



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

***Adopted Budget***  
***FY 2027***



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**Downtown Doral South**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

| Description | Adopted<br>Budget<br>FY2026 | Actuals Thru<br>6/30/26 | Projected Next<br>3 Months | Projected Thru<br>9/30/26 | Adopted<br>Budget<br>FY 2027 |
|-------------|-----------------------------|-------------------------|----------------------------|---------------------------|------------------------------|
|-------------|-----------------------------|-------------------------|----------------------------|---------------------------|------------------------------|

**REVENUES:**

|                               |              |              |        |              |              |
|-------------------------------|--------------|--------------|--------|--------------|--------------|
| Special Assessments - On Roll | \$ 1,623,599 | \$ 1,636,026 | \$ -   | \$ 1,636,026 | \$ 1,623,603 |
| Interest income               | 53,500       | 115,169      | 20,000 | 135,169      | 108,625      |
| Carry Forward Surplus         | 218,549      | -            | -      | -            | 148,107      |

|                       |                     |                     |                  |                     |                     |
|-----------------------|---------------------|---------------------|------------------|---------------------|---------------------|
| <b>TOTAL REVENUES</b> | <b>\$ 1,895,648</b> | <b>\$ 1,751,195</b> | <b>\$ 20,000</b> | <b>\$ 1,771,195</b> | <b>\$ 1,880,334</b> |
|-----------------------|---------------------|---------------------|------------------|---------------------|---------------------|

**EXPENDITURES:**

**Administrative**

|                                |           |           |           |           |           |
|--------------------------------|-----------|-----------|-----------|-----------|-----------|
| Engineering                    | \$ 60,000 | \$ 11,439 | \$ 25,000 | \$ 36,439 | \$ 50,000 |
| Attorney                       | 40,000    | 33,305    | 14,802    | 48,107    | 43,000    |
| Special Counsel - DERM         | 8,500     | 140       | 8,000     | 8,140     | 8,500     |
| Annual Audit                   | 8,100     | 8,100     | -         | 8,100     | 8,300     |
| Assessment Administration      | 5,350     | 5,350     | -         | 5,350     | 5,350     |
| Arbitrage Rebate               | 1,100     | -         | 1,100     | 1,100     | 1,100     |
| Dissemination Agent            | 2,862     | 2,147     | 715       | 2,862     | 3,063     |
| Trustee Fees                   | 10,000    | -         | 10,000    | 10,000    | 10,000    |
| Management Fees                | 49,002    | 36,752    | 12,250    | 49,002    | 52,432    |
| Website Maintenance            | 1,374     | 1,031     | 343       | 1,374     | 1,470     |
| Postage & Delivery             | 1,000     | 822       | 274       | 1,096     | 1,000     |
| Insurance General Liability    | 7,400     | 7,551     | -         | 7,551     | 8,306     |
| Printing & Binding             | 500       | 166       | 55        | 221       | 500       |
| Legal Advertising              | 5,000     | 661       | 3,770     | 4,431     | 5,000     |
| Other Current Charges          | 750       | 260       | 350       | 610       | 750       |
| Office Supplies                | 350       | 0         | 50        | 50        | 350       |
| Dues, Licenses & Subscriptions | 175       | 175       | -         | 175       | 175       |

|                             |                   |                   |                  |                   |                   |
|-----------------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| <b>TOTAL ADMINISTRATIVE</b> | <b>\$ 201,463</b> | <b>\$ 107,899</b> | <b>\$ 76,709</b> | <b>\$ 184,609</b> | <b>\$ 199,295</b> |
|-----------------------------|-------------------|-------------------|------------------|-------------------|-------------------|

***Operations & Maintenance***

**Field Expenditures**

|                             |           |           |          |           |           |
|-----------------------------|-----------|-----------|----------|-----------|-----------|
| Field Management            | \$ 23,699 | \$ 17,774 | \$ 5,925 | \$ 23,699 | \$ 25,358 |
| Electric - Street Lighting  | 36,000    | 26,025    | 13,013   | 39,038    | 45,000    |
| Electric - Fountains        | 50,000    | 10,575    | 5,288    | 15,863    | 17,000    |
| Irrigation-Potable Water    | 125,000   | 99,340    | 30,800   | 130,140   | 125,000   |
| Property Insurance          | 34,850    | -         | -        | -         | 34,850    |
| Pest Control                | 50,000    | -         | -        | -         | -         |
| Landscape Maintenance       | 310,000   | 232,344   | 77,448   | 309,792   | 319,300   |
| Landscape Replacement       | 200,000   | 31,470    | 150,000  | 181,470   | 200,000   |
| Royal Palm Treatment        | 120,000   | 91,545    | 7,500    | 99,045    | 120,000   |
| Pressure Cleaning - Overall | 75,000    | 44,900    | 30,000   | 74,900    | 75,000    |

# Downtown Doral South

## Community Development District

### Adopted Budget General Fund

| Description                           | Adopted<br>Budget<br>FY2026 | Actuals Thru<br>6/30/26 | Projected Next<br>3 Months | Projected Thru<br>9/30/26 | Adopted<br>Budget<br>FY 2027 |
|---------------------------------------|-----------------------------|-------------------------|----------------------------|---------------------------|------------------------------|
| <b>Field Expenditures (continued)</b> |                             |                         |                            |                           |                              |
| General Maintenance                   | \$ 125,000                  | \$ 91,491               | \$ 25,000                  | \$ 116,491                | \$ 125,000                   |
| Wall Maintenance                      | 10,000                      | -                       | -                          | -                         | -                            |
| Fountain Maintenance                  | 17,500                      | 9,000                   | 3,000                      | 12,000                    | 17,500                       |
| Lake Fountain Maintenance             | 8,000                       | -                       | 6,000                      | 6,000                     | 8,000                        |
| Irrigation Repairs/Maintenance        | 56,000                      | 31,955                  | 10,625                     | 42,580                    | 56,000                       |
| Lake Maintenance                      | 28,306                      | 10,074                  | 4,800                      | 14,874                    | 29,155                       |
| Drainage Maintenance                  | 100,000                     | -                       | 75,000                     | 75,000                    | 100,000                      |
| Fertilization                         | 45,000                      | 31,950                  | 10,650                     | 42,600                    | 45,000                       |
| Maintenance Personnel                 | 41,600                      | -                       | 15,000                     | 15,000                    | 41,600                       |
| Wall Painting Reserve                 | 50,000                      | -                       | 50,000                     | 50,000                    | 50,000                       |
| Reserves                              | 156,800                     | -                       | 156,800                    | 156,800                   | 156,800                      |
| Contingency/Holiday Decorations       | 31,430                      | 23,189                  | 10,000                     | 33,189                    | 90,475                       |
| <b>TOTAL FIELD EXPENDITURES</b>       | <b>\$ 1,694,185</b>         | <b>\$ 751,632</b>       | <b>\$ 686,848</b>          | <b>\$ 1,438,480</b>       | <b>\$ 1,681,039</b>          |
| <b>TOTAL EXPENDITURES</b>             | <b>\$ 1,895,648</b>         | <b>\$ 859,531</b>       | <b>\$ 763,557</b>          | <b>\$ 1,623,088</b>       | <b>\$ 1,880,334</b>          |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$ (0)</b>               | <b>\$ 891,664</b>       | <b>\$ (743,557)</b>        | <b>\$ 148,107</b>         | <b>\$ -</b>                  |

|                                  |                     |
|----------------------------------|---------------------|
| Gross Assessments                | \$ 1,709,055        |
| Less: Discounts & Collections 5% | 85,453              |
| Net Assessments                  | <b>\$ 1,623,603</b> |

| Product            | Assessable<br>Units | Total Gross<br>Assessment | FY26<br>Gross<br>Per Unit | FY27<br>Gross<br>Per Unit | Increase/<br>(Decrease) |
|--------------------|---------------------|---------------------------|---------------------------|---------------------------|-------------------------|
| <b>Area 2018-1</b> |                     |                           |                           |                           |                         |
| Townhomes          | 34                  | \$ 42,947.44              | \$ 1,263.16               | \$ 1,263.16               | \$ -                    |
| Single Family      | 265                 | \$ 334,737.40             | \$ 1,263.16               | \$ 1,263.16               | \$ -                    |
| Estate Homes       | 123                 | \$ 155,368.68             | \$ 1,263.16               | \$ 1,263.16               | \$ -                    |
| <b>Area 2018-2</b> |                     |                           |                           |                           |                         |
| Condominium        | 426                 | \$ 538,106.16             | \$ 1,263.16               | \$ 1,263.16               | \$ -                    |
| Cluster            | 466                 | \$ 588,632.56             | \$ 1,263.16               | \$ 1,263.16               | \$ -                    |
| Townhomes          | 39                  | \$ 49,263.24              | \$ 1,263.16               | \$ 1,263.16               | \$ -                    |
| <b>Total</b>       | <b>1353</b>         | <b>\$1,709,055.48</b>     |                           |                           |                         |

**Downtown Doral South**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

|                 |
|-----------------|
| <b>REVENUES</b> |
|-----------------|

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

|                                      |
|--------------------------------------|
| <b>Expenditures - Administrative</b> |
|--------------------------------------|

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Assessment Administration**

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Arbitrage Rebate**

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District has contracted **LLS Tax Solutions Inc.** to perform the calculations.

**Dissemination Agent**

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

**Trustee Fees**

The District bonds are held and administered by a Trustee at Wells Fargo Bank NA. This represents the trustee annual fee.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Website Maintenance**

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

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Downtown Doral South**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures - Administrative (continued)**

**Insurance General Liability**

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

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

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

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the FloridaCommerce for \$175.

**Expenditures – Field**

**Field Management**

The supervision and reporting to the Board of Supervisors of the field maintenance services as provided by the different vendors.

**Electric - Street Lighting**

The District has the following account with **FPL** for the District street lighting:

|             |                              |
|-------------|------------------------------|
| 81964-11212 | 8225 NW 41st St #Streelights |
|-------------|------------------------------|

**Electric - Fountains**

The District has the following accounts with **FPL** for the fountains.:

|             |                             |
|-------------|-----------------------------|
| 08151-83413 | 4780 NW 85th Ave #E         |
| 45556-48494 | 4101 NW 87th Ave # Fountain |
| 47585-13560 | 8431 Central Park Blvd      |
| 84654-41262 | 8255 NW 41st St #PA         |

**Irrigation - Potable Water**

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

**Property Insurance**

Property coverage for fountains and physical assets of the District.

**Pest Control**

The District contracted Southern Plant and Pest Services for pest control and fertilization services throughout the district

**Landscape Maintenance**

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

**Landscape Replacement**

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

**Royal Palm Treatment**

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

**Downtown Doral South**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

|                                         |
|-----------------------------------------|
| <b>Expenditures – Field (continued)</b> |
|-----------------------------------------|

**Pressure Cleaning - Overall**

Pressure cleaning of sidewalks and walkways.

**General Maintenance**

Includes general maintenance and repairs.

**Wall Maintenance**

Includes maintenance and repairs for the perimeter wall.

**Fountain Maintenance**

The District has entered into a contract with **Collier Water Systems** to maintain the fountains. Services include:

- Test, balance and maintain chemicals
- Vacuum, brush, clean all surfaces
- Backwash filters
- Clean skimmer baskets
- Monitor gauges and flows

**Lake Fountain Maintenance**

The District will enter into a contract to maintain the fountains. Services include:

- Inspect & adjust controls
- Clean fountain intakes underwater
- Clean fountain ballasts
- Clean fountain light lenses
- Clean fountain heads and display nozzles

**Irrigation Maintenance**

The District contracted **Equator Landscaping** to maintain the irrigation system throughout the district.

**Lake Maintenance**

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

**Drainage Maintenance**

The maintenance and repairs of the District's drainage system.

**Fertilization**

The District contracted **PowerX** for Lawn/Ornamentals/Foliar pest control service.

**Irrigation Repairs**

Irrigation system repairs and materials.

**Maintenance Personnel**

District personnel for the Maintenance of the District.

**Wall Painting Reserve**

Funds for future repainting of the wall.

**Reserves**

Funds set aside for future replacements of capital related items.

**Contingency/Holiday Decorations**

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

# Downtown Doral South

## Community Development District

### Adopted Budget

#### Debt Service Series 2018 Area One Special Assessment Bonds

| Description | Adopted<br>Budget<br>FY2026 | Actuals Thru<br>6/30/26 | Projected Next<br>3 Months | Projected Thru<br>9/30/26 | Adopted<br>Budget<br>FY 2027 |
|-------------|-----------------------------|-------------------------|----------------------------|---------------------------|------------------------------|
|-------------|-----------------------------|-------------------------|----------------------------|---------------------------|------------------------------|

#### REVENUES:

|                                      |              |              |        |              |              |
|--------------------------------------|--------------|--------------|--------|--------------|--------------|
| Special Assessments-On Roll          | \$ 1,136,448 | \$ 1,144,567 | \$ -   | \$ 1,144,567 | \$ 1,136,448 |
| Interest Earnings                    | -            | 32,962       | 10,000 | 42,962       | -            |
| Carry Forward Surplus <sup>(1)</sup> | 533,187      | 521,686      | -      | 521,686      | 561,100      |

|                       |                     |                     |                  |                     |                     |
|-----------------------|---------------------|---------------------|------------------|---------------------|---------------------|
| <b>TOTAL REVENUES</b> | <b>\$ 1,669,635</b> | <b>\$ 1,699,215</b> | <b>\$ 10,000</b> | <b>\$ 1,709,215</b> | <b>\$ 1,697,548</b> |
|-----------------------|---------------------|---------------------|------------------|---------------------|---------------------|

#### EXPENDITURES:

|                |            |            |      |            |            |
|----------------|------------|------------|------|------------|------------|
| Interest 11/1  | \$ 386,558 | \$ 386,558 | \$ - | \$ 386,558 | \$ 377,933 |
| Principal 5/1  | 375,000    | 375,000    | -    | 375,000    | 395,000    |
| Interest - 5/1 | 386,558    | 386,558    | -    | 386,558    | 377,933    |

|                           |                     |                     |             |                     |                     |
|---------------------------|---------------------|---------------------|-------------|---------------------|---------------------|
| <b>TOTAL EXPENDITURES</b> | <b>\$ 1,148,115</b> | <b>\$ 1,148,115</b> | <b>\$ -</b> | <b>\$ 1,148,115</b> | <b>\$ 1,150,865</b> |
|---------------------------|---------------------|---------------------|-------------|---------------------|---------------------|

#### Other Sources/(Uses)

|                             |      |      |      |      |      |
|-----------------------------|------|------|------|------|------|
| Interfund transfer In/(Out) | \$ - | \$ - | \$ - | \$ - | \$ - |
|-----------------------------|------|------|------|------|------|

|                                   |             |             |             |             |             |
|-----------------------------------|-------------|-------------|-------------|-------------|-------------|
| <b>TOTAL OTHER SOURCES/(USES)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |
|-----------------------------------|-------------|-------------|-------------|-------------|-------------|

|                           |                     |                     |             |                     |                     |
|---------------------------|---------------------|---------------------|-------------|---------------------|---------------------|
| <b>TOTAL EXPENDITURES</b> | <b>\$ 1,148,115</b> | <b>\$ 1,148,115</b> | <b>\$ -</b> | <b>\$ 1,148,115</b> | <b>\$ 1,150,865</b> |
|---------------------------|---------------------|---------------------|-------------|---------------------|---------------------|

|                                       |                   |                   |                  |                   |                   |
|---------------------------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$ 521,520</b> | <b>\$ 551,100</b> | <b>\$ 10,000</b> | <b>\$ 561,100</b> | <b>\$ 546,683</b> |
|---------------------------------------|-------------------|-------------------|------------------|-------------------|-------------------|

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27

\$377,932.50

\$377,932.50

Gross Assessments

\$ 1,196,261

Less: Discounts & Collections 5%

59,813

Net Assessments

\$ 1,136,448

| Product            | Assessable<br>Units | Total Gross<br>Assessment | FY25<br>Gross<br>Per Unit | FY26<br>Gross<br>Per Unit | Increase/<br>(Decrease) |
|--------------------|---------------------|---------------------------|---------------------------|---------------------------|-------------------------|
| <b>Area 2018-1</b> |                     |                           |                           |                           |                         |
| Townhomes          | 34                  | \$ 74,382.48              | \$ 2,187.72               | \$ 2,187.72               | \$ -                    |
| Single Family      | 265                 | \$ 634,955.90             | \$ 2,396.06               | \$ 2,396.06               | \$ -                    |
| Estate Homes       | 123                 | \$ 486,922.56             | \$ 3,958.72               | \$ 3,958.72               | \$ -                    |
| <b>Total</b>       | <b>422</b>          | <b>\$1,196,260.94</b>     |                           |                           |                         |

# Downtown Doral South

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2018 Area One Special Assessment Bonds

| Period       | Outstanding Balance | Coupons | Principal            | Interest             | Annual Debt Service  |
|--------------|---------------------|---------|----------------------|----------------------|----------------------|
| 11/01/18     | \$ 17,970,000       |         | \$ -                 | \$ 235,919           | \$ 235,919           |
| 05/01/19     | 17,970,000          | 4.600%  | 275,000              | 446,128              |                      |
| 11/01/19     | 17,695,000          |         | -                    | 439,803              | 1,160,930.00         |
| 05/01/20     | 17,695,000          | 4.600%  | 285,000              | 439,803              |                      |
| 11/01/20     | 17,410,000          |         | -                    | 433,248              | 1,158,050.00         |
| 05/01/21     | 17,410,000          | 4.600%  | 300,000              | 433,248              |                      |
| 11/01/21     | 17,110,000          |         | -                    | 426,348              | 1,159,595.00         |
| 05/01/22     | 17,110,000          | 4.600%  | 315,000              | 426,348              |                      |
| 11/01/22     | 16,795,000          |         | -                    | 419,103              | 1,160,450.00         |
| 05/01/23     | 16,795,000          | 4.600%  | 710,000              | 419,103              |                      |
| 11/01/23     | 16,085,000          |         | -                    | 402,773              | 1,531,875.00         |
| 05/01/24     | 16,085,000          | 4.600%  | 345,000              | 402,773              |                      |
| 11/01/24     | 15,740,000          |         | -                    | 394,838              | 394,837.50           |
| 05/01/25     | 15,740,000          | 4.600%  | 360,000              | 394,838              |                      |
| 11/01/25     | 15,380,000          |         | -                    | 386,558              | 1,141,395.00         |
| 05/01/26     | 15,380,000          | 4.600%  | 375,000              | 386,558              |                      |
| 11/01/26     | 15,005,000          |         | -                    | 377,933              | 1,139,490.00         |
| 05/01/27     | 15,005,000          | 4.600%  | 395,000              | 377,933              |                      |
| 11/01/27     | 14,610,000          |         | -                    | 368,848              | 1,141,780.00         |
| 05/01/28     | 14,610,000          | 4.600%  | 415,000              | 368,848              |                      |
| 11/01/28     | 14,195,000          |         | -                    | 359,303              | 1,143,150.00         |
| 05/01/29     | 14,195,000          | 5.000%  | 425,000              | 359,303              |                      |
| 11/01/29     | 13,770,000          |         | -                    | 348,678              | 1,132,980.00         |
| 05/01/30     | 13,770,000          | 5.000%  | 445,000              | 348,678              |                      |
| 11/01/30     | 13,325,000          |         | -                    | 337,553              | 1,131,230.00         |
| 05/01/31     | 13,325,000          | 5.000%  | 465,000              | 337,553              |                      |
| 11/01/31     | 12,860,000          |         | -                    | 325,928              | 1,128,480.00         |
| 05/01/32     | 12,860,000          | 5.000%  | 490,000              | 325,928              |                      |
| 11/01/32     | 12,370,000          |         | -                    | 313,678              | 1,129,605.00         |
| 05/01/33     | 12,370,000          | 5.000%  | 515,000              | 313,678              |                      |
| 11/01/33     | 11,855,000          |         | -                    | 300,803              | 1,129,480.00         |
| 05/01/34     | 11,855,000          | 5.000%  | 540,000              | 300,803              |                      |
| 11/01/34     | 11,315,000          |         | -                    | 287,303              | 1,128,105.00         |
| 05/01/35     | 11,315,000          | 5.000%  | 570,000              | 287,303              |                      |
| 11/01/35     | 10,745,000          |         | -                    | 273,053              | 1,130,355.00         |
| 05/01/36     | 10,745,000          | 5.000%  | 600,000              | 273,053              |                      |
| 11/01/36     | 10,145,000          |         | -                    | 258,053              | 1,131,105.00         |
| 05/01/37     | 10,145,000          | 5.000%  | 630,000              | 258,053              |                      |
| 11/01/37     | 9,515,000           |         | -                    | 242,303              | 1,130,355.00         |
| 05/01/38     | 9,515,000           | 5.000%  | 660,000              | 242,303              |                      |
| 11/01/38     | 8,855,000           |         | -                    | 225,803              | 1,128,105.00         |
| 02/01/39     | 8,855,000           | 5.100%  | 695,000              | 225,803              |                      |
| 11/01/39     | 8,160,000           |         | -                    | 208,080              | 1,128,882.50         |
| 05/01/40     | 8,160,000           | 5.100%  | 735,000              | 208,080              |                      |
| 11/01/40     | 7,425,000           |         | -                    | 189,338              | 1,132,417.50         |
| 05/01/41     | 7,425,000           | 5.100%  | 770,000              | 189,338              |                      |
| 11/01/41     | 6,655,000           |         | -                    | 169,703              | 1,129,040.00         |
| 05/01/42     | 6,655,000           | 5.100%  | 810,000              | 169,703              |                      |
| 11/01/42     | 5,845,000           |         | -                    | 149,048              | 1,128,750.00         |
| 05/01/43     | 5,845,000           | 5.100%  | 855,000              | 149,048              |                      |
| 11/01/43     | 4,990,000           |         | -                    | 127,245              | 1,131,292.50         |
| 05/01/44     | 4,990,000           | 5.100%  | 900,000              | 127,245              |                      |
| 11/01/44     | 4,090,000           |         | -                    | 104,295              | 1,131,540.00         |
| 05/01/45     | 4,090,000           | 5.100%  | 945,000              | 104,295              |                      |
| 11/01/45     | 3,145,000           |         | -                    | 80,198               | 1,129,492.50         |
| 05/01/46     | 3,145,000           | 5.100%  | 995,000              | 80,198               |                      |
| 11/01/46     | 2,150,000           |         | -                    | 54,825               | 1,130,022.50         |
| 05/01/47     | 2,150,000           | 5.100%  | 1,050,000            | 54,825               |                      |
| 11/01/47     | 1,100,000           |         | -                    | 28,050               | 1,132,875.00         |
| 05/01/48     | 1,100,000           | 5.100%  | 1,100,000            | 28,050               | 1,128,050.00         |
| <b>Total</b> |                     |         | <b>\$ 15,740,000</b> | <b>\$ 11,822,815</b> | <b>\$ 27,562,815</b> |

# Downtown Doral South

## Community Development District

### Adopted Budget

#### Debt Service Series 2018 Area Two Special Assessment Bonds

| Description | Adopted<br>Budget<br>FY2026 | Actuals Thru<br>6/30/26 | Projected Next<br>3 Months | Projected Thru<br>9/30/26 | Adopted<br>Budget<br>FY 2027 |
|-------------|-----------------------------|-------------------------|----------------------------|---------------------------|------------------------------|
|-------------|-----------------------------|-------------------------|----------------------------|---------------------------|------------------------------|

#### REVENUES:

|                                      |              |              |        |              |              |
|--------------------------------------|--------------|--------------|--------|--------------|--------------|
| Special Assessments-On Roll          | \$ 1,482,906 | \$ 1,494,593 | \$ -   | \$ 1,494,593 | \$ 1,482,906 |
| Interest Earnings                    | -            | 63,004       | 15,000 | 78,004       | -            |
| Carry Forward Surplus <sup>(1)</sup> | 1,088,404    | 1,344,657    | -      | 1,344,657    | 1,357,961    |

|                       |                     |                     |                  |                     |                     |
|-----------------------|---------------------|---------------------|------------------|---------------------|---------------------|
| <b>TOTAL REVENUES</b> | <b>\$ 2,571,310</b> | <b>\$ 2,902,254</b> | <b>\$ 15,000</b> | <b>\$ 2,917,254</b> | <b>\$ 2,840,866</b> |
|-----------------------|---------------------|---------------------|------------------|---------------------|---------------------|

#### EXPENDITURES:

|                 |            |            |      |            |         |
|-----------------|------------|------------|------|------------|---------|
| Interest 12/15  | \$ 484,844 | \$ 484,844 | \$ - | \$ 484,844 | 474,856 |
| Principal 12/15 | 470,000    | 470,000    | -    | 470,000    | 490,000 |
| Interest 6/15   | 474,856    | 474,856    | -    | 474,856    | 464,444 |

|                           |                     |                     |             |                     |                     |
|---------------------------|---------------------|---------------------|-------------|---------------------|---------------------|
| <b>TOTAL EXPENDITURES</b> | <b>\$ 1,429,700</b> | <b>\$ 1,429,699</b> | <b>\$ -</b> | <b>\$ 1,429,699</b> | <b>\$ 1,429,300</b> |
|---------------------------|---------------------|---------------------|-------------|---------------------|---------------------|

#### Other Sources/(Uses)

|                             |      |              |      |              |      |
|-----------------------------|------|--------------|------|--------------|------|
| Interfund transfer In/(Out) | \$ - | \$ (129,594) | \$ - | \$ (129,594) | \$ - |
|-----------------------------|------|--------------|------|--------------|------|

|                                   |             |                     |             |                     |             |
|-----------------------------------|-------------|---------------------|-------------|---------------------|-------------|
| <b>TOTAL OTHER SOURCES/(USES)</b> | <b>\$ -</b> | <b>\$ (129,594)</b> | <b>\$ -</b> | <b>\$ (129,594)</b> | <b>\$ -</b> |
|-----------------------------------|-------------|---------------------|-------------|---------------------|-------------|

|                           |                     |                     |             |                     |                     |
|---------------------------|---------------------|---------------------|-------------|---------------------|---------------------|
| <b>TOTAL EXPENDITURES</b> | <b>\$ 1,429,700</b> | <b>\$ 1,559,293</b> | <b>\$ -</b> | <b>\$ 1,559,293</b> | <b>\$ 1,429,300</b> |
|---------------------------|---------------------|---------------------|-------------|---------------------|---------------------|

|                                       |                     |                     |                  |                     |                     |
|---------------------------------------|---------------------|---------------------|------------------|---------------------|---------------------|
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$ 1,141,610</b> | <b>\$ 1,342,961</b> | <b>\$ 15,000</b> | <b>\$ 1,357,961</b> | <b>\$ 1,411,566</b> |
|---------------------------------------|---------------------|---------------------|------------------|---------------------|---------------------|

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

|                        |                     |
|------------------------|---------------------|
| Interest Due 12/15/27  | \$464,443.75        |
| Principal Due 12/15/27 | \$510,000.00        |
|                        | <u>\$974,443.75</u> |

|                                  |                     |
|----------------------------------|---------------------|
| Gross Assessments                | \$ 1,560,953        |
| Less: Discounts & Collections 5% | 78,048              |
| Net Assessments                  | <u>\$ 1,482,906</u> |

| Product            | Assessable<br>Units | Total Gross<br>Assessment | FY25<br>Gross<br>Per Unit | FY26<br>Gross<br>Per Unit | Increase/<br>(Decrease) |
|--------------------|---------------------|---------------------------|---------------------------|---------------------------|-------------------------|
| <b>Area 2018-2</b> |                     |                           |                           |                           |                         |
| Condominium        | 426                 | \$ 664,798.56             | \$ 1,560.56               | \$ 1,560.56               | \$ -                    |
| Cluster            | 464                 | \$ 822,843.68             | \$ 1,773.37               | \$ 1,773.37               | \$ -                    |
| Townhomes          | 39                  | \$ 73,311.03              | \$ 1,879.77               | \$ 1,879.77               | \$ -                    |
| <b>Total</b>       | <b>929</b>          | <b>\$1,560,953.27</b>     |                           |                           |                         |

# Downtown Doral South

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2018 Area Two Special Assessment Bonds

| Period       | Outstanding Balance | Coupons | Principal            | Interest             | Annual Debt Service  |
|--------------|---------------------|---------|----------------------|----------------------|----------------------|
| 12/15/24     | 20,490,000          | 4.250%  | 450,000              | 494,406              | 944,406.25           |
| 06/15/25     | 20,040,000          | -       | -                    | 484,844              |                      |
| 12/15/25     | 20,040,000          | 4.250%  | 470,000              | 484,844              | 1,439,687.50         |
| 06/15/26     | 19,570,000          | -       | -                    | 474,856              |                      |
| 12/15/26     | 19,570,000          | 4.250%  | 490,000              | 474,856              | 1,439,712.50         |
| 06/15/27     | 19,080,000          | -       | -                    | 464,444              |                      |
| 12/15/27     | 19,080,000          | 4.250%  | 510,000              | 464,444              | 1,438,887.50         |
| 06/15/28     | 18,570,000          | -       | -                    | 453,606              |                      |
| 12/15/28     | 18,570,000          | 4.250%  | 535,000              | 453,606              | 1,442,212.50         |
| 06/15/29     | 18,035,000          | -       | -                    | 442,238              |                      |
| 12/15/29     | 18,035,000          | 4.750%  | 555,000              | 442,238              | 1,439,475.00         |
| 06/15/30     | 17,480,000          | -       | -                    | 429,056              |                      |
| 12/15/30     | 17,480,000          | 4.750%  | 580,000              | 429,056              | 1,438,112.50         |
| 06/15/31     | 16,900,000          | -       | -                    | 415,281              |                      |
| 12/15/31     | 16,900,000          | 4.750%  | 610,000              | 415,281              | 1,440,562.50         |
| 06/15/32     | 16,290,000          | -       | -                    | 400,794              |                      |
| 12/15/32     | 16,290,000          | 4.750%  | 640,000              | 400,794              | 1,441,587.50         |
| 06/15/33     | 15,650,000          | -       | -                    | 385,594              |                      |
| 12/15/33     | 15,650,000          | 4.750%  | 670,000              | 385,594              | 1,441,187.50         |
| 06/15/34     | 14,980,000          | -       | -                    | 369,681              |                      |
| 12/15/34     | 14,980,000          | 4.750%  | 700,000              | 369,681              | 1,439,362.50         |
| 06/15/35     | 14,280,000          | -       | -                    | 353,056              |                      |
| 12/15/35     | 14,280,000          | 4.750%  | 735,000              | 353,056              | 1,441,112.50         |
| 06/15/36     | 13,545,000          | -       | -                    | 335,600              |                      |
| 12/15/36     | 13,545,000          | 4.750%  | 770,000              | 335,600              | 1,441,200.00         |
| 06/15/37     | 12,775,000          | -       | -                    | 317,313              |                      |
| 12/15/37     | 12,775,000          | 4.750%  | 805,000              | 317,313              | 1,439,625.00         |
| 06/15/38     | 11,970,000          | -       | -                    | 298,194              |                      |
| 12/15/38     | 11,970,000          | 4.750%  | 845,000              | 298,194              | 1,441,387.50         |
| 06/15/39     | 11,125,000          | -       | -                    | 278,125              |                      |
| 12/15/39     | 11,125,000          | 5.000%  | 885,000              | 278,125              | 1,441,250.00         |
| 06/15/40     | 10,240,000          | -       | -                    | 256,000              |                      |
| 12/15/40     | 10,240,000          | 5.000%  | 930,000              | 256,000              | 1,442,000.00         |
| 06/15/41     | 9,310,000           | -       | -                    | 232,750              |                      |
| 12/15/41     | 9,310,000           | 5.000%  | 975,000              | 232,750              | 1,440,500.00         |
| 06/15/42     | 8,335,000           | -       | -                    | 208,375              |                      |
| 12/15/42     | 8,335,000           | 5.000%  | 1,025,000            | 208,375              | 1,441,750.00         |
| 06/15/43     | 7,310,000           | -       | -                    | 182,750              |                      |
| 12/15/43     | 7,310,000           | 5.000%  | 1,075,000            | 182,750              | 1,440,500.00         |
| 06/15/44     | 6,235,000           | -       | -                    | 155,875              |                      |
| 12/15/44     | 6,235,000           | 5.000%  | 1,130,000            | 155,875              | 1,441,750.00         |
| 06/15/45     | 5,105,000           | -       | -                    | 127,625              |                      |
| 12/15/45     | 5,105,000           | 5.000%  | 1,185,000            | 127,625              | 1,440,250.00         |
| 06/15/46     | 3,920,000           | -       | -                    | 98,000               |                      |
| 12/15/46     | 3,920,000           | 5.000%  | 1,245,000            | 98,000               | 1,441,000.00         |
| 06/15/47     | 2,675,000           | -       | -                    | 66,875               |                      |
| 12/15/47     | 2,675,000           | 5.000%  | 1,305,000            | 66,875               | 1,438,750.00         |
| 06/15/48     | 1,370,000           | -       | -                    | 34,250               |                      |
| 12/15/48     | 1,370,000           | 5.000%  | 1,370,000            | 34,250               | 1,438,500.00         |
| <b>Total</b> |                     |         | <b>\$ 20,490,000</b> | <b>\$ 15,024,769</b> | <b>\$ 35,514,769</b> |

