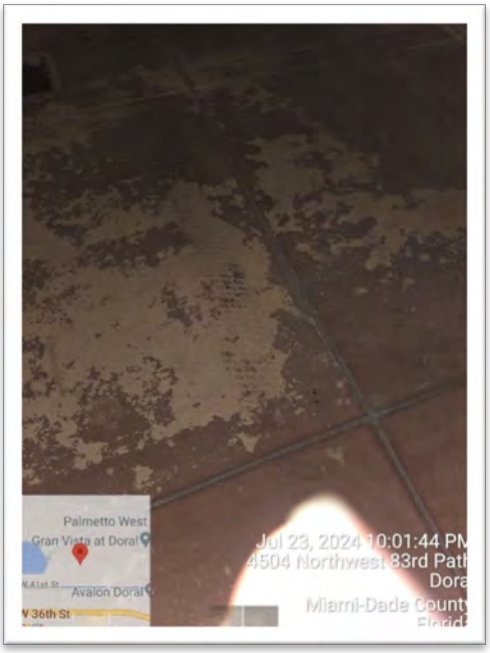
- Fall pressure washing plans are being finalized for all District common areas.

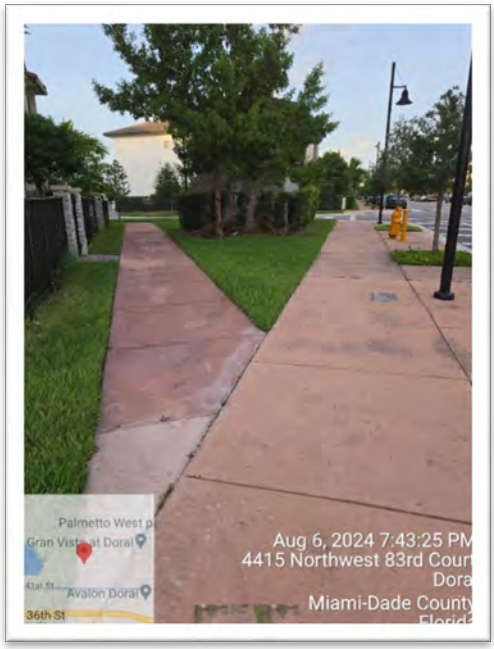
FIELD DIVISION REPORT
Benjamin Quesada
bquesada@gmssf.com
(954) 721-8681 Ext 219

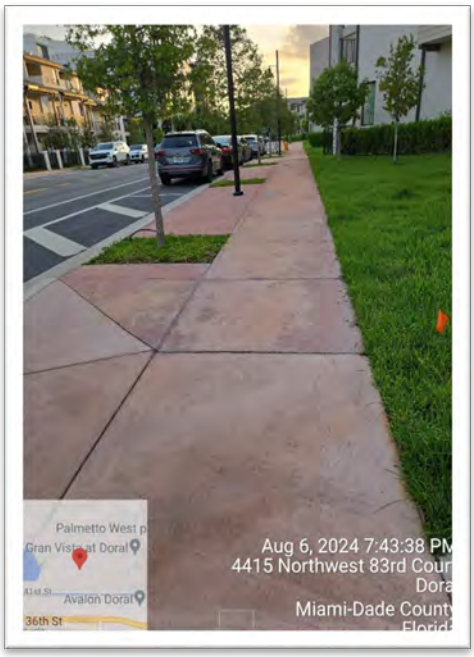
- Received complaints from Canarias about the hight of alleyway apron headers on NW 83 Ave and NW 48 TR. Large trucks continue to drive over the grass and curbing.



- Management received a complaint from Urbana about the color of the cement on the sidewalk. Depending on various phases of construction completed at different dates, management has observed pavers as well as cement in different colors/shades.







FIELD DIVISION REPORT
Benjamin Quesada
bquesada@gmssf.com
(954) 721-8681 Ext 219

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:	1905022
Completed Date:	9/12/2024
Target Pests (if applicable):	Algae- various species

Thank you for your business!

Service Notes & Observations

Treated for emergent and terrestrial vegetation control.

Environmental Conditions

Weather:	Overcast
Temperature:	83.23
Wind Direction:	North
Wind Speed:	3
Humidity:	91.0000

Treated Shoreline Weeds

Services Completed by:

Phillip Owen
(954) 743-6219 / phillip.owen@lakedoctors.com

Customer Signature (if needed):

American Owned & Operated

FIELD DIVISION REPORT
Benjamin Quesada
bquesada@gmssf.com
(954) 721-8681 Ext 219

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 2
Work Order Number:	1905273
Completed Date:	9/26/2024
Target Pests (if applicable):	Algae- various species

Thank you for your business!

Service Notes & Observations

Treated lake for algae control/prevention and overall aquatic health.Thank you.

Environmental Conditions

Weather:	Overcast
Temperature:	84.7
Wind Direction:	South
Wind Speed:	21.85
Humidity:	83.0000

Beneficial Bacteria Added. Treated for Algae

Services Completed by:

Stephen Dellon
(321) 316-7319 / stephen.dellon@lakedoctors.com

Customer Signature (if needed):

American Owned & Operated

Memorandum

To: Board of Supervisors

From: District Management

Date: August 21, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

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

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Downtown Doral South Community Development District
Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Downtown Doral South Community Development District
Performance Measures/Standards & Annual Reporting Form

Chair/Vice Chair: Teresa Baluja (Sep 23, 2024 13:11 EDT) Date: September 23, 2024

Print Name: Teresa Baluja, Vice Chairperson

Downtown Doral South Community Development District

District Manager: Date: September 23, 2024

Print Name: Luis Hernandez, Secretary

Downtown Doral South Community Development District

Performance Measures & Standards - Lennar2

Final Audit Report 2024-09-23

Created:	2024-09-23
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtffCTYGrd_5k0cOQ_uoV_MK05QxF2EBW

"Performance Measures & Standards - Lennar2" History

Document created by Robin Friedman (rfriedman@gmssf.com)
2024-09-23 - 4:32:23 PM GMT

Document emailed to Luis Hernandez (lhernandez@gmssf.com) for signature
2024-09-23 - 4:32:31 PM GMT

Email viewed by Luis Hernandez (lhernandez@gmssf.com)
2024-09-23 - 4:33:09 PM GMT

Document e-signed by Luis Hernandez (lhernandez@gmssf.com)
Signature Date: 2024-09-23 - 4:45:19 PM GMT - Time Source: server

Document emailed to Teresa Baluja (teresa.baluja@lennar.com) for signature
2024-09-23 - 4:45:21 PM GMT

Email viewed by Teresa Baluja (teresa.baluja@lennar.com)
2024-09-23 - 5:11:13 PM GMT

Document e-signed by Teresa Baluja (teresa.baluja@lennar.com)
Signature Date: 2024-09-23 - 5:11:33 PM GMT - Time Source: server

Agreement completed.
2024-09-23 - 5:11:33 PM GMT

Downtown Doral South
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2024

Date	*check#'s*		*Amount*
8/1-8/31	866-876	$	68,449.61
7/1-7/31	877-887	$	137,535.69
	TOTAL	**$**	**205,985.30**

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/19/24	00006	6/30/24	188344	202406	310-51300-31500			*	1,320.00		
			JUN 24 - GENERAL COUNSEL								
		7/31/24	188809	202407	310-51300-31500			*	550.00		
			JUL 24 - GENERAL COUNSEL								
							BILLING, COCHRAN, LYLES, MAURO &			1,870.00	000866
8/19/24	00022	7/30/24	342119	202407	320-53800-46200			*	27,865.00		
			AUG 24 - LANDSCAPE MAINT								
		7/30/24	342119	202407	320-53800-46700			*	2,900.00		
			IRRIGATION MAINTENANCE								
							EQUATOR LANDSCAPING			30,765.00	000867
8/19/24	00021	7/31/24	JUL 24	202407	320-53800-43000			*	1,730.89		
			JUL 24 - ELECTRIC								
		7/31/24	JUL 24	202407	320-53800-43001			*	1,193.05		
			JUL 24 - ELECTRIC								
							FPL			2,923.94	000868
8/19/24	00028	8/01/24	202351B	202408	320-53800-46800			*	1,600.00		
			AUG 24 - WATER MGMT								
							THE LAKE DOCTORS, INC.			1,600.00	000869
8/19/24	00043	8/02/24	973892	202408	320-53800-46300			*	3,550.00		
			AUG 24 - FERT MONTHLY								
							POWERX			3,550.00	000870
8/28/24	00044	7/10/24	7093	202407	320-53800-46603			*	3,000.00		
			Q3-24 LAKE FOUNTAIN MAINT								
							COLLIER WATER SYSTEMS, INC.			3,000.00	000871
8/28/24	00038	7/15/24	2353590	202407	310-51300-32300			*	5,000.00		
			TRUSTEE FEES SR2018								
							COMPUTERSHARE			5,000.00	000872
8/28/24	00019	8/28/24	08282024	202408	300-20700-10000			*	134.65		
			TRANSFER OF TAX RECEIPTS								
							DOWNTOWN DORAL SOUTH CDD			134.65	000873
8/28/24	00029	8/28/24	08282024	202408	300-20700-10000			*	196.02		
			TRANSFER OF TAX RECEIPTS								
							DOWNTOWN DORAL SOUTH CDD			196.02	000874
8/28/24	00025	8/22/24	3480	202407	310-51300-31200			*	550.00		
			ARBITRAGE SERIES 2018								
							LLS TAX SOLUTIONS, INC.			550.00	000875

*** CHECK DATES 08/01/2024 - 08/31/2024 *** DOWNTOWN DORAL SOUTH - GF
BANK A DOWNTDOWN DORAL SOUT

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/28/24	00027	6/29/24	29508	202406	320	53800-46600				*	1,450.00		
			JUN 24 - FOUNTAIN MAINT										
		7/30/24	29538	202407	320	53800-46600				*	5,985.00		
			PREP/PAINT STRUCTURE FTN1										
		8/12/24	29529	202408	320	53800-46600				*	9,975.00		
			INSP/REP PASEO'S LIGHTS										
		8/14/24	29531	202407	320	53800-46600				*	1,450.00		
			JUL 24 - FOUNTAIN MAINT										
									ORTIZ CONSTRUCTION SERVICES			18,860.00	000876

TOTAL FOR BANK A 68,449.61

TOTAL FOR REGISTER 68,449.61

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/19/24	00007	8/21/24	24563	202410	300-15500-10000			*	7,124.00		
			INSURANCE FY 2025								
		8/21/24	24563	202410	300-15500-10000			V	7,124.00-		
			INSURANCE FY 2025								
							EGIS INSURANCE ADVISORS LLC			.00	000877
9/19/24	00022	9/06/24	342169	202409	320-53800-46201			*	1,600.00		
			SOD REPLACEMENT								
							EQUATOR LANDSCAPING			1,600.00	000878
9/19/24	00004	7/23/24	8-567-93	202407	310-51300-42000			*	41.06		
			DELIVERIES THRU 7/12/24								
		9/10/24	8-616-27	202408	310-51300-42000			*	40.62		
			DELIVERIES THRU 8/30/24								
							FEDEX			81.68	000879
9/19/24	00027	7/11/24	29524	202407	320-53800-46600			*	5,520.00		
			REP/PAINT LIGHTS LAKE								
		8/20/24	29540	202408	320-53800-46600			*	37,500.00		
			REP/INST STREET PAVERS								
		8/27/24	29550	202408	320-53800-46600			*	24,950.00		
			50% DEP MTL/INST MULCH PG								
		9/17/24	29578	202409	320-53800-46600			*	9,170.00		
			PREP COMM LGTS SPRAY PNT								
							ORTIZ CONSTRUCTION SERVICES			77,140.00	000880
9/19/24	00007	8/21/24	24563	202409	300-15500-10000			*	7,124.00		
			INSURANCE FY 2025								
							EGIS INSURANCE ADVISORS LLC			7,124.00	000881
9/26/24	00001	8/01/24	151	202408	310-51300-34000			*	3,566.67		
			AUG 24 - MGMT FEES								
		8/01/24	151	202408	310-51300-31300			*	208.33		
			AUG 24 - DISSEMINATION								
		8/01/24	151	202408	310-51300-49500			*	100.00		
			AUG 24 - WEBSITE ADMIN								
		8/01/24	151	202408	310-51300-42000			*	5.12		
			AUG 24 - POSTAGE								
		8/01/24	151	202408	310-51300-42500			*	33.30		
			AUG 24 - COPIES								
		8/01/24	152	202408	320-53800-34000			*	1,725.00		
			AUG 24 - FIELD SERVICE								
		9/01/24	153	202409	310-51300-34000			*	3,566.67		
			SEP 24 - MGMT FEES								
		9/01/24	153	202409	310-51300-31300			*	208.33		
			SEP 24 - DISSEMINATION								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/24	153 SEP 24 - WEBSITE ADMIN	202409	310	51300-49500				*	100.00		
		9/01/24	153 SEP 24 - POSTAGE	202409	310	51300-42000				*	13.09		
		9/01/24	154 SEP 24 - FIELD SERVICES	202409	320	53800-34000				*	1,725.00		
									GMS-SF, LLC			11,251.51	000882
9/30/24	00008	9/03/24	8010 AUG 24 - ENGINEERING SVC	202408	310	51300-31100				*	2,772.50		
									ALVAREZ ENGINEERS, INC.			2,772.50	000883
9/30/24	00006	8/31/24	189412 AUG 24 - GENERAL COUNSEL	202408	310	51300-31500				*	500.00		
									BILLING, COCHRAN, LYLES, MAURO &			500.00	000884
9/30/24	00022	9/01/24	342149 SEP 24 - LANDSCAPE MAINT	202409	320	53800-46200				*	25,816.00		
		9/01/24	342149 IRRIGATION MAINTENANCE	202409	320	53800-46700				*	2,900.00		
		9/03/24	342159 IRRIGATION REPAIRS	202409	320	53800-46701				*	3,200.00		
									EQUATOR LANDSCAPING			31,916.00	000885
9/30/24	00028	9/02/24	210129B SEP 24 - WATER MGMT	202409	320	53800-46800				*	1,600.00		
									THE LAKE DOCTORS, INC.			1,600.00	000886
9/30/24	00043	9/01/24	982122 SEP 24 - FERT MONTHLY	202409	320	53800-46300				*	3,550.00		
									POWERX			3,550.00	000887

TOTAL FOR BANK A 137,535.69

TOTAL FOR REGISTER 137,535.69

Downtown Doral South

Community Development District

Unaudited Financial Reporting

September 30, 2024

Table of Contents

Downtown Doral South

Community Development District

Combined Balance Sheet

September 30, 2024

	General Fund	Debt Service Funds	Capital Projects Funds	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 40,978	$ -	$ -	$ 40,978
Assessments Receivable	-	-	-	-
Due from General Fund	-	0	-	0
Investments:				
State Board of Administration	2,830,449	-	-	2,830,449
Series 2018 Area 1				-
Reserve	-	523,300	-	523,300
Caiptal Interest	-	8	-	8
Interest	-	10,451	-	10,451
Revenue	-	470,347	-	470,347
Sinking Fund	-	19,216	-	19,216
Acq & Construction	-	-	28,212	28,212
Cost Of Issuance	-	-	10	10
Series 2018 Area 2				-
Reserve	-	681,582	-	681,582
Caiptal Interest	-	5	-	5
Interest	-	426	-	426
Revenue	-	1,166,529	-	1,166,529
Prepayment		38		38
Sinking Fund	-	45	-	45
Acq & Construction	-	-	14,393	14,393
Cost Of Issuance	-	-	5	5
Prepaid Expenses	7,124	-	-	7,124
Total Assets	**$ 2,878,551**	**$ 2,871,947**	**$ 42,620**	**$ 5,793,118**
Liabilities:				
Accounts Payable	$ 62,638	$ -	$ -	$ 62,638
Due to Debt Service	0	-	-	0
Due to Other	189,127			189,127
Total Liabilites	**$ 251,766**	**$ -**	**$ -**	**$ 251,766**
Fund Balance:				
Restricted for:				
Debt Service - Series	$ -	$ 2,871,947		$ 2,871,947
Capital Project - Series			42,620	42,620
Assigned for:				
Capital Reserve Fund			-	-
Capital Reserves	-	-	-	-
Unassigned	2,619,661	-	-	2,619,661
Total Fund Balances	**$ 2,626,785**	**$ 2,871,947**	**$ 42,620**	**$ 5,541,352**
Total Liabilities & Fund Balance	$ 2,878,551	$ 2,871,947	$ 42,620	$ 5,793,118

Downtown Doral South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - On Roll	$ 1,590,003	$ 1,590,003	$ 1,602,437	$ 12,434
Special Assessments - Direct	-	-	11,122	11,122
Interest Income	25,000	25,000	136,738	111,738
Total Revenues	**$ 1,615,003**	**$ 1,615,003**	**$ 1,750,297**	**$ 135,294**
Expenditures:				
General & Administrative:				
Engineering	$ 25,000	$ 25,000	$ 35,906	$ (10,906)
Attorney	25,000	25,000	9,845	15,155
Annual Audit	7,500	7,500	7,700	(200)
Assessment Roll	5,000	5,000	5,000	-
Arbitrage Rebate	1,100	1,100	1,100	-
Dissemination Agent	2,500	2,500	2,500	0
Trustee Fees	10,000	10,000	5,000	5,000
Management Fees	42,800	42,800	42,800	(0)
Website Maintenance	1,200	1,200	1,200	-
Telephone	100	100	-	100
Postage & Delivery	1,000	1,000	487	513
Insurance General Liability	7,260	7,260	6,850	410
Printing & Binding	1,000	1,000	244	756
Legal Advertising	1,000	1,000	3,419	(2,419)
Other Current Charges	750	750	288	462
Office Supplies	350	350	-	350
Dues, Licenses & Subscriptions	175	175	175	-
Property Taxes	500	500	-	500
Total General & Administrative	**$ 132,235**	**$ 132,235**	**$ 122,515**	**$ 9,720**

Downtown Doral South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 20,700	$ 20,700	$ 20,700	$ -
Electric - Street Lighting	36,000	36,000	28,775	7,225
Electric - Fountains	105,000	105,000	14,132	90,868
Irrigation-Potable Water	225,000	225,000	280,261	(55,261)
Property Insurance	25,000	25,000	-	25,000
Pest Control	50,000	50,000	-	50,000
Landscape Maintenance	450,000	450,000	303,341	146,659
Landscape Replacement	200,000	200,000	107,680	92,320
Royal Palm Treatment	120,000	120,000	81,280	38,720
Pressure Cleaning - Overall	60,000	60,000	47,365	12,635
General Maintenance	100,000	100,000	147,815	(47,815)
Wall Maintenance	10,000	10,000	-	10,000
Fountain Maintenance	17,500	17,500	12,000	5,500
Lake Fountain Maintenance	8,000	8,000	-	8,000
Irrigation Maintenance	98,969	98,969	34,800	64,169
Lake Maintenance	28,306	28,306	14,874	13,432
Fertilization	50,000	50,000	42,600	7,400
Irrigation Repairs	20,000	20,000	32,135	(12,135)
Maintenance Personnel	41,600	41,600	-	41,600
Wall Painting Reserve	20,000	20,000	-	20,000
Reserves	50,000	50,000	-	50,000
Contingency	35,185	35,185	21,702	13,483
Subtotal Field Expenditures	**$ 1,771,260**	**$ 1,771,260**	**$ 1,189,460**	**$ 581,800**
Total Expenditures	**$ 1,903,495**	**$ 1,903,495**	**$ 1,311,975**	**$ 591,520**
Excess (Deficiency) of Revenues over Expenditures	$ (288,492)	$ (288,492)	$ 438,322	$ 726,814
Net Change in Fund Balance	**$ (288,492)**	**$ (288,492)**	**$ 438,322**	**$ 726,814**
Fund Balance - Beginning	$ 288,492		$ 2,188,463	
Fund Balance - Ending	$ 0		$ 2,626,785	

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 September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - On Roll	$ 1,146,840	$ 1,146,840	$ 1,145,434	$ (1,406)
Special Assessments - Direct	-	-	-	-
Interest Income	-	-	59,361	59,361
Total Revenues	**$ 1,146,840**	**$ 1,146,840**	**$ 1,204,795**	**$ 57,955**
Expenditures:				
Interest Expense - 11/1	$ 402,773	$ 402,773	$ 402,773	$ -
Interest Expense - 5/1	402,773	402,773	402,773	-
Principal Expense - 05/1	345,000	345,000	345,000	-
Additional Interest - Due to Trustee's failure to pay Principal			2,204	(2,204)
Total Expenditures	**$ 1,150,545**	**$ 1,150,545**	**$ 1,152,749**	**$ (2,204)**
Excess (Deficiency) of Revenues over Expenditures	$ (3,705)	$ (3,705)	$ 52,046	$ 55,751
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ (3,705)**	**$ (3,705)**	**$ 52,046**	**$ 55,751**
Fund Balance - Beginning	$ 610,498		$ 971,276	
Fund Balance - Ending	$ 606,793		$ 1,023,322	

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 September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,441,395	$ 1,441,395	$ 1,452,608	$ 11,214
Special Assessments - Direct	-	-	59,644	59,644
Interest Income	-	-	96,518	96,518
Total Revenues	**$ 1,441,395**	**$ 1,441,395**	**$ 1,608,770**	**$ 167,375**
Expenditures:				
Interest Expense - 12/15	$ 502,834	$ 502,834	$ 502,738	$ 97
Interest Expense - 06/15	494,406	494,406	494,406	-
Principal Expense - 12/15	435,000	435,000	430,000	5,000
Total Expenditures	**$ 1,432,241**	**$ 1,432,241**	**$ 1,427,144**	**$ 5,097**
Excess (Deficiency) of Revenues over Expenditures	$ 9,154	$ 9,154	$ 181,626	$ 172,472
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 9,154**	**$ 9,154**	**$ 181,626**	**$ 172,472**
Fund Balance - Beginning	$ 938,085		$ 1,666,999	
Fund Balance - Ending	$ 947,239		$ 1,848,625	

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 September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Interest Income	$ -	$ -	$ 669	$ 669
Total Revenues	**$ -**	**$ -**	**$ 669**	**$ 669**
Expenditures:				
Capital Outlay	$ -	$ -	$ 1,433,301	$ (1,433,301)
Total Expenditures	**$ -**	**$ -**	**$ 1,433,301**	**$ (1,433,301)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (1,432,632)**	**$ (1,432,632)**
Net Change in Fund Balance	**$ -**		**$ (1,432,632)**	**$ (1,432,632)**
Fund Balance - Beginning	$ -		$ 1,460,854	
Fund Balance - Ending	$ -		$ 28,222	

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 September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Interest Income	$ -	$ -	$ 729	$ 729
Total Revenues	**$ -**	**$ -**	**$ 729**	**$ 729**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 729**	**$ 729**
Net Change in Fund Balance	**$ -**		**$ 729**	**$ 729**
Fund Balance - Beginning			$ 13,670	
Fund Balance - Ending	$ -		$ 14,399	

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	$ -	$ -	$ 1,308,881	$ 98,378	$ 34,179	$ 43,630	$ 47,962	$ 19,000	$ 50,199	$ 207	$ -	$ -	$ 1,602,437
Special Assessments - Direct	-	-	4,870	-	3,708	2,544	-	-	-	-	-	-	11,122
Interest Income	11,098	9,874	10,176	10,170	9,519	10,175	9,891	11,886	13,329	13,828	-	-	109,946
Total Revenues	**$ 11,098**	**$ 9,874**	**$ 1,323,927**	**$ 108,548**	**$ 47,406**	**$ 56,349**	**$ 57,853**	**$ 30,886**	**$ 63,528**	**$ 14,036**	**$ -**	**$ -**	**$ 1,723,505**
Expenditures:													
General & Administrative:													
Engineering	$ 815	$ 1,099	$ 1,125	$ 2,741	$ 4,309	$ 3,616	$ 18,811	$ 473	$ -	$ -	$ -	$ -	$ 32,989
Attorney	500	660	840	2,085	510	500	1,380	1,820	550	-	-	-	8,845
Annual Audit	-	-	-	-	-	1,000	6,700	-	-	-	-	-	7,700
Assessment Roll	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	550	-	-	-	-	-	-	-	-	-	-	-	550
Dissemination Agent	208	208	208	208	208	208	208	208	208	208	-	-	2,083
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,567	3,567	3,567	3,567	3,567	3,567	3,567	3,567	3,567	3,567	-	-	35,667
Information Technology	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	100	100	100	100	100	100	100	100	100	100	-	-	1,000
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	118	14	77	46	47	18	4	8	48	6	-	-	387
Insurance General Liability	6,850	-	-	-	-	-	-	-	-	-	-	-	6,850
Printing & Binding	34	0	73	94	2	1	-	2	4	-	-	-	211
Legal Advertising	-	-	-	-	-	-	-	400	2,533	-	-	-	2,934
Other Current Charges	48	37	33	-	-	-	100	60	-	9	-	-	288
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Property Taxes												-	-
Total General & Administrative	**$ 17,965**	**$ 5,685**	**$ 6,024**	**$ 8,841**	**$ 8,744**	**$ 9,010**	**$ 30,871**	**$ 6,638**	**$ 7,010**	**$ 3,891**	**$ -**	**$ -**	**$ 104,679**

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	$ 1,725	$ 1,725	$ 1,725	$ 1,725	$ 1,725	$ 1,725	$ 1,725	$ 1,725	$ 1,725	$ 1,725	$ -	$ -	$ 17,250
Electric - Street Lighting	2,787	3,418	2,081	2,961	2,478	2,672	2,531	2,000	1,625	1,731	-	-	24,283
Electric - Fountains	1,132	2,236	-	1,317	1,244	1,259	1,347	1,205	844	1,193	-	-	11,776
Irrigation-Potable Water	139,527	-	49,220	(1,200)	-	36,987	-	4,866	36,901	-	-	-	266,301
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	24,966	24,966	24,966	24,966	24,966	24,966	24,966	24,966	24,966	24,966	27,865	-	277,525
Landscape Replacement	9,445	4,200	14,400	-	-	37,335	-	-	-	-	-	-	65,380
Royal Palm Treatment	-	-	-	-	81,280	-	-	-	-	-	-	-	81,280
Pressure Cleaning - Overall	23,000	24,365	-	-	-	-	-	-	-	-	-	-	47,365
General Maintenance	725	3,950	6,050	7,175	3,140	4,250	17,350	6,225	2,950	-	-	-	51,815
Wall Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Maintenance	3,000	-	-	-	3,000	-	3,000	-	-	-	-	-	9,000
Lake Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	-	31,900
Lake Maintenance	1,600	879	879	879	879	879	879	1,600	1,600	1,600	-	-	11,674
Fertilization	3,550	3,550	3,550	3,550	3,550	3,550	3,550	3,550	3,550	3,550	-	-	35,500
Irrigation Repairs	9,235	-	-	-	-	6,665	11,435	-	1,600	-	-	-	28,935
Maintenance Personnel	-	-	-	-	-	-	-	-	-	-	-	-	-
Wall Painting Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	150	-	-	-	-	21,552	-	-	-	-	-	21,702
Total Operations & Maintenance	**$ 223,591**	**$ 72,338**	**$ 105,772**	**$ 44,273**	**$ 125,162**	**$ 123,188**	**$ 91,235**	**$ 49,037**	**$ 78,661**	**$ 37,665**	**$ 30,765**	**$ -**	**$ 981,686**
Total Expenditures	**$ 241,557**	**$ 78,023**	**$ 111,795**	**$ 53,114**	**$ 133,905**	**$ 132,198**	**$ 122,106**	**$ 55,674**	**$ 85,671**	**$ 41,556**	**$ 30,765**	**$ -**	**$ 1,086,365**
Excess (Deficiency) of Revenues over Exp	$ (230,458)	$ (68,149)	$ 1,212,132	$ 55,433	$ (86,499)	$ (75,849)	$ (64,253)	$ (24,788)	$ (22,143)	$ (27,520)	$ (30,765)	$ -	$ 637,140
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (230,458)**	**$ (68,149)**	**$ 1,212,132**	**$ 55,433**	**$ (86,499)**	**$ (75,849)**	**$ (64,253)**	**$ (24,788)**	**$ (22,143)**	**$ (27,520)**	**$ (30,765)**	**$ -**	**$ 637,140**

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	$523,300	
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)
Current Bonds Outstanding		**$15,740,000**

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	$681,582	
Less: Principal Payment - 12/1/19		($375,000)
Less: Special Call Payment - 6/1/20		($25,000)
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)
Current Bonds Outstanding		**$20,490,000**

Downtown Doral South

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami-Dade County

Fiscal Year 2024

Gross Assessments	$ 1,673,687.00	$ 1,196,260.94	$ 1,517,257.59	$ 4,387,205.53
Net Assessments	$ 1,590,002.65	$ 1,136,447.89	$ 1,441,394.71	$ 4,167,845.25

ON ROLL ASSESSMENTS

allocation in %	38.15%	27.27%	34.58%	100.00%

Date	*Gross Amount*	*Discoumt/ Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2018 Area One Debt Service*	*2018 Area Tow Debt Service*	*Total*
11/28/23	$ 442,989.98	$ 17,542.51	$ 4,429.87	$ -	$ 421,017.60	$ 157,936.75	$ 130,123.49	$ 132,957.35	$ 421,017.60
11/28/24	18,670.57	938.63	186.75	-	17,545.19	6,463.38	6,099.92	4,981.90	17,545.19
12/08/24	273,509.91	10,831.01	2,735.12	-	259,943.78	100,050.96	65,819.43	94,073.39	259,943.78
12/15/23	2,887,633.47	114,350.34	28,876.50	-	2,744,406.63	1,044,430.22	762,856.41	937,120.00	2,744,406.63
01/11/24	167,169.93	6,095.11	1,671.70	-	159,403.12	63,186.03	29,876.53	66,340.57	159,403.12
01/14/24	92,524.11	2,672.22	925.24	-	88,926.65	35,192.02	16,997.67	36,736.96	88,926.65
02/29/24	-	-	-	4,213.23	4,213.23	1,606.55	1,153.21	1,453.47	4,213.23
03/19/24	-	-	-	296.17	296.17	112.93	81.07	102.17	296.17
02/09/24	93,311.00	1,877.56	933.16	-	90,500.28	34,179.26	26,656.02	29,664.99	90,500.28
03/28/24	106,148.82	1,080.95	1,061.49	-	104,006.38	41,910.75	15,582.94	46,512.69	104,006.38
04/19/24	9,628.37	24.78	96.29	-	9,507.30	3,594.53	2,777.93	3,134.84	9,507.30
04/19/24	116,907.76	27.90	1,169.05	-	115,710.81	44,367.08	30,267.87	41,075.86	115,710.81
05/10/24	46,271.71	-	462.71	2,140.16	47,949.16	19,000.09	9,024.45	19,924.62	47,949.16
06/06/24	32,091.48	-	320.92	928.34	32,698.90	11,868.58	12,382.18	8,448.14	32,698.90
06/26/24	100,348.40	-	1,003.48	4,470.50	103,815.42	38,330.24	35,599.94	29,885.24	103,815.42
07/29/24	-	-	-	343.39	343.39	147.37	-	196.02	343.39
07/31/24	-	-	-	194.65	.	60.00	134.65	-	194.65
TOTAL	**$ 4,387,205.51**	**$ 155,441.01**	**$ 43,872.28**	**$ 12,586.44**	**$ 4,200,284.01**	**$ 1,602,436.74**	**$ 1,145,433.70**	**$ 1,452,608.22**	**$ 4,200,478.66**

Downtown Doral South

Community Development District
Series 2018 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through September 30, 2024

Source of Funds:		Interest Income	$290,932.44
		Transfer from Area Two	$167,849.31
		Bond Proceeds (including Receivable)	$17,268,931.69
			$17,727,713.44
Use of Funds:			
Disbursements:	Lake Tract		$6,229,403.83
	Earthwork		$67,735.77
	Roadway Improvements		$2,068,595.61
	Sign & Marking		$120,504.32
	Stormdrain		$975,707.32
	Rainwater Leaders		$12,112.20
	Water		$1,717,930.17
	San Sewer		$1,981,936.57
	Amphitheater Parcel		$250,000.00
	Seawall		$179,608.27
	Streetlighting		$893,967.00
	Professional Fees		$2,635,340.75
	COI		$566,650.00
			$17,699,491.81
Adjusted Balance in Construction Account at September 30, 2024			**$28,221.63**

2. Funds Available For Construction at September 30, 2024

Book Balance of Construction Fund at September 30, 2024	$28,221.63

3. Investments - Wells Fargo Bank

September 30, 2024		Principal
Construction Fund:		$28,221.63
	ADJ: Outstanding Requisitions	$0.00
	Balance	**$28,221.63**

Downtown Doral South Community Development District
Series 2018
Area One

REQ. #	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Earthwork	Roadways	Signs & Markings	Stormdrain	Rainwater Leaders	Water	San Sewer	Lake Tract	Amphitheater Parcel	Seawall	Streetlighting	Professional Fees
COI	Nabors Giblin	$45,000.00	$45,000.00													
COI	Greenberg Traurig	$62,500.00	$62,500.00													
COI	Holland & Knight	$5,250.00	$5,250.00													
COI	GMS-SF	$27,500.00	$27,500.00													
COI	Billing Cochran	$37,000.00	$37,000.00													
COI	Wells Fargo	$10,000.00	$10,000.00													
COI	Alvarez Eng	$20,000.00	$20,000.00													
	Underwriters Disc	$359,400.00	$359,400.00													
1	CCHomes	$1,066,994.10		$1,066,994.10				$124,974.73		$345,257.56	$616,961.76					
2	Downrite Engineering	$695,804.66		$695,804.66												$695,804.66
3	Downrite Engineering	$110,035.70		$110,035.70				$11,144.70		$60,062.49	$38,828.51					
4	First American Title	$5,294,963.94		$5,294,963.94								$5,294,963.94				
5	Downrite Engineering	$99,786.52		$99,786.52				$24,589.37		$38,105.00	$36,094.17					
6	Billing Cochran	$14,354.50		$14,354.50												$14,354.50
7	Billing Cochran	$3,457.00		$3,457.00												$3,457.00
8	Downrite Engineering	$175,591.58		$175,591.58						$94,472.19	$81,119.39					
9	Alvarez Eng	$2,522.00		$2,522.00												$2,522.00
10	Downrite Engineering	$17,829.27		$17,829.27							$17,829.27					
11	CC Homes at Doral LLC	$331,452.80		$331,452.80						$165,716.40	$165,736.40					
12	CC Homes at Doral LLC	$272,643.52		$272,643.52		$272,643.52										
13	Downrite Engineering	$48,550.28		$48,550.28						$26,826.30	$21,723.98					
14	City of Doral	$250,000.00		$250,000.00									$250,000.00	$0.00		
15	Downrite Engineering	$146,645.69		$146,645.69							$146,645.69					
16	Downrite Engineering	$80,000.00		$80,000.00						$62,860.40	$17,139.60					
17	Downrite Engineering	$7,761.24		$7,761.24				$7,761.24								
18	SnapMaster	$1,500.00		$1,500.00												$1,500.00
19	Downrite Engineering	$23,925.40		$23,925.40							$23,925.40					
20	Downrite Engineering	$42,788.00		$42,788.00				$42,788.00								
21	Downrite Engineering	$36,637.68		$36,637.68							$36,637.68					
22	Downrite Engineering	$78,451.47		$78,451.47				$19,704.06			$58,747.41					
23	Billing Cochran	$928.00		$928.00												$928.00
24	CC Homes at Doral LLC	$172,002.80		$172,002.80						$86,001.40	$86,001.40					
25	CC Homes at Doral LLC	$350,152.46		$350,152.46		$350,152.46										
26	CC Homes at Doral LLC	$88,765.93		$88,765.93	$1,577.40	$14,782.50										$72,406.03
27	CC Homes at Doral LLC	$803,182.96		$803,182.96		$803,182.96										
28	CC Homes at Doral LLC	$179,688.27		$179,688.27										$179,688.27		
29	Downrite Engineering	$27,564.65		$27,564.65				$27,564.65								
30	Downrite Engineering	$4,173.85		$4,173.85				$4,173.85								
32	CC Homes at Doral LLC	$188,966.47		$188,966.47		$188,966.47										
31	CC Homes at Doral LLC	$42,878.80		$42,878.80						$42,878.80						
33	Billing Cochran	$2,030.00		$2,030.00												$2,030.00
34	Billing Cochran	$290.00		$290.00												$290.00
35	Billing Cochran	$988.50		$988.50												$988.50
36	Alvarez Eng	$6,045.00		$6,045.00												$6,045.00
37	Whitecourse TIC	$2,349.00		$2,349.00				$2,349.00								
38	Billing Cochran	$1,278.50		$1,278.50												$1,278.50
39	CC Homes at Doral LLC	$349,862.62		$349,862.62												$349,862.62
40	CC Homes at Doral LLC	$111,421.80		$111,421.80												$111,421.80
41	First American Title	$934,665.89		$934,665.89								$934,665.89				
	Reimb	($226.00)		($226.00)								($226.00)				
42	Alvarez Eng	$1,010.00		$1,010.00												$1,010.00
43	Alvarez Eng	$2,280.00		$2,280.00												$2,280.00
44	Billing Cochran	$2,407.00		$2,407.00												$2,407.00
45	CC Homes at Doral LLC	$454.15		$454.15							$454.15					
46	CC Homes at Doral LLC	$105,527.70		$105,527.70				$21,310.00	$12,112.20	$72,105.30						
47	Downrite Engineering	$208,429.44		$208,429.44						$168,330.10	$40,099.34					
48	Downrite Engineering	$190,964.21		$190,964.21						$180,944.21	$9,720.00					
49	CC Homes at Doral LLC	$259,516.24		$259,516.24						$144,901.85	$114,614.59					
50	Downrite Engineering	$444,940.10		$444,940.10				$189,116.10		$25,841.30	$229,982.70					
51	Alvarez Eng	$4,390.00		$4,390.00												$4,390.00
52	CC Homes at Doral LLC	$232,776.37		$232,776.37				$186,022.26		$26,106.36	$17,647.75					
53	CC Homes at Doral LLC	$99,169.52		$99,169.52						$29,711.12	$29,458.40					
54	CC Homes at Doral LLC	$711,532.04		$711,532.04											$711,532.04	
55	Alvarez Eng	$850.00		$850.00												$850.00
56	Downrite Engineering	$105,652.31		$105,652.31				$2,835.00		$36,018.36	$66,798.95					
57	Downrite Engineering	$58,362.62		$58,362.62						$25,477.74	$32,884.88					
58	Downrite Engineering	$82,974.44		$82,974.44				$40,274.10		$10,715.88	$31,984.46					
59	Downrite Engineering	$0.00		$0.00												
60	Downrite Engineering	$15,953.73		$15,953.73		$13,270.60		$1,204.88		$1,478.25						
61	Downrite Engineering	$18,172.75		$18,172.75		$17,494.85		$133.88		$328.50	$215.52					
62	CC Homes at Doral LLC	$182,434.96		$182,434.96											$182,434.96	
64	Alvarez Eng	$200.00		$200.00												$200.00
63	Alvarez Eng	$2,460.00		$2,460.00												$2,460.00
65	Billing Cochran	$3,527.50		$3,527.50												$3,527.50
66	CC Homes at Doral LLC	$146,970.31		$146,970.31				$16,394.13		$69,771.03	$60,805.15					
67	CC Homes at Doral LLC	$426,625.12		$426,625.12	$61,940.92	$123,673.45	$71,866.86									$169,243.89
68	CC Homes at Doral LLC	$23,584.16		$23,584.16			$23,584.16	$0.00								
69	Alvarez Eng	$510.00		$510.00												$510.00
70	CC Homes at Doral LLC	$24,265.06		$24,265.06		$6,241.73	$9,596.25									$8,427.08
71	Alvarez Eng	$500.00		$500.00												$500.00
72	CC Homes at Doral LLC	$27,619.58		$27,619.58			$19,192.50									$8,427.08
73	CC Homes at Doral LLC	$27,619.58		$27,619.58			$19,192.50									$8,427.08
	Reimb - CC Homes	($22,907.95)		($22,907.95)			($22,907.95)									
73	Alvarez Eng	$500.00		$500.00												$500.00
74	CC Homes at Doral LLC	$16,954.17		$16,954.17												$16,954.17
75	Alvarez Eng	$228.75		$228.75												$228.75
76	CC Homes at Doral LLC	$19,192.50		$19,192.50		$19,192.50										
77	CC Homes at Doral LLC	$7,051.67		$7,051.67				$7,051.67								
78	CC Homes at Doral LLC	$44,760.83		$44,760.83				$44,760.83								
79	CC Homes at Doral LLC	$48,255.42		$48,255.42				$48,255.42								
80	CC Homes at Doral LLC	$45,000.00		$45,000.00				$45,000.00								
81	CC Homes at Doral LLC	$63,812.46		$63,812.46	$4,317.45	$59,495.01										
82	Alvarez Eng	$260.00		$260.00												$260.00
83	Alvarez Eng	$181.25		$181.25												$181.25
84	CC Homes at Doral LLC	$18,286.80		$18,286.80		$10,402.85		$7,883.75								
85	CC Homes at Doral LLC	$6,741.90		$6,741.90				$6,741.90								
86	Alvarez Eng	$315.00		$315.00												$315.00
87	CC Homes at Doral LLC	$16,195.35		$16,195.35		$16,195.35										
88	CC Homes at Doral LLC	$6,732.60		$6,732.60		$6,732.60										
89	Alvarez Eng	$95.00		$95.00												$95.00
90	CC Homes at Doral LLC	$60,232.49		$60,232.49		$60,232.49										
91	CC Homes at Doral LLC	$8,022.37		$8,022.37				$8,022.37								
92	Downrite Engineering	$57,196.23		$57,196.23				$57,196.23								
93	Downrite Engineering	$1,767.75		$1,767.75		$1,767.75										
94	Downrite Engineering	$104,166.52		$104,166.52		$104,166.52										
95	Downrite Engineering	$17,595.00		$17,595.00				$17,595.00								
96	CC Homes at Doral LLC	$1,140,585.84		$1,140,585.84												$1,140,585.84
97	Alvarez Eng	$772.50		$772.50												$772.50
Grand Total		$17,699,491.81	$566,650.00	$17,132,841.71	$67,735.77	$2,068,595.61	$120,504.32	$975,707.32	$12,112.20	$1,717,930.17	$1,981,936.57	$6,229,403.83	$250,000.00	$179,608.27	$893,967.00	$2,635,340.75

SUMMARY:	
BOND PROCEEDS	$17,268,931.69
INT REC'D TO DATE	$290,932.44
TRANS FROM AREA 2	$167,849.31
LESS: REQ. PAID	($17,699,491.81)
BALANCE	$28,221.63

RECONCILIATION	
TRUST STATEMENT	$28,221.63
O/S REQ.	$0.00
ADJ BALANCE	$28,221.63
VARIANCE	($0.00)

$17,699,491.81

$0.00

INT RECD	Construction	COI	INT RECD	Construction	COI	INT RECD	Construction	COI	INT RECD	Construction
Nov-17	$0.00	$0.00	Oct-18	$7,173.56	$9.57	Oct-19	$12,051.58	$0.01	Oct-20	$2,120.03
Dec-17	$0.00	$0.00	Nov-18	$15,164.99	$10.85	Nov-19	$11,790.48	$0.01	Nov-20	$2,191.12
Jan-18	$0.00	$0.00	Dec-18	$1.73	$10.85	Dec-19	$10,355.00	$0.01	Dec-20	$2,120.01
Feb-18	$0.00	$0.00	Jan-19	$29,799.21	$11.92	Jan-20	$10,717.16	$0.01	Jan-21	$2,188.87
Mar-18	$0.00	$0.00	Feb-19	$13,990.91	$9.43	Feb-20	$10,728.82	$0.01	Feb-21	$2,098.61
Apr-18	$0.00	$0.00	Mar-19	$12,336.59	$0.01	Mar-20	$10,051.30	$0.01	Mar-21	$1,652.21
May-18	$0.00	$0.00	Apr-19	$13,310.05	$0.02	Apr-20	$6,077.36	$0.00	Apr-21	$1,715.85
Jun-18	$0.00	$0.00	May-19	$2,170.64	$0.02	May-20	$2,116.85	$0.00	May-21	$1,654.32
Jul-18	$0.00	$0.00	Jun-19	$11,297.63	$0.02	Jun-20	$2,188.15	$0.00	Jun-21	$1,524.44
Aug-18	$4,020.92	$1.51	Jul-19	$12,885.87	$0.02	Jul-20	$2,118.26	$0.00	Jul-21	$19,927.19
Sep-18	$18,901.14	$9.50	Aug-19	$13,256.13	$0.02	Aug-20	$2,189.61	$0.00	Aug-21	$963.03
			Sep-19	$12,597.59	$0.01	Sep-20	$2,190.35	$0.00	Sep-21	$327.22
FY 2018	$22,922.06	$11.01	FY 2019	$143,984.90	$52.74	FY 2020	$82,574.92	$0.06	FY 2021	$38,482.90

INT RECD	Construction	INT RECD	Construction	COI	INT RECD	Construction	COI
Oct-21	$106.19	Oct-22	$97.45	0.02	Oct-23	$68.09	$0.04
Nov-21	$108.48	Nov-22	$100.68	0.02	Nov-23	$67.19	$0.04
Dec-21	$104.98	Dec-22	$97.43	0.03	Dec-23	$60.53	$0.04
Jan-22	$107.73	Jan-23	$100.69	0.03	Jan-24	$61.31	$0.04
Feb-22	$100.74	Feb-23	$100.69	0.03	Feb-24	$61.31	$0.04
Mar-22	$90.99	Mar-23	$90.95	0.03	Mar-24	$56.70	$0.04
Apr-22	$100.74	Apr-23	$100.55	0.03	Apr-24	$72.62	$0.04
May-22	$97.50	May-23	$97.31	0.04	May-24	$56.94	$0.04
Jun-22	$100.73	Jun-23	$88.29	$0.04	Jun-24	$55.85	$0.04
Jul-22	$97.40	Jul-23	$0.00	$0.04	Jul-24	$55.85	$0.04
Aug-22	$100.66	Aug-23	$72.65	$0.04	Aug-24	$50.81	$0.04
Sep-22	$100.66	Sep-23	$71.06	$0.04	Sep-24	$1.23	$0.04
FY 2022	$1,216.80	FY 2023	$1,017.75	$0.39	FY 2024	$668.43	$0.46

Downtown Doral South

Community Development District

Series 2018 Special Assessment Bonds - Assessment Area 2

1. Recap of Capital Project Fund Activity Through September 30, 2024

Source of Funds:		Interest Income	$18,546.31
		Bond Proceeds (including Receivable)	$21,182,943.08
			$21,201,489.39
Use of Funds:			
Disbursements:	Land Acquisition		$20,965,548.08
	Professional Fees		$19,252.67
	Transfer to Debt Service		$4,039.82
	COI		$198,250.00
			$21,187,090.57
Adjusted Balance in Construction Account at September 30, 2024			**$14,398.82**

2. Funds Available For Construction at September 30, 2024

Book Balance of Construction Fund at September 30, 2024	$14,398.82

3. Investments - Wells Fargo Bank

		Principal
September 30, 2024		
Construction Fund:		$14,398.82
	ADJ: Outstanding Requisitions	$0.00
	Balance	**$14,398.82**

Downtown Doral South Community Development District
Series 2018 Area Two
Special Assessment Revenue Bonds

REQ. #	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Land	Roadways	Signs & Markings	Stormdrain	Professional Fees
COI	Nabors Giblin	$0.00	$0.00						
COI	Greenberg Traurig	$62,500.00	$62,500.00						
COI	Holland & Knight	$5,250.00	$5,250.00						
COI	GMS-SF	$27,500.00	$27,500.00						
COI	Billing Cochran	$42,500.00	$42,500.00						
COI	Wells Fargo	$10,000.00	$10,000.00						
COI	Alvarez Eng	$2,000.00	$2,000.00						
	Squire Patton Boggs	$48,500.00	$48,500.00						
1	Lennar	$20,790,144.57		$20,790,144.57	$20,790,144.57				
2	DDS CDD	$175,403.51		$175,403.51	$175,403.51				
3	Billing Cochran	$10,111.00		$10,111.00					$10,111.00
4	Alvarez Eng	$4,666.30		$4,666.30					$4,666.30
5	Billing Cochran	$2,465.00		$2,465.00					$2,465.00
	ImageMaster	$1,500.00							$1,500.00
6	Billing Cochran	$510.37		$510.37					$510.37
Grand Total		$21,183,050.75	$198,250.00	$20,983,300.75	$20,965,548.08	$0.00	$0.00	$0.00	$19,252.67

SUMMARY:	
BOND PROCEEDS	$21,182,943.08
INT REC'D TO DATE	$18,546.31
LESS: TRANSFER TO DEBT SERVICE	($4,039.82)
LESS: REQ. PAID	($21,183,050.75)
BALANCE	$14,398.82

RECONCILIATION	
TRUST STATEMENT	$14,398.82
O/S REQ.	$0.00
ADJ BALANCE	$14,398.82
VARIANCE	$0.00

INT REC'D Construction		COI	INT REC'D Construction	
Oct-18	$11,941.52	$4.09	Oct-19	$21.82
Nov-18	$4,817.10	$6.80	Nov-19	$19.79
Dec-18	$28.89	$6.77	Dec-19	$16.79
Jan-19	$31.49	$7.37	Jan-20	$16.91
Feb-19	$29.72	$7.78	Feb-20	$16.73
Mar-19	$25.65	$7.01	Mar-20	$15.68
Apr-19	$28.60	$4.76	Apr-20	$8.83
May-19	$25.99	$0.01	May-20	$2.01
Jun-19	$25.57	$0.01	Jun-20	$0.96
Jul-19	$24.56	$0.01	Jul-20	$0.65
Aug-19	$25.33	$0.01	Aug-20	$0.53
Sep-19	$22.75	$0.01	Sep-20	$0.20
	$17,027.17	$44.63		$120.90

INT REC'D Construction		INT REC'D Construction		INT REC'D Construction
Oct-20	$0.11	Oct-21	$0.11	Oct-22
Nov-20	$0.12	Nov-21	$0.12	Nov-22
Dec-20	$0.11	Dec-21	$0.29	Dec-22
Jan-21	$0.17	Jan-22	$0.00	Jan-23
Feb-21	$0.12	Feb-22	$0.12	Feb-23
Mar-21	$0.10	Mar-22	$0.10	Mar-23
Apr-21	$0.12	Apr-22	$0.70	Apr-23
May-21	$0.11	May-22	$2.03	May-23
Jun-21	$0.12	Jun-22	$6.10	Jun-23
Jul-21	$0.11	Jul-22	$10.16	Jul-23
Aug-21	$0.12	Aug-22	$16.17	Aug-23
Sep-21	$0.12	Sep-22	$22.82	Sep-23
	$1.43		$58.72	

INT REC'D Construction	
Oct-23	$58.41
Nov-23	$60.85
Dec-23	$59.21
Jan-24	$61.40
Feb-24	$61.48
Mar-24	$57.52