



**Downtown Doral
Community Development District**

www.downtowndoralcdd.com

Mike Levak – Chairman

Jose Jimenez – Vice Chairman

Elizabeth Martinez – Assistant Secretary

June 5, 2026



Downtown Doral

Community Development District

Special Meeting Agenda

Seat 4: Mike Levak – (C.)	
Seat 1: Jose Jimenez – (V.C.)	
Seat 5: Open Seat	
Seat 2: Elizabeth Martinez – (A.S.)	
Seat 3: Open Seat	

Friday
June 5, 2026
9:30 a.m.

The Offices of CC Homes
2020 Salzedo St., 2nd Floor, Coral Gables, FL 33134
Join the meeting now

Meeting ID: 269 253 024 734 672 and Passcode: Nv7AY6Mr
1 872-240-4685 and Phone Conference ID: 678 842 765#

1. Roll Call
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office for Seat #3 and Seat #5 (11/2026)
 - B. Oath of Office for Newly Appointed Supervisor(s) – **Page 4**
 - C. Election of Officer(s)
3. Approval of Minutes of the March 23, 2026 Meeting – **Page 5**
4. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 10**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution – **Page 18**
 - D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments – **Page 21**
 - E. Motion to Close the Public Hearing
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 32**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 33**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 4) Number of Registered Voters in the District – **967 – Page 34**
6. Financial Reports
 - A. Approval of Check Run Summary – **Page 35**
 - B. Approval of Unaudited Financials – **Page 37**

7. Supervisors Requests and Audience Comments

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.downtowndoralcdd.com>

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Downtown Doral Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Downtown Doral Community Development District**, _____ County, Florida.

Signature: _____

Mailing Address: _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification _____

**MINUTES OF MEETING
DOWNTOWN DORAL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Downtown Doral Community Development District was held on Monday, March 23, 2026 at 9:30 a.m. at 2020 Salzedo Street, 2nd Floor, Coral Gables, Florida 33134.

Present and constituting a quorum were:

Mike Levak	Chairman
Jose Jimenez	Assistant Secretary
Elizabeth Martinez	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Gabriella Fernandez	District Counsel
Michael Pawelczyk	Billing Cochran (by phone)

FIRST ORDER OF BUSINESS Roll Call

Ms. Duque called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS Organizational Matters

- A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office for Seat #3 and Seat #5 (11/2026)**
- B. Oath of Office for Newly Appointed Supervisor(s)**
- C. Election of Officer(s)**

Ms. Duque: The next item is the organizational matters, and once again I would like to remind the Board of Supervisors that seats #3 and #5 remain vacant, and those terms expire in November 2026, do I have any direction from the Board about that?

Mr. Levak: Table.

Ms. Duque: Ok, table it, perfect.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 23, 2026 Meeting

Ms. Duque: Since we are tabling the organizational matters, we will now move on to item 3, consideration of the minutes of the February 23, 2026 meeting. Is there a motion to approve the minutes? Do you have any additions, corrections, or deletions?

On MOTION by Mr. Levak seconded by Mr. Jimenez with all in favor, the Minutes of the February 23, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Duque: The next item is resolution #2026-02 approving the proposed fiscal year 2027 budget and also setting the public hearing. Today's action is just to approve this proposed budget for discussion purposes and set that date, time and location for the final budget hearing. On the general fund assigned, assessments remain level with no increases on the per unit O&M rate, the budget primarily funds the standard administrative costs, such as engineering, legal, management, insurance, trustee and auditing services, and on the debt service side the assessment level also remains unchanged and the schedule reflects the ongoing payment for the principal and interest on the Series 2025 bonds. So, the District must approve this proposed operation and maintenance budget each year before June 15th, and we need to provide this to the Clerk of the Miami-Dade County Board of County Commissioners and at least 60 days after that submittal the District is required to hold a public hearing to receive any public comments and testimony on the proposed operation and maintenance. Now, 60 days from today will put us on May 22nd, and our next meeting is May 25th, so if the Board agrees, we can do it on May 25th.

Mr. Levak: I'll be out of town, and probably coming back by June 3rd, and I'm leaving on May 12th.

Ms. Duque: Ok, and since June 22nd is the next meeting, we can also schedule it for June 22nd if the Board agrees. In any case, we will need to advertise it, so we can notice it as a special meeting.

Mr. Levak: That's fine.

Ms. Duque: When is the Board available, and Mike, when will you be returning?

Mr. Levak: June 3rd let's say.

Ms. Duque: Ok, Gabbie, do you have any other conflicts during the first two weeks of June?

Ms. Fernandez: For a Monday as well or just any day?

Ms. Duque: I think any day that week will work for me, and Mike is returning on the 3rd.

Mr. Pawelczyk: I think between the two of us, one of us will be able to make it, whether it's Gabbie or I.

Ms. Duque: Ok.

Mr. Pawelczyk: So, just go ahead and pick a date, and we'll cover it.

Ms. Duque: How about Friday, June 5th?

Mr. Levak: Sure.

Ms. Fernandez: I'll be available.

Ms. Duque: Ok, let's then set it up for June 5, which is a Friday.

Mr. Levak: Yes, perfect.

Ms. Martinez: Ok.

Ms. Duque: Ok, perfect. I will need a motion from the Board to approve Resolution 2026-02, adopting the proposed Fiscal Year 2027 budget and setting the public hearing for June 5th at 9:30 a.m. at the CC Homes offices. Motion?

On MOTION by Mr. Levak seconded by Mr. Jimenez with all in favor, Resolution #2026-02 approving the proposed Fiscal Year Budget and setting the Public Hearing on June 5, 2026 at 9:30 a.m. at 202 Salzedo Street, 2nd Floor, Coral Gables, Florida was approved.

Ms. Duque: The next item is a discussion of the general election procedures. Seats 3 and 5 will appear on the November 2026 general election ballot. Candidates must qualify with the Miami-Dade County Supervisor of Elections during the qualifying period from June 8 to June 12, 2026, and must be registered voters who reside within the District. The County has provided the qualifying dates, candidate packet, and related information, and will publish the required notice. Any interested residents may be directed to the Supervisor of Elections, and if anyone from the District has questions, I am happy to assist as well. If there are no questions from the Board, we will proceed to the next item.

SIXTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to staff reports, attorney.

A. Attorney

Ms. Fernandez: The only thing I have for you guys is that we're still working on the maintenance agreement but, besides that I don't have anything to report, unless you guys have any concerns or questions for me.

Mr. Levak: No.

Ms. Duque: Ok, Mike, do you have anything to report?

Mr. Pawelczyk: No, I don't have anything, Gabbie stated it very well, I think that maintenance agreement is tied to finalizing the conveyances too, so we need the maintenance agreement before we can close out those conveyances of the sale, I think it's tract B.

Ms. Duque: Yes, tract B. Ok, thank you Mike.

B. Engineer

Ms. Duque: I don't have anything additional to report under the engineer.

C. Manager

Ms. Duque: Nothing additional under the manager as well.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Ms. Duque: Let's move forward to the financial reports, Tab A, is the approval of the check run summary, and Tab B is the approval of the unaudited financials. Unless there are any questions about those, a motion to approve the financials will take place.

On MOTION by Mr. Levak seconded by Mr. Jimenez with all in favor, Check Run Summary and Balance Sheet and Income Statement were approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests? Not hearing any, there is no audience present today, and there is no audience joining us over the teleconference.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Duque: A motion to adjourn will take place.

On MOTION by Mr. Levak seconded by Mr. Jimenez with all in favor, the meeting was adjourned.

Assistant Secretary /Secretary

Chairman / Vice Chairman

Downtown Doral
Community Development District

Approved Proposed Budget
FY 2027



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Downtown Doral
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 104,071	\$ 99,658	\$ 4,412	\$ 104,071	\$ 104,071
Interest Income	10,000	8,089	11,325	19,415	10,000
Carry Forward Surplus	11,007	-	5,547	5,547	13,012
TOTAL REVENUES	\$ 125,078	\$ 107,748	\$ 21,285	\$ 129,032	\$ 127,083
EXPENDITURES:					
Administrative					
Engineering	\$ 12,000	\$ 4,615	\$ 5,000	\$ 9,615	\$ 12,000
Attorney Fees	20,000	13,835	9,882	23,717	20,000
Annual Audit	4,000	3,600	-	3,600	4,000
Assessment Administration	5,000	5,000	-	5,000	5,000
Arbitrage Rebate	1,200	-	1,200	1,200	1,200
Dissemination Agent	5,000	2,917	2,083	5,000	5,000
Trustee Fees	8,300	7,200	-	7,200	8,300
Management Fees	41,305	24,095	17,210	41,305	43,783
Information Technology	1,200	700	500	1,200	1,200
Website Maintenance	1,200	700	500	1,200	1,200
Telephone	100	-	42	42	100
Postage & Delivery	750	51	313	363	750
Printing & Binding	750	9	313	322	750
Insurance	19,400	7,671	-	7,671	19,000
Legal Advertising	2,500	515	1,985	2,500	2,500
Other Current Charges	750	477	273	750	750
Office Supplies	125	0	52	52	125
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Outlay	250	-	104	104	250
Contingency	1,073	-	447	447	1,000
TOTAL ADMINISTRATIVE	\$ 125,078	\$ 71,560	\$ 39,903	\$ 111,463	\$ 127,083
TOTAL EXPENDITURES	\$ 125,078	\$ 71,560	\$ 39,903	\$ 111,463	\$ 127,083
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 36,187	\$ (18,618)	\$ 17,569	\$ -

Gross Assessments	\$ 109,549
Less: Discounts & Collections 5%	(5,477)
Net Assessments	\$ 104,071

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Residential ERUs	1658	\$ 69,818.91	\$ 42.11	\$ 42.11	\$ 0.00
Commercial ERUs	943.47	\$ 39,729.82	\$ 42.11	\$ 42.11	\$ 0.00
Total	2601.47	\$ 109,548.74			

Downtown Doral

Community Development District

Budget Narrative

REVENUES

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.

Expenditures - Administrative

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 Roll Administration

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

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 will be held and administered by a Trustee. 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.

Information Technology

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

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.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

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.

Downtown Doral
Community Development District
Budget Narrative

Expenditures - Administrative (continued)

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 Florida Department of Commerce for \$175.

Capital Outlay

Represents any minor or major capital expenditures the District may need to make during the Fiscal Year.

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

Downtown Doral

Community Development District

Approved Proposed Budget

Debt Service Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 1,017,841	\$ 972,316	\$ 45,525	\$ 1,017,841	\$ 1,017,841
Interest Earnings	20,000	27,124	19,374	46,498	20,000
Carry Forward Surplus ⁽¹⁾	565,825	547,750	-	547,750	725,750
TOTAL REVENUES	\$ 1,603,666	\$ 1,547,190	\$ 64,899	\$ 1,612,089	\$ 1,763,591
EXPENDITURES:					
Interest - 11/1	\$ 335,669	\$ 335,669	\$ -	\$ 335,669	\$ 329,894
Principal - 5/1	215,000	-	215,000	215,000	360,000
Interest - 5/1	335,669	-	335,669	335,669	329,894
TOTAL EXPENDITURES	\$ 886,339	\$ 335,669	\$ 550,669	\$ 886,339	\$ 1,019,788
TOTAL EXPENDITURES	\$ 886,339	\$ 335,669	\$ 550,669	\$ 886,339	\$ 1,019,788
EXCESS REVENUES (EXPENDITURES)	\$ 717,327	\$ 1,211,520	\$ (485,770)	\$ 725,750	\$ 743,804

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$320,387.50
	\$320,387.50

Gross Assessments	\$ 1,071,412
Less: Discounts & Collections 5%	(53,571)
Net Assessments	\$ 1,017,841

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Blended Commercial	14	\$ 14,546.55	\$ 1,031.67	\$ 1,031.67	-
Blended Commercial - 8333 Building	45	\$ 46,370.27	\$ 1,031.67	\$ 1,031.67	-
Townhomes	73	\$ 73,464.28	\$ 1,006.36	\$ 1,006.36	-
7950 Professional Center	21	\$ 15,171.50	\$ 735.77	\$ 735.77	-
Future Office Site	90	\$ 109,682.80	\$ 1,218.70	\$ 1,218.70	-
U-health 156,643 sq.ft	21	\$ 25,074.23	\$ 1,218.70	\$ 1,218.70	-
U-health 185,961 sq.ft	24	\$ 29,767.23	\$ 1,218.70	\$ 1,218.70	-
5252 Paseo	203	\$ 243,853.75	\$ 1,201.25	\$ 1,201.25	-
5300 Paseo	217	\$ 244,891.01	\$ 1,128.53	\$ 1,128.53	-
5350 Park Condo	238	\$ 268,590.14	\$ 1,128.53	\$ 1,128.53	-
Total	945.667	\$ 1,071,411.75			

Downtown Doral

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2015 Special Assessment Refunding Bonds

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/01/26	12,170,000		329,894	895,563
05/01/27	12,170,000	360,000	329,894	
11/01/27	11,810,000		320,388	1,010,281
05/01/28	11,810,000	380,000	320,388	
11/01/28	11,430,000		310,354	1,010,741
05/01/29	11,430,000	400,000	310,354	
11/01/29	11,030,000		299,793	1,010,146
05/01/30	11,030,000	420,000	299,793	
11/01/30	10,610,000		288,703	1,008,495
05/01/31	10,610,000	445,000	288,703	
11/01/31	10,165,000		276,953	1,010,655
05/01/32	10,165,000	465,000	276,953	
11/01/32	9,700,000		264,675	1,006,628
05/01/33	9,700,000	495,000	264,675	
11/01/33	9,205,000		251,605	1,011,280
05/01/34	9,205,000	520,000	251,605	
11/01/34	8,685,000		237,875	1,009,480
05/01/35	8,685,000	550,000	237,875	
11/01/35	8,135,000		223,353	1,011,228
05/01/36	8,135,000	580,000	223,353	
11/01/36	7,555,000		207,763	1,011,115
05/01/37	7,555,000	585,000	207,763	
11/01/37	6,970,000		191,675	984,438
05/01/38	6,970,000	615,000	191,675	
11/01/38	6,355,000		174,763	981,438
05/01/39	6,355,000	650,000	174,763	
11/01/39	5,705,000		156,888	981,650
05/01/40	5,705,000	690,000	156,888	
11/01/40	5,015,000		137,913	984,800
05/01/41	5,015,000	725,000	137,913	
11/01/41	4,290,000		117,975	980,888
05/01/42	4,290,000	765,000	117,975	
11/01/42	3,525,000		96,938	979,913
05/01/43	3,525,000	810,000	96,938	
11/01/43	2,715,000		74,663	981,600
05/01/44	2,715,000	855,000	74,663	
11/01/44	1,860,000		51,150	980,813
05/01/45	1,860,000	905,000	51,150	
11/01/45	955,000		26,263	982,413
05/01/46	955,000	955,000	26,263	981,263
		\$12,170,000	\$8,079,155	\$20,249,155

Downtown Doral
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	Units/Sq.ft.	O&M Units	Bonds Units 2015	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
				FY 2027	FY2026	Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)
Cordoba I	224	224	224	\$42.11	\$42.11	\$0.00	\$0.00	\$0.00	\$0.00	\$42.11	\$42.11	\$0.00
Cordoba II	230	230	230	\$42.11	\$42.11	\$0.00	\$0.00	\$0.00	\$0.00	\$42.11	\$42.11	\$0.00
Blended Commercial - Publix	47000	14.10	14	\$42.11	\$42.11	\$0.00	\$1,031.67	\$1,031.67	\$0.00	\$1,073.78	\$1,073.78	\$0.00
Blended Commercial - 8333 Building	149823	44.95	45	\$42.11	\$42.11	\$0.00	\$1,031.67	\$1,031.67	\$0.00	\$1,073.78	\$1,073.78	\$0.00
Townhomes*	85	85	73	\$42.11	\$42.11	\$0.00	\$1,006.36	\$1,006.36	\$0.00	\$1,048.47	\$1,048.47	\$0.00
7950 Professional Center	68742	20.62	21	\$42.11	\$42.11	\$0.00	\$735.77	\$735.77	\$0.00	\$777.88	\$777.88	\$0.00
Future office site	300000	90.00	90	\$42.11	\$42.11	\$0.00	\$1,218.70	\$1,218.70	\$0.00	\$1,260.81	\$1,260.81	\$0.00
U-health 156,643 sq.ft	68582	20.57	21	\$42.11	\$42.11	\$0.00	\$1,218.70	\$1,218.70	\$0.00	\$1,260.81	\$1,260.81	\$0.00
U-health 185,961 sq.ft	81418	24.43	24	\$42.11	\$42.11	\$0.00	\$1,218.70	\$1,218.70	\$0.00	\$1,260.81	\$1,260.81	\$0.00
5252 Paseo	203	203	203	\$42.11	\$42.11	\$0.00	\$1,201.25	\$1,201.25	\$0.00	\$1,243.36	\$1,243.36	\$0.00
5300 Paseo	219	219	217	\$42.11	\$42.11	\$0.00	\$1,128.53	\$1,128.53	\$0.00	\$1,170.64	\$1,170.64	\$0.00
5350 Park Condo	238	238	238	\$42.11	\$42.11	\$0.00	\$1,128.53	\$1,128.53	\$0.00	\$1,170.64	\$1,170.64	\$0.00
5250 Park	231	231	231	\$42.11	\$42.11	\$0.00	\$0.00	\$0.00	\$0.00	\$42.11	\$42.11	\$0.00
5225 Paseo Apartments	228	228	0	\$42.11	\$42.11	\$0.00	\$0.00	\$0.00	\$0.00	\$42.11	\$42.11	\$0.00
Commerical	434620	130.4	0	\$42.11	\$42.11	\$0.00	\$0.00	\$0.00	\$0.00	\$42.11	\$42.11	\$0.00
Various Folios	533.102	598.41	0	\$42.11	\$42.11	\$0.00	\$0.00	\$0.00	\$0.00	\$42.11	\$42.11	\$0.00
Total	1152376.10	2601.47	1630.67									

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“FY 2027”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Downtown Doral Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Downtown Doral Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5th DAY OF June 2026.

ATTEST:

**DOWNTOWN DORAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Doral Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in [Miami-Dade County, Florida](#) (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “Assessments”) on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Downtown Doral Community Development District (“Assessment Roll”) attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments

to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 5th day of June 2026.

ATTEST:

**DOWNTOWN DORAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Exhibit B

Folio	O&M	Debt	Total
35-3022-007-0350	\$3,789.90	\$109,682.80	\$113,472.70
35-3022-007-0380	\$9,432.64	\$0.00	\$9,432.64
35-3022-011-0030	\$9,685.30	\$0.00	\$9,685.30
35-3022-031-0010	\$13.01	\$227.25	\$240.26
35-3022-031-0020	\$10.49	\$183.21	\$193.70
35-3022-031-0030	\$7.04	\$123.00	\$130.04
35-3022-031-0040	\$7.04	\$123.00	\$130.04
35-3022-031-0050	\$7.04	\$123.00	\$130.04
35-3022-031-0060	\$7.04	\$123.00	\$130.04
35-3022-031-0070	\$7.04	\$123.00	\$130.04
35-3022-031-0080	\$6.88	\$120.19	\$127.07
35-3022-031-0090	\$8.10	\$141.51	\$149.61
35-3022-031-0100	\$8.10	\$141.51	\$149.61
35-3022-031-0110	\$6.88	\$120.19	\$127.07
35-3022-031-0120	\$7.04	\$123.00	\$130.04
35-3022-031-0130	\$7.04	\$123.00	\$130.04
35-3022-031-0140	\$7.04	\$123.00	\$130.04
35-3022-031-0150	\$7.04	\$123.00	\$130.04
35-3022-031-0160	\$7.04	\$123.00	\$130.04
35-3022-031-0180	\$28.60	\$499.65	\$528.25
35-3022-031-0200	\$16.35	\$285.59	\$301.94
35-3022-031-0210	\$6.99	\$122.06	\$129.05
35-3022-031-0220	\$6.99	\$122.06	\$129.05
35-3022-031-0230	\$6.99	\$122.06	\$129.05
35-3022-031-0240	\$6.99	\$122.06	\$129.05
35-3022-031-0250	\$6.99	\$122.06	\$129.05
35-3022-031-0260	\$6.99	\$122.06	\$129.05
35-3022-031-0270	\$15.96	\$278.79	\$294.75
35-3022-031-0280	\$16.66	\$290.97	\$307.63
35-3022-031-0290	\$5.55	\$96.99	\$102.54
35-3022-031-0300	\$6.99	\$122.06	\$129.05
35-3022-031-0310	\$0.37	\$6.48	\$6.85
35-3022-031-0320	\$0.37	\$6.48	\$6.85
35-3022-031-0330	\$0.37	\$6.48	\$6.85
35-3022-031-0340	\$0.37	\$6.48	\$6.85
35-3022-031-0350	\$0.37	\$6.48	\$6.85
35-3022-031-0360	\$0.37	\$6.48	\$6.85
35-3022-031-0370	\$0.77	\$13.47	\$14.24
35-3022-031-0380	\$12.40	\$216.71	\$229.11
35-3022-031-0390	\$14.58	\$254.66	\$269.24
35-3022-031-0400	\$9.67	\$168.92	\$178.59
35-3022-031-0410	\$6.50	\$113.63	\$120.13
35-3022-031-0420	\$6.53	\$114.09	\$120.62
35-3022-031-0430	\$6.50	\$113.63	\$120.13
35-3022-031-0440	\$6.53	\$114.09	\$120.62
35-3022-031-0450	\$6.50	\$113.63	\$120.13
35-3022-031-0460	\$6.53	\$114.09	\$120.62
35-3022-031-0470	\$6.50	\$113.63	\$120.13
35-3022-031-0480	\$6.53	\$114.09	\$120.62
35-3022-031-0490	\$6.50	\$113.63	\$120.13
35-3022-031-0500	\$6.53	\$114.09	\$120.62
35-3022-031-0510	\$6.50	\$113.63	\$120.13
35-3022-031-0520	\$6.18	\$108.00	\$114.18
35-3022-031-0530	\$6.54	\$114.33	\$120.87
35-3022-031-0540	\$4.48	\$78.25	\$82.73
35-3022-031-0550	\$4.48	\$78.25	\$82.73
35-3022-031-0560	\$5.97	\$104.25	\$110.22
35-3022-031-0570	\$3.86	\$67.48	\$71.34
35-3022-031-0580	\$3.19	\$55.76	\$58.95
35-3022-031-0590	\$5.89	\$102.85	\$108.74
35-3022-031-0600	\$5.83	\$101.91	\$107.74
35-3022-031-0610	\$5.00	\$87.39	\$92.39
35-3022-031-0620	\$4.63	\$80.83	\$85.46
35-3022-031-0630	\$3.23	\$56.46	\$59.69
35-3022-031-0640	\$6.87	\$119.95	\$126.82
35-3022-031-0650	\$4.09	\$71.45	\$75.54
35-3022-031-0660	\$6.53	\$114.09	\$120.62
35-3022-031-0670	\$6.12	\$106.83	\$112.95
35-3022-031-0680	\$6.53	\$114.09	\$120.62
35-3022-031-0690	\$6.50	\$113.63	\$120.13

Folio	O&M	Debt	Total
35-3022-034-1190	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1200	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1210	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1220	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1230	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1240	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1250	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1260	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1270	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1280	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1290	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1300	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1310	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1320	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1330	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1340	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1350	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1360	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1370	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1380	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1390	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1400	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1410	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1420	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1430	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1440	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1450	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1460	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1470	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1480	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1490	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1500	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1510	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1520	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1530	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1540	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1550	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1560	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1570	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1580	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1590	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1600	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1610	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1620	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1630	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1640	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1650	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1660	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1670	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1680	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1690	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1700	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1710	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1720	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1730	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1740	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1750	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1760	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1770	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1780	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1790	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1800	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1810	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1820	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1830	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1840	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1850	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1860	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1870	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1880	\$42.11	\$1,128.53	\$1,170.64

35-3022-031-0700	\$6.53	\$114.09	\$120.62	35-3022-034-1890	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0710	\$6.50	\$113.63	\$120.13	35-3022-034-1900	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0720	\$6.53	\$114.09	\$120.62	35-3022-034-1910	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0730	\$6.50	\$113.63	\$120.13	35-3022-034-1920	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0740	\$6.53	\$114.09	\$120.62	35-3022-034-1930	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0750	\$6.50	\$113.63	\$120.13	35-3022-034-1940	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0760	\$6.53	\$114.09	\$120.62	35-3022-034-1950	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0770	\$6.50	\$113.63	\$120.13	35-3022-034-1960	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0780	\$6.53	\$114.09	\$120.62	35-3022-034-1970	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0790	\$6.50	\$113.63	\$120.13	35-3022-034-1980	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0800	\$14.87	\$259.82	\$274.69	35-3022-034-1990	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0810	\$15.52	\$271.05	\$286.57	35-3022-034-2000	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0820	\$12.39	\$216.48	\$228.87	35-3022-034-2010	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0830	\$14.60	\$255.14	\$269.74	35-3022-034-2020	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0840	\$9.67	\$168.92	\$178.59	35-3022-034-2030	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0850	\$6.50	\$113.63	\$120.13	35-3022-034-2040	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0860	\$6.53	\$114.09	\$120.62	35-3022-034-2050	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0870	\$6.50	\$113.63	\$120.13	35-3022-034-2060	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0880	\$6.53	\$114.09	\$120.62	35-3022-034-2070	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0890	\$6.50	\$113.63	\$120.13	35-3022-034-2080	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0900	\$6.53	\$114.09	\$120.62	35-3022-034-2090	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0910	\$6.50	\$113.63	\$120.13	35-3022-034-2100	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0920	\$6.53	\$114.09	\$120.62	35-3022-034-2110	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0930	\$6.50	\$113.63	\$120.13	35-3022-034-2120	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0940	\$6.53	\$114.09	\$120.62	35-3022-034-2130	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0950	\$6.50	\$113.63	\$120.13	35-3022-034-2140	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0960	\$6.18	\$108.00	\$114.18	35-3022-034-2150	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0970	\$6.54	\$114.33	\$120.87	35-3022-034-2160	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0980	\$4.48	\$78.25	\$82.73	35-3022-034-2170	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-0990	\$4.48	\$78.25	\$82.73	35-3022-034-2180	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-1000	\$5.97	\$104.25	\$110.22	35-3022-034-2190	\$42.11	\$1,128.53	\$1,170.64
35-3022-031-1010	\$3.86	\$67.48	\$71.34	35-3022-035-0010	\$609.87	\$0.00	\$609.87
35-3022-031-1020	\$4.85	\$84.81	\$89.66	35-3022-035-0020	\$4,196.83	\$0.00	\$4,196.83
35-3022-031-1030	\$3.19	\$55.76	\$58.95	35-3022-035-0030	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1040	\$4.85	\$84.81	\$89.66	35-3022-035-0040	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1050	\$5.89	\$102.85	\$108.74	35-3022-035-0050	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1060	\$5.99	\$104.73	\$110.72	35-3022-035-0060	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1070	\$5.00	\$87.39	\$92.39	35-3022-035-0070	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1080	\$4.48	\$78.25	\$82.73	35-3022-035-0080	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1090	\$3.23	\$56.46	\$59.69	35-3022-035-0090	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1100	\$6.87	\$119.95	\$126.82	35-3022-035-0100	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1110	\$4.09	\$71.45	\$75.54	35-3022-035-0110	\$42.11	\$0.00	\$42.11
35-3022-031-1120	\$6.53	\$114.09	\$120.62	35-3022-035-0120	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1130	\$6.10	\$106.60	\$112.70	35-3022-035-0130	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1140	\$6.53	\$114.09	\$120.62	35-3022-035-0140	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1150	\$6.50	\$113.63	\$120.13	35-3022-035-0150	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1160	\$6.53	\$114.09	\$120.62	35-3022-035-0160	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1170	\$6.50	\$113.63	\$120.13	35-3022-035-0170	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1180	\$6.53	\$114.09	\$120.62	35-3022-035-0180	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1190	\$6.50	\$113.63	\$120.13	35-3022-035-0190	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1200	\$6.53	\$114.09	\$120.62	35-3022-035-0200	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1210	\$6.50	\$113.63	\$120.13	35-3022-035-0210	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1220	\$6.53	\$114.09	\$120.62	35-3022-035-0220	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1230	\$6.50	\$113.63	\$120.13	35-3022-035-0230	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1240	\$6.53	\$114.09	\$120.62	35-3022-035-0240	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1250	\$6.50	\$113.63	\$120.13	35-3022-035-0250	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1260	\$14.98	\$261.69	\$276.67	35-3022-035-0260	\$42.11	\$1,006.36	\$1,048.47
35-3022-031-1270	\$15.61	\$272.70	\$288.31	35-3022-035-0270	\$42.11	\$1,006.36	\$1,048.47
35-3022-032-0010	\$5,893.03	\$0.00	\$5,893.03	35-3022-035-0280	\$42.11	\$1,006.36	\$1,048.47
35-3022-032-0020	\$3,576.57	\$0.00	\$3,576.57	35-3022-035-0290	\$42.11	\$0.00	\$42.11
35-3022-032-0030	\$593.75	\$14,546.52	\$15,140.27	35-3022-035-0300	\$42.11	\$1,006.36	\$1,048.47
35-3022-032-0060	\$1,892.71	\$46,370.28	\$48,262.99	35-3022-035-0310	\$42.11	\$1,006.36	\$1,048.47
35-3022-033-0010	\$42.11	\$1,201.25	\$1,243.36	35-3022-035-0320	\$42.11	\$1,006.36	\$1,048.47
35-3022-033-0020	\$42.11	\$1,201.25	\$1,243.36	35-3022-035-0330	\$42.11	\$1,006.36	\$1,048.47
35-3022-033-0030	\$42.11	\$1,201.25	\$1,243.36	35-3022-035-0340	\$42.11	\$1,006.36	\$1,048.47
35-3022-033-0040	\$42.11	\$1,201.25	\$1,243.36	35-3022-035-0350	\$42.11	\$1,006.36	\$1,048.47
35-3022-033-0050	\$42.11	\$1,201.25	\$1,243.36	35-3022-035-0360	\$42.11	\$1,006.36	\$1,048.47
35-3022-033-0060	\$42.11	\$1,201.25	\$1,243.36	35-3022-035-0370	\$42.11	\$1,006.36	\$1,048.47
35-3022-033-0070	\$42.11	\$1,201.25	\$1,243.36	35-3022-035-0380	\$42.11	\$1,006.36	\$1,048.47
35-3022-033-0080	\$42.11	\$1,201.25	\$1,243.36	35-3022-035-0390	\$42.11	\$1,006.36	\$1,048.47
35-3022-033-0090	\$42.11	\$1,201.25	\$1,243.36	35-3022-035-0400	\$42.11	\$1,006.36	\$1,048.47
35-3022-033-0100	\$42.11	\$1,201.25	\$1,243.36	35-3022-035-0410	\$42.11	\$1,006.36	\$1,048.47
35-3022-033-0110	\$42.11	\$1,201.25	\$1,243.36	35-3022-035-0420	\$42.11	\$1,006.36	\$1,048.47

35-3022-034-1010	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2230	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1020	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2240	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1030	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2250	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1040	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2260	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1050	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2270	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1060	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2280	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1070	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2290	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1080	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2300	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1090	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2310	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1100	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2320	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1110	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2330	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1120	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2340	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1130	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2350	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1140	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2360	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1150	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2370	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1160	\$42.11	\$1,128.53	\$1,170.64	35-3022-043-2380	\$42.11	\$1,128.53	\$1,170.64
35-3022-034-1170	\$42.11	\$1,128.53	\$1,170.64	35-3022-053-0010	\$866.40	\$25,074.20	\$25,940.60
35-3022-034-1180	\$42.11	\$1,128.53	\$1,170.64	35-3022-053-0020	\$1,028.56	\$29,767.20	\$30,795.75
				Totals	\$109,547.90	\$1,071,411.68	\$1,180,959.58

BOARD OF SUPERVISORS MEETING DATES
DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Downtown Doral Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 9:30 AM. at the offices of CC Homes, 2020 Salzedo St., 2nd Floor, Coral Gables, FL 33134, on the fourth Monday of each month as follows.

:

October 26, 2026
November 23, 2026
December 21, 2026, Exception
January 25, 2027
February 22, 2027
March 22, 2027
April 26, 2027
May 24, 2027
June 28, 2027
July 26, 2027
August 23, 2027
September 27, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.downtowndoralcdd.com/>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Juliana Duque
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel 

Suborganization Board of Supervisors

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
266131	2025	Jose Jimenez	<ul style="list-style-type: none"> Downtown Doral Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
255227	2025	Mike Levak	<ul style="list-style-type: none"> Downtown Doral Community Development District - Board of Supervisors [?] Shotgun Road Community Development District - Board of Supervisors [?] Solterra Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✔ Form 1 - 2/2/2026	View Filings
317674	2025	Elizabeth Martinez	<ul style="list-style-type: none"> Downtown Doral Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings

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Rows per page: 25

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[Back](#)

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Downtown Doral Community Development District**, as described in the attached **MAP**, has **967** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

Downtown Doral
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

03/01/26 - 04/30/26

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
03/01/26 - 03/31/26	450-452	\$7,804.68
04/01/26 - 04/30/26	453-455	\$63,850.79
	TOTAL	\$ 71,655.47

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/18/26	00004	3/03/26	9026	202602	310-51300	31100		ALVAREZ ENGINEERS, INC.	*	652.50	652.50	000450

3/18/26	00002	2/28/26	197410	202602	310-51300	31500		BILLING COCHRAN, P.A.	*	3,090.00	3,090.00	000451

3/18/26	00001	3/01/26	198	202603	310-51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,442.08	4,062.18	000452
		3/01/26	198	202603	310-51300	35100		MGMT FEES	*	100.00		
		3/01/26	198	202603	310-51300	31300		COMPUTER TIME	*	416.67		
		3/01/26	198	202603	310-51300	35101		DISSEMINATION	*	100.00		
		3/01/26	198	202603	310-51300	42000		WEBSITE ADMIN	*	1.48		
		3/01/26	198	202603	310-51300	42500		POSTAGE	*	1.95		
		3/01/26	198	202603	310-51300	42500		COPIES	*			

4/15/26	00002	3/31/26	198011	202603	310-51300	31500		BILLING COCHRAN, P.A.	*	1,615.00	1,615.00	000453

4/15/26	00014	4/15/26	04152026	202604	300-20700	10100		DOWNTOWN DORAL CDD	*	58,175.56	58,175.56	000454

4/15/26	00001	4/01/26	199	202604	310-51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,442.08	4,060.23	000455
		4/01/26	199	202604	310-51300	35100		MGMT FEES	*	100.00		
		4/01/26	199	202604	310-51300	31300		COMPUTER TIME	*	416.67		
		4/01/26	199	202604	310-51300	35101		DISSEMINATION	*	100.00		
		4/01/26	199	202604	310-51300	42000		WEBSITE ADMIN	*	1.48		
		4/01/26	199	202604	310-51300	42000		POSTAGE	*			

TOTAL FOR BANK B 71,655.47
 TOTAL FOR REGISTER 71,655.47

DOWN DOWNTOWN DORAL ACOOPER

Downtown Doral
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Downtown Doral
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 7,767	\$ -	\$ -	\$ 7,767
<u>Investments:</u>				
State Board of Administration	372,864	-	-	372,864
<u>Series 2015</u>				
Reserve	-	512,026	-	512,026
Revenue	-	1,063,321	-	1,063,321
Interest	-	154	-	154
Sinking	-	130,000	-	130,000
Prepayment - 3911	-	16,154	-	16,154
Prepayment - 3912	-	4,896	-	4,896
Sinking - 3907	-	2,174	-	2,174
Acq & Construction	-	-	356,273	356,273
Total Assets	\$ 380,630	\$ 1,728,724	\$ 356,273	\$ 2,465,628
Liabilities:				
Accounts Payable	\$ 500	\$ -	\$ -	\$ 500
Total Liabilities	\$ 500	\$ -	\$ -	\$ 500
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,728,724	\$ -	\$ 1,728,724
Capital Project			356,273	356,273
Unassigned	380,130	-	-	380,130
Total Fund Balances	\$ 380,130	\$ 1,728,724	\$ 356,273	\$ 2,465,128
Total Liabilities & Fund Balance	\$ 380,630	\$ 1,728,724	\$ 356,273	\$ 2,465,628

Downtown Doral
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 104,071	\$ 104,071	\$ 99,658	\$ (4,412)
Interest Income	10,000	5,833	8,089	2,256
Total Revenues	\$ 114,071	\$ 109,904	\$ 107,748	\$ (2,156)
Expenditures:				
<u>General & Administrative:</u>				
Engineering	\$ 12,000	\$ 7,000	\$ 4,615	\$ 2,385
Attorney Fees	20,000	11,667	13,835	(2,168)
Annual Audit	4,000	3,600	3,600	-
Assessment Administration	5,000	5,000	5,000	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	5,000	2,917	2,917	(0)
Trustee Fees	8,300	7,200	7,200	-
Management Fees	41,305	24,094	24,095	(0)
Computer Time	1,200	700	700	-
Website Maintenance	1,200	700	700	-
Telephone	100	58	-	-
Postage & Delivery	750	438	51	387
Printing & Binding	750	438	9	428
Insurance General Liability	19,400	7,671	7,671	-
Legal Advertising	2,500	1,458	515	943
Other Current Charges	750	438	477	(40)
Office Supplies	125	73	0	73
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	250	146	-	146
Contingency	1,073	626	-	626
Total Expenditures	\$ 125,078	\$ 74,398	\$ 71,560	\$ 2,779
Excess (Deficiency) of Revenues over Expenditures	\$ (11,007)	\$ 35,506	\$ 36,187	\$ 622
Net Change in Fund Balance	\$ (11,007)	\$ 35,506	\$ 36,187	\$ 622
Fund Balance - Beginning	\$ 11,007		\$ 343,943	
Fund Balance - Ending	\$ -		\$ 380,130	

Downtown Doral
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 1,017,841	\$ 1,017,841	\$ 972,316	\$ (45,525)
Interest Income	20,000	20,000	27,124	7,124
Total Revenues	\$ 1,037,841	\$ 1,037,841	\$ 999,440	\$ (38,402)
Expenditures:				
Interest Expense - 11/01	\$ 335,669	\$ 335,669	\$ 335,669	\$ -
Principal Expense - 05/01	215,000	-	-	-
Interest Expense - 05/01	335,669	-	-	-
Total Expenditures	\$ 886,339	\$ 335,669	\$ 335,669	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 151,502	\$ 702,172	\$ 663,770	\$ (38,402)
Net Change in Fund Balance	\$ 151,502	\$ 702,172	\$ 663,770	\$ (38,402)
Fund Balance - Beginning	\$ 565,825		\$ 1,064,954	
Fund Balance - Ending	\$ 717,327		\$ 1,728,724	

Downtown Doral
Community Development District
Capital Projects Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest Income	-	-	7,778	7,778
Total Revenues	\$ -	\$ -	\$ 7,778	\$ 7,778
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 6,895	\$ (6,895)
Total Expenditures	\$ -	\$ -	\$ 6,895	\$ (6,895)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 883	\$ 883
Net Change in Fund Balance	\$ -	\$ -	\$ 883	\$ 883
Fund Balance - Beginning	\$ -		\$ 355,391	
Fund Balance - Ending	\$ -		\$ 356,273	

Downtown Doral
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 27,874	\$ 56,042	\$ 5,835	\$ 3,717	\$ 1,934	\$ 4,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,658
Interest Income	1,191	1,077	1,144	1,214	1,087	1,204	1,173	-	-	-	-	-	8,089
Total Income	\$ 1,191	\$ 28,951	\$ 57,186	\$ 7,049	\$ 4,804	\$ 3,137	\$ 5,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,748
Expenditures:													
General & Administrative:													
Engineering	\$ -	\$ -	\$ -	\$ 3,963	\$ 653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,615
Attorney Fees	500	1,470	2,220	4,440	3,090	1,615	500	-	-	-	-	-	13,835
Annual Audit	-	3,600	-	-	-	-	-	-	-	-	-	-	3,600
Assessment Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	417	417	417	417	417	417	417	-	-	-	-	-	2,917
Trustee Fees	7,200	-	-	-	-	-	-	-	-	-	-	-	7,200
Management Fees	3,442	3,442	3,442	3,442	3,442	3,442	3,442	-	-	-	-	-	24,095
Computer Time	100	100	100	100	100	100	100	-	-	-	-	-	700
Website Maintenance	100	100	100	100	100	100	100	-	-	-	-	-	700
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	36	1	5	4	1	1	1	-	-	-	-	-	51
Printing & Binding	-	0	7	-	-	2	-	-	-	-	-	-	9
Insurance General Liability	7,671	-	-	-	-	-	-	-	-	-	-	-	7,671
Legal Advertising	515	-	-	-	-	-	-	-	-	-	-	-	515
Other Current Charges	85	139	52	-	49	73	78	-	-	-	-	-	477
Office Supplies	-	-	-	0	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 25,242	\$ 9,269	\$ 6,343	\$ 12,465	\$ 7,851	\$ 5,751	\$ 4,638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,560
Excess (Deficiency) of Revenues over Expenditures	\$ (24,051)	\$ 19,681	\$ 50,843	\$ (5,416)	\$ (3,047)	\$ (2,613)	\$ 791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,187
Net Change in Fund Balance	\$ (24,051)	\$ 19,681	\$ 50,843	\$ (5,416)	\$ (3,047)	\$ (2,613)	\$ 791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,187

Downtown Doral
Community Development District
Long Term Debt Report Series 2015

Special Assessment Bonds, Series 2015		
Original Bond Issue - 09/30/2019		\$14,290,000
Term 1:	\$1,030,000	
Interest Rate:	4.50%	
Maturity Date:	May 1, 2025	
Term 2:	\$1,740,000	
Interest Rate:	4.63%	
Maturity Date:	May 1, 2026	
Term 3:	\$1,675,000	
Interest Rate:	5.25%	
Maturity Date:	May 1, 2035	
Term 4:	\$2,875,000	
Interest Rate:	5.30%	
Maturity Date:	May 1, 2036	
Term 5:	\$2,860,000	
Interest Rate:	5.50%	
Maturity Date:	May 1, 2045	
Term 24:	\$4,930,000	
Interest Rate:	5.50%	
Maturity Date:	May 1, 2046	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$510,463	
Reserve Fund Balance	\$512,026	
Original Bond Amount:		\$14,290,000
Less: Principal Payment - 5/01/20		(\$265,000)
Less: Principal Payment - 5/01/21		(\$275,000)
Less: Principal Payment - 5/01/22		(\$290,000)
Less: Principal Payment - 5/01/23		(\$300,000)
Less: Principal Payment - 5/01/24		(\$310,000)
Less: Principal Payment - 5/01/25		(\$325,000)
Less: Special Call - 5/01/25		(\$125,000)
Current Bonds Outstanding		\$12,400,000

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

Gross Assessments \$ 109,547.91 \$ 1,071,411.68 \$ 1,180,959.59
 Net Assessments \$ 104,070.51 \$ 1,017,841.10 \$ 1,121,911.61

ON ROLL ASSESSMENTS

allocation in % 9.28% 90.72% 100.00%

Date	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	2020						
						O&M Portion	Debt Service	Total				
11/12/2025	\$ 8,290.47	\$ 331.60	\$ 79.58	\$ -	\$ 7,879.29	\$ 730.90	\$ 7,148.39	\$ 7,879.29				
11/17/2025	99,815.55	3,992.68	958.22	-	94,864.65	8,799.81	86,064.84	94,864.65				
11/19/2025	6,156.03	289.51	58.67	-	5,807.85	538.75	5,269.10	5,807.85				
11/28/2025	201,950.88	8,078.02	1,938.74	-	191,934.12	17,804.15	174,129.97	191,934.12				
12/4/2025	540,280.14	21,611.50	5,186.69	-	513,481.95	47,631.50	465,850.45	513,481.95				
12/19/2025	95,104.82	3,521.82	915.83	-	90,667.17	8,410.45	82,256.72	90,667.17				
1/8/2026	61,523.27	1,845.66	596.77	-	59,080.84	5,480.44	53,600.40	59,080.84				
1/9/2026	2,892.77	77.69	28.15	-	2,786.93	258.52	2,528.41	2,786.93				
1/23/2026	-	-	-	1,031.96	1,031.96	95.73	936.23	1,031.96				
2/6/2026	41,313.03	835.27	404.78	-	40,072.98	3,717.24	36,355.74	40,072.98				
3/11/2026	21,281.22	224.53	210.57	-	20,846.12	1,933.72	18,912.40	20,846.12				
4/15/2026	41,476.88	11.70	414.65	-	41,050.53	3,807.92	37,242.61	41,050.53				
4/15/2026	2,257.29	7.65	22.50	-	2,227.14	206.59	2,020.55	2,227.14				
4/22/2026	-	-	-	242.43	242.43	242.43	-	242.43				
\$ 1,122,342.35						\$ 40,827.63	\$ 10,815.15	\$ 1,274.39	\$ 1,071,973.96	\$ 99,658.15	\$ 972,315.81	\$ 1,071,973.96

95.04%	Percent Collected
\$ 58,617.24	Balance Remaining to Collect