

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

***February 18, 2026***

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

## **Agenda**

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

**Wednesday  
February 18, 2026  
8:30 a.m.**

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

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

1. Roll Call
2. Approval of Minutes of November 19, 2025 and January 21, 2026 Meetings – **Page 3 and Page 7**
3. Update on Parking Rules
4. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager – Monthly Report – **Page 12**
  - D. Manager
5. Financial Reports
  - A. Acceptance of Check Register – **Page 23**
  - B. Acceptance of Unaudited Financials – **Page 27**
6. Audience Comments – **As per District’s rules, each speaker has 3 minutes to provide comments**
7. Supervisors Requests
8. Adjournment

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

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

The regular meeting of the Board of Supervisors of the Downtown Doral South Community Development District was held on Wednesday, January 21, 2025, at 8:30 a.m. at 4651 N.W. 82nd Avenue, Doral, Florida.

Present and constituting a quorum were:

Francisco Bird	Chairman (by phone)
Jamie Mercado	Vice Chairman
Gerardo Cabral	Assistant Secretary
Felix Bravo	Assistant Secretary

Also present were:

Scott Cochran	District Counsel
Ben Quesada	District Manager
Mayra Padilla	Governmental Management Services (by phone)
Rita Carbonell	Doral Public Works
Jose Leon	Doral Public Works

### **FIRST ORDER OF BUSINESS**

### **Roll Call**

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

### **SECOND ORDER OF BUSINESS**

### **Discussion of The City of Doral's Proposed Parking Permit Program**

Mr. Quesada moved to The City of Doral's proposed parking permit program and indicated this item had been discussed at a previous CDD Board meeting. He then gave a brief introduction stating they have been speaking internally with the City of Doral Public Works Department and there have been a few developments that the public works representatives would briefly describe.

Mr. Leon with the City of Doral Public Works gave a brief overview of the proposed parking permit program and passed out some information relating showing the permit

zones that were discussed at the recent community workshop. He indicated what it would look like in the future with street signs from the city. He also made some additional comments relating to the total inventory and what percentage would be available to permits and visitor parking.

Mr. Cochran also made a comment relating to different communities purchasing parking permits stating one of the legal issues was that the parking spaces that were still CDD owned would still need to be confirmed with the District engineer and the bond counsel. He also stated typically when bond funds are used to purchase District owned parking spaces, the funding comes from the Special Assessments Bonds which are tax exempt municipal bonds so they have to be open and available to the public and the District cannot restrict who can or cannot have access to those space which means they would be first come, first serve.

*(At this point there was a lengthy discussion among the Board members, Mr. Quesada, Mr. Cochran, Mr. Leon and Ms. Carbonell relating to this item)(Mr. Quesada stated they would circulate to the Board members a draft of the parking enforcement rules for the CDD owned streets and parking spaces to be discussed at the next CDD Board meeting)(Mr. Cochran also stated the next step would be to reach out to The City of Doral Legal Counsel and see if they wanted to prepare the first draft of the agreement, or if they wanted CDD District Counsel to do that, and then reach out to bond counsel to get any additional answers as necessary)*

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 8, 2025 and October 15, 2025 Meetings**

Mr. Quesada presented the minutes from the October 8, 2025 and October 15, 2025 meetings and stated those were included in the agenda package. He then asked for any comments or corrections and upon hearing none, he asked for a motion to approve the minutes.

On MOTION by Mr. Bravo seconded by Mr. Cabral with all in favor, the Minutes of the October 8, 2025 and October 15, 2025 Meetings were approved.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

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

**A. Attorney**

Mr. Cochran stated he had nothing to report, other than getting the rules circulated to the Board by the end of the week, and he would be working with the city on the agreement.

**B. Engineer**

Mr. Quesada stated they already covered most of this report with the parking space discussion. He also mentioned they were still working with the vendor on the storm draining cleaning for Phase 1, and the vendor would compile a report to be presented to the Board at the next meeting.

**C. Field Manager – Monthly Report**

Mr. Quesada moved to item C under staff reports, field manager, and asked Ms. Padilla if she had anything to report to the Board.

Ms. Padilla stated she didn't have anything to report other than, the pressure cleaning was completed which was included on page 10 in the field report. She also stated she did an inspection of the area and it look pretty good to her team. She then asked if the Board had any comments or questions on the field report. *(The Board had no questions at this time)*

Mr. Quesada also made an additional comment on the 4 royal palms that were lost in the community and he would be meeting with Power X right after the meeting to discuss that. Mr. Quesada also mentioned the tree trimming service in the community would start this coming week for all the palms and all the hardwoods.

**D. Manager**

Mr. Quesada stated he had nothing to report under the manager.

**FIFTH ORDER OF BUSINESS**

**Financial Reports**

**A. Acceptance of Check Register**

**B. Acceptance of Unaudited Financials**

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

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

**SIXTH ORDER OF BUSINESS**

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

Mr. Quesada then asked if there were any audience comments and stated there was no audience at this time for any comments.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

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

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Secretary /Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

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

The special meeting of the Board of Supervisors of the Downtown Doral South Community Development District was held on Wednesday, November 19, 2025, at 6:30 p.m. at 4651 N.W. 82nd Avenue, Doral, Florida.

Present and constituting a quorum were:

Francisco Bird	Chairman
Jamie Mercado	Vice Chairman
Lidy Hernandez	Assistant Secretary
Gerardo Cabral	Assistant Secretary
Felix Bravo	Assistant Secretary

Also present were:

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

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

### **FIRST ORDER OF BUSINESS**

### **Roll Call**

Mr. Quesada 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***

*(This item was addressed later in the meeting)*

Mr. Quesada indicated he would move down the agenda to a couple of procedural items needing Board approval first before moving on with the other agenda items.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the  
September 17, 2025 and  
September 24, 2025 Meetings**

Mr. Quesada then presented the minutes from the September 17, 2025 and September 24, 2025 meetings and stated those were included in the agenda package. He then asked for any comments or corrections and upon hearing none, he asked for a motion to approve the minutes.

On MOTION by Mr. Cabral seconded by Mr. Bird with all in favor, the Minutes of the September 17, 2025 and September 24, 2025 Meetings were approved.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

- A. Acceptance of Check Register**
- B. Acceptance of Unaudited Financials**

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

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

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

- C. Field Manager – Monthly Report**

Mr. Quesada then moved to item C under staff reports, field manager, included in the agenda on page 76 and stated they were 5 streetlight fixtures reported as damaged by one of the HOA managers so he had those repaired electrically, however, some of those fixtures appeared to be damaged and needed to be replaced. Mr. Quesada then gave some historical background relating ordering these particular streetlight fixtures stating there were not a lot of suppliers who sold them. He then stated the price per each one would be \$1,985 and he could find only one supplier in Miami-Dade County that had those

fixtures available. Mr. Quesada also stated there were enough funds in the field, O&M budget to absorb the cost of these replacements.

He then asked for any comments or questions, and upon hearing none, asked for a motion to approve estimate#2025-1022.

On MOTION by Mr. Bravo seconded by Mr. Bird with all in favor, accepting Estimate #2025-1022 from Ortiz Construction to replace 5 damaged streetlight fixtures in an amount not to exceed \$11,925 was approved.

**FOURTH ORDER OF BUSINESS**

**(DERM) Discussion and Follow-up on Urbana III, Residences at Downtown Doral meeting (COM-99029)**

*(This item was addressed later in the meeting)*

**FIFTH ORDER OF BUSINESS**

**Discussion of:**

**A. Homeowner’s Association Leadership Regarding the Potential Clubhouse Purchase**

Mr. Quesada moved to item No. 5A, discussion of homeowner’s association leadership regarding the potential clubhouse purchase stating he had invited the Board members from Urbana, Canarias and Tahiti to attend today’s meeting to address their concerns and a letter was also provided in the agenda as well.

*(At this point there was a lengthy discussion among the Board members, Mr. Cochran, Mr. Quesada, and the HOA Board members who attended the meeting relating to the letter, the PSA, the appraisal, and the engineering inspections)*

Mr. Quesada asked the Board if they would like to open the floor to any public comments relating to the discussion of the clubhouse purchase. *(The Board agreed to take public comments at this time)*

**SECOND ORDER OF BUSINESS**

**Audience Comments – As per District’s rules, each speaker has 3 minutes to provide comments (Cont.)**

Mr. Quesada then asked if anyone had any public comment they wished to make at this time and reminded everyone there was a 3 minute limit for any public comment.

*(At this point public comments were taken)(Ms. Rebecca Lon made a few comments at this time, as well as other residents who attended the meeting)(There was further discussion among the Board members, Mr. Cochran, Mr. Quesada, Ms. Duque, Mr. Goldstein and the attending audience relating to the PSA and the earlier discussions at this meeting)(The Board requested the District Manager to attend the Master HOA meeting on 12-8-25 at 6pm to clarify any concerns or questions they have, and also reach out to the club owners in January, 2026 to find out what would be required to resume negotiations)*

**FOURTH ORDER OF BUSINESS**

**(DERM) Discussion and Follow-up on Urbana III, Residences at Downtown Doral meeting (COM-99029)(Cont.)**

Mr. Quesada moved back to item No. 4, (DERM) Discussion and follow-up on Urbana III, Residences at Downtown Doral meeting (COM-99029) and gave a brief summary of this item indicating this was included in the agenda on page 14.

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

**FIFTH ORDER OF BUSINESS**

**Discussion of: (Cont.)**

**B. The City of Doral's Proposed Parking Permit Program**

Mr. Quesada moved on to The City of Doral's proposed parking permit program and asked if the Board had any questions or comments for District counsel relating to the program or if there was anything they wished to communicate to the City of Doral's attorney based on the program. Mr. Quesada also stated the CDD would also need to adopt certain parking rules through the rulemaking process to make them enforceable.

*(At this point there was a lengthy discussion among the Board members, District staff, and Mr. Cochran relating to this item)(The Board requested staff to invite a Doral Public Works representative to attend the January 21, 2026 CDD Board meeting)*

**SIXTH ORDER OF BUSINESS**

**Staff Reports (Cont.)**

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

**A. Attorney**

Mr. Cochran stated he had nothing to report.

**B. Engineer**

Mr. Quesada stated there was nothing to report under the engineer.

**D. Field Manager – Monthly Report**

*(This item was addressed earlier in the meeting)*

**E. Manager**

Mr. Quesada stated he had nothing to report under the manager.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports (Cont.)**

**C. Acceptance of Check Register**

**D. Acceptance of Unaudited Financials**

*(This item was addressed earlier in the meeting)*

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

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

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Secretary /Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

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# ***DOWNTOWN DORAL SOUTH CDD***



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## ***FIELD REPORT***

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**February 18, 2026**

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

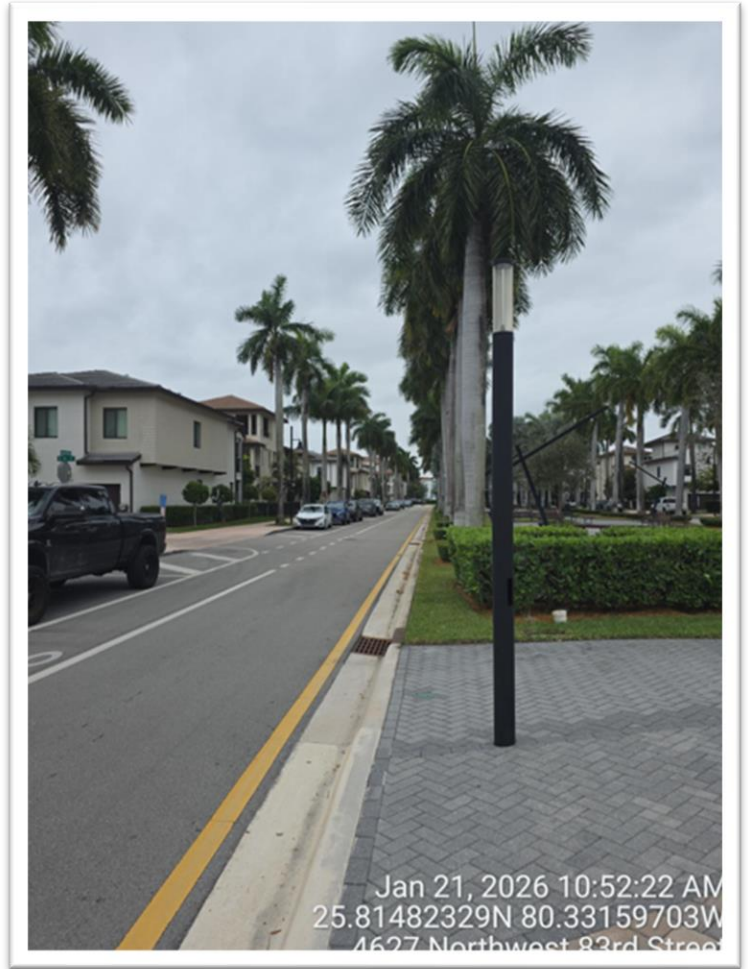
## **Landscaping**

- Equator Landscaping provided mow services on January 6<sup>th</sup> and January 27<sup>th</sup>.
- Equator conducted wet checks in all Paseos on January 12<sup>th</sup> and January 28<sup>th</sup>. Miami-Dade WASH bills quarterly.
- Equator Landscaping provided weed control services on January 8<sup>th</sup>.
- Detail trimming services were provided on January 22<sup>nd</sup>.
- Porter services were provided on a weekly basis on Monday, Wednesday, Thursday, Friday, and Saturday as per the contract.
- Landscaping fertilization/pest control services completed by Power X.



**DOWNTOWN DORAL  
SOUTH DDS**

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



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

**DOWNTOWN DORAL  
SOUTH DDS**

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

Jan 27, 2026 at 10:11:47 AM  
4636 NW 84th Ave  
Doral FL 33178  
United States  
Downtown Doral



Jan 27, 2026 at 9:55:27 AM  
8368-8398 Central Park Blvd  
Doral FL 33166  
United States  
Downtown Doral



Jan 27, 2026 at 10:40:59 AM  
8091 NW 48th Terr  
Doral FL 33166  
United States  
Downtown Doral



Jan 27, 2026 at 10:27:15 AM  
8137 NW 46th Terr  
Doral FL 33166  
United States  
Downtown Doral



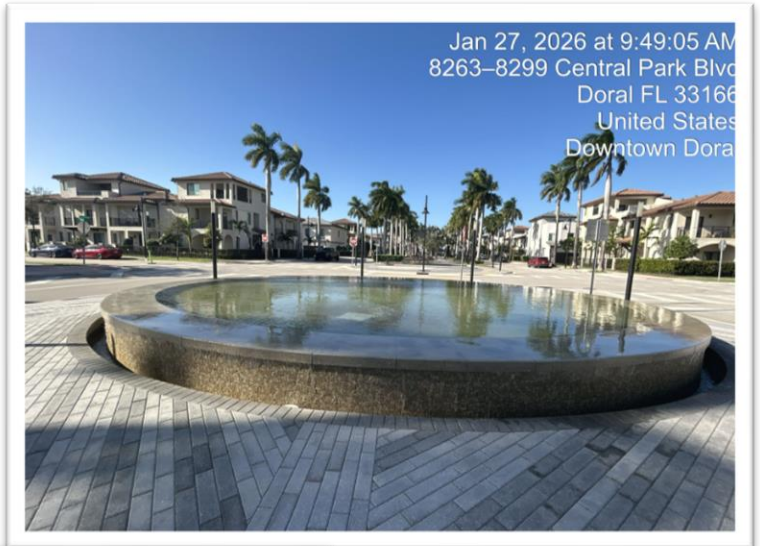
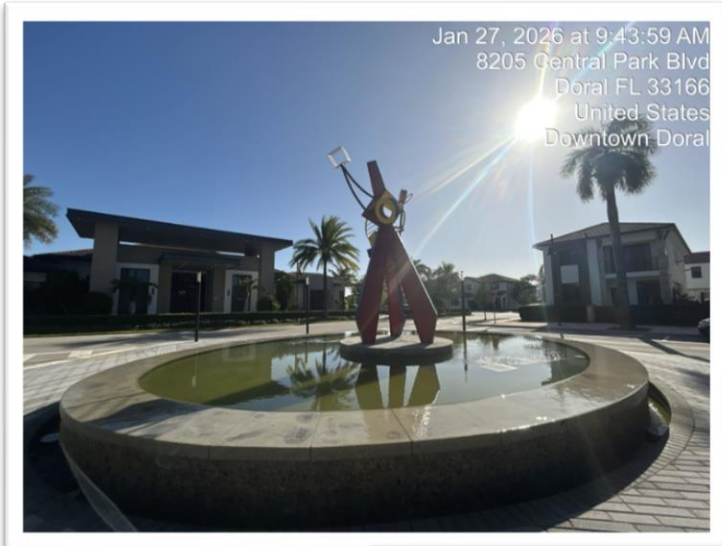
**Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road Sunrise, FL 33351**

## **Lake Maintenance**



- Maintenance provided to the lake September January 15, 2026, as indicated by Lake Doctors. Please see attached lake inspection reports, Exhibit A.
- Weeds in littoral plant bed are treated on a monthly basis.
- All three lake fountains operating per most recent inspections.

**Fountains Maintenance**



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

## **Playground**



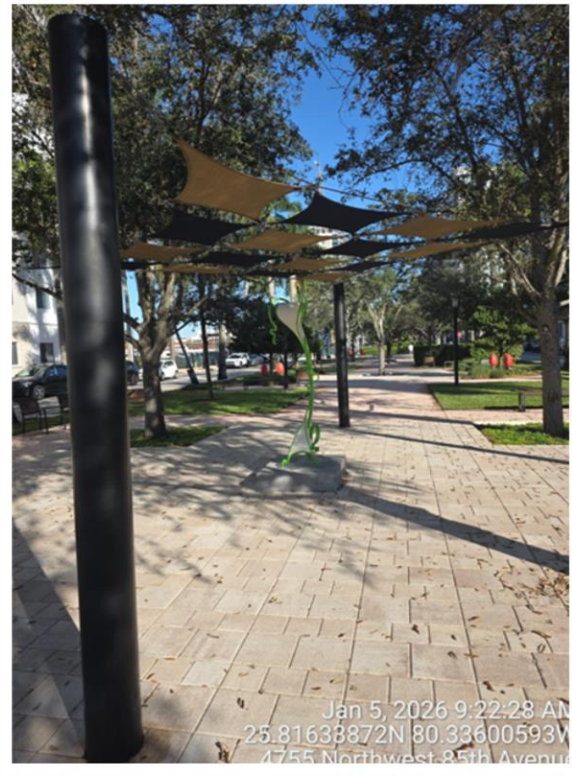
**Before**

**After**

- Playground awning has some patches and was observed to be in satisfactory condition per last inspection.
- Playground signs were cleaned.

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

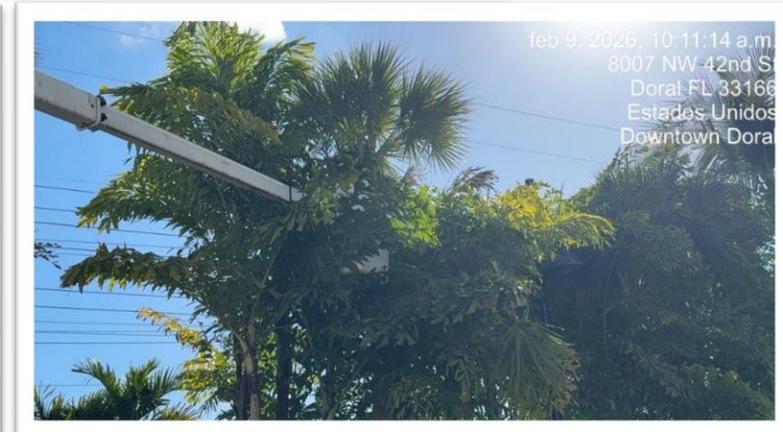
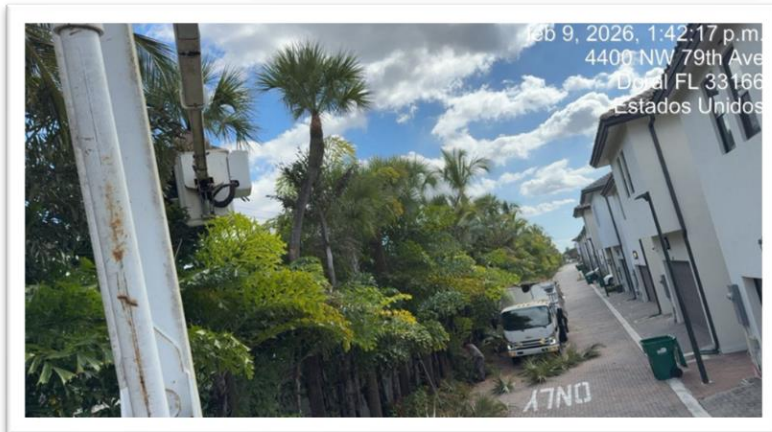
**Field Maintenance**



- Paseo structures are in satisfactory condition per latest inspections.

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

**Tree Trimming**



- District wide tree trimming commenced February 9, 2026.

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

**Exhibit A**

Lake service reports from The Lake Doctors.



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

Completed Work Order Information	
<b>Account #:</b>	727076 DOWNTOWN DORAL SOUTH CDD
<b>Site Information:</b>	4101 NW 87 Ave , Miami, FL 33178-
<b>Customer Billing Information:</b>	5385 N Nob Hill Rd , Sunrise FL 33351-
<b>Service Branch Information:</b>	1200 Stirling Rd (954) 565-7488
<b>Lake Doctors Corporate HQ:</b>	4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256 AR@lakedoctors.com www.lakedoctors.com
<b>Event Name:</b>	Water Management - Zone 2
<b>Work Order Number:</b>	2096802
<b>Service Date:</b>	1/15/2026
<b>Target Pests (if applicable):</b>	Algae- various species

**Thank you for  
your business!**

**Service Notes & Observations**

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

Environmental Conditions	
<b>Weather:</b>	Overcast
<b>Temperature:</b>	70.34
<b>Wind Direction:</b>	East
<b>Wind Speed:</b>	4.66
<b>Humidity:</b>	80.0000

Treated for Algae, Treated Shoreline Weeds

<b>Services Completed by:</b>	<b>Customer Signature (if needed):</b>
	
Stephen Dellon (321) 316-7319 / <a href="mailto:stephen.dellon@lakedoctors.com">stephen.dellon@lakedoctors.com</a>	American Owned & Operated

**DOWNTOWN DORAL  
SOUTH DDS**

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

**Exhibit B**

**ESTIMATE**

**EQUATOR LANDSCAPING**  
PO Box 820716  
PEMBROKE PINES, FL 33082

info@equatorlandscaping.com  
+1 (888) 407-5558  
www.equatorlandscaping.com



**Bill to**  
Downtown Doral South CDD In Care Of  
GMS SF, LLC  
5385 N Nob Hill Road  
Sunrise, FL 33351

**Ship to**  
Downtown Doral South CDD In Care Of  
GMS SF, LLC  
5385 N Nob Hill Road  
Sunrise, FL 33351

**Estimate details**

Estimate no.: 1574  
Estimate date: 02/03/2026

#	Product or service	Description	Qty	Rate	Amount
1.	T-1002	Removal and Disposal of 4 dead 35' tall royal palms located throughout the district.	4	\$750.00	\$3,000.00
2.	T-1002	Removal and Disposal of 2 dead 30' tall Coconut palms located by the back wall on NW 80th Ave and 1 Queen Palm	1	\$1,200.00	\$1,200.00
3.	T-1002	Removal and Disposal of 1 dead Oak Tree located on NW 48th Terrace	1	\$450.00	\$450.00
4.	L1004	Furnish and Install (2)12'-14' GW Royal palms by Paseo D.	2	\$3,750.00	\$7,500.00
5.	L1004	Furnish and Install 14'-16' Standard Oak tree on NW 48th Terrace to replace diseased tree.	1	\$1,850.00	\$1,850.00

**Total \$14,000.00**

**Note to customer**

Warranty  
Equator landscaping warrants all trees for 6 months from the date of installation.  
The irrigation system will be adjusted as needed.

Accepted date

Accepted by

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

**Downtown Doral South**  
COMMUNITY DEVELOPMENT DISTRICT

**Check Register**  
Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
1/1-1/31	1079-1094	\$	330,329.18
<b>TOTAL</b>		<b>\$</b>	<b>330,329.18</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/05/26	00019	1/05/26	01052026	202601	300	20700	10000		TRANSFER OF TAX RECEIPTS	*	43,787.12		
									DOWNTOWN DORAL SOUTH CDD			43,787.12	001079
1/05/26	00029	1/05/26	01052026	202601	300	20700	10000		TRANSFER OF TAX RECEIPTS	*	55,435.79		
									DOWNTOWN DORAL SOUTH CDD			55,435.79	001080
1/05/26	00021	12/30/25	DEC 25	202512	320	53800	43000		DEC 25 - ELECTRIC	*	2,143.61		
		12/30/25	DEC 25	202512	320	53800	43001		DEC 25 - ELECTRIC	*	1,333.96		
									FPL			3,477.57	001081
1/05/26	00001	1/01/26	190	202601	320	53800	34000		JAN 26 - FIELD SERVICES	*	1,974.92		
		1/01/26	191	202601	310	51300	34000		JAN 26 - MGMT FEES	*	4,083.50		
		1/01/26	191	202601	310	51300	31300		JAN 26 - DISSEMINATION	*	238.50		
		1/01/26	191	202601	310	51300	49500		JAN 26 - WEBSITE ADMIN	*	114.50		
		1/01/26	191	202601	310	51300	42000		JAN 26 - POSTAGE	*	7.40		
		1/01/26	191	202601	310	51300	42500		JAN 26 - COPIES	*	3.00		
									GMS-SF, LLC			6,421.82	001082
1/05/26	00028	1/01/26	336908B	202601	320	53800	46800		JAN 26 - WATER MGMT	*	879.00		
									THE LAKE DOCTORS, INC.			879.00	001083
1/05/26	00048	9/30/25	IN52518	202509	310	51300	48000		NOTICE OF SPECIAL MEETING	*	320.01		
		9/30/25	IN52519	202509	310	51300	48000		NOTICE OF SPECIAL MEETING	*	368.72		
		11/30/25	IN88744	202511	310	51300	48000		NOTICE OF SPECIAL MEETING	*	334.62		
									MCCLATCHY COMPANY LLC			1,023.35	001084
1/05/26	00043	12/12/25	1114902	202512	320	53800	46300		DEC 25 - FERT MONTHLY	*	3,550.00		
									POWERX			3,550.00	001085
1/13/26	00008	1/07/26	8937	202512	310	51300	31100		DEC 25 - ENGINEERING SVC	*	732.50		
									ALVAREZ ENGINEERS, INC.			732.50	001086
									DDS0 DWNTWN DRL SOU PPOWERS				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/13/26	00019	1/13/26	01132026	202601 300-20700-10000		TRANSFER OF TAX RECEIPTS	*	22,061.90		
									22,061.90	001087
DOWNTOWN DORAL SOUTH CDD										
1/13/26	00029	1/13/26	01132026	202601 300-20700-10000		TRANSFER OF TAX RECEIPTS	*	36,453.67		
									36,453.67	001088
DOWNTOWN DORAL SOUTH CDD										
1/13/26	00022	1/02/26	342549	202601 320-53800-46200		JAN 26 - LANDSCAPE MAINT	*	25,816.00		
		1/02/26	342549	202601 320-53800-46701		IRRIGATION REPAIRS	*	2,900.00		
		1/06/26	342551	202601 320-53800-46301		60% DEP ANNUAL TREE TRIM	*	45,528.00		
									74,244.00	001089
EQUATOR LANDSCAPING										
1/13/26	00021	1/02/26	08151-83	202512 320-53800-43000		DEC 25 - ELECTRIC	*	443.68		
									443.68	001090
FPL										
1/13/26	00047	11/22/25	INV22397	202511 320-53800-49000		HOLIDAY PROGRAM 2025	*	10,776.00		
									10,776.00	001091
HOLIDAY OUTDOOR DECOR										
1/13/26	00016	1/05/26	03236052	202512 320-53800-43100		4780 NW 85TH SVE	*	6,491.91		
		1/05/26	94145257	202512 320-53800-43100		8351X NW 51ST TER	*	8,237.17		
		1/05/26	94932423	202512 320-53800-43100		4651X NW 82ND AVE	*	30,513.70		
									45,242.78	001092
MIAMI-DADE WATER & SEWER DEPARTMENT										
1/13/26	00027	1/12/26	29958	202512 320-53800-46600		REPLC VOLT PUMP FILTER	*	850.00		
		1/12/26	29958	202512 320-53800-46600		REP PAVERS	*	375.00		
		1/12/26	29958	202512 320-53800-46600		INSP/REP ELEC SYSTEM SL	*	675.00		
		1/12/26	29958	202512 320-53800-46600		DEC 25 - FOUNTAIN MAINT	*	1,450.00		
									3,350.00	001093
ORTIZ CONSTRUCTION SERVICES										
1/13/26	00056	12/19/25	19480	202512 320-53800-46400		PW- PINK SIDEWALKS/SWALES	*	7,500.00		
		12/19/25	19481	202512 320-53800-46400		PW-PAVERS/SWALES/MEDIAN	*	14,950.00		
									22,450.00	001094
PEOPLE'S CHOICE PRESSURE										

TOTAL FOR BANK A 330,329.18

DDS0 DWNTWN DRL SOU PPWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER							330,329.18	

DDSO DWNTWN DRL SOU PPOWERS

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

***Unaudited Financial Reporting***  
***January 31, 2026***



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**Downtown Doral South**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	General Fund	Debt Service Funds	Capital Projects Funds	Totals Governmental Funds
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 149,943	\$ -	\$ -	\$ 149,943
Due from General Fund	-	2,428	-	2,428
<b>Investments:</b>				
State Board of Administration	4,228,777	-	-	4,228,777
<b>Series 2018 Area 1</b>				
Reserve	-	551,560	-	551,560
Capital Interest	-	0	-	0
Interest	-	231	-	231
Revenue	-	1,154,904	-	1,154,904
Sinking Fund	-	169	-	169
Acq & Construction	-	-	25,995	25,995
Cost Of Issuance	-	-	10	10
<b>Series 2018 Area 2</b>				
Reserve	-	721,247	-	721,247
Capital Interest	-	6	-	6
Interest	-	145	-	145
Revenue	-	1,698,619	-	1,698,619
Prepayment	-	40	-	40
Sinking Fund	-	362	-	362
Acq & Construction	-	-	11,758	11,758
Cost Of Issuance	-	-	6	6
<b>Total Assets</b>	<b>\$ 4,378,720</b>	<b>\$ 4,129,711</b>	<b>\$ 37,769</b>	<b>\$ 8,546,200</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 20,246	\$ -	\$ -	\$ 20,246
Due to Debt Service	2,428	-	-	2,428
Due to Other	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 22,674</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,674</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series	\$ -	\$ 4,129,711	-	\$ 4,129,711
Capital Project - Series	-	-	37,769	37,769
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	4,356,046	-	-	4,356,046
<b>Total Fund Balances</b>	<b>\$ 4,356,046</b>	<b>\$ 4,129,711</b>	<b>\$ 37,769</b>	<b>\$ 8,523,526</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 4,378,720</b>	<b>\$ 4,129,711</b>	<b>\$ 37,769</b>	<b>\$ 8,546,200</b>

# Downtown Doral South

## Community Development District

### General Fund

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

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 1,623,599	\$ 1,426,171	\$ 1,426,171	\$ -
Interest Income	53,500	17,833	48,793	30,959
<b>Total Revenues</b>	<b>\$ 1,677,099</b>	<b>\$ 1,444,004</b>	<b>\$ 1,474,964</b>	<b>\$ 30,959</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Engineering	\$ 60,000	\$ 20,000	\$ 4,018	\$ 15,983
Engineering - DERM	-	-	-	-
Attorney	40,000	13,333	10,605	2,728
Special Counsel - DERM	8,500	-	140	(140)
Annual Audit	8,100	8,100	-	8,100
Assessment Roll	5,350	5,350	5,350	-
Arbitrage Rebate	1,100	-	-	-
Dissemination Agent	2,862	954	954	-
Trustee Fees	10,000	-	-	-
Management Fees	49,002	16,334	16,334	-
Website Maintenance	1,374	458	458	-
Telephone	-	-	-	-
Postage & Delivery	1,000	333	624	(291)
Insurance General Liability	7,400	7,400	7,551	(151)
Printing & Binding	500	167	163	3
Legal Advertising	5,000	1,667	335	1,332
Other Current Charges	750	250	90	160
Office Supplies	350	117	-	117
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 201,463</b>	<b>\$ 74,638</b>	<b>\$ 46,796</b>	<b>\$ 27,842</b>

# Downtown Doral South

## Community Development District

### General Fund

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

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Field Management	\$ 23,699	\$ 7,900	\$ 7,900	\$ (0)
Electric - Street Lighting	36,000	12,000	14,128	(2,128)
Electric - Fountains	50,000	16,667	5,304	11,363
Irrigation-Potable Water	125,000	41,667	45,243	(3,576)
Property Insurance	34,850	11,617	-	11,617
Pest Control	50,000	16,667	-	16,667
Landscape Maintenance	310,000	103,333	103,264	69
Landscape Replacement	200,000	66,667	31,470	35,197
Royal Palm Treatment	120,000	40,000	45,528	(5,528)
Pressure Cleaning - Overall	75,000	44,900	44,900	-
General Maintenance	125,000	41,667	22,813	18,854
Wall Maintenance	10,000	3,333	-	3,333
Fountain Maintenance	17,500	5,833	6,000	(167)
Lake Fountain Maintenance	8,000	2,667	-	2,667
Irrigation Maintenance	36,000	12,000	-	12,000
Lake Maintenance	28,306	9,435	4,237	5,198
Drainage Maintenance	100,000	33,333	-	33,333
Fertilization	45,000	15,000	14,200	800
Irrigation Repairs	20,000	6,667	13,450	(6,783)
Maintenance Personnel	41,600	13,867	-	13,867
Wall Painting Reserve	50,000	16,667	-	16,667
Reserves	156,800	52,267	-	52,267
Contingency	31,430	10,477	12,413	(1,937)
<b>Subtotal Field Expenditures</b>	<b>\$ 1,694,185</b>	<b>\$ 584,628</b>	<b>\$ 370,849</b>	<b>\$ 213,779</b>
<b>Total Expenditures</b>	<b>\$ 1,895,648</b>	<b>\$ 659,266</b>	<b>\$ 417,645</b>	<b>\$ 241,621</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (218,549)</b>	<b>\$ 784,738</b>	<b>\$ 1,057,319</b>	<b>\$ 272,580</b>
<b>Net Change in Fund Balance</b>	<b>\$ (218,549)</b>	<b>\$ 784,738</b>	<b>\$ 1,057,319</b>	<b>\$ 272,580</b>
<b>Fund Balance - Beginning</b>	<b>\$ 218,549</b>		<b>\$ 3,298,727</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 4,356,046</b>	

**Downtown Doral South**  
**Community Development District**  
**Debt Service Fund Series 2018 Area One**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 1,136,448	\$ 1,015,804	\$ 1,015,804	\$ -
Interest Income	-	-	11,758	11,758
<b>Total Revenues</b>	<b>\$ 1,136,448</b>	<b>\$ 1,015,804</b>	<b>\$ 1,027,563</b>	<b>\$ 11,758</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ 386,558	\$ 386,558	\$ 386,558	\$ -
Interest Expense - 5/1	386,558	-	-	-
Principal Expense - 05/1	375,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,148,115</b>	<b>\$ 386,558</b>	<b>\$ 386,558</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (11,667)</b>	<b>\$ 629,247</b>	<b>\$ 641,005</b>	<b>\$ 11,758</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	-	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (11,667)</b>	<b>\$ 629,247</b>	<b>\$ 641,005</b>	<b>\$ 11,758</b>
<b>Fund Balance - Beginning</b>	<b>\$ 533,187</b>		<b>\$ 1,066,921</b>	
<b>Fund Balance - Ending</b>	<b>\$ 521,520</b>		<b>\$ 1,707,927</b>	

**Downtown Doral South**  
**Community Development District**  
**Debt Service Fund Series 2018 Area Two**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 1,482,906	\$ 1,292,203	\$ 1,292,203	\$ -
Interest Income	-	-	26,698	26,698
<b>Total Revenues</b>	<b>\$ 1,482,906</b>	<b>\$ 1,292,203</b>	<b>\$ 1,318,901</b>	<b>\$ 26,698</b>
<b>Expenditures:</b>				
Interest Expense - 12/15	\$ 484,844	\$ 484,738	\$ 484,738	\$ -
Interest Expense - 12/15	470,000	470,000	470,000	-
Principal Expense - 06/15	474,856	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,429,700</b>	<b>\$ 954,738</b>	<b>\$ 954,738</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 53,206</b>	<b>\$ 337,465</b>	<b>\$ 364,164</b>	<b>\$ 26,698</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 53,206</b>	<b>\$ 337,465</b>	<b>\$ 364,164</b>	<b>\$ 26,698</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,046,893</b>		<b>\$ 2,057,621</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,100,099</b>		<b>\$ 2,421,785</b>	

**Downtown Doral South**  
**Community Development District**  
**Capital Projects Fund Series 2018 - Area One**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 4	\$ 4
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ 4</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ 4</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ 4</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 26,001</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 26,006</b>	

**Downtown Doral South**  
**Community Development District**  
**Capital Projects Fund Series 2018 - Area Two**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 165	\$ 165
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 165</b>	<b>\$ 165</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 990	\$ (990)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 990</b>	<b>\$ (990)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (825)</b>	<b>\$ (825)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (825)</b>	<b>\$ (825)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,589</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,764</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ 267,712	\$ 1,119,662	\$ 38,796	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,426,171
Special Assessments - Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	12,249	10,932	11,716	13,896	-	-	-	-	-	-	-	-	48,793
<b>Total Revenues</b>	<b>\$ 12,249</b>	<b>\$ 278,644</b>	<b>\$ 1,131,378</b>	<b>\$ 52,692</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,474,964</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Engineering	\$ 1,565	\$ 1,720	\$ 733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,018
Engineering - DERM	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	6,720	2,715	1,170	-	-	-	-	-	-	-	-	-	10,605
Special Counsel - DERM	140	-	-	-	-	-	-	-	-	-	-	-	140
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll	5,350	-	-	-	-	-	-	-	-	-	-	-	5,350
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	239	239	239	239	-	-	-	-	-	-	-	-	954
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,084	4,084	4,084	4,084	-	-	-	-	-	-	-	-	16,334
Website Maintenance	115	115	115	115	-	-	-	-	-	-	-	-	458
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	555	1	14	54	-	-	-	-	-	-	-	-	624
Insurance General Liability	7,551	-	-	-	-	-	-	-	-	-	-	-	7,551
Printing & Binding	160	-	-	3	-	-	-	-	-	-	-	-	163
Legal Advertising	-	335	-	-	-	-	-	-	-	-	-	-	335
Other Current Charges	36	45	9	-	36	-	-	-	-	-	-	-	90
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 26,688</b>	<b>\$ 9,252</b>	<b>\$ 6,362</b>	<b>\$ 4,493</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,796</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,900
Electric - Street Lighting	4,243	3,093	2,587	4,204	-	-	-	-	-	-	-	-	14,128
Electric - Fountains	1,396	1,261	1,334	1,313	-	-	-	-	-	-	-	-	5,304
Irrigation-Potable Water	-	-	45,243	-	-	-	-	-	-	-	-	-	45,243
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	25,816	25,816	25,816	25,816	-	-	-	-	-	-	-	-	103,264
Landscape Replacement	31,470	-	-	-	-	-	-	-	-	-	-	-	31,470
Royal Palm Treatment	-	-	-	45,528	-	-	-	-	-	-	-	-	45,528
Pressure Cleaning - Overall	-	-	44,900	-	-	-	-	-	-	-	-	-	44,900
General Maintenance	1,450	12,688	3,350	5,325	-	-	-	-	-	-	-	-	22,813
Wall Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Maintenance	3,000	-	-	3,000	-	-	-	-	-	-	-	-	6,000
Lake Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,600	879	879	879	-	-	-	-	-	-	-	-	4,237
Fertilization	3,550	3,550	3,550	3,550	-	-	-	-	-	-	-	-	14,200
Irrigation Repairs	2,900	2,900	4,750	2,900	-	-	-	-	-	-	-	-	13,450
Maintenance Personnel	-	-	-	-	-	-	-	-	-	-	-	-	-
Wall Painting Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	10,776	1,637	-	-	-	-	-	-	-	-	12,413
<b>Total Operations &amp; Maintenance</b>	<b>\$ 77,401</b>	<b>\$ 52,161</b>	<b>\$ 145,160</b>	<b>\$ 96,128</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 370,849</b>
<b>Total Expenditures</b>	<b>\$ 104,089</b>	<b>\$ 61,413</b>	<b>\$ 151,522</b>	<b>\$ 100,621</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 417,645</b>
<b>Excess (Deficiency) of Revenues over Exp</b>	<b>\$ (91,840)</b>	<b>\$ 217,231</b>	<b>\$ 979,856</b>	<b>\$ (47,929)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,057,319</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (91,840)</b>	<b>\$ 217,231</b>	<b>\$ 979,856</b>	<b>\$ (47,929)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,057,319</b>

**Downtown Doral South**  
**Community Development District**  
**Long Term Debt Report**

Special Assessment Bonds Series 2018 Area One		
Original Issue Amount: 7/26/18		\$17,970,000.00
Term 1:	\$3,395,000.00	
Interest Rate:	4.60%	
Maturity Date:	May 1, 2028	
Term 2:	\$5,485,000.00	
Interest Rate:	5.00%	
Maturity Date:	May 1, 2038	
Term 3:	\$9,090,000.00	
Interest Rate:	5.10%	
Maturity Date:	May 1, 2048	
Reserve Fund Definition	Bondowners Risks	
Reserve Fund Requirement	\$465,149	
Reserve Fund Balance	\$551,560	
Less: Principal Payment - 5/31/19		(\$275,000)
Less: Principal Payment - 5/1/20		(\$285,000)
Less: Principal Payment - 5/1/21		(\$300,000)
Less: Principal Payment - 5/1/22		(\$315,000)
Less: Principal Payment - 5/1/23		(\$330,000)
Less: Special Call Payment - 5/1/23		(\$380,000)
Less: Principal Payment - 5/1/24		(\$345,000)
Less: Principal Payment - 5/1/25		(\$360,000)
<b>Current Bonds Outstanding</b>		<b>\$15,380,000</b>

Special Assessment Bonds Series 2018 Area Two		
Original Issue Amount: 9/20/18		\$22,535,000.00
Term 1:	\$2,025,000.00	
Interest Rate:	3.88%	
Maturity Date:	Dec 15, 2023	
Term 2:	\$2,460,000.00	
Interest Rate:	4.25%	
Maturity Date:	Dec 15, 2028	
Term 3:	\$6,915,000.00	
Interest Rate:	4.75%	
Maturity Date:	Dec 15, 2038	
Term 4:	\$11,135,000.00	
Interest Rate:	5.00%	
Maturity Date:	Dec 15, 2048	
Reserve Fund Definition	41.5% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$600,000	
Reserve Fund Balance	\$721,247	
Less: Principal Payment - 12/1/19		(\$375,000)
Less: Principal Payment - 12/1/20		(\$390,000)
Less: Principal Payment - 12/1/21		(\$405,000)
Less: Principal Payment - 12/1/22		(\$420,000)
Less: Principal Payment - 12/1/23		(\$430,000)
Less: Principal Payment - 12/1/24		(\$455,000)
Less: Principal Payment - 12/1/25		(\$470,000)
<b>Current Bonds Outstanding</b>		<b>\$19,590,000</b>

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

Gross Assessments   \$   1,709,055.48   \$   1,196,260.94   \$   1,560,953.27   \$   4,466,269.69  
Net Assessments     \$   1,623,602.71   \$   1,136,447.89   \$   1,482,905.61   \$   4,242,956.21

**ON ROLL ASSESSMENTS**

allocation in %                   38.27%                   26.78%                   34.95%                   100.00%

<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>2018 Area One Debt Service</i>	<i>2018 Area Two Debt Service</i>	<i>Total</i>
					\$ -	\$ -	\$ -	\$ -	\$ -
11/12/25	48,505.96	1,920.83	485.08	-	46,100.05	15,888.64	22,327.92	7,883.50	46,100.05
11/17/25	33,766.94	1,600.75	337.64	-	31,828.55	11,961.22	9,768.35	10,098.98	31,828.55
11/25/25	255,730.53	10,126.97	2,557.28	-	243,046.28	95,434.95	51,248.08	96,363.25	243,046.28
11/28/25	410,142.32	16,241.81	4,101.34	-	389,799.17	144,427.44	131,364.88	114,006.85	389,799.17
12/05/25	2,907,371.80	115,132.15	29,073.77	-	2,763,165.88	1,058,386.22	734,184.46	970,595.20	2,763,165.88
12/24/25	167,515.11	5,340.88	1,675.19	-	160,499.04	61,276.13	43,787.11	55,435.79	160,499.04
01/09/26	83,483.74	2,449.43	834.85	-	80,199.46	31,607.98	16,245.67	32,345.81	80,199.46
01/09/26	16,218.63	445.82	162.19	-	15,610.62	5,686.52	5,816.24	4,107.86	15,610.62
01/26/26	-	-	-	3,929.11	3,929.11	1,501.87	1,061.68	1,365.55	3,929.11
					-	-	-	-	-
					-	-	-	-	-
					-	-	-	-	-
					-	-	-	-	-
					-	-	-	-	-
					-	-	-	-	-
<b>TOTAL</b>	<b>\$ 3,922,735.03</b>	<b>\$ 153,258.64</b>	<b>\$ 39,227.34</b>	<b>\$ 3,929.11</b>	<b>\$ 3,734,178.16</b>	<b>\$ 1,426,170.97</b>	<b>\$ 1,015,804.39</b>	<b>\$ 1,292,202.79</b>	<b>\$ 3,734,178.16</b>