

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

April 15, 2026

Downtown Doral South Community Development District

Agenda

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

**Wednesday
April 15, 2026
8:30 a.m.**

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

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

1. Roll Call
2. Approval of Minutes of March 18, 2026 Meeting – **Page 3**
3. Discussion of:
 - A. Stormwater Management System Sampling Report – **Page 10**
 - B. Procedures for the General Election – **Page 157**
 - C. Parking Rules Update
 - D. **Notice of Violation and Notice to Appear – Page 160**
4. Consideration of **Resolution #2026-03** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 161**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Monthly Report – **Page 174**
 - D. Manager
6. Financial Reports
 - A. Approval of Check Register – **Page 185**
 - B. Approval of Unaudited Financials – **Page 188**
7. Audience Comments – **As per District’s rules, each speaker has 3 minutes to provide comments**
8. Supervisors Requests
9. 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.downtowndoralouthcdd.com>

MINUTES OF THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Downtown Doral South Community Development District was held on Wednesday, March 18, 2026, at 8:30 a.m. at 4651 N.W. 82nd Avenue, Doral, Florida.

Present and constituting a quorum were:

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

Also present were:

Scott Cochran	District Counsel
Ben Quesada	District Manager
Terry Glynn	Governmental Management Services (by phone)
Mayra Padilla	Governmental Management Services (by phone)
Rebecca Lon	HOA Manager (Canarias/Tahiti)
Carlos Martin	Counsel for HOA Master Association
Several residents and members of the public at large (in-person and by phone)	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Minutes of the February 18, 2026 Meeting

Mr. Quesada presented the minutes from the February 18, 2026 meeting and stated those were included in the agenda package. He then asked for any comments or corrections from District counsel.

Mr. Cochran stated he had none.

Mr. Quesada then asked for any comments or corrections from the Board and upon hearing none, he asked for a motion to approve the minutes.

On MOTION by Mr. Bird seconded by Mr. Bravo with all in favor, the Minutes of the February 18 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Discussion of:

- A. Formal Objection to Parking Fees for Downtown Doral South Residents**
- B. City of Doral Parking Permit Program and District Parking Rules**
- C. Potential Clubhouse Acquisition**

Mr. Quesada moved to item No. 3, discussion of the parking fees for residents, the City of Doral parking permit program and District parking rules stating he had received some email comments from the public about the potential city parking enforcement. He then gave a brief explanation and made several related comments to the attending audience stating the city had already begun implementing enforcement of the city owned right-of-ways within Doral which were 82nd Avenue through 85th Avenue. He also made referenced to an ownership map on the Downtown Doral South CDD website and encouraged everyone to visit the website since it had a very interactive satellite map. Mr. Quesada then made some additional comments relating to this item stating he was aware the City of Doral had had a lot of public hearings and meetings on this issue and that the CDD did not have a lot of jurisdiction over this matter but, does have a maintenance covenant with the city to be able to do the maintenance portion of the roads but, ownership was with the City of Doral. Mr. Quesada also stated the DDS CDD Board has been speaking with the City of Doral regarding potential enforcement and a parking rule adoption which would need to take place first in order for there to be any type of enforcement over the CDD roads which were many of the residential roads within the District. Mr. Quesada then made a few additional comments regarding this matter and asked if the Board had any comments or discussion relating to the circulated emails.

(At this point there was a discussion among the Board members, Mr. Quesada and the attending audience relating to this item and the resident parking concerns)

Mr. Cochran also made some additional comments stating his understanding was that permits were not tied to particular parking spots, they are tied to the registered people, so they would sell permits for 70% of the parking spaces, and those permits could park in 100% of the spaces, which would be 70% of the permit holders, so there wouldn't be

specific spots only for visitors, or only for permit holders, all the spots are there on a first come, first serve basis.

(At this point the discussion continued among the Board members, Mr. Quesada, Mr. Cochran and the attending audience relating to this item)(After a short period of time Mr. Quesada made a suggestion to move forward to item No. 4 on the agenda and then they could come back to item 3C to discuss the potential clubhouse acquisition later in the meeting)

FOURTH ORDER OF BUSINESS

Consideration of:

A. Proposed Memorandum of Understanding with City of Doral Regarding Parking Program and Enforcement

Mr. Quesada then moved to item No. 4, consideration of the proposed memorandum of understanding with The City of Doral regarding the parking program and enforcement and indicated this item was included in the agenda on page 11. Mr. Quesada also stated he and Mr. Cochran had reviewed the memorandum and asked the Board for any comments or questions.

Mr. Cochran made some additional comments and also gave a brief explanation to the attending audience stating even before the city had approached the District, it was already a concern of the Board to address some of the parking issues as far as enforcement, however, since the District was a body of local government in order to enforce anything parking related they would need to go through a formal rulemaking process where rules would be adopted. Mr. Cochran continued with a few additional comments indicating he had put together some preliminary steps that would need to take place to move forward with this matter, and that was about the time the city had approached the District with their program, so they were waiting to see how the city would proceed with a letter of understanding and that would be the basis for an agreement between the District and the City of Doral to apply a parking permit program to CDD owned parking spaces. Mr. Cochran also stated there was one item referenced in the memorandum of understanding (MOU) which would need to be addressed with the city and that was the city had referred to CDD owned roads as private roads, so that would be the only item that needed to be corrected in the memorandum. Mr. Cochran then recommended if the Board wished to continue with this matter, they could table this item and he could redline the memorandum and submit it back to the city for their comments,

and then he would also prepare the proposed rules for review by the Board to discuss at the next meeting and then they could advertise a public hearing to adopt the rules.

(At this point there was a discussion among the Board members and Mr. Cochran relating to this item)(The Board agreed to begin the process and start the ball rolling at this point)

Mr. Quesada stated if the Board was comfortable they could make a motion to approve it final substantial form subject to District Counsel's redline changes which were previously discussed. Mr. Quesada also made a few additional comments relating to the boundary lines for Downtown Doral South and Downtown Doral indicating they were two totally separate entities.

On MOTION by Mr. Bird seconded by Mr. Cabral with all in favor, accepting the proposal Memorandum of Understanding with the City of Doral regarding parking program and enforcement in substantial final form subject to redline comments relating to CDD owned roads and update exhibit A map and rule adoption was approved.

B. Developer's Request to Access District Property to Conduct Stormwater Sampling

Mr. Quesada then moved to item No. 4B, consideration of developer's request to access District property to conduct stormwater sampling and indicated this item was included in the agenda on page 18. He then gave a brief explanation of this time stating he was informed by the developer through some updates that there had been a lot of progress made on some of the connections which were on private property where there was contamination entering the stormwater system and it was affecting the District making its way out into the retention pond on District property. He also indicated he was told by certain engineers and professionals the water would clean itself over time but, you would need to stop the source of contamination, and that is why the developer's counsel was making this request and consent from the CDD to allow them to access the retention pond and collect water sampling. Mr. Quesada stated if the Board were to consider this request he would ask the developer to provide copies of the water sampling report once that have concluded their findings at no cost to the District.

(At this point there was a discussion among the Board members and Mr. Quesada relating to this item)(Mr. Cochran also made some additional comments relating to this item)(The Board agreed to approve the developer's request)

On MOTION by Mr. Cabral seconded by Mr. Mercado with all in favor, accepting the developer's request to access District property to conduct stormwater sampling subject to sharing copies of the water sampling report and also providing the contractor's indemnification to DDS and a Certificate of Insurance was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Quesada presented the acceptance of the audit for fiscal year ending September 30, 2025, gave a brief explanation of the audit, stating there were no findings or recommendations and the District was found to be in good financial standing so it was a clean audit. He then asked for any questions or comments and upon hearing none, asked for a motion to accept the audit.

On MOTION by Mr. Bird seconded by Mr. Bravo with all in favor, accepting the audit for Fiscal Year ending Spete3mber 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney

Mr. Cochran stated he had nothing else to report that wasn't already addressed in the meeting.

B. Engineer

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

C. Field Manager – Monthly Report

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

Ms. Padilla stated she had nothing to report.

(At this point there was a brief discussion among the Board members, Mr. Quesada and the attending audience relating to the replacement of trees the Board had approved at the last meeting, also landscaping, artificial turf and rubber mulching)

D. Manager

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

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

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

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

THIRD ORDER OF BUSINESS

Discussion of: (Cont.)

C. Potential Clubhouse Acquisition

Mr. Quesada moved back to item No. 3C, discussion of potential clubhouse acquisition and stated this item was requested to be put on the agenda by one of the Supervisors. Mr. Quesada then clarified for the record this item had been brought to this Board previously where they were discussing the potential acquisition of the clubhouse and some dialogue went forward with the ownership as far as the PSA, the purchase sale agreement. The owners had extended a courtesy to the District to conduct some due diligence with some engineering reports, however, the District did not get as far into the process as they wanted to because in the middle of it, negotiations had paused, and the owners requested to stop the negotiations. The Board had made their position clear about how they felt relating to the due diligence period, and at any time they could walk away even after the PSA was signed before closing if they saw anything that was of major concern and they were discussing some type of credits based on the engineer report. Mr. Quesada then

stated he was aware that the ownership received some of those reports and had already began to do some general repairs but, he wanted to let the Board know where things left off with the CDD and there was now some dialogue between the Master Association and the ownership for the clubhouse acquisition. He also indicated the CDD was instructed by the Board at previous meetings to stay in a holding pattern until ownership officially approaches them again, and there was more progress made with those negotiations. Mr. Quesada then opened up the floor for discussion with the Board, Mr. Martin and the attending audience.

(At this point there was a discussion among the Board members, Mr. Quesada, Mr. Martin, Ms. Lon, and Mr. Cochran relating to this item)

EIGHTH ORDER OF BUSINESS

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

Mr. Quesada asked if there were any further audience comments at this time. *(There were no further comments)*

NINTH ORDER OF BUSINESS

Supervisors Requests

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

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

19 March 2026

Richard A. Penuela, MPA
Environmental Code Enforcement Officer II
Department of Environmental Resources Management
701 NW 1st Court, 6th Floor
Miami, Florida 33136-3912

**Re: Stormwater Management System Sampling Report
Urbana at Downtown Doral
8100-8363 NW 41st Street
Doral, Florida
Langan Project No. 300384701
DERM Case Nos. COM-99029, COM-99312, COM-99313**

Dear Mr. Penuela:

Langan Engineering and Environmental Services, LLC (Langan) has prepared this Stormwater Management System Sampling Report for the property located at 8100-8363 NW 41st Street in Doral, Florida (the site). The work was completed in accordance with step one of Langan's *Workplan for Stormwater Management System Testing and Cleaning*, dated 19 February 2026, to evaluate for potential cross-connections between the site's sanitary sewer and stormwater management systems that may be causing the presence of total coliforms and Escherichia Coli (E. Coli). The Miami-Dade County Department of Regulatory and Economic Resources (RER) identifies the site as COM-99029, COM-99312, and COM-99313.

SITE DESCRIPTION

The site is located at 8100-8363 NW 41st Street in Doral, Florida, and consists of three continuous folios, which are identified by the Miami-Dade County Property Appraiser as folios 35-3022-040-7970 (COM-99312), 35-3022-040-7410 (COM-99313), and 35-3022-040-7400 (COM-99029). The site is developed with six multi-family buildings (Buildings 8 through 13) and associated parking lots. The site is bound by condominiums to the north, Northwest 80th Avenue to the east, Northwest 41st Street to the south, and Northwest 83rd Path to the west.

The site is part of a larger development known as Urbana at Downtown Doral, which consists of seven additional multi-family buildings at 4725 NW 85th Avenue (Buildings 1 and 2), 4700 NW 84th Avenue (Buildings 3 and 4), 4745 NW 84th Avenue (Buildings 5 and 6), and 4636 NW 84th Avenue (Building 7), which were also tested by Miami-Dade County Division of Environmental Resources Management (DERM) for the presence of total coliforms and E. Coli. The Miami-Dade County Property Appraiser identifies 4725 NW 85th Avenue, 4700 NW 84th Avenue, 4745 NW 84th Avenue, and 4636 NW 84th Avenue as folios 35-3022-038-2170, 35-3022-038-2190, 35-3022-040-8020, and 35-3022-040-8000, respectively. A Site Layout Map is included as **Figure 1**.

BACKGROUND

On 3 February 2025 and 10 March 2025, the unauthorized discharge of wastewater from a mobile pet washing service into a storm drain on folio 35-3022-040-7400 was reported to the City of Doral. Following an inspection on 11 March 2025, a Notice of Violation (NOV) was issued, which required the impaired storm drain to be pumped-out and cleaned. Additional inspections completed between 15 and 17 March 2025 identified the potential continuous flow of solids into the storm drains and suggested that there may be a potential cross connection in stormwater and sanitary piping; therefore, a dye test was completed on 18 March 2025 for the utilities at Building 13 on folio 35-3022-040-7400. The results of the dye test confirmed the presence of cross connections between stormwater and sanitary sewer systems.

On 19 March 2025, the storm drains (SD#1 through SD#8) on folio 35-3022-040-7400 were sampled by DERM for total coliforms and E. Coli. The results reported the presence of total coliforms and E. Coli in the collected samples. On 31 March 2025, the site received an NOV for the cross connections between the stormwater and sanitary sewer systems and the presence of total coliforms and E. Coli in the storm drains. Therefore, through 21 April 2025, Nationwide Plumbing repaired the sewer and stormwater cross connection identified at Building 13 (Units 103 and 104) in folio 35-3022-040-7400.

Due to the cross-connection of utilities at Building 13, the remaining storm drains at Buildings 8 through 11 (folios 35-3022-040-7410 and 35-3022-040-7970) were sampled to evaluate for other potential cross connections. On 1 April 2025, DERM sampled the storm drains at Buildings 8 and 9 (SD #1 through SD #6) and Buildings 10 and 11 (SD #1 through SD #5). The results also reported the presence of total coliforms and E. Coli in the collected samples. On 10 April 2025, an additional NOV was issued for the cross connections at these properties.

On 18 August 2025, following the repair and cleaning, which included vacuum pump-out, pressure cleaning and hydro-jetting, of the cross connections at Building 13, DERM resampled four storm drains across the site (folio 35-3022-040-7400 [SD#1 and SD#4], 35-3022-040-7970 [SD#4], and 35-3022-040-7410 [SD#2]). The results confirmed the presence of total coliforms and E. Coli in the storm drains following the repairs and cleaning.

Between March and April 2025, DERM also sampled the three water control devices (WCD#1 through #3), which capture the stormwater prior to discharge to Osprey Lake, and the storm basins within the remaining Urbana at Downtown Doral properties on Osprey Lake, which include the storm basins associated with Buildings 1 through 4 on folio 35-3022-038-2170 and 35-3022-038-2190. The results confirmed the presence of total coliforms and E. Coli. in the storm drains and water control devices. The sample locations and historical analytical results are shown on **Figures 2 through 5**, and the historical storm drain laboratory analytical results from are included in **Attachment 1**.

Langan prepared a *Workplan for Stormwater Management System Testing and Cleaning*, dated 19 February 2026, proposing methodology to test and clean the stormwater management system at the site and confirm the absence of human-based total coliforms and E. Coli. Access is currently being negotiated for folios 35-3022-038-2170, 35-3022-038-2190, 35-3022-040-8000 and 35-3022-040-8010 within the Urbana at Downtown Doral development.

STORMWATER MANAGEMENT SYSTEM ASSESSMENT

Langan performed the following site activities in accordance with the *Workplan for Stormwater Management System Testing and Cleaning*, dated 19 February 2025.

Methodology

Langan conducted field activities according to the Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (rev. January 2017, eff. April 2018). Langan contracted Pace Analytical Services, LLC (Pace) of Pompano Beach, Florida, a National Environmental Laboratory Accreditation Program (NELAP)-certified laboratory, to provide analytical services.

Stormwater Management System Sampling

On 23 and 24 February 2025, Langan sampled nine storm drains (SD#1 through SD#9) and one collection pit (CP#1) within folio 35-3022-040-7400 (Buildings 12 and 13), five storm drains (SD#1 through SD #5) within folio 35-3022-040-7410 (Buildings 10 and 11), and six storm drains (SD#1 through SD #6) within folio 35-3022-040-7970 (Buildings 8 and 9) to evaluate for the presence of total coliforms and E. Coli. The sample locations are shown on **Figures 3 through 5**.

Langan utilized an aluminum Conbar Sub-Surface Grab II Telescopic Sampler to retrieve each sample. Before each sample was collected, the telescopic sampler was decontaminated in accordance with FDEP SOP (FC 1000 Cleaning; Decontamination Procedures). The samples were immediately transferred into laboratory-supplied containers and placed in a cooler with ice. The samples were submitted to the laboratory to be analyzed for total coliforms and E. Coli via the United States Environmental Protection Agency (USEPA) Method 9223B and Quanti Tray method.

Data Evaluation

Langan reviewed the laboratory reports to evaluate that the method detection limit (MDL) did not exceed cleanup target levels, quality control samples and recoveries were within acceptable limits, and the laboratory properly flagged the data.

Stormwater Analytical Results

The stormwater analytical data is summarized in **Table 1** and **Figures 3 through 5**. The laboratory analytical reports are included in **Attachment 2**.

Folio 35-3022-040-7410 – Buildings 8 and 9

The stormwater analytical results reported the presence of total coliforms and E. Coli in the collected samples. The concentrations of E. Coli and total coliforms were similar or lower than the historical results, at levels suggesting utility cross connections at Buildings 8 and 9.

Folio 35-3022-040-7410 – Buildings 10 and 11

The stormwater analytical results reported the presence of total coliforms and E. Coli in the collected samples. The concentrations of E. Coli and total coliforms were similar or lower than the historical results, at levels suggesting utility cross connections at Buildings 10 and 11.

Folio 35-3022-040-7400 – Buildings 12 and 13

The stormwater analytical results reported total coliforms or E. Coli in the collected samples. The samples collected adjacent to and downgradient of where the utility cross connections were corrected, Building 13 (CP #1 and SD #4 through SD #8), reported lower concentrations of E. Coli and total coliforms compared to other sampled locations downgradient of Building 12 and historical results. Additionally, E. Coli concentrations were not present in the samples collected from SD #4,

SD #7, and SD #8, which are immediately downgradient from Building 13. Therefore, the utilities downgradient of Building 13 appear to have been cleaned and disinfected; however, it is possible that there are utility cross connections at Building 12.

CONCLUSIONS AND RECOMMENDATIONS

Langan implemented step one *Workplan for Stormwater Management System Testing and Cleaning*, dated 19 February 2025, to evaluate for the presence of total coliforms and E.coli and confirm where additional plumbing repairs or cleaning and disinfecting of the stormwater system may be required.

On 23 and 24 February 2025, Langan sampled nine storm drains (SD #1 through SD #9) and one collection pit (CP #1) within folio 35-3022-040-7400, five storm drains (SD #1 through SD #5) within folio 35-3022-040-7410, and six storm drains (SD #1 through SD #6) within folio 35-3022-040-7970 (Buildings 8 and 9). The analytical reports indicate that the samples collected from SD #4, SD #7 and SD #8, within folio 35-3022-040-7400, did not contain E. Coli. Additionally, the samples collected immediately adjacent to or downgradient of where Nationwide Plumbing corrected the utility cross connections at Building 13 (CP #1 and SD #4 through SD #8) reported lower concentrations of E. Coli and total coliforms compared to other sampled locations and historical results. The remaining samples collected indicated the presence of total coliforms or E. Coli.

Langan recommends cleaning and disinfecting the portion of the stormwater management system downgradient of Building 13. Once the system is cleaned and disinfected, confirmation samples will be collected for total coliform and E. Coli. Additionally, based on the presence of total coliforms and E. Coli, cross connections may still be present at Buildings 8 through 12.

Smoke testing, to be completed by the Miami-Dade Department of Environmental Resources Management (DERM), will evaluate the locations of potential cross connections at Buildings 8 through 12. Langan anticipates sampling will be required for Buildings 1 through 7 at the Urbana at Downtown Doral development; therefore, access coordination to the additional properties is ongoing.

CLOSURE

Please contact us if you have questions. Thank you.

Sincerely,

Langan Engineering and Environmental Services, LLC



Jenmarie Vega
Staff Engineer



Michael Spievack, P.E.
Associate

cc: Mark Szacz / Lennar Homes, LLC
Howard Nelson, Savannah Bergeron / Bilzin

Enclosures: Figure 1 – Site Layout
Figure 2 – Stormwater Analytical Summary Buildings 1 through 7 and WCD #1-3 (COM-99029)
Figure 3 – Stormwater Analytical Summary Buildings 8 and 9 (COM-99312)
Figure 4 – Stormwater Analytical Summary Buildings 10 and 11 (COM-99313)
Figure 5 – Stormwater Analytical Summary Buildings 12 and 13 (COM-99029)

Table 1 – Stormwater Analytical Summary

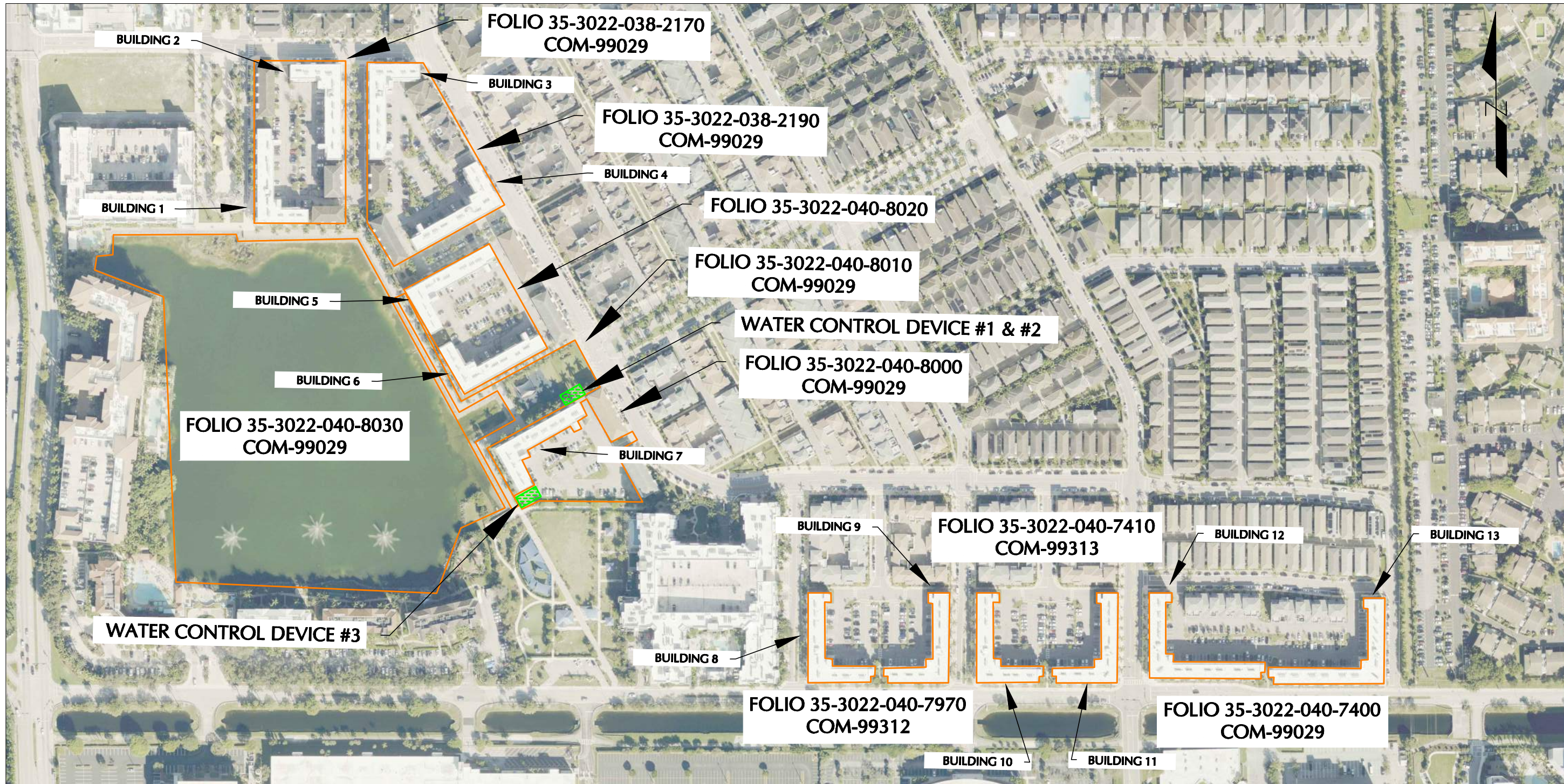
Attachment 1 – Historical Stormwater Analytical Reports

Attachment 2 – Stormwater Laboratory Analytical Report and Chains-of-Custody

FBPE Registry No. 6601

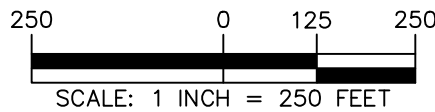
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Figures



LEGEND:

- FOLIO BOUNDARY
- WATER CONTROL DEVICES



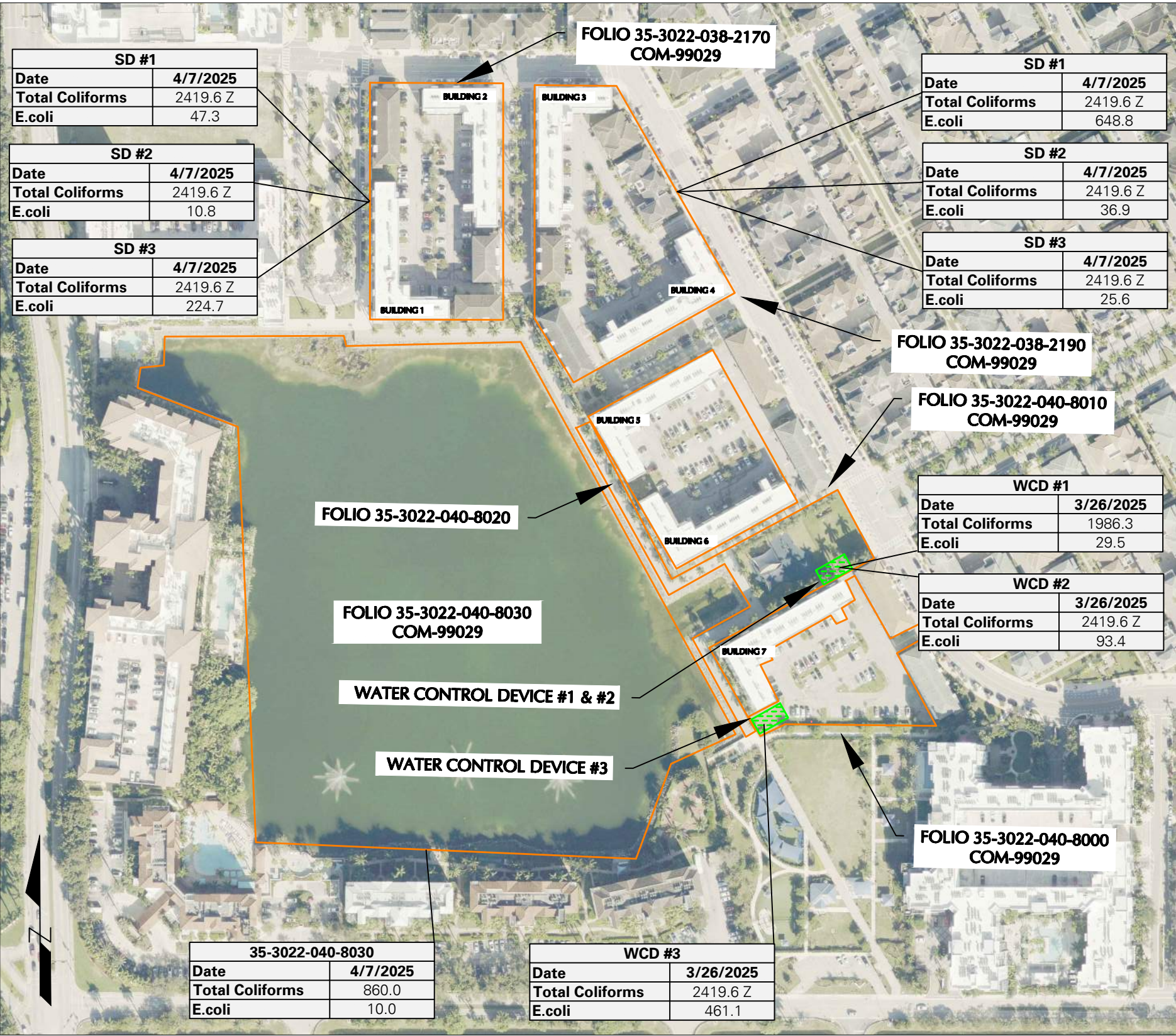
LANGAN
 Langan Engineering and
 Environmental Services, LLC
 1221 Brickell Ave, Suite 1800
 Miami, FL 33131
 T: 786.264.7200 F: 786.264.7201 www.langan.com
 FBPE Registry No. 00006601/LB8172/LB8198

Project
**URBANA AT
 DOWNTOWN DORAL**
 8301-8265 NW 41ST STREET
 DORAL
 MIAMI-DADE COUNTY FLORIDA

Drawing Title
**SITE
 LAYOUT**

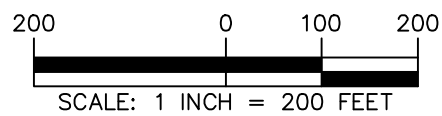
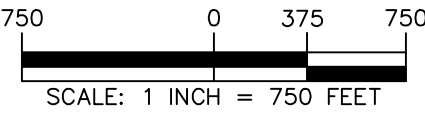
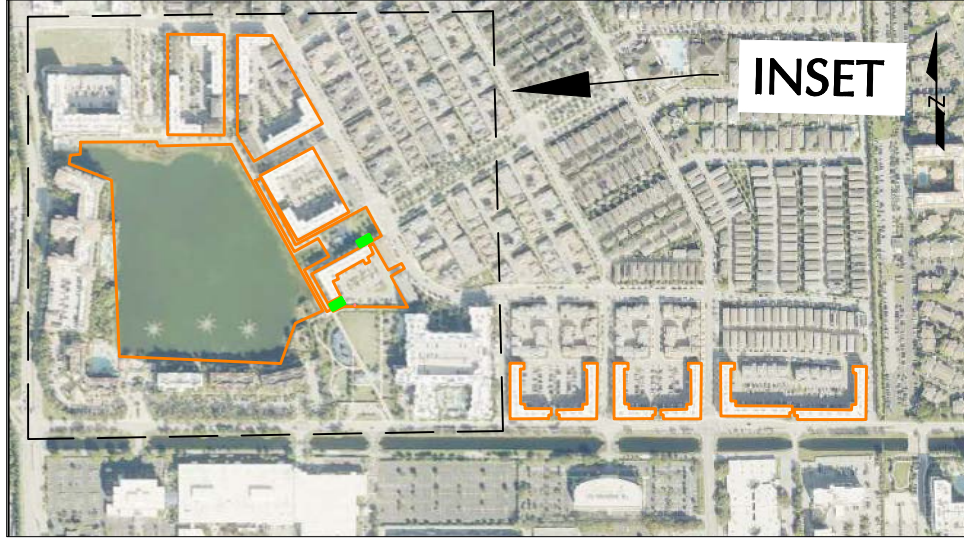
Project No.
300384701
 Date
MARCH 2026
 Drawn By
JV
 Checked By
MSP

Figure
1



LEGEND:
 FOLIO BOUNDARY
 WATER CONTROL DEVICES

- NOTES:**
1. ALL BOUNDARIES AND LOCATIONS ARE APPROXIMATE.
 2. ANALYTICAL RESULTS ARE REPORTED IN MOST PROBABLE NUMBER PER 100 MILLILITERS (MPN/100mL).
 3. ANALYTICAL RESULTS FROM 2025 WERE COLLECTED BY THE MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT (DERM).
 4. Z = ALL WELLS OR TUBES WERE POSITIVE. RESULTS MAY BE HIGHER THAN REPORTED.
 5. LOCATIONS FOR SAMPLED STORMWATER DRAINS FOR FOLIOS 35-3022-038-2170 AND 35-3022-038-2190 WERE NOT READILY AVAILABLE ON ONLINE DATABASES AND ARE UNKNOWN.



 Langan Engineering and Environmental Services, LLC 1221 Brickell Ave, Suite 1800 Miami, FL 33131 T: 786.264.7200 F: 786.264.7201 www.langan.com FBPE Registry No. 00006601/LB8172/LB8198	Project URBANA AT DOWNTOWN DORAL 8301-8265 NW 41ST STREET DORAL MIAMI-DADE COUNTY FLORIDA	Drawing Title STORMWATER ANALYTICAL SUMMARY BUILDINGS 1 THROUGH 7 AND WCD #1-#3 (COM-99029)	Project No. 300384701 Date MARCH 2026 Drawn By JV Checked By MSP	Figure 2
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SD #5 / SDL#5L-COM99312		
Date	4/1/2025	2/24/2026
Total Coliforms	2419.6 Z J	24196 J(PW)
E.coli	1732.9	24196 J(PW)

SD #6 / SDL#6L-COM99312		
Date	4/1/2025	2/24/2026
Total Coliforms	2419.6 Z J	6870
E.coli	770.1	31.0





SD #1 / SDL#1L-COM99312		
Date	4/1/2025	2/24/2026
Total Coliforms	2419.6 Z J	24196 J(PW)
E.coli	36.8	20.0

SD #2 / SDL#2L-COM99312		
Date	4/1/2025	2/24/2026
Total Coliforms	2419.6 Z J	2610
E.coli	547.5	10.0

SD #4 / SDL#4L-COM99312			
Date	4/1/2025	8/18/2025	2/24/2026
Total Coliforms	2419.6 Z J	2419.6 Z	24200
E.coli	2419.6 Z	2419.6 Z	63.0

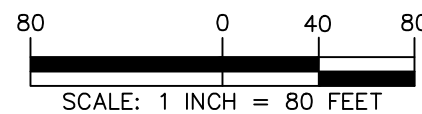
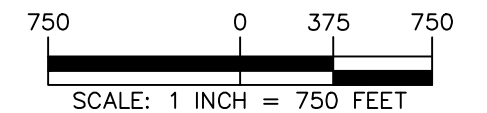
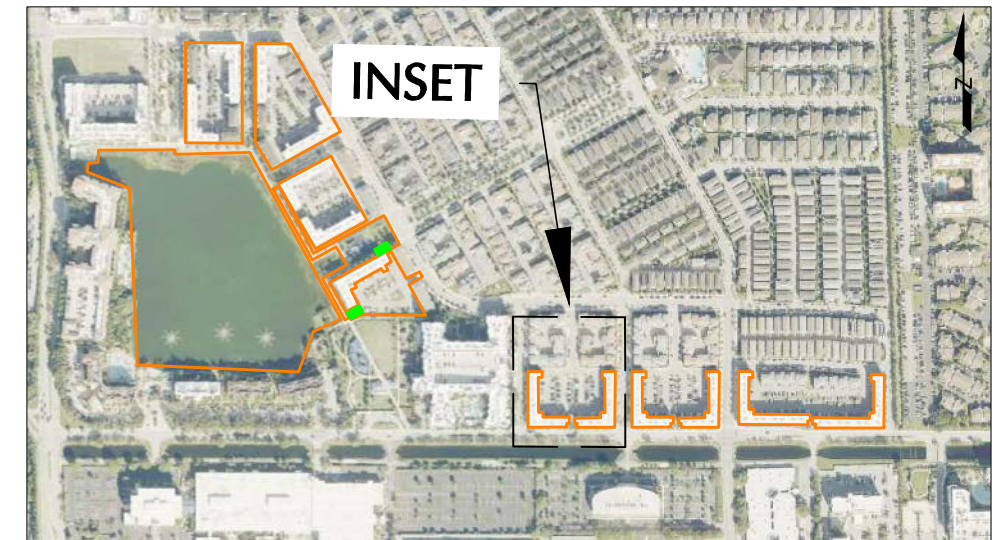
SD #3 / SDL#3L-COM99312		
Date	4/1/2025	2/24/2026
Total Coliforms	2419.6 Z J	24196 J(PW)
E.coli	980.4	24196 J(PW)


LEGEND:

-  FOLIO BOUNDARY
-  SAMPLE LOCATION
-  STORMWATER MANAGEMENT SYSTEM
-  STORM DRAIN/ COLLECTION PIT

NOTES:

1. ALL BOUNDARIES AND LOCATIONS ARE APPROXIMATE.
2. ANALYTICAL RESULTS ARE REPORTED IN MOST PROBABLE NUMBER PER 100 MILLILITERS (MPN/100mL).
3. ANALYTICAL RESULTS FROM 2025 WERE COLLECTED BY THE MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT (DERM) AND RESULTS FROM 2026 WERE COLLECTED BY LANGAN.
4. Z = ALL WELLS OR TUBES WERE POSITIVE. RESULTS MAY BE HIGHER THAN REPORTED.
5. J= ESTIMATED VALUE. THE PRECISION BETWEEN SAMPLE AND SAMPLE DUPLICATE IS NOT EVALUATED DUE TO RESULTS ARE NOT CALCULABLE.



 Langan Engineering and Environmental Services, LLC 1221 Brickell Ave, Suite 1800 Miami, FL 33131 T: 786.264.7200 F: 786.264.7201 www.langan.com FBPE Registry No. 0006601/LB8172/LB8198	Project	Drawing Title	Project No.	Figure
	URBANA AT DOWNTOWN DORAL	STORMWATER ANALYTICAL SUMMARY BUILDINGS 8 AND 9 (COM-99312)	300384701	3
	8301-8265 NW 41ST STREET DORAL	MIAMI-DADE COUNTY FLORIDA	Date	
			MARCH 2026	
		Drawn By		
		Checked By		
		MSP		

SD #4 / SDL#4L-COM99313		
Date	4/1/2025	2/23/2026
Total Coliforms	2419.6 Z	3650
E.coli	517.2	20.0





SD #5 / SDL#5L-COM99313		
Date	4/1/2025	2/23/2026
Total Coliforms	2419.6 Z	24200
E.coli	579.4	4350

SD #3 / SD#3L-COM99313		
Date	4/1/2025	2/23/2026
Total Coliforms	2419.6 Z	9210
E.coli	2419.6 Z	1850

SD #1 / SD#1L-COM99313		
Date	4/1/2025	2/23/2026
Total Coliforms	2419.6 Z	24196 J(PW)
E.coli	866.4	31.0

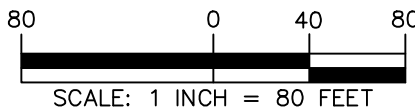
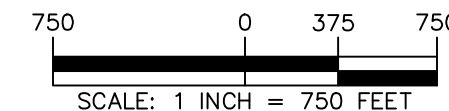
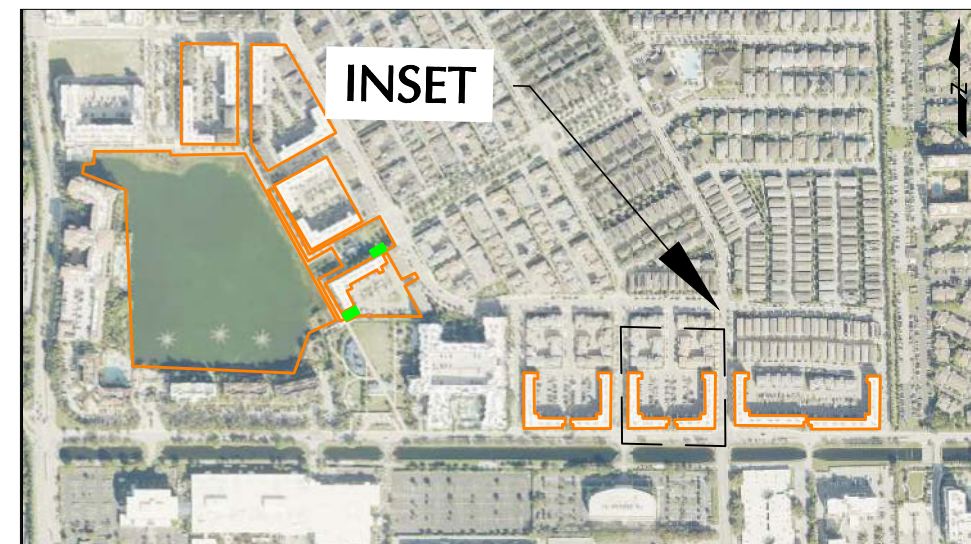
SD #2 / SD#2L-COM99313			
Date	4/1/2025	8/18/2025	2/23/2026
Total Coliforms	2419.6 Z	2419.6 Z J	24200
E.coli	1732.9	540.5	1720


LEGEND:

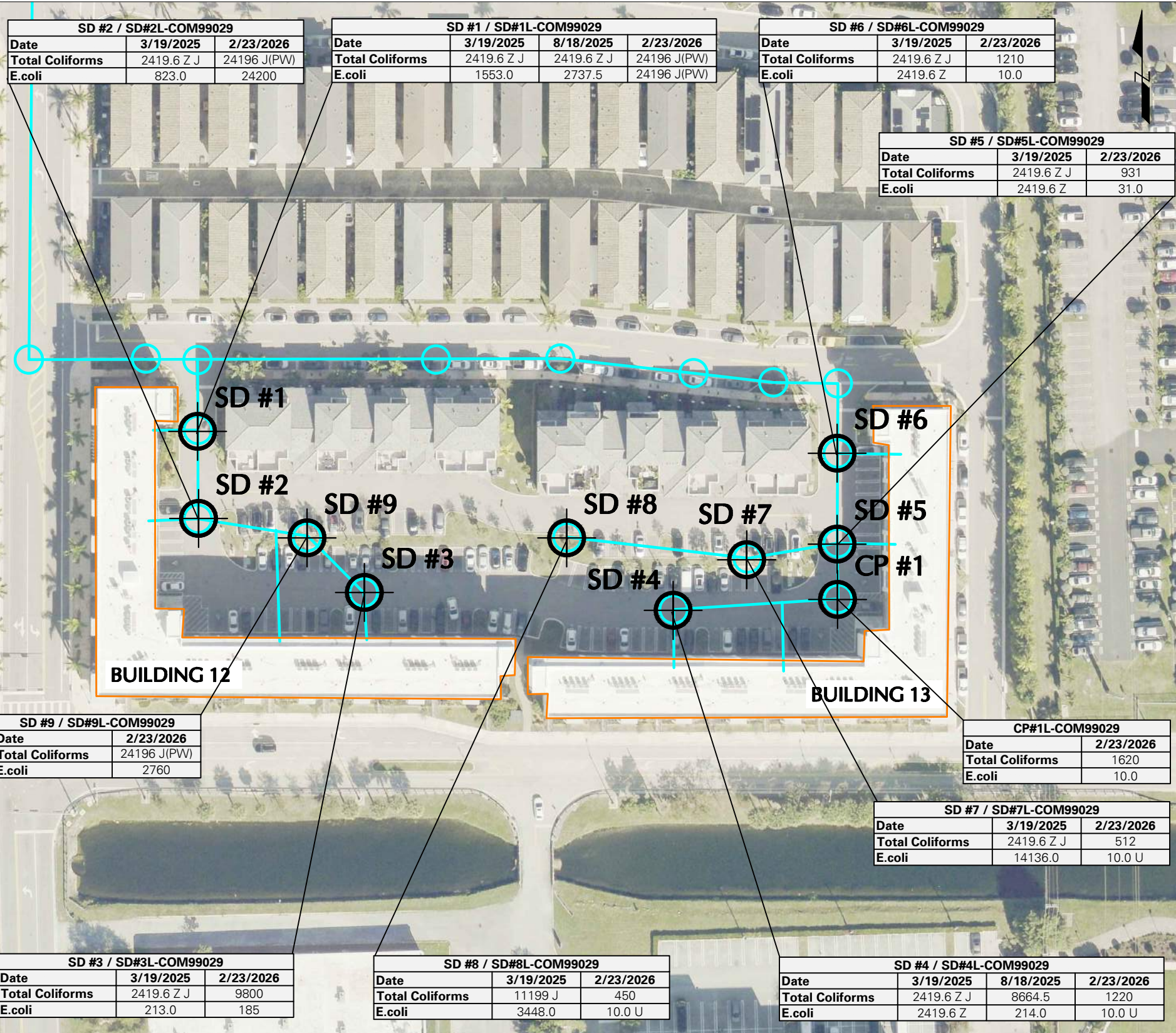
-  FOLIO BOUNDARY
-  SAMPLE LOCATION
-  STORMWATER MANAGEMENT SYSTEM
-  STORM DRAIN/ COLLECTION PIT

NOTES:

1. ALL BOUNDARIES AND LOCATIONS ARE APPROXIMATE.
2. ANALYTICAL RESULTS ARE REPORTED IN MOST PROBABLE NUMBER PER 100 MILLILITERS (MPN/100mL).
3. ANALYTICAL RESULTS FROM 2025 WERE COLLECTED BY THE MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT (DERM) AND RESULTS FROM 2026 WERE COLLECTED BY LANGAN.
4. Z = ALL WELLS OR TUBES WERE POSITIVE. RESULTS MAY BE HIGHER THAN REPORTED.
5. J(PW) = ALL WELLS OR TUBES WERE POSITIVE. RESULTS MAY BE HIGHER THAN REPORTED.
6. J= ESTIMATED VALUE. THE PRECISION BETWEEN SAMPLE AND SAMPLE DUPLICATE IS NOT EVALUATED DUE TO RESULTS ARE NOT CALCULABLE.



 Langan Engineering and Environmental Services, LLC 1221 Brickell Ave, Suite 1800 Miami, FL 33131 T: 786.264.7200 F: 786.264.7201 www.langan.com FBPE Registry No. 00006601/LB8172/LB8198	Project	Drawing Title	Project No.	Figure
	URBANA AT DOWNTOWN DORAL	STORMWATER ANALYTICAL SUMMARY BUILDINGS 10 AND 11 (COM-99313)	300384701	4
	8301-8265 NW 41ST STREET DORAL	MIAMI-DADE COUNTY FLORIDA	Date	
			MARCH 2026	
		Drawn By		
		Checked By		
		MSP		



SD #2 / SD#2L-COM99029		
Date	3/19/2025	2/23/2026
Total Coliforms	2419.6 Z J	24196 J(PW)
E.coli	823.0	24200

SD #1 / SD#1L-COM99029			
Date	3/19/2025	8/18/2025	2/23/2026
Total Coliforms	2419.6 Z J	2419.6 Z J	24196 J(PW)
E.coli	1553.0	2737.5	24196 J(PW)

SD #6 / SD#6L-COM99029		
Date	3/19/2025	2/23/2026
Total Coliforms	2419.6 Z J	1210
E.coli	2419.6 Z	10.0

SD #5 / SD#5L-COM99029		
Date	3/19/2025	2/23/2026
Total Coliforms	2419.6 Z J	931
E.coli	2419.6 Z	31.0

SD #9 / SD#9L-COM99029		
Date	2/23/2026	
Total Coliforms	24196 J(PW)	
E.coli	2760	

CP#1L-COM99029		
Date	2/23/2026	
Total Coliforms	1620	
E.coli	10.0	

SD #7 / SD#7L-COM99029			
Date	3/19/2025	2/23/2026	
Total Coliforms	2419.6 Z J	512	
E.coli	14136.0	10.0 U	

SD #3 / SD#3L-COM99029			
Date	3/19/2025	2/23/2026	
Total Coliforms	2419.6 Z J	9800	
E.coli	213.0	185	

SD #8 / SD#8L-COM99029			
Date	3/19/2025	2/23/2026	
Total Coliforms	11199 J	450	
E.coli	3448.0	10.0 U	

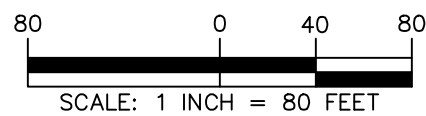
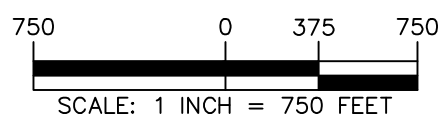
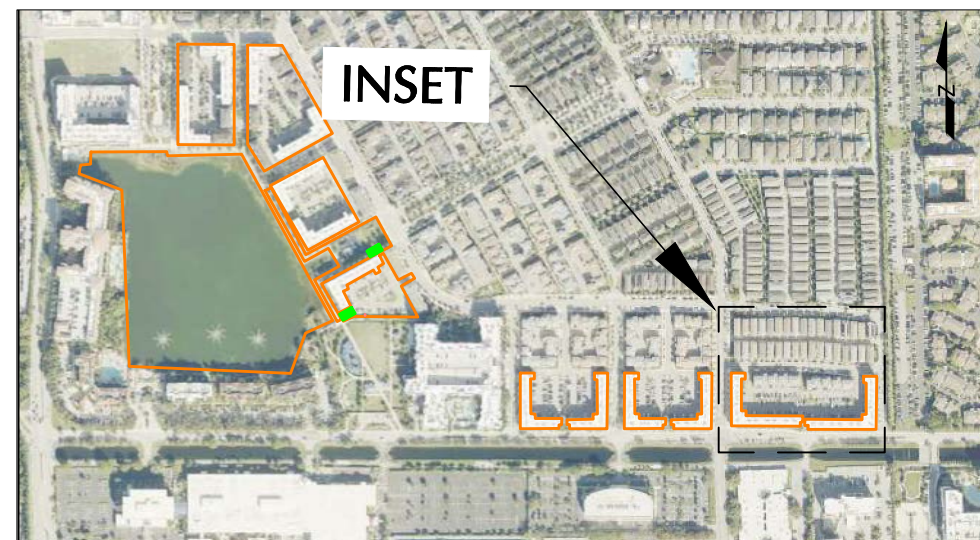
SD #4 / SD#4L-COM99029				
Date	3/19/2025	8/18/2025	2/23/2026	
Total Coliforms	2419.6 Z J	8664.5	1220	
E.coli	2419.6 Z	214.0	10.0 U	

LEGEND:

- FOLIO BOUNDARY
- SAMPLE LOCATION
- STORMWATER MANAGEMENT SYSTEM
- STORM DRAIN/ COLLECTION PIT

NOTES:

1. ALL BOUNDARIES AND LOCATIONS ARE APPROXIMATE.
2. ANALYTICAL RESULTS ARE REPORTED IN MOST PROBABLE NUMBER PER 100 MILLILITERS (MPN/100mL).
3. ANALYTICAL RESULTS FROM 2025 WERE COLLECTED BY THE MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT (DERM) AND RESULTS FROM 2026 WERE COLLECTED BY LANGAN.
4. U= COMPOUND WAS ANALYZED FOR BUT NOT DETECTED.
5. Z= ALL WELLS OR TUBES WERE POSITIVE. RESULTS MAY BE HIGHER THAN REPORTED.
6. J(PW) = ALL WELLS OR TUBES WERE POSITIVE. RESULTS MAY BE HIGHER THAN REPORTED.
7. J= ESTIMATED VALUE. THE PRECISION BETWEEN SAMPLE AND SAMPLE DUPLICATE IS NOT EVALUATED DUE TO RESULTS ARE NOT CALCULABLE.



 Langan Engineering and Environmental Services, LLC 1221 Brickell Ave, Suite 1800 Miami, FL 33131 T: 786.264.7200 F: 786.264.7201 www.langan.com FBPE Registry No. 00006601/LB8172/LB8198	Project URBANA AT DOWNTOWN DORAL 8301-8265 NW 41ST STREET DORAL MIAMI-DADE COUNTY FLORIDA	Drawing Title STORMWATER ANALYTICAL SUMMARY BUILDINGS 12 AND 13 (COM-99029)	Project No. 300384701 Date MARCH 2026 Drawn By JV Checked By MSP	Figure 5
	© 2026 Langan			

Table

Table 1
Stormwater Analytical Summary
Urbana at Downtown Doral
8301-8265 NW 41st Street
Doral, Florida
Langan Project No.: 300384701

Sample ID	CP#1L- COM99029	SD #1/ SD#1L-COM99029			SD #2 / SD#2L-COM99029		SD #3 / SD#3L-COM99029		SD #4 / SD#4L-COM99029		
RER File	COM-99029										
Sample Date	2/23/2026	3/19/2025	8/18/2025	2/23/2026	3/19/2025	2/23/2026	3/19/2025	2/23/2026	3/19/2025	8/18/2025	2/23/2026
Parameters											
EPA 9223B											
Total Coliforms	1620	2419.6 Z J	2419.6 Z J	24196 J(PW)	2419.6 Z J	24196 J(PW)	2419.6 Z J	9800	2419.6 Z J	8664.5	1220
E.coli	10.0	1553.0	2737.5	24196 J(PW)	823.0	24200	213.0	185	2419.6 Z	214.0	10.0 U

Table 1
Stormwater Analytical Summary
Urbana at Downtown Doral
8301-8265 NW 41st Street
Doral, Florida
Langan Project No.: 300384701

Sample ID	SD # 5 / SD#5L-COM99029		SD #6 / SD#6L-COM99029		SD #7 / SD#7L-COM99029		SD #8 / SD#8L-COM99029		SD #9 / SD#9L- COM99029
RER File	COM-99029								
Sample Date	3/19/2025	2/23/2026	3/19/2025	2/23/2026	3/19/2025	2/23/2026	3/19/2025	2/23/2026	2/23/2026
Parameters									
EPA 9223B									
Total Coliforms	2419.6 Z J	931	2419.6 Z J	1210	2419.6 Z J	512	11199 J	450	24196 J(PW)
E.coli	2419.6 Z	31.0	2419.6 Z	10.0	14136.0	10.0 U	3448.0	10.0 U	2760

Table 1
Stormwater Analytical Summary
Urbana at Downtown Doral
8301-8265 NW 41st Street
Doral, Florida
Langan Project No.: 300384701

Sample ID	SD #1 / SD#1L-COM99312		SD #2 / SD#2L-COM99312		SD #3 / SD#3L-COM99312		SD #4 / SD#4L-COM99312			SD #5 / SD#5L-COM99312		SD #6 / SD#6L-COM99312		
RER File	COM-99312													
Sample Date	4/1/2025	2/24/2026	4/1/2025	2/24/2026	4/1/2025	2/24/2026	4/1/2025	8/18/2025	2/24/2026	4/1/2025	2/24/2026	4/1/2025	2/24/2026	
Parameters														
EPA 9223B														
Total Coliforms	2419.6 Z J	24196 J(PW)	2419.6 Z J	2610	2419.6 Z J	24196 J(PW)	2419.6 Z J	2419.6 Z	24200	2419.6 Z J	24196 J(PW)	2419.6 Z J	6870	
E.coli	36.8	20.0	547.5	10.0	980.4	24196 J(PW)	2419.6 Z	2419.6 Z	63.0	1732.9	24196 J(PW)	770.1	31.0	

Table 1
Stormwater Analytical Summary
Urbana at Downtown Doral
8301-8265 NW 41st Street
Doral, Florida
Langan Project No.: 300384701

Sample ID	SD #1 / SD#1L-COM99313		SD #2 / SD#2L-COM99313			SD #3 / SD#3L-COM99313		SD #4 / SDL#4L-COM99313		SD #5 / SDL#5L-COM99313	
RER File	COM-99313										
Sample Date	4/1/2025	2/23/2026	4/1/2025	8/18/2025	2/23/2026	4/1/2025	2/23/2026	4/1/2025	2/23/2026	4/1/2025	2/23/2026
Parameters											
EPA 9223B											
Total Coliforms	2419.6 Z	24196 J(PW)	2419.6 Z	2419.6 Z J	24200	2419.6 Z	9210	2419.6 Z	3650	2419.6 Z	24200
E.coli	866.4	31.0	1732.9	540.5	1720	2419.6 Z	1850	517.2	20.0	579.4	4350

Table 1 Notes
Stormwater Analytical Summary
Urbana at Downtown Doral
8301-8265 NW 41st Street
Doral, Florida
Langan Project No.: 300384701

Notes:

Results are reported in Most Probable Number per 100 milliliters (MPN/100 mL).

RER = Miami-Dade County Department of Regulatory and Economic Resources.

U = Compound was analyzed for but not detected.

Z = All wells or tubes were positive. Results may be higher than reported.

J(PW) = All wells or tubes were positive. Results may be higher than reported.

J = Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable.

Results from 2025 were collected by the Miami-Dade County Department of Environmental Resource Management (DERM) and results from 2026 were collected by Langan.

Attachment 1
Historical Stormwater Laboratory
Analytical Reports



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8167 NW 41 ST/SD1

Matrix : Aqueous Collected : 03/19/2025 12:10
 Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE27733	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	-	03/19/2025 15:49 CVR
B15639							QZ4, QJ44
	E.coli by IDEXX QuantiTray by SM 9223B 2016	1553.0	1.0 / n/a	MPN/100mL	10	-	03/19/2025 15:49 CVR

Analysis Qualifiers / Comments Description

QJ44	Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
QZ4	All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/20/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen | QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 8167 NW 41 ST/SD2

Matrix : Aqueous Collected : 03/19/2025 12:17
Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27734 B15640	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
	E.coli by IDEXX QuantiTray by SM 9223B 2016	823.0	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR

Analysis Qualifiers / Comments Description

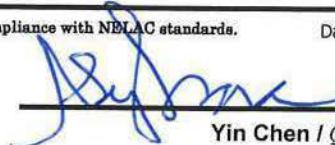
- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.

Date of Issue
3/20/2025


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 8167 NW 41 ST/SD3

Matrix : Aqueous Collected : 03/19/2025 12:25
Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27735 B15641	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
							QZ4, QJ44
	E.coli by IDEXX QuantiTray by SM 9223B 2016	213.0	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.

Date of Issue
3/20/2025

Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8167 NW 41 ST/SD4

Matrix : Aqueous

Collected : 03/19/2025 12:32

Sampled By : KATIANA.JOVEL

Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27736	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
B15642							QZ4, QJ44
	E.coli by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
							QZ4

Analysis Qualifiers / Comments Description

QJ44	Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
QZ4	All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor

All analyses are in compliance with NELAP standards.

Date of Issue

3/20/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 8167 NW 41 ST/SD5

Matrix : Aqueous Collected : 03/19/2025 12:42
Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27737	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
B15643							QZ4, QJ44
	E.coli by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
							QZ4

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 3/20/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8167 NW 41 ST/SD6

Matrix : Aqueous Collected : 03/19/2025 12:54
 Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27738 B15644	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
							QZ4, QJ44
	E.coli by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
							QZ4

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 3/20/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8167 NW 41 ST/SD7

Matrix : Aqueous Collected : 03/19/2025 13:04
 Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27739 B15645	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
	E.coli by IDEXX QuantiTray by SM 9223B 2016	14136.0	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR

Analysis Qualifiers / Comments Description

QJ44	Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
QZ4	All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/20/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : **8167 NW 41 ST/SD8**

Matrix : Aqueous

Collected : 03/19/2025 13:13

Sampled By : KATIANA.JOVEL

Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27740 B15646	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	11199.0 J	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
	E.coli by IDEXX QuantiTray by SM 9223B 2016	3448.0	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR

Analysis Qualifiers / Comments Description

QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/20/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)

DERM Project ID : _____

Office of Laboratory Services

4.9 Chain of Custody Record
B4686

Project : _____

CC# 995308

R E R

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By : Katiana Jovellar Phone # : 786 541-4386 Next Day Results Notification: Y N

Results Return to : Katiana.jovellar@miamidade.gov Results Copy to : Chony@miamidade.gov Vanessa.McVay@miamidade.gov

Site	8167 NW 41 ST / SD 1				8167 NW 41 ST / SD 2				8167 NW 41 ST / SD 3									
Coll. Date/Time	3/19/2025 / 12:10				3/19/2025 / 12:17				3/19/2025 / 12:25									
Parameters	# of ctns	OW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2					B	2					B	2					B
		AE27733				B15639		AE27734				B15640		AE27735				B15641
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Enterococci (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Crypto Giardia Method 1623.1		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID

Date/Time Relinquished by: 3/19/2025 13:50 Margie Davis
Received By: _____

Temperature (°C): 4.1
Arrived on ice? N

Field Note:

- DW: Drinking Water
- GW: Ground Water
- SW: Sea Water
- FW: Fresh Water
- Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
**Preservatives - 6: Sodium Thiosulfate

MAR 19 05:15Z
[Signature]



EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)

DERM Project ID: _____

Office of Laboratory Services

4.9 Chain of Custody Record

B4686

Project: _____

CC# 995308

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By: Katiana Jovellar Phone #: 786 564 4386 Next Day Results Notification: Y N

Results Return to: Katiana.Jovellar@miamidade.gov Results Copy to: Chenyc@miamidade.gov Vanessa.mcvay@miamidade.gov

Site	8167 NW 41 ST / SD4				8167 NW 41 ST / SDS				8167 NW 41 ST / SD6									
Coll. Date/Time	03/19/2025 / 12:32				03/19/2025 / 12:42				03/19/2025 / 12:54									
Parameters	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)																		
Fecal Coliforms SM 9222 D (MF)																		
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2					B15642	2					B15643	2					B15644
Fecal Coliforms (IDEXX Quanti-Tray)																		
Enterococci (IDEXX Quanti-Tray)																		
Crypto Giardia Method 1623.1																		
Total Coliforms and E.coli SM9223B (IDEXX P/A)																		

Date/Time: 3/19/2025 13:50
Relinquished by: [Signature]
Received By: [Signature]

Temperature (°C): 4.1
Arrived on ice? Y N

DW: Drinking Water
GW: Ground Water
SW: Sea Water
FW: Fresh Water
Waste: Waste Water

Field Note: _____

**Bottle Type - BT: 125mL sterilized plastic bottles
**Preservatives - 6: Sodium Thiosulfate



Office of Laboratory Services

le 4.9 Chain of Custody Record

EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)

DERM Project ID :

134686

Project :

CC# 995308

RER
211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By : Katiana Jovellar Phone #: 7865644386 Next Day Results Notification: Y N

Results Return to : Katiana.Jovellar@miamidadel.gov Results Copy to : Cheny@miamidadel.gov Vanessa.mclVay@miamidadel.gov

Site	8167NW41ST/SD7					8167NW41ST/SD8													
Coll. Date/Time	03/19/2025 11:30					03/19/2025 / 13:13													
Parameters	# of ctns	OW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2	AE27739				B15645	2	AE27740				B15646							
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	
Enterococci (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	
Crypto Giardia Method 1623.1		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	
		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	

Date/Time Relinquished by Received By
3/19/2025 13:50 [Signature] [Signature]
25 TH ST ST MIAMI

Temperature (°C): 4.1
 Arrived on ice? Y N

- DW: Drinking Water
- GW: Ground Water
- SW: Sea Water
- FW: Fresh Water
- Waste: Waste Water

Field Note:

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : **4636 NW 84 AVE SITE 1**

Matrix : Aqueous Collected : 03/26/2025 11:53
 Sampled By : GEORGE.DAVISI Received : 03/26/2025 14:02

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28280 B15669	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	1986.3	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR
	E.coli by IDEXX QuantiTray by SM 9223B 2016	29.5	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR

Analysis Qualifiers / Comments Description

- No Comment

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/27/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
 All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, Fl 33130
(305) 375-1851

Site Description : 4636 NW 84 AVE SITE 2

Matrix : Aqueous Collected : 03/26/2025 12:06
Sampled By : GEORGE.DAVISI Received : 03/26/2025 14:02

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28281	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR
B15670							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	93.4	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards.

Date of Issue
3/27/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.

Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : **8429 NW 41 ST SITE 3**

Matrix : Aqueous Collected : 03/26/2025 12:20
Sampled By : GEORGE.DAVISI Received : 03/26/2025 14:02

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28282	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	03/26/2025 14:58	CVR
B15671							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	461.1	1.0 / n/a	MPN/100mL	100	03/26/2025 14:58	CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/27/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.

Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : **4640 NW 84 AVE SITE 4**

Matrix : Aqueous Collected : 03/26/2025 12:55
 Sampled By : GEORGE.DAVISI Received : 03/26/2025 14:01

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28283	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR
B15672							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	29.5	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/27/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

RER

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 4700 NW 84 AVE SITE 5

Matrix : Aqueous Collected : 03/26/2025 13:05
 Sampled By : GEORGE.DAVISI Received : 03/26/2025 14:01

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28284	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR
B15673							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	50.4	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards.

Date of Issue
3/27/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
 All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)

DERM Project ID : _____

Office of Laboratory Services

B4690 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Project : _____ CC# 995308

Collected By George Davis IV Phone # : 786 6859394 Next Day Results Notification: Y (N)

Results Return to : george.davis.iv@miamidade.gov Results Copy to : cheny@miamidade.gov Vanessa.mcvay@miamidade.gov

Site	4636 NW 84 AVE, Site 1					4636 NW 84 AVE, Site 2					8429 NW 41 ST, Site 3							
Coll. Date/Time	3/26/2025 11:53 AM					3/26/2025 12:06 PM					3/26/2025 12:20 PM							
Parameters	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
Fecal Coliforms SM 9222 D (MF)																		
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2					B15669	1						1					B15671
Fecal Coliforms (IDEXX Quanti-Tray)																		
Enterococci (IDEXX Quanti-Tray)																		
Crypto Giardia Method 1623.1																		
Total Coliforms and E.coli SM9223B (IDEXX P/A)																		

Date/Time Relinquished by Received By
3/26/25 14:02 [Signature] [Signature]
 MAR 26 25 PM 2:02

Temperature (°C): 6.5
 Arrived on ice? Y N

- Field Note: _____
- DW: Drinking Water
 - GW: Ground Water
 - SW: Sea Water
 - FW: Fresh Water
 - Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6: Sodium Thiosulfate

Office of Laboratory Services



EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)
DERM Project ID: B4690

Table 4.9 Chain of Custody Record

Project: _____

CC# 995306

RER
211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By: George Davis IV Phone #: 7666959394

Next Day Results Notification: Y N

Results Return to: george.davisiv@miamidade.gov

Results Copy to: Cheny@miamidade.gov McVayV@miamidade.gov

Site	4640 NW 84 AVE, Site 4					4700 NW 84 AVE, Site 5												
Coll. Date/Time	3/26/2025 12:55 PM					3/26/2025 13:05 PM												
Parameters	# of ctns	OW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)																		
Fecal Coliforms SM 9222 D (MF)																		
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	1					AE28283 B15672	1					AE28284 B15673						
Fecal Coliforms (IDEXX Quanti-Tray)																		
Enterococci (IDEXX Quanti-Tray)																		
Crypto Giardia Method 1623.1																		
Total Coliforms and E.coli SM9223B (IDEXX P/A)																		

Date/Time Relinquished by Received By
3/26/25 14:02 George Davis IV [Signature]
 MAR 26 25 PM 01

Temperature (°C): 6.5
 Arrived on ice: Y N

- DW: Drinking Water
- GW: Ground Water
- SW: Sea Water
- FW: Fresh Water
- Waste: Waste Water

Field Note:

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8301 NW 41 ST/SD1

Matrix : Aqueous

Collected : 04/01/2025 11:27

Sampled By : KATIANA.JOVEL

Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28482	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 JZ	1.0 / n/a	MPN/100mL	100	04/01/2025 14:42	YSA
B15701							QJ44, QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	36.8	1.0 / n/a	MPN/100mL	100	04/01/2025 14:42	YSA

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards. Date of Issue

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen | QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : **8301 NW 41 ST/SD2**

Matrix : Aqueous Collected : 04/01/2025 11:31
Sampled By : KATIANA.JOVEL Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28483	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 JZ	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA
B15702							QJ44, QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	547.5	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA

Analysis Qualifiers / Comments Description

QJ44	Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
QZ4	All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

RER

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8301 NW 41 ST/SD3

Matrix : Aqueous Collected : 04/01/2025 11:34


Sampled By : KATIANA.JOVEL Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28484	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 JZ	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA
B15703							QJ44, QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	980.4	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA

Analysis Qualifiers / Comments Description

QJ44	Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
QZ4	All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue
 1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable 4/2/2025
 All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8301 NW 41 ST/SD4

Matrix : Aqueous Collected : 04/01/2025 11:37
 Sampled By : KATIANA.JOVEL Received : 04/01/2025 12:50

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28485	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 JZ	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA
B15704							QJ44, QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA
							QZ4

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : **8301 NW 41 ST/SD5**

Matrix : Aqueous

Collected : 04/01/2025 11:41

Sampled By : KATIANA.JOVEL

Received : 04/01/2025 12:50

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28486	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 JZ	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA
B15705							QJ44, QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	1732.9	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA

Analysis Qualifiers / Comments Description


QJ44	Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
QZ4	All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : **8301 NW 41 ST/SD6**

Matrix : Aqueous Collected : 04/01/2025 11:44
 Sampled By : KATIANA.JOVEL Received : 04/01/2025 12:50

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28487	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 JZ	1.0 / n/a	MPN/100mL	100	04/01/2025 14:42	YSA
B15706							QJ44, QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	770.1	1.0 / n/a	MPN/100mL	100	04/01/2025 14:42	YSA

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards. Date of Issue 4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen | QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT # 46126

Office of Laboratory Services

Table 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

(DERM Lab Use Only)
DERM Project ID : B4695

Project : _____

CC# 995308

Collected By : Katiana Jovella

Phone # : 786-561-4386

Next Day Results Notification: Y (N)

Results Return to : Katiana.Jovella@miamidade.gov Copy to : Cheny@miamidade.gov Vanessa.McVay@miamidade.gov

Site	0301 NW 41 St / SD1					0301 NW 41 St / SD2					0301 NW 41 St / SD3							
Coll. Date/Time	4/1/2025 11:27					4/1/2025 11:31					4/1/2025 11:34							
Parameters	# of ctns	OW	<u>GW</u>	SW	FW	Waste	# of ctns	DW	<u>GW</u>	SW	FW	Waste	# of ctns	DW	<u>GW</u>	SW	FW	Waste
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2	Lab ID	AE28482			B15701	/	Lab ID	AE28483			B15702	/	Lab ID	AE28484			B15703
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Enterococci (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Crypto Giardia Method 1623.1		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID

Date/Time Relinquished by Received By

APR 1 12:14 PM 4/1/2025 [Signature] [Signature]

Temperature (°C) 43

Arrived on ice? Y ___ N ___

- Field Note: _____
- DW: Drinking Water
 - GW: Ground Water
 - SW: Sea Water
 - FW: Fresh Water
 - Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
**Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

RER

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8201 NW 41 ST/SD1

Matrix : Aqueous Collected : 04/01/2025 10:55
 Sampled By : KATIANA.JOVEL Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28477	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22 YSA
B15696							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	866.4	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22 YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue
 1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable 4/2/2025
 All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8201 NW 41 ST/SD2

Matrix : Aqueous Collected : 04/01/2025 11:05
 Sampled By : KATIANA.JOVEL Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL		Analyzed	By
AE28478	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22	YSA
B15697								QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	1732.9	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22	YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue
 1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable 4/2/2025
 All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : **8201 NW 41 ST/SD3**

Matrix : Aqueous Collected : 04/01/2025 11:09
 Sampled By : KATIANA.JOVEL Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL		Analyzed	By
AE28479 B15698	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22	YSA QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22	YSA QZ4

Analysis Qualifiers / Comments Description


QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 8201 NW 41 ST/SD4

Matrix : Aqueous

Collected : 04/01/2025 11:13

Sampled By : KATIANA.JOVEL

Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28480 B15699	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22 YSA
	E.coli by IDEXX QuantiTray by SM 9223B 2016	517.2	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22 YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
All results being reported under this report apply to the samples analyzed.

Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8201 NW 41 ST/SD5

Matrix : Aqueous

Collected : 04/01/2025 11:16

Sampled By : KATIANA.JOVEL

Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL		Analyzed	By
AE28481	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22	YSA
B15700								QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	579.4	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22	YSA

Analysis Qualifiers / Comments Description

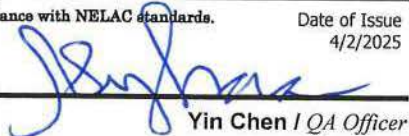
QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.

Office of Laboratory Services

B4694 - Table 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

MIAMI-DADE COUNTY, FLORIDA
 Department of Regulatory and Economic Resources
 Environmental Resources Management
 Office of Laboratory Services
 211 West Flagler Street
 MIAMI, FLORIDA 33130
 (305) 375-1851

(DERM Lab Use Only)
 DERM Project ID: _____ Project: _____ CC# 995308

Collected By: Katiana Jovellor Phone #: 786-564-4306 Next Day Results Notification: Y N

Results Return to: Katiana.jovellor@miamidade.gov Results Copy to: Cherry@miamidade.gov Vanessa.McVay@miamidade.gov

Parameters	# of ctns	Sample 1					# of ctns	Sample 2					# of ctns	Sample 3				
		DW	GW	SW	FW	Waste		DW	GW	SW	FW	Waste		DW	GW	SW	FW	Waste
8201 NW 41 St / SD1							8201 NW 41 St / SD2						8201 NW 41 St / SD3					
Date/Time		4/11/2023 10:55						4/11/2023 11:05						4/11/2023 11:09				
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID	Lab ID				BacT ID	Lab ID				BacT ID		
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID	Lab ID				BacT ID	Lab ID				BacT ID		
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)		Lab ID	<u>AE28477</u>			<u>B15696</u>	Lab ID	<u>AE28478</u>			<u>B15697</u>	Lab ID	<u>AE28479</u>			<u>B15698</u>		
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID	Lab ID				BacT ID	Lab ID				BacT ID		
Enterococci (IDEXX Quanti-Tray)		Lab ID				BacT ID	Lab ID				BacT ID	Lab ID				BacT ID		
Crypto Giardia Method 1623.1		Lab ID				BacT ID	Lab ID				BacT ID	Lab ID				BacT ID		
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID	Lab ID				BacT ID	Lab ID				BacT ID		
		Lab ID				BacT ID	Lab ID				BacT ID	Lab ID				BacT ID		

Date/Time: 4/11/2023 10:55
 Relinquished by: [Signature]
 Received By: [Signature]

Temperature (°C): 4.3
 Arrived on ice? Y N

- DW: Drinking Water
- GW: Ground Water
- SW: Sea Water
- FW: Fresh Water
- Waste: Waste Water

Field Note: _____

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6: Sodium Thiosulfate

Office of Laboratory Services

e 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Department of Regulatory and Economic Resources
 Environmental Resources Management
 Office of Laboratory Services
 211 West Flagler Street
 MIAMI, FLORIDA 33130
 (305) 375-1851

DERM Project ID: B4694 Project: _____ CC# 995309

Collected By: Katiana Jovellar Phone #: 786-564-4306 Next Day Results Notification: Y N

Results Return to: Katiana.Jovellar@miamidade.gov Results Copy to: Cheny@miamidade.gov Vanessa.McRay@miamidade.gov

Parameters	# of ctns	Sample 1					# of ctns	Sample 2					# of ctns	Sample 3				
		DW	<input checked="" type="radio"/> GW	SW	FW	Waste		DW	<input checked="" type="radio"/> GW	SW	FW	Waste		DW	<input checked="" type="radio"/> GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)																		
Fecal Coliforms SM 9222 D (MF)																		
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)																		
Fecal Coliforms (IDEXX Quanti-Tray)																		
Enterococci (IDEXX Quanti-Tray)																		
Crypto Giardia Method 1623.1																		
Total Coliforms and E.coli SM9223B (IDEXX P/A)																		

Relinquished by: [Signature] Received By: [Signature]

Temperature (°C): 4.3
Arrived on ice? Y N

DW: Drinking Water
GW: Ground Water
SW: Sea Water
FW: Fresh Water
Waste: Waste Water

Field Note: [Blank Box]

**Bottle Type - BT: 125mL sterilized plastic bottles
**Preservatives - 6: Sodium Thiosulfate

MIAMI-DADE COUNTY, FLORIDA
 MIAMI-DADE COUNTY



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-040-8030

Matrix : Aqueous Collected : 04/07/2025 10:17
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:19

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL		Analyzed	By
AE28897 B15749	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	860.0	1.0 / n/a	MPN/100mL	20	-	04/07/2025 14:45	YSA
	E.coli by IDEXX QuantiTray by SM 9223B 2016	10.0	1.0 / n/a	MPN/100mL	20	-	04/07/2025 14:45	YSA
AE28898 B15750	Enterococcus IDEXX QuantiTray by SM 9230D 2013	10.0	1.0 / n/a	MPN/100mL	20	-	04/07/2025 14:16	YSA

Analysis Qualifiers / Comments Description

- No Comment

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/8/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.



Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-038-2190/SD1

Matrix : Aqueous Collected : 04/07/2025 10:47
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:19

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28899	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA
B15751							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	648.8	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA

Analysis Qualifiers / Comments Description

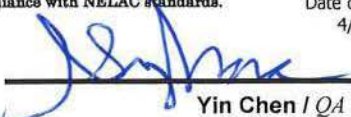
QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards.

Date of Issue
4/8/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-038-2190/SD2

Matrix : Aqueous Collected : 04/07/2025 10:51
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:19

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28900	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA
B15752							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	36.9	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards. Date of Issue

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

RER

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-038-2190/SD3

Matrix : Aqueous Collected : 04/07/2025 10:53
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:20

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28901	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA
B15753							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	25.6	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/8/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-038-2170/SD1

Matrix : Aqueous Collected : 04/07/2025 11:11
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:20

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28902	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA
B15754							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	47.3	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA


Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-038-2170/SD2

Matrix : Aqueous Collected : 04/07/2025 11:16
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:20

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28903	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA
B15755							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	10.8	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards.

Date of Issue
4/8/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
 All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-038-2170/SD3

Matrix : Aqueous Collected : 04/07/2025 11:19
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:20

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL		Analyzed	By
AE28904	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45	YSA
B15756								QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	224.7	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45	YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/8/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.

Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)

Office of Laboratory Services

B4717 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

DERM Project ID: _____ Project: _____ CC# 995300

Collected By: Katiana Jovellar Phone #: 786-564-4306 Next Day Results Notification: Y N

Results Return to: Katiana.jovellar@miamidade.gov Results Copy to: cheny@miamidade.gov Vanessa.McVay@miamidade.gov

Site	35-3022- ⁶⁴⁰ 407 -8030					35-3022-038-2190/SD1					35-3022-038-2190/SD2							
	Coll. Date/Time		4/7/2025 10:17			4/7/2025 10:47			4/7/2025 10:51									
Parameters	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2				AE28897	B15749	1				AE28899	B15751	1				AE28900	B15752
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Enterococci (IDEXX Quanti-Tray)	2				AE28898	B15750												
Crypto Giardia Method 1623.1		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID

Date/Time: 4/7/2025 12:19
 Relinquished by: [Signature]
 Received By: [Signature]
 APR 7 25 PM 12:20

Temperature (°C): 8.4
 Arrived on ice? Y N

Field Note:
 DW: Drinking Water
 GW: Ground Water
 SW: Sea Water
 FW: Fresh Water
 Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
FL CERT # 46126

Office of Laboratory Services

Table 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

(DERM Lab Use Only)

DERM Project ID: B4717

Project: _____

CC# 995368

Collected By: Katiana Jovellar

Phone #: 786-564-9300

Next Day Results Notification: Y N

Results Return to: Katiana.jovellar@miamidade.gov

Results Copy to: Cherry@miamidade.gov

Vanessa.McVay@miamidade.gov

Site	35-3022-030-2190/SD3					35-3022-038-2170/SD1					35-3022-038-2170/SD2							
Coll. Date/Time	4/17/2025 10:53					4/17/2025 11:11					4/17/2025 11:16							
Parameters	# of ctns	DW	<input checked="" type="radio"/> GW	SW	FW	Waste	# of ctns	DW	<input checked="" type="radio"/> GW	SW	FW	Waste	# of ctns	DW	<input checked="" type="radio"/> GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	1		AE28901			B15753	1		AE28902			B15754	1		AE28903			B15755
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Enterococci (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Crypto Giardia Method 1623.1		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID

Date/Time: 4/17/2025 12:19
Relinquished by: [Signature]
Received By: [Signature]
APR 25 PM 12:20

Temperature (°C): 8.4
Arrived on ice? Y N

- Field Note: _____
- DW: Drinking Water
 - GW: Ground Water
 - SW: Sea Water
 - FW: Fresh Water
 - Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
**Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
FL CERT # 46126

Office of Laboratory Services

Table 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

DERM Project ID: B4717 Project: _____ CC# 995308

Collected By: Katiana Jorjela Phone #: 786-564-4306 Next Day Results Notification: Y N

Results Return to: Katiana.jorjela@miamidade.gov Results Copy to: Chen@miamicity.gov Vanessa.McVay@miamidade.gov

Site																		
Coll. Date/Time	<u>35-3022-038-2170/SD3</u>																	
	<u>4/7/2025 11:19</u>																	
Parameters	# of ctns	DW	<input checked="" type="radio"/> GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)		Lab ID	AE28904			B15756		Lab ID				BacT ID		Lab ID				BacT ID
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Enterococci (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Crypto Giardia Method 1623.1		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID

Date/Time: 4/7/2025 12:19
Relinquished by: [Signature]
Received By: [Signature]
APR 7 25 PM 12:20

Temperature (°C): 8.4
Arrived on ice? Y N

Field Note:

DW: Drinking Water
GW: Ground Water
SW: Sea Water
FW: Fresh Water
Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
**Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7970/SD#4

Matrix : Aqueous Collected : 08/18/2025 12:42
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE41539	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
B16756							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
							QZ4

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 8/19/2025
1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
All results being reported under this report apply to the samples analyzed.


Yin Chen | QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.

Office of Laboratory Services

B5121 le 4.9 Chain of Custody Record



EPA # FL00025
FL CERT # 46126

DERM Project ID: [REDACTED]

Project: _____ CC# 995308

RER
211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By: Kathana Jovellar Phone #: 786-564-4386 Next Day Results Notification: Y (N)

Results Return to: Kathana.jovellar@miamidade.gov Results Copy to: Chony@miamidade.gov

Site	35-3022-040-7970 / SD#4												
	8/18/2025 12:42												
Parameters	# of ctns	OW GW SW FW Waste					# of ctns	OW GW SW FW Waste					
		Lab ID	BacT ID	Lab ID	BacT ID	Lab ID		BacT ID	Lab ID	BacT ID			
Total Coliforms SM 9222 B (MF)													
Fecal Coliforms SM 9222 D (MF)													
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	1	AE41539						B16756					
Fecal Coliforms (IDEXX Quanti-Tray)													
Enterococci (IDEXX Quanti-Tray)													
Crypto Giardia Method 1623.1													
Total Coliforms and E.coli SM9223B (IDEXX P/A)													

Date/Time: 8/18/25 Relinquished by: [Signature] Received By: [Signature]

Temperature (°C): 5.4
Arrived on ice? Y N

DW: Drinking Water
GW: Ground Water
SW: Sea Water
FW: Fresh Water
Waste: Waste Water

Field Note:

**Bottle Type - BT: 125mL sterilized plastic bottles
**Preservatives - G: Sodium Thiosulfate



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7400/SD#1

Matrix : Aqueous Collected : 08/18/2025 11:59
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE41540 B16757	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
	E.coli by IDEXX QuantiTray by SM 9223B 2016	2737.5	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
8/19/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7400/SD#4

Matrix : Aqueous Collected : 08/18/2025 12:07
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE41541	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	8664.5	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
B16758							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	214.0	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
8/19/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7400/SD#2

Matrix : Aqueous Collected : 08/18/2025 12:25
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE41542	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
B16759							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	540.5	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 8/19/2025
1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)

Office of Laboratory Services

B5120

Table 4.9 Chain of Custody Record

DERM Project ID :

Project :

CC# 995308

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By : Katiana Jovellav Phone # 786-564-4306 Next Day Results Notification: Y (N)

Results Return to : Katiana.jovellav@miamidade.gov Results Copy to : Vanessa.McVay@miamidade.gov
Chery@miamidade.gov

Site	35-3022-040-7400 / SD#1					35-3022-040-7400 / SD#4					35-3022-040-7410 / SD#2							
Coll. Date/Time	8/18/2025 11:59					8/18/2025 12:07					8/18/2025 12:25							
Parameters	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Fecal Coliforms SM 9222 D (MF)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2	AE41540				B16757	1	AE41541				B16758	1	AE41542				B16759
Fecal Coliforms (IDEXX Quanti-Tray)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Enterococci (IDEXX Quanti-Tray)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Crypto Giardia Method 1623.1	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID

Date/Time Relinquished by Received By

8/18/25 [Signature] [Signature]

Temperature (°C): 5.6

Arrived on ice? Y N

Field Note:

DW: Drinking Water
 GW: Ground Water
 SW: Sea Water
 FW: Fresh Water
 Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6. Sodium Thiosulfate

8/18/25 9:00



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7400/SD#1

Matrix : Aqueous Collected : 08/18/2025 11:59
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE41540 B16757	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
	E.coli by IDEXX QuantiTray by SM 9223B 2016	2737.5	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
8/19/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7400/SD#4

Matrix : Aqueous Collected : 08/18/2025 12:07
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE41541	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	8664.5	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
B16758							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	214.0	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
8/19/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7400/SD#2

Matrix : Aqueous Collected : 08/18/2025 12:25
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE41542	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
B16759							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	540.5	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 8/19/2025
1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.

Attachment 2
Stormwater Analytical Laboratory
Reports and Chain of Custody (COC)



February 25, 2026

Tyler Smith
Langan
13485 Veterans Way
Suite 120
Orlando, FL 32827

RE: Project: URBANA
Pace Project No.: 35017572

Dear Tyler Smith:

Enclosed are the analytical results for sample(s) received by the laboratory on February 23, 2026. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rossy Guima
rossy.guima@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Michael Spievack, Langan
Sam Swaminathan, Langan



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: URBANA
Pace Project No.: 35017572

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: URBANA
Pace Project No.: 35017572

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35017572001	SD #8L- COM99029	Water	02/23/26 12:35	02/23/26 17:00
35017572002	SD #3L- COM99029	Water	02/23/26 13:05	02/23/26 17:00
35017572003	SD #2L- COM99029	Water	02/23/26 13:15	02/23/26 17:00
35017572004	SD #1L- COM99029	Water	02/23/26 13:25	02/23/26 17:00

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: URBANA
Pace Project No.: 35017572

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35017572001	SD #8L- COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017572002	SD #3L- COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017572003	SD #2L- COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017572004	SD #1L- COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF

PASI-SF = Pace Analytical Services - South Florida

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017572

Sample: SD #8L- COM99029 **Lab ID: 35017572001** Collected: 02/23/26 12:35 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	450	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	10.0 U	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017572

Sample: SD #3L- COM99029 **Lab ID: 35017572002** Collected: 02/23/26 13:05 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	9800	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	185	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017572

Sample: SD #2L- COM99029 Lab ID: 35017572003 Collected: 02/23/26 13:15 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		J(PW)
E.coli	24200	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017572

Sample: SD #1L- COM99029 Lab ID: 35017572004 Collected: 02/23/26 13:25 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		J(PW)
E.coli	>24196	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		J(PW)

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: URBANA
 Pace Project No.: 35017572

QC Batch: 1169659	Analysis Method: 9223B/Quanti-Tray
QC Batch Method: 9223B/Quanti-Tray	Analysis Description: Colilert MPN
	Laboratory: Pace Analytical Services - South Florida

Associated Lab Samples: 35017572001, 35017572002, 35017572003, 35017572004

METHOD BLANK: 6403763 Matrix: Water
 Associated Lab Samples: 35017572001, 35017572002, 35017572003, 35017572004

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
E.coli	MPN/100mL	1.0 U	1.0	1.0	02/24/26 11:43	
Total Coliforms	MPN/100mL	1.0 U	1.0	1.0	02/24/26 11:43	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: URBANA

Pace Project No.: 35017572

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

J(PW) All wells or tubes were positive. Results may be higher than reported.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: URBANA
Pace Project No.: 35017572

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35017572001	SD #8L- COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017572002	SD #3L- COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017572003	SD #2L- COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017572004	SD #1L- COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660

REPORT OF LABORATORY ANALYSIS

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Pace® Location Requested (City/State):

CHAIN-OF-CUSTODY Analytical Request Document

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

WO# : 35017572



35017572

Company Name: **Langan Engineering**
Street Address: **1221 Brickell Ave #1800**
Midmi, FL

Contact/Report To: **Michael Spiveack**
Phone #:
E-Mail: **mspiveack@langan.com**
Cc E-Mail: **tschmitt@langan.com**
Invoice to: **M. Spiveack**

Customer Project #: **urbana**

Invoice E-mail: **Michael Spiveack**

Site Collection Info/Facility ID (as applicable):
8001 NW 41st St
Doral FL 33166

Purchase Order # (if applicable):

Quote #:

Time Zone Collected: [] AK [] PT [] MT [] CT [] ET

County / State origin of sample(s): **Florida**

Data Deliverables:
[] Level II [] Level III [] Level IV
[] EQUIS
[] Other

Regulatory Program (DW, RCRA, etc.) as applicable: Reportable [] Yes [] No

Rush (Pre-approval required):
[] Same Day [] 1 Day [] 2 Day [] 3 Day Other
Date Results Requested: **standard TAT**

DW PWSID # or WW Permit # as applicable:
Field Filtered (if applicable): [] Yes [] No
Analysis:

* Matrix Codes (Insert in Matrix box below): Drinking Water (DW), Ground Water (GW), Wastewater (WW), Product (P), Soil/Solid (SS), Oil (OL), Wipe (WP), Tissue (TS), Bioassay (B), Vapor (V), Surface Water (SW), Sediment (SED), Sludge (SL), Caulk (CK), Leachate (LL), Biosolid (BS), Other (OT)

Customer Sample ID	Matrix *	Comp / Grab	Composite Start		Collected or Composite End		# Cont.	Residual Chlorine	
			Date	Time	Date	Time		Result	Units
SD#8L-COM99029	W	G			2/23/26	1235	2		
SD#3L-COM99029	W	G			2/23/26	1305	1		
SD#9L EP 2/23/26									
SD#2L-COM99029	W	G			2/23/26	1315	1		
SD#1L-COM99029	W	G			2/23/26	1325	1		

Total Coliform
Total E. Coli

Specify Container Size **

Identify Container Preservative Type***

Analysis Requested

** Container Size: (1) 1L, (2) 500mL, (3) 250mL, (4) 125mL, (5) 100mL, (6) 40mL vial, (7) EnCore, (8) TerraCore, (9) 90mL, (10) Other
*** Preservative Types: (1) None, (2) HNO3, (3) H2SO4, (4) HCL, (5) NaOH, (6) Zn Acetate, (7) NaHSO4, (8) Sod. Thiosulfate, (9) Ascorbic Acid, (10) MeOH, (11) Other

Proj. Mgr:
AcctNum / Client ID:
Table #:
Profile / Template:
Prelog / Bottle Ord. ID:

Sample Comment

Preservation non-conformance identified for sample

Additional Instructions from Pace®:

Collected By: **ERICKA D. AVILES**
Printed Name
Signature

Customer Remarks / Special Conditions / Possible Hazards:

Coolers: Thermometer ID: Correction Factor (°C): Obs. Temp. (°C): Corrected Temp. (°C): [] On Ice

Relinquished by/Company: (Signature)

Date/Time:

Received by/Company: (Signature)

Date/Time:

Tracking Number:

Relinquished by/Company: (Signature)

Date/Time:

Received by/Company: (Signature)

Date/Time:

Delivered by: [] In-Person [] Courier

Relinquished by/Company: (Signature)

Date/Time:

Received by/Company: (Signature)

Date/Time:

[] FedEx [] UPS [] Other

Relinquished by/Company: (Signature)

Date/Time:

Received by/Company: (Signature)

Date/Time:

Page: of

Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace® Terms and Conditions found at <https://www.pacelabs.com/resource-library/resource/pace-terms-and-conditions/>

ENV-FRM-CORQ-0019_v02_110123 ©

Page 1 of 13



Sample Condition Upon Receipt Form (SCUR)

WO# : 35017572

Project #
Project Manager:
Client:

PM: RYG **Due Date: 02/27/26**
CLIENT: 36-LANGAN

Date and Initials of person:
Examining contents: ZG
Verifying pH: NA
 Initials: **ZG**

Thermometer Used: T-398 Date: 2/23/26 Time: 1717

State of Origin: _____ For WV projects, all containers verified to ≤6 °C

- Cooler #1 Temp. °C 10.6 (Visual) 0.0 (Correction Factor) 10.6 (Actual)
- Cooler #2 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)
- Cooler #3 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)
- Cooler #4 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)
- Cooler #5 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)
- Cooler #6 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)
- Recheck for OOT °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Time: _____ Initials: _____

Courier: Fed Ex UPS USPS Client Commercial Pace Other: _____

Shipping Method: Standard Overnight First Overnight Priority Overnight Ground International Priority Other: _____

Tracking # _____

Custody Seal Present: Yes No Seal properly placed and intact: Yes No

Ice: Wet Blue Dry None Melted

Packing Material: Bubble Wrap Bubble Bags None Other: _____

Samples shorted to lab: Yes No (If yes, complete the following)
 Shorted Date: 2/23/26 Shorted Time: 1705
 Bottle Quantity / Type: micro 5

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Filled Out: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampler Name: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
	Relinquished To Pace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Date(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Time(s): <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
Samples Arrived within Hold Time.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Rush Turnaround Requested on COC.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Sufficient Volume.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Correct Containers Used.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Containers Intact.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Sample Labels Match COC (Sample ID, Date/Time of Collection).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
All containers needing preservation are found to be in compliance with EPA recommendation:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
Exceptions: Vials, Microbiology, O&G, PFAS									
Headspace in Volatile Vials? (>6mm):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
Trip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
<table border="1"> <tr> <td colspan="2">Preservation Information</td> </tr> <tr> <td>Preservative: _____</td> <td>Date: _____</td> </tr> <tr> <td>Lot / Trace: _____</td> <td>Time: _____</td> </tr> <tr> <td>Amount added (mL): _____</td> <td>Initials: _____</td> </tr> </table>		Preservation Information		Preservative: _____	Date: _____	Lot / Trace: _____	Time: _____	Amount added (mL): _____	Initials: _____
Preservation Information									
Preservative: _____	Date: _____								
Lot / Trace: _____	Time: _____								
Amount added (mL): _____	Initials: _____								

Comments / Resolutions (use back for additional comments):

Labeled by: NA Reviewed by: NA



February 25, 2026

Tyler Smith
Langan
13485 Veterans Way
Suite 120
Orlando, FL 32827

RE: Project: URBANA
Pace Project No.: 35017579

Dear Tyler Smith:

Enclosed are the analytical results for sample(s) received by the laboratory on February 23, 2026. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rossy Guima
rossy.guima@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Michael Spievack, Langan
Sam Swaminathan, Langan



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: URBANA
Pace Project No.: 35017579

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

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SAMPLE SUMMARY

Project: URBANA
Pace Project No.: 35017579

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35017579001	CP#1L-COM99029	Water	02/23/26 10:20	02/23/26 12:46
35017579002	SD#5L-COM99029	Water	02/23/26 10:50	02/23/26 12:46
35017579003	SD#6L-COM99029	Water	02/23/26 11:00	02/23/26 12:46
35017579004	SD#4L-COM99029	Water	02/23/26 11:05	02/23/26 12:46
35017579005	SD#7L-COM99029	Water	02/23/26 11:25	02/23/26 12:46

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SAMPLE ANALYTE COUNT

Project: URBANA
Pace Project No.: 35017579

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35017579001	CP#1L-COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017579002	SD#5L-COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017579003	SD#6L-COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017579004	SD#4L-COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017579005	SD#7L-COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF

PASI-SF = Pace Analytical Services - South Florida

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017579

Sample: CP#1L-COM99029 **Lab ID: 35017579001** Collected: 02/23/26 10:20 Received: 02/23/26 12:46 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	1620	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	10.0	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017579

Sample: SD#5L-COM99029 **Lab ID: 35017579002** Collected: 02/23/26 10:50 Received: 02/23/26 12:46 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	931	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	31.0	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017579

Sample: SD#6L-COM99029 **Lab ID: 35017579003** Collected: 02/23/26 11:00 Received: 02/23/26 12:46 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	1210	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	10.0	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017579

Sample: SD#4L-COM99029 **Lab ID: 35017579004** Collected: 02/23/26 11:05 Received: 02/23/26 12:46 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	1220	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	10.0 U	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017579

Sample: SD#7L-COM99029 Lab ID: 35017579005 Collected: 02/23/26 11:25 Received: 02/23/26 12:46 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	512	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	10.0 U	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: URBANA
 Pace Project No.: 35017579

QC Batch:	1169659	Analysis Method:	9223B/Quanti-Tray
QC Batch Method:	9223B/Quanti-Tray	Analysis Description:	Colilert MPN
		Laboratory:	Pace Analytical Services - South Florida

Associated Lab Samples: 35017579001, 35017579002, 35017579003, 35017579004, 35017579005

METHOD BLANK: 6403763 Matrix: Water
 Associated Lab Samples: 35017579001, 35017579002, 35017579003, 35017579004, 35017579005

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
E.coli	MPN/100mL	1.0 U	1.0	1.0	02/24/26 11:43	
Total Coliforms	MPN/100mL	1.0 U	1.0	1.0	02/24/26 11:43	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: URBANA

Pace Project No.: 35017579

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

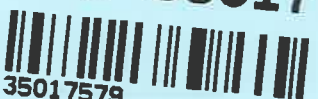
Project: URBANA
 Pace Project No.: 35017579

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35017579001	CP#1L-COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017579002	SD#5L-COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017579003	SD#6L-COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017579004	SD#4L-COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017579005	SD#7L-COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660

REPORT OF LABORATORY ANALYSIS

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Pace Pace® Location Requested (City/State): **CHAIN-OF-CUSTODY Analytical Request Document**
 Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

WO#: 35017579

 35017579

Company Name: **Langan Engineering**
 Street Address: **1221 Brickell Ave #1800**
Miami, FL 33131

Customer Project #: **Orband**
 Project Name: **Orband**
 Site Collection Info/Facility ID (as applicable):
8001 NW 41st St
Doral, FL 33146

Time Zone Collected: [] AK [] PT [] MT [] CT [] ET

Data Deliverables:
 [] Level II [] Level III [] Level IV
 [] EQUIS
 [] Other

* Matrix Codes (Insert in Matrix box below): Drinking Water (DW), Ground Water (GW), Wastewater (WW), Product (P), Soil/Solid (SS), Oil (OL), Wipe (WP), Tissue (TS), Bioassay (B), Vapor (V), Surface Water (SW), Sediment (SED), Sludge (SL), Caulk (CK), Leachate (LL), Biosolid (BS), Other (OT)

Contact/Report To: **Michael Spiveack**
 Phone #: **786-264-1200**
 E-Mail: **MSpiveack@langan.com**
 Cc E-Mail: **tsmith@langan.com**

Invoice to: **M. Spiveack**
 Invoice E-mail: **MSpiveack@langan.com**
 Purchase Order # (if applicable):
 Quote #:

County / State origin of sample(s): **Florida**

Regulatory Program (DW, RCRA, etc.) as applicable: **Standard TAT**
 Rush (Pre-approval required):
 [] Same Day [] 1 Day [] 2 Day [] 3 Day Other
 Date Results Requested: **Standard TAT**
 DW PWSID # or WW Permit # as applicable:
 Field Filtered (if applicable): [] Yes [] No
 Analysis:



Total Coliform
Total E. Coli

Specify Container Size **
 Identify Container Preservative Type***
 Analysis Requested

** Container Size: (1) 1L (2) 500mL (3) 250mL (4) 125mL (5) 100mL (6) 40mL vial, (7) EnCore, (8) TerraCore, (9) 90mL (10) Other
 *** Preservative Types: (1) None, (2) HNO3, (3) H2SO4, (4) HCl, (5) NaOH, (6) Zn Acetate, (7) NaHSO4, (8) Sodium Sulfate, (9) Ascorbic Acid, (10) MeOH, (11) Other

Proj. Mgr:
 AcctNum / Client ID:
 Table #:
 Profile / Template:
 Prelog / Bottle Ord. ID:

Customer Sample ID	Matrix *	Comp / Grab	Composite Start		Collected for Composite End		# Cont.	Residual Chlorine	
			Date	Time	Date	Time		Result	Units
CP#1L-COM99029	W	G			2/23/26	1020	2		
SD#5L-COM99029						1050	1		
SD#6L-COM99029						1100	1		
SD#4L-COM99029						1106	1		
SD#7L-COM99029	W	G			2/23/26	1125	2		

Lab Use Only	Sample Comment	Preservation non-conformance identified for sample

Additional Instructions from Pace®:

Collected By: **E. POQUE / D. AVILES**
 Printed Name
 Signature

Customer Remarks / Special Conditions / Possible Hazards:
 # Coolers: Thermometer ID: Correction Factor (°C): Obs. Temp. (°C): Corrected Temp. (°C): [] On Ice

Relinquished by/Company: (Signature) **[Signature]**
 Date/Time: **2/23/26 1159**
 Relinquished by/Company: (Signature) **[Signature]**
 Date/Time: **2/23/26 1246**
 Relinquished by/Company: (Signature)
 Date/Time:
 Relinquished by/Company: (Signature)
 Date/Time:

Received by/Company: (Signature) **[Signature]**
 Date/Time: **2/23/26 1159**
 Received by/Company: (Signature) **[Signature]**
 Date/Time: **2/23/26 1246**
 Received by/Company: (Signature)
 Date/Time:

Tracking Number:
 Delivered by: [] In-Person [] Courier
 [] FedEx [] UPS [] Other
 Page: **1** of **1**



Sample Condition Upon Receipt Form (SCUR)

WO#: 35017579

Project #
 Project Manager:
 Client:

PM: RYG Due Date: 02/26/26
 CLIENT: 36-LANGAN

Date and Initials of person:

Examining contents: CK
 Verifying pH: NA

Thermometer Used: T-398

Date: 2/23/26

Time: 1251

Initials: CR

State of Origin: _____ For WV projects, all containers verified to ≤6 °C

Cooler #1 Temp.°C 7.4 (Visual) 0.0 (Correction Factor) 7.4 (Actual)

Cooler #2 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #3 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #4 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #5 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #6 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Recheck for OOT °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun

Time: _____ Initials: _____

Courier: Fed Ex UPS USPS Client Commercial Pace Other: _____

Shipping Method: Standard Overnight First Overnight Priority Overnight Ground International Priority Other: _____

Tracking # _____

Custody Seal Present: Yes No Seal properly placed and intact: Yes No

Ice: Wet Blue Dry None Melted

Packing Material: Bubble Wrap Bubble Bags None Other: _____

Samples shorted to lab: Yes No (If yes, complete the following)

Shorted Date: 2/23/26

Shorted Time: 1251

Bottle Quantity / Type: micro/10

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Filled Out: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampler Name: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
	Relinquished To Pace: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Date(s): <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Time(s): <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
Samples Arrived within Hold Time.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Rush Turnaround Requested on COC.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Sufficient Volume.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Correct Containers Used.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Containers Intact.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Sample Labels Match COC (Sample ID, Date/Time of Collection).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
All containers needing preservation are found to be in compliance with EPA recommendation:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
Exceptions: Vials; Microbiology, O&G, PFAS									
Headspace in Volatile Vials? (>6mm):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
Trip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
<table border="1"> <thead> <tr> <th colspan="2">Preservation Information</th> </tr> </thead> <tbody> <tr> <td>Preservative: _____</td> <td>Date: _____</td> </tr> <tr> <td>Lot / Trace: _____</td> <td>Time: _____</td> </tr> <tr> <td>Amount added (mL): _____</td> <td>Initials: _____</td> </tr> </tbody> </table>		Preservation Information		Preservative: _____	Date: _____	Lot / Trace: _____	Time: _____	Amount added (mL): _____	Initials: _____
Preservation Information									
Preservative: _____	Date: _____								
Lot / Trace: _____	Time: _____								
Amount added (mL): _____	Initials: _____								

Comments / Resolutions (use back for additional comments):

Labeled by: NA

Reviewed by: NA



February 27, 2026

Tyler Smith
Langan
13485 Veterans Way
Suite 120
Orlando, FL 32827

RE: Project: URBANA
Pace Project No.: 35017791

Dear Tyler Smith:

Enclosed are the analytical results for sample(s) received by the laboratory on February 24, 2026. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rossy Guima
rossy.guima@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Michael Spievack, Langan
Sam Swaminathan, Langan



REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.



CERTIFICATIONS

Project: URBANA
Pace Project No.: 35017791

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

REPORT OF LABORATORY ANALYSIS

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without the written consent of Pace Analytical Services, LLC.



SAMPLE SUMMARY

Project: URBANA
Pace Project No.: 35017791

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35017791001	SD#9L-COM99029	Water	02/24/26 09:29	02/24/26 13:52

REPORT OF LABORATORY ANALYSIS

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without the written consent of Pace Analytical Services, LLC.



SAMPLE ANALYTE COUNT

Project: URBANA
Pace Project No.: 35017791

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35017791001	SD#9L-COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF

PASI-SF = Pace Analytical Services - South Florida

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017791

Sample: SD#9L-COM99029 Lab ID: 35017791001 Collected: 02/24/26 09:29 Received: 02/24/26 13:52 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		J(PW)
E.coli	2760	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: URBANA
 Pace Project No.: 35017791

QC Batch: 1170035	Analysis Method: 9223B/Quanti-Tray
QC Batch Method: 9223B/Quanti-Tray	Analysis Description: Colilert MPN
	Laboratory: Pace Analytical Services - South Florida

Associated Lab Samples: 35017791001

METHOD BLANK: 6405656 Matrix: Water
 Associated Lab Samples: 35017791001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
E.coli	MPN/100mL	1.0 U	1.0	1.0	02/25/26 09:41	
Total Coliforms	MPN/100mL	1.0 U	1.0	1.0	02/25/26 09:41	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: URBANA

Pace Project No.: 35017791

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

J(PW) All wells or tubes were positive. Results may be higher than reported.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: URBANA
Pace Project No.: 35017791

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35017791001	SD#9L-COM99029	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036

REPORT OF LABORATORY ANALYSIS

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Pace

Sample Condition Upon Receipt Form (SCUR)
WO#: 35017791

Project #
 Project Manager:
 Client:

PM: RYG Due Date: 02/27/26
 CLIENT: 36-LANGAN

Date and Initials of person:
 Examining contents:
 Verifying pH:

Thermometer Used: T-430 Date: 02/24/2023 Time: 1352 Initials: JK

State of Origin: For WV projects, all containers verified to $\leq 5^{\circ}\text{C}$

Cooler #1 Temp. $^{\circ}\text{C}$ 5.2 (Visual) 0.0 (Correction Factor) 5.2 (Actual)

Cooler #2 Temp. $^{\circ}\text{C}$ (Visual) (Correction Factor) (Actual)

Cooler #3 Temp. $^{\circ}\text{C}$ (Visual) (Correction Factor) (Actual)

Cooler #4 Temp. $^{\circ}\text{C}$ (Visual) (Correction Factor) (Actual)

Cooler #5 Temp. $^{\circ}\text{C}$ (Visual) (Correction Factor) (Actual)

Cooler #6 Temp. $^{\circ}\text{C}$ (Visual) (Correction Factor) (Actual)

Recheck for OOT $^{\circ}\text{C}$ (Visual) (Correction Factor) (Actual)

- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun

Time: Initials:

Courier: Fed Ex UPS USPS Client Commercial Pace Other:

Shipping Method: Standard Overnight First Overnight Priority Overnight Ground International Priority Other:

Tracking #

Custody Seal Present: Yes No Seal properly placed and intact: Yes No

Ice: Wet Blue Dry None Melted

Packing Material: Bubble Wrap Bubble Bags None Other:

Samples shorted to lab: Yes No (if yes, complete the following)

Shorted Date: 2-26-26

Shorted Time: 1352

Bottle Quantity / Type: 1 MICB

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Filled Out: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampler Name: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A						
	Relinquished To Pace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Date(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Time(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A						
Samples Arrived within Hold Time	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:						
Rush Turnaround Requested on COC	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:						
Sufficient Volume	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:						
Correct Containers Used	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:						
Containers Intact	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:						
Sample Labels Match COC (Sample ID, Date/Time of Collection)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:						
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A						
All containers needing preservation are found to be in compliance with EPA recommendation:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A						
Exceptions: Vials, Microbiology, O&G, PFAS							
Headspace in Volatile Vials? (>6mm):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A						
Trip Blank Present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A						
<table border="1"> <tr> <td>Preservative:</td> <td>Date:</td> </tr> <tr> <td>Lot / Trace:</td> <td>Time:</td> </tr> <tr> <td>Amount added (mL):</td> <td>Initials:</td> </tr> </table>		Preservative:	Date:	Lot / Trace:	Time:	Amount added (mL):	Initials:
Preservative:	Date:						
Lot / Trace:	Time:						
Amount added (mL):	Initials:						

Comments / Resolutions (use back for additional comments):

Labeled by: NA

Reviewed by: JK



February 25, 2026

Tyler Smith
Langan
13485 Veterans Way
Suite 120
Orlando, FL 32827

RE: Project: URBANA
Pace Project No.: 35017570

Dear Tyler Smith:

Enclosed are the analytical results for sample(s) received by the laboratory on February 23, 2026. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rossy Guima
rossy.guima@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Michael Spievack, Langan
Sam Swaminathan, Langan



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: URBANA
Pace Project No.: 35017570

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: URBANA
Pace Project No.: 35017570

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35017570001	SD#1L- COM99313	Water	02/23/26 13:37	02/23/26 17:00
35017570002	SD#2L- COM99313	Water	02/23/26 13:40	02/23/26 17:00
35017570003	SD#3L- COM99313	Water	02/23/26 13:50	02/23/26 17:00

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: URBANA
Pace Project No.: 35017570

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35017570001	SD#1L- COM99313	9223B/Quanti-Tray	KSD	2	PASI-SF
35017570002	SD#2L- COM99313	9223B/Quanti-Tray	KSD	2	PASI-SF
35017570003	SD#3L- COM99313	9223B/Quanti-Tray	KSD	2	PASI-SF

PASI-SF = Pace Analytical Services - South Florida

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017570

Sample: SD#1L- COM99313 **Lab ID: 35017570001** Collected: 02/23/26 13:37 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		J(PW)
E.coli	31.0	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017570

Sample: SD#2L- COM99313 **Lab ID: 35017570002** Collected: 02/23/26 13:40 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	24200	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	1720	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017570

Sample: SD#3L- COM99313 Lab ID: 35017570003 Collected: 02/23/26 13:50 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	9210	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	1850	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: URBANA
 Pace Project No.: 35017570

QC Batch: 1169659	Analysis Method: 9223B/Quanti-Tray
QC Batch Method: 9223B/Quanti-Tray	Analysis Description: Colilert MPN
	Laboratory: Pace Analytical Services - South Florida

Associated Lab Samples: 35017570001, 35017570002, 35017570003

METHOD BLANK: 6403763 Matrix: Water
 Associated Lab Samples: 35017570001, 35017570002, 35017570003

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
E.coli	MPN/100mL	1.0 U	1.0	1.0	02/24/26 11:43	
Total Coliforms	MPN/100mL	1.0 U	1.0	1.0	02/24/26 11:43	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: URBANA

Pace Project No.: 35017570

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

J(PW) All wells or tubes were positive. Results may be higher than reported.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: URBANA
Pace Project No.: 35017570

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35017570001	SD#1L- COM99313	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017570002	SD#2L- COM99313	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017570003	SD#3L- COM99313	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
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Pace

Sample Condition Upon Receipt Form (SCUR)
WO#: 35017570
PM: RYG Due Date: 02/27/26
CLIENT: 36-LANGAN

Project #
Project Manager:
Client:

Date and Initials of person:
Examining contents: ZG
Verifying pH: NA
Initials: ZG

Thermometer Used: T-398 Date: 2/23/26 Time: 1717

State of Origin: _____
 For WW projects, all containers verified to $\leq 6^{\circ}\text{C}$
Cooler #1 Temp. $^{\circ}\text{C}$ 10.6 (Visual) 0.0 (Correction Factor) 10.6 (Actual)
Cooler #2 Temp. $^{\circ}\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Cooler #3 Temp. $^{\circ}\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Cooler #4 Temp. $^{\circ}\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Cooler #5 Temp. $^{\circ}\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Cooler #6 Temp. $^{\circ}\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Recheck for OOT $^{\circ}\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)

Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
Time: _____ Initials: _____

Courier: Fed Ex UPS USPS Client Commercial Pace Other: _____

Shipping Method: Standard Overnight First Overnight Priority Overnight Ground International Priority Other: _____

Tracking # _____

Custody Seal Present: Yes No Seal properly placed and intact: Yes No

Ice: Wet Blue Dry None Melted

Packing Material: Bubble Wrap Bubble Bags None Other: _____

Samples shorted to lab: Yes No (If yes, complete the following)

Shorted Date: 2/23/26

Shorted Time: 1705

Bottle Quantity / Type: micro 3

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Filled Out: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampler Name: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
	Relinquished To Pace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Date(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Time(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
Samples Arrived within Hold Time.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Rush Turnaround Requested on COC.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Sufficient Volume.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Correct Containers Used.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Containers Intact.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Sample Labels Match COC (Sample ID, Date/Time of Collection).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
All containers needing preservation are found to be in compliance with EPA recommendation:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
Exceptions: Vials, Microbiology, O&G, PFAS									
Headspace in Volatile Vials? (>6mm):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
Rip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
<table border="1"> <thead> <tr> <th colspan="2">Preservation Information</th> </tr> </thead> <tbody> <tr> <td>Preservative: _____</td> <td>Date: _____</td> </tr> <tr> <td>Lot / Trace: _____</td> <td>Time: _____</td> </tr> <tr> <td>Amount added (mL): _____</td> <td>Initials: _____</td> </tr> </tbody> </table>		Preservation Information		Preservative: _____	Date: _____	Lot / Trace: _____	Time: _____	Amount added (mL): _____	Initials: _____
Preservation Information									
Preservative: _____	Date: _____								
Lot / Trace: _____	Time: _____								
Amount added (mL): _____	Initials: _____								
Comments / Resolutions (use back for additional comments):									

Labeled by: NA

Reviewed by: NA



February 27, 2026

Tyler Smith
Langan
13485 Veterans Way
Suite 120
Orlando, FL 32827

RE: Project: URBANA
Pace Project No.: 35017790

Dear Tyler Smith:

Enclosed are the analytical results for sample(s) received by the laboratory on February 24, 2026. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rossy Guima
rossy.guima@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Michael Spievack, Langan
Sam Swaminathan, Langan



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: URBANA
Pace Project No.: 35017790

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: URBANA
Pace Project No.: 35017790

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35017790001	SDL#4L-COM99313	Water	02/24/26 09:02	02/24/26 13:51
35017790002	SDL#5L-COM99313	Water	02/24/26 10:28	02/24/26 13:51

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: URBANA
Pace Project No.: 35017790

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35017790001	SDL#4L-COM99313	9223B/Quanti-Tray	KSD	2	PASI-SF
35017790002	SDL#5L-COM99313	9223B/Quanti-Tray	KSD	2	PASI-SF

PASI-SF = Pace Analytical Services - South Florida

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017790

Sample: SDL#4L-COM99313 **Lab ID: 35017790001** Collected: 02/24/26 09:02 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	3650	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		
E.coli	20.0	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017790

Sample: **SDL#5L-COM99313** Lab ID: **35017790002** Collected: 02/24/26 10:28 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	24200	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		
E.coli	4350	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: URBANA
 Pace Project No.: 35017790

QC Batch: 1170035	Analysis Method: 9223B/Quanti-Tray
QC Batch Method: 9223B/Quanti-Tray	Analysis Description: Colilert MPN
	Laboratory: Pace Analytical Services - South Florida

Associated Lab Samples: 35017790001, 35017790002

METHOD BLANK: 6405656 Matrix: Water

Associated Lab Samples: 35017790001, 35017790002

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
E.coli	MPN/100mL	1.0 U	1.0	1.0	02/25/26 09:41	
Total Coliforms	MPN/100mL	1.0 U	1.0	1.0	02/25/26 09:41	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: URBANA
Pace Project No.: 35017790

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: URBANA
Pace Project No.: 35017790

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35017790001	SDL#4L-COM99313	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036
35017790002	SDL#5L-COM99313	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036

REPORT OF LABORATORY ANALYSIS

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Pace

WO#: 35017790
 PM: RYG Due Date: 02/27/26
 CLIENT: 36-LANGAN

Project #
 Project Manager:
 Client:

Date and Initials of person:
 Examining contents: *JH*
 Verifying pH: *JH*

Thermometer Used: T-430 Date: 02/24/2023 Time: 1352

State of Origin: For WV projects, all containers verified to ±5 °C

Cooler #1 Temp.°C 5.2 (Visual) 0.0 (Correction Factor) 5.2 (Actual)
 Cooler #2 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
 Cooler #3 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
 Cooler #4 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
 Cooler #5 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
 Cooler #6 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun

Recheck for OOT °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Time: _____ Initials: _____

Courier: Fed Ex UPS USPS Client Commercial Pace Other:

Shipping Method: Standard Overnight First Overnight Priority Overnight Ground International Priority Other:

Tracking # _____

Custody Seal Present: Yes No Seal properly placed and intact: Yes No

Ice: Wet Blue Dry None Melted

Packing Material: Bubble Wrap Bubble Bags None Other:

Samples shorted to lab: Yes No (if yes, complete the following)

Shorted Date: 2-24-26

Shorted Time: 1352

Bottle Quantity / Type: 2 ml CUB

Chain of Custody:	Present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Filled Out: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Sampler Name: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
	Relinquished To Pace: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Sampling Date(s): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Sampling Time(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Samples Arrived within Hold Time.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:
Rush Turnaround Requested on COC.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:
Sufficient Volume.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:
Correct Containers Used.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:
Containers Intact.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:
Sample Labels Match COC (Sample ID, Date/Time of Collection).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
All containers needing preservation are found to be in compliance with EPA recommendation: <small>Exceptions: Vials, Microbiology, O&G, PFAS</small>	Preservative: _____ Date: _____
	Lot / Trace: _____ Time: _____
	Amount added (mL): _____ Initials: _____
Headspace in Volatile Vials? (>6mm):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Trip Blank Present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A

Comments / Resolutions (use back for additional comments):

Labeled by: *NA*

Reviewed by: *NA*



February 27, 2026

Tyler Smith
Langan
13485 Veterans Way
Suite 120
Orlando, FL 32827

RE: Project: URBANA
Pace Project No.: 35017891

Dear Tyler Smith:

Enclosed are the analytical results for sample(s) received by the laboratory on February 24, 2026. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rossy Guima
rossy.guima@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Michael Spievack, Langan
Sam Swaminathan, Langan



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: URBANA
Pace Project No.: 35017891

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: URBANA
Pace Project No.: 35017891

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35017891001	SD#1L-COM99312	Water	02/24/26 09:42	02/24/26 13:51
35017891002	SD#2L-COM99312	Water	02/24/26 09:53	02/24/26 13:51
35017891003	SD#3L-COM99312	Water	02/24/26 09:59	02/24/26 13:51
35017891004	SD#4L-COM99312	Water	02/24/26 10:05	02/24/26 13:51
35017891005	SD#5L-COM99312	Water	02/24/26 10:13	02/24/26 13:51
35017891006	SD#6L-COM99312	Water	02/24/26 10:19	02/24/26 13:51

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: URBANA
Pace Project No.: 35017891

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35017891001	SD#1L-COM99312	9223B/Quanti-Tray	KSD	2	PASI-SF
35017891002	SD#2L-COM99312	9223B/Quanti-Tray	KSD	2	PASI-SF
35017891003	SD#3L-COM99312	9223B/Quanti-Tray	KSD	2	PASI-SF
35017891004	SD#4L-COM99312	9223B/Quanti-Tray	KSD	2	PASI-SF
35017891005	SD#5L-COM99312	9223B/Quanti-Tray	KSD	2	PASI-SF
35017891006	SD#6L-COM99312	9223B/Quanti-Tray	KSD	2	PASI-SF

PASI-SF = Pace Analytical Services - South Florida

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017891

Sample: SD#1L-COM99312 **Lab ID: 35017891001** Collected: 02/24/26 09:42 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		J(PW)
E.coli	20.0	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017891

Sample: SD#2L-COM99312 Lab ID: 35017891002 Collected: 02/24/26 09:53 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	2610	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		
E.coli	10.0	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017891

Sample: SD#3L-COM99312 Lab ID: 35017891003 Collected: 02/24/26 09:59 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		J(PW)
E.coli	>24196	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		J(PW)

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017891

Sample: SD#4L-COM99312 **Lab ID: 35017891004** Collected: 02/24/26 10:05 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	24200	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		
E.coli	63.0	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017891

Sample: SD#5L-COM99312 Lab ID: 35017891005 Collected: 02/24/26 10:13 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		J(PW)
E.coli	>24196	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		J(PW)

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017891

Sample: SD#6L-COM99312 **Lab ID: 35017891006** Collected: 02/24/26 10:19 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	6870	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		
E.coli	31.0	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: URBANA
 Pace Project No.: 35017891

QC Batch:	1170035	Analysis Method:	9223B/Quanti-Tray
QC Batch Method:	9223B/Quanti-Tray	Analysis Description:	Colilert MPN
		Laboratory:	Pace Analytical Services - South Florida

Associated Lab Samples: 35017891001, 35017891002, 35017891003, 35017891004, 35017891005, 35017891006

METHOD BLANK: 6405656 Matrix: Water
 Associated Lab Samples: 35017891001, 35017891002, 35017891003, 35017891004, 35017891005, 35017891006

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
E.coli	MPN/100mL	1.0 U	1.0	1.0	02/25/26 09:41	
Total Coliforms	MPN/100mL	1.0 U	1.0	1.0	02/25/26 09:41	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: URBANA

Pace Project No.: 35017891

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

J(PW) All wells or tubes were positive. Results may be higher than reported.

REPORT OF LABORATORY ANALYSIS

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without the written consent of Pace Analytical Services, LLC.



QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: URBANA
 Pace Project No.: 35017891

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35017891001	SD#1L-COM99312	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036
35017891002	SD#2L-COM99312	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036
35017891003	SD#3L-COM99312	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036
35017891004	SD#4L-COM99312	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036
35017891005	SD#5L-COM99312	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036
35017891006	SD#6L-COM99312	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
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Pace Pace® Location Requested (City/State): **CHAIN-OF-CUSTODY Analytical Request Document**

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

Company Name: **Langgan Engineering**
 Street Address: **1221 Brickell Ave #1800**
MIAMI, FL

Contact/Report To: **Michael Spiveck**
 Phone #: _____
 E-Mail: **mspiveck@langgan.com**
tsmith@langgan.com
 Cc E-Mail: **M. Spiveck**
 Invoice to: _____
 Invoice E-mail: **mspiveck@langgan.com**

Customer Project #: _____
 Project Name: **Urbana**
 Site Collection Info/Facility ID (as applicable): **8301 NW 41st St Doral FL**
33166

Purchase Order # (if applicable): _____
 Quote #: _____
 County / State origin of sample(s): **Florida**


Time Zone Collected: [] AK [] PT [] MT [] CT [] ET
 Data Deliverables:
 [] Level II [] Level III [] Level IV
 [] EQUIS
 [] Other _____

Regulatory Program (DW, RCRA, etc.) as applicable: _____ Reportable [] Yes [] No
 Rush (Pre-approval required):
 [] Same Day [] 1 Day [] 2 Day [] 3 Day Other _____
 Date Results Requested: **Standard TAT**
 DW PWSID # or WW Permit # as applicable: _____
 Field Filtered (if applicable): [] Yes [] No
 Analysis: _____

* Matrix Codes (Insert in Matrix box below): Drinking Water (DW), Ground Water (GW), Wastewater (WW), Product (P), Soil/Solid (SS), Oil (OL), Wipe (WP), Tissue (TS), Bioassay (B), Vapor (V), Surface Water (SW), Sediment (SED), Sludge (SL), Caulk (CK), Leachate (LL), Biosolid (BS), Other (OT)

LAB USE ONLY - Affix Worksheet

WO# : 35017891



35017891

Total Coliform
Total E. Coli

EP 2/24/26

Customer Sample ID	Matrix *	Comp / Grab	Composite Start		Collected or Composite End		# Cont.	Residual Chlorine	
			Date	Time	Date	Time		Result	Units
SD#1L-COM99312	W	G	2/24/26	0942	2/24/26	0942	1		
SD#2L-COM99312						0953			
SD#3L-COM99312						0959			
SD#4L-COM99312						1005			
SD#5L-COM99312						1013			
SD#6L-COM99312	W	G	2/24/26	1019	2/24/26	1019	1		

Specify Container Size **
 Identify Container Preservative Type***
 Analysis Requested

Proj. Mgr:
 AcctNum / Client ID:
 Table #:
 Profile / Template:
 Prelog / Bottle Ord. ID:

Additional Instructions from Pace* : _____

Collected By: **E. Peralta D. Aviles**
 Printed Name
 Signature

Customer Remarks / Special Conditions / Possible Hazards:
 # Coolers: _____ Thermometer ID: _____ Correction Factor (°C): _____ Obs. Temp. (°C): _____ Corrected Temp. (°C): _____ [] On Ice

Relinquished by/Company: (Signature) **Langgan**
 Date/Time: **2/24/26 1120**
 Relinquished by/Company: (Signature) _____
 Date/Time: **2/24/26 1351**
 Relinquished by/Company: (Signature) _____
 Date/Time: _____
 Relinquished by/Company: (Signature) _____
 Date/Time: _____

Received by/Company: (Signature) _____
 Date/Time: **2/24/26 1240**
 Received by/Company: (Signature) _____
 Date/Time: _____
 Received by/Company: (Signature) _____
 Date/Time: _____

Tracking Number:
 Delivered by: [] In-Person [] Courier
 [] FedEx [] UPS [] Other
 Page: **1** of **1**

Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace® Terms and Conditions found at <https://www.pacelabs.com/resource-library/resource/pace-terms-and-conditions/>



Sample Condition Upon Receipt Form (SCUR)

WO#: 35017891

Project #
 Project Manager:
 Client:

PM: RYG Due Date: 02/27/26
 CLIENT: 36-LANGAN

Date and Initials of person:
 Examining contents: JF
 Verifying pH: NA
 Initials: JF

Thermometer Used: T-430 Date: 02/24/2023 Time: 1402

State of Origin: _____ For WV projects, all containers verified to $\leq 6^\circ\text{C}$

Cooler #1 Temp. °C 2.1 (Visual) 0.0 (Correction Factor) 2.1 (Actual)

Cooler #2 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #3 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #4 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #5 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #6 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Recheck for OOT °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun

Time: _____ Initials: _____

Courier: Fed Ex UPS USPS Client Commercial Pace Other: _____

Shipping Method: Standard Overnight First Overnight Priority Overnight Ground International Priority Other: _____

Tracking # _____

Custody Seal Present: Yes No Seal properly placed and intact: Yes No

Ice: Wet Blue Dry None Melted

Packing Material: Bubble Wrap Bubble Bags None Other: _____

Samples shorted to lab: Yes No (If yes, complete the following)

Shorted Date: 2-24-26

Shorted Time: 1402

Bottle Quantity / Type: 6 micro

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Filled Out: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampler Name: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Relinquished To Pace: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Date(s): <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Time(s): <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Samples Arrived within Hold Time.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Rush Turnaround Requested on COC.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Sufficient Volume.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Correct Containers Used.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Containers Intact.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Sample Labels Match COC (Sample ID, Date/Time of Collection).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	All containers needing preservation are found to be in compliance with EPA recommendation: Exceptions: Vials, Microbiology, O&G, PFAS
Headspace in Volatile Vials? (>6mm):	
Trip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Preservation Information	
Preservative: _____	Date: _____
Lot / Trace: _____	Time: _____
Amount added (mL): _____	Initials: _____

Comments / Resolutions (use back for additional comments): _____

Labeled by: NA

Reviewed by: NA

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Downtown Doral South Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Miami - Dade Supervisor of Elections located at 2700 NW 87 Avenue, Doral, Florida 33172 and phone number is 305-499-8683 / 305-499-8410. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Downtown Doral South Community Development District has two seats up for election, specifically Seat #1 and Seat #2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Miami-Dade County Supervisor of Elections.

From: Pozo, Sandy (Elections) <Sandy.Pozo@votemiamidade.gov>
Sent: Tuesday, January 27, 2026 8:55 AM
To: Jennifer McConnell <jmccconnell@gmssf.com>
Cc: Innocent, Vanessa (Elections) <Vanessa.Innocent@votemiamidade.gov>; Rabagh-Garcia, Nelfa (Elections) <Nelfa.Rabagh-Garcia@votemiamidade.gov>; Washington, Yolanda V. (Elections) <Yolanda.Washington@votemiamidade.gov>
Subject: RE: Verification of Attached Information for Candidate Qualifying

Good morning, Jennifer,

Thank you for reaching out. We have reviewed the document you sent and provided below the direct links to the forms to ensure the most current versions are used:

- [MD-DE 27](#) - Acknowledgement for Candidates with the Option to Open a Campaign Account (*Miami-Dade County required form*)
- [MD-ED 2](#) - Receipt of Handbook and the Election Laws of the State of Florida (*Miami-Dade County required form*)
- [DS-DE 302NP](#) - Candidate Oath – Nonpartisan Office
- [CE Form 1](#) (2025) (*To be filed electronically – Candidates will be required to submit a hard copy to the filing officer at the time of qualifying*)
- Qualifying fee of \$25.00 to be made payable to “Miami-Dade County Supervisor of Elections.”

If the candidate is opening a Campaign Account, the following forms will also be required:

- [DS-DE 9](#) - Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates (*only required if opening campaign account to accept donations and make contributions*)
- [DS-DE 84](#) - Statement of Candidate (*only required if opening campaign account to accept donations and make contributions*)
- [MD-ED 10](#) - Campaign Treasurer’s Report Electronic Filing Requirements for Miami-Dade County (*Miami-Dade County required form - Only required if opening campaign account to accept donations and make contributions*)

We recommend providing candidates in Miami-Dade County with the direct link to our qualifying package for the [2026 Community Development District Board Member](#) on our website.

Please feel free to share this information with your board members who are up for election or other potential candidates. If any questions arise or further clarification is needed, don’t hesitate to contact me directly or our Candidate Services Section at 305-499-8410.

Thank you for checking in and for ensuring the proper procedures are followed.

Best regards,

Sandy Pozo, Campaign Services Section Manager

Office of the Supervisor of Elections
Government Affairs Division
Office 305-499-8350



NOTICE OF VIOLATION AND NOTICE TO APPEAR BEFORE THE SPECIAL MAGISTRATE FOR CODE COMPLIANCE HEARINGS

<p>CITY OF DORAL, FLORIDA V.</p> <p>Owner DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT C/O GOVERNMENTAL MGMT SERV SOUTH LLC 5385 NORTH NOB HILL RD SUNRISE, FL 33351</p>	<p>FOLIO: 35-3022-046-1920</p> <p>PROPERTY ADDRESS: FOLIO 35-3022-046-1920 Doral, FL 33166--0000</p> <p>DATE OF VIOLATION: 07/02/2025</p> <p>DATE OF ISSUANCE: 03/24/2026</p>	<p>CASE NUMBER: CODE-2507-28034</p> <p>OFFICER: Ariana Gonzalez</p> <p>DEPARTMENT: CODE COMPLIANCE</p>
--	---	---

AS THE OWNER/AGENT AT THE PREMISES REFERENCED HEREIN, YOU ARE IN VIOLATION OF THE FOLLOWING CODE(S) OF ORDINANCES AS ADOPTED BY THE CITY OF DORAL, IN MIAMI-DADE COUNTY, FLORIDA.

F.B.C. 105.1 WORK WITHOUT REQUIRED PERMIT

AS A RESULT OF THE ABOVE VIOLATION(S), A CODE COMPLIANCE NOTICE HAS BEEN ISSUED AND YOU NOW HAVE BEEN REQUESTED TO APPEAR BEFORE THE SPECIAL MAGISTRATE FOR A HEARING. SAID HEARING IS SCHEDULED TO TAKE PLACE ON **05/21/2026, 2:00 PM CITY OF DORAL GOVERNMENT LOCATED AT 8401 NW 53 TERRACE, DORAL, FLORIDA 33166**. YOU HAVE A RIGHT TO LEGAL REPRESENTATION AND THE RIGHT TO PRESENT WITNESSES AND SUBMIT EVIDENCE ON YOUR BEHALF.

IF THE SPECIAL MAGISTRATE DETERMINES THAT ANY VIOLATION(S) EXIST, THE SPECIAL MAGISTRATE IS EMPOWERED TO IMPOSE FINES UP TO \$250.00 PER DAY PER VIOLATION (\$500.00 FOR REPEAT VIOLATIONS) FOR EACH DAY THE VIOLATION(S) CONTINUE PAST THE DATE SET IN THE SPECIAL MAGISTRATE ORDER FOR COMPLIANCE OR FOR EACH TIME THE VIOLATION(S) HAS BEEN REPEATED. THE VIOLATOR MAY ALSO BE LIABLE FOR THE \$150.00 ADMINISTRATIVE HEARING COSTS. A HEARING SHALL NOT BE NECESSARY FOR ISSUANCE OF AN ORDER FOR REPEAT VIOLATIONS.

A HEARING DATE SHALL NOT BE POSTPONED OR CONTINUED UNLESS A REQUEST FOR CONTINUANCE, SHOWING GOOD CAUSE FOR SUCH CONTINUANCE, IS RECEIVED BY THE HEARING OFFICE AT LEAST FIVE (5) CALENDAR DAYS PRIOR TO THE DATE SET ABOVE FOR THE HEARING.

YOUR FAILURE TO ATTEND THE HEARING SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO A HEARING. SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF THE VIOLATION(S) AND MAY RESULT IN FINES ASSESSED AGAINST YOU WITHOUT THE NEED FOR ISSUANCE OF AN ADDITIONAL NOTICE OF VIOLATION.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THE HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE AT THEIR EXPENSE, WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. ALL APPEALS MUST BE TO THE CIRCUIT COURT WITHIN THIRTY (30) DAYS OF AN ORDER.

NOTE: IF YOU ARE NOT ABLE TO COMMUNICATE, OR ARE NOT COMFORTABLE EXPRESSING YOURSELF, IN THE ENGLISH LANGUAGE, IT IS YOUR RESPONSIBILITY TO BRING AN ENGLISH-SPEAKING INTERPRETER TO THE HEARING. THIS PERSON MAY BE A FRIEND, RELATIVE OR SOMEONE ELSE TO INTERPRET FOR YOU DURING YOUR APPEARANCE AT THE HEARING. A MINOR CHILD CANNOT SERVE AS A VALID INTERPRETER. THE CITY OF DORAL DOES NOT PROVIDE INTERPRETATION SERVICES DURING ANY QUASI-JUDICIAL PROCEEDING.

Director of Code Compliance

Bqueusada@gmssf.com
Gonzalez, Ariana

DATE: 03/24/2026

RESOLUTION 2026-03

A RESOLUTION OF THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
Hour: _____
Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____ 202.

Chairman/Vice Chairman

Secretary/Assistant Secretary

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

***Proposed Budget
FY 2027***

GMS

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1-2 General Fund

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8-9 Debt Service Fund Series 2018-2

10 Assessment Schedule

Downtown Doral South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$ 1,623,599	\$ 1,508,583	\$ 115,016	\$ 1,623,599	\$ 1,623,601
Interest income	53,500	75,014	22,660	97,674	80,000
Carry Forward Surplus	218,549	-	-	-	164,688

TOTAL REVENUES	\$ 1,895,648	\$ 1,583,597	\$ 137,676	\$ 1,721,273	\$ 1,868,289
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EXPENDITURES:

Administrative

Engineering	\$ 60,000	\$ 4,686	\$ 45,000	\$ 49,686	\$ 50,000
Attorney	40,000	17,055	12,182	29,237	30,000
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	1,431	1,431	2,862	3,063
Trustee Fees	10,000	-	10,000	10,000	10,000
Management Fees	49,002	24,501	24,501	49,002	52,432
Website Maintenance	1,374	687	687	1,374	1,470
Postage & Delivery	1,000	645	461	1,106	1,000
Insurance General Liability	7,400	7,551	-	7,551	8,306
Printing & Binding	500	165	118	283	500
Legal Advertising	5,000	335	3,770	4,105	5,000
Other Current Charges	750	92	350	442	750
Office Supplies	350	-	50	50	350
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 201,463	\$ 70,913	\$ 107,650	\$ 178,563	\$ 186,295
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Operations & Maintenance

Field Expenditures

Field Management	\$ 23,699	\$ 11,850	\$ 11,850	\$ 23,700	\$ 25,358
Electric - Street Lighting	36,000	17,230	25,845	43,075	45,000
Electric - Fountains	50,000	6,620	9,930	16,550	17,000
Irrigation-Potable Water	125,000	45,243	75,000	120,243	125,000
Property Insurance	34,850	-	-	-	34,850
Pest Control	50,000	-	25,000	25,000	50,000
Landscape Maintenance	310,000	154,896	154,896	309,792	319,300
Landscape Replacement	200,000	31,470	150,000	181,470	200,000
Royal Palm Treatment	120,000	75,880	35,000	110,880	120,000
Pressure Cleaning - Overall	75,000	44,900	-	44,900	75,000

Downtown Doral South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Field Expenditures (continued)					
General Maintenance	\$ 125,000	\$ 24,263	\$ 74,500	\$ 98,763	\$ 125,000
Wall Maintenance	10,000	-	10,000	10,000	10,000
Fountain Maintenance	17,500	6,000	6,000	12,000	17,500
Lake Fountain Maintenance	8,000	-	6,000	6,000	8,000
Irrigation Repairs/Maintenance	56,000	21,425	34,280	55,705	56,000
Lake Maintenance	28,306	5,995	22,311	28,306	29,155
Drainage Maintenance	100,000	-	50,000	50,000	100,000
Fertilization	45,000	17,750	24,850	42,600	45,000
Maintenance Personnel	41,600	-	20,000	20,000	41,600
Wall Painting Reserve	50,000	-	25,000	25,000	50,000
Reserves	156,800	-	120,850	120,850	156,800
Contingency/Holiday Decorations	31,430	23,189	10,000	33,189	31,430
TOTAL FIELD EXPENDITURES	\$ 1,694,185	\$ 486,711	\$ 891,312	\$ 1,378,023	\$ 1,681,994
TOTAL EXPENDITURES	\$ 1,895,648	\$ 557,624	\$ 998,961	\$ 1,556,585	\$ 1,868,289
EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 1,025,973	\$ (861,285)	\$ 164,688	\$ -

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

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Area 2018-1					
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	\$ -
Area 2018-2					
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	\$ -
Total	1353	\$1,709,055.48			

Downtown Doral South
Community Development District
Budget Narrative
Fiscal Year 2027

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 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

Expenditures – Field (continued)

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 **Florida's Bright & Blue Pools** 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 has entered into a contract with **Florida's Bright & Blue** 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 Districts 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

Proposed Budget

Debt Service Series 2018 Area One Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 1,136,448	\$ 1,050,704	\$ 85,744	\$ 1,136,448	\$ 1,136,448
Interest Earnings	-	20,696	15,000	35,696	-
Carry Forward Surplus ⁽¹⁾	533,187	521,686	-	521,686	545,715
TOTAL REVENUES	\$ 1,669,635	\$ 1,593,086	\$ 100,744	\$ 1,693,830	\$ 1,682,163
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
TOTAL EXPENDITURES	\$ 1,148,115	\$ 386,558	\$ 761,558	\$ 1,148,115	\$ 1,150,865
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,148,115	\$ 386,558	\$ 761,558	\$ 1,148,115	\$ 1,150,865
EXCESS REVENUES (EXPENDITURES)	\$ 521,520	\$ 1,206,529	\$ (660,814)	\$ 545,715	\$ 531,298

⁽¹⁾ 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 Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Area 2018-1					
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	-
Total	422	\$1,196,260.94			

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
Total			\$ 15,740,000	\$ 11,822,815	\$ 27,562,815

Downtown Doral South

Community Development District

Proposed Budget

Debt Service Series 2018 Area Two Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 1,482,906	\$ 1,380,950	\$ 101,956	\$ 1,482,906	\$ 1,482,906
Interest Earnings	-	40,529	35,000	75,529	-
Carry Forward Surplus ⁽¹⁾	1,088,404	1,344,657	-	1,344,657	1,473,392
TOTAL REVENUES	\$ 2,571,310	\$ 2,766,136	\$ 136,956	\$ 2,903,092	\$ 2,956,298
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
TOTAL EXPENDITURES	\$ 1,429,700	\$ 484,844	\$ 944,856	\$ 1,429,700	\$ 1,429,300
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	-
TOTAL EXPENDITURES	\$ 1,429,700	\$ 484,844	\$ 944,856	\$ 1,429,700	\$ 1,429,300
EXCESS REVENUES (EXPENDITURES)	\$ 1,141,610	\$ 2,281,292	\$ (807,900)	\$ 1,473,392	\$ 1,526,998

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$464,443.75
Principal Due 12/15/27	\$510,000.00
	\$974,443.75

Gross Assessments	\$ 1,560,953
Less: Discounts & Collections 5%	78,048
Net Assessments	\$ 1,482,906

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Area 2018-2					
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	-
Total	929	\$1,560,953.27			

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
Total			\$ 20,490,000	\$ 15,024,769	\$ 35,514,769

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

Neighborhood	O&M Units	Bonds 2018-1 Units	Bonds 2018-2 Units	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)
Area 2018-1										Total	Total	Total
Townhomes	34	34	0	\$1,263.16	\$1,263.16	\$0.00	\$2,187.72	\$2,187.72	\$0.00	\$3,450.88	\$3,450.88	\$0.00
Single Family	265	265	0	\$1,263.16	\$1,263.16	\$0.00	\$2,396.06	\$2,396.06	\$0.00	\$3,659.22	\$3,659.22	\$0.00
Estate Homes	123	123	0	\$1,263.16	\$1,263.16	\$0.00	\$3,958.72	\$3,958.72	\$0.00	\$5,221.88	\$5,221.88	\$0.00
Area 2018-2												
Condominium	426	0	426	\$1,263.16	\$1,263.16	\$0.00	\$1,560.56	\$1,560.56	\$0.00	\$2,823.72	\$2,823.72	\$0.00
Cluster	466	0	464	\$1,263.16	\$1,263.16	\$0.00	\$1,773.37	\$1,773.37	\$0.00	\$3,036.53	\$3,036.53	\$0.00
Townhomes	39	0	39	\$1,263.16	\$1,263.16	\$0.00	\$1,879.77	\$1,879.77	\$0.00	\$3,142.93	\$3,142.93	\$0.00
Total	1353	422	929									

DOWNTOWN DORAL SOUTH CDD



FIELD REPORT



April 15, 2026

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

Landscaping

- Equator Landscaping will be providing services on April 10 and 27th.
- Equator will be conducting wet checks in all Paseos on April 6th and April 22. Miami-Dade WASD bills quarterly.
- Equator Landscaping provided weed control April 3rd
- Detail trimming services will be provided April 24th.
- Porter services were provided on a weekly basis on Monday, Wednesday, Thursday, Friday, and Saturday as per the contract.
- Landscaping fertilization/pest control services completed by Power X.



**DOWNTOWN DORAL
SOUTH DDS**

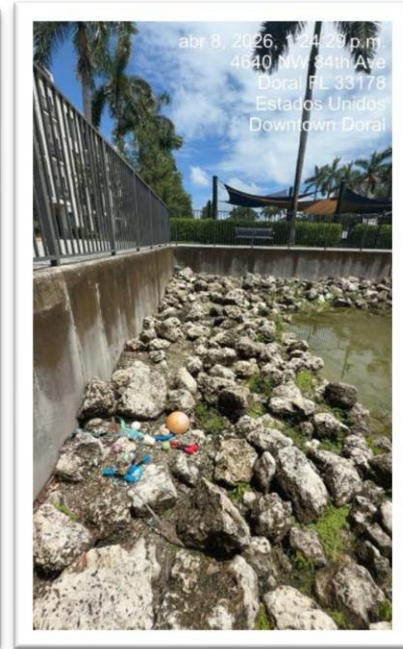
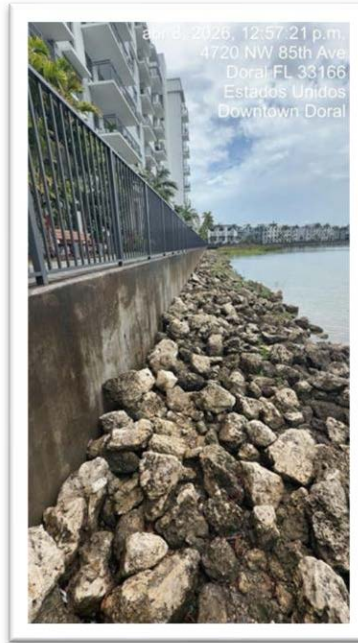
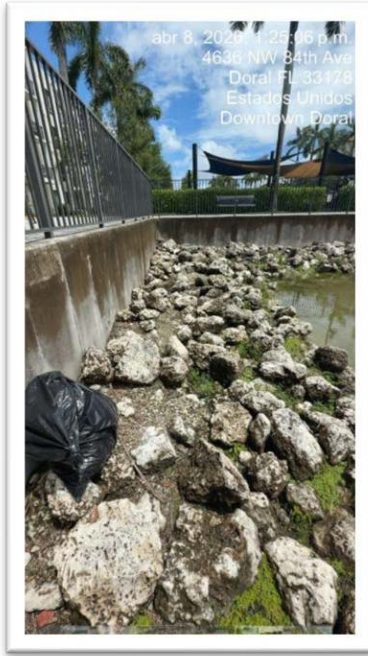
FIELD DIVISION REPORT
Mayra Padilla
mpadilla@gmssf.com
(954) 721-8681



- Board approved District-wide tree replacement has commenced.

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

Lake Maintenance

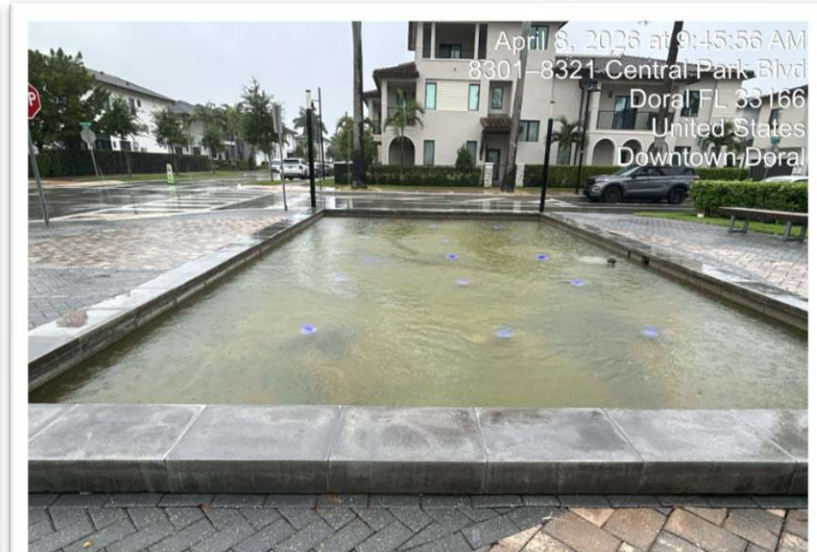
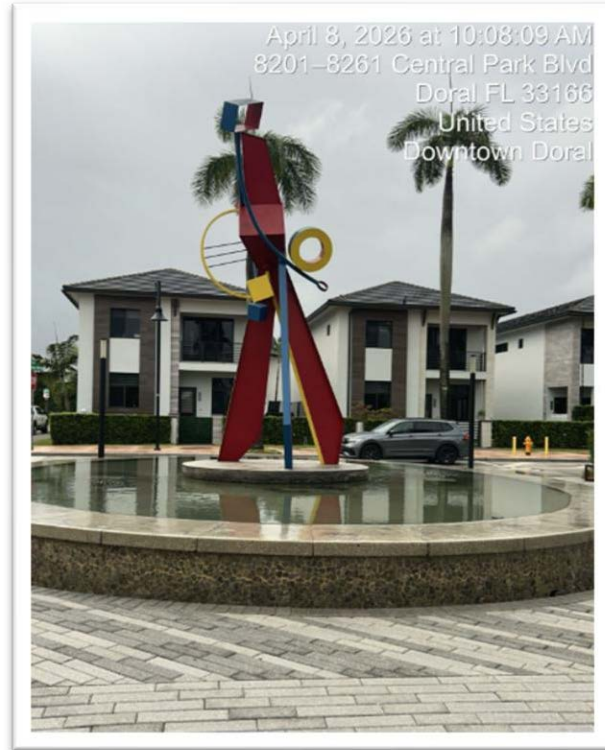


- Maintenance provided to the lake March 13, 2026 as indicated by Lake Doctors. Please see attached lake inspection reports, Exhibit A.
- Shoreline debris removed by Equator Landscaping Porter.
- Weeds in littoral plant bed are treated monthly.
- All three lake fountains operating per most recent inspections.

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

Fountains Maintenance

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



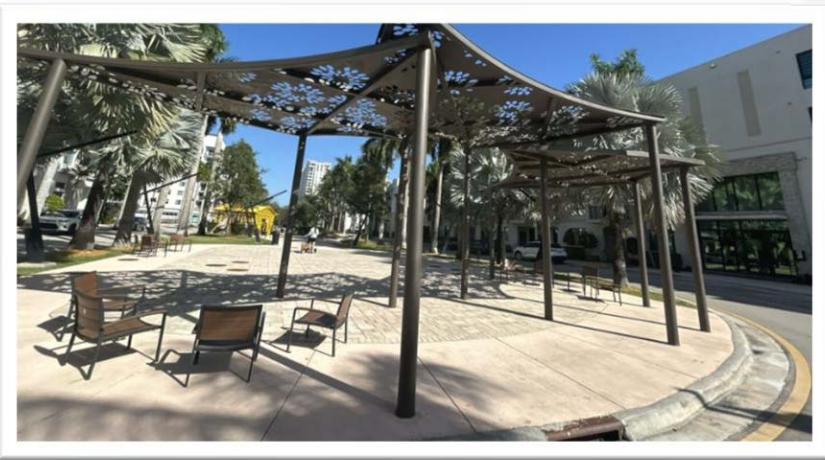
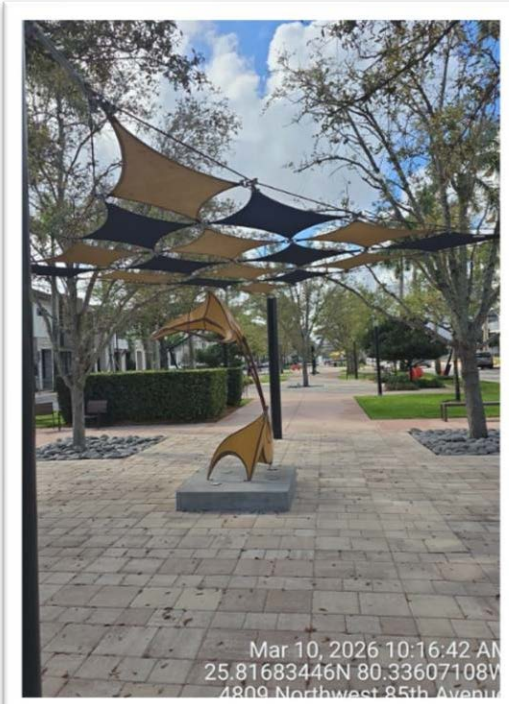
Playground

- Playground was inspected and is in satisfactory condition.
- An adjustment was made to the awning cables at the end of March.



**DOWNTOWN DORAL
SOUTH DDS**

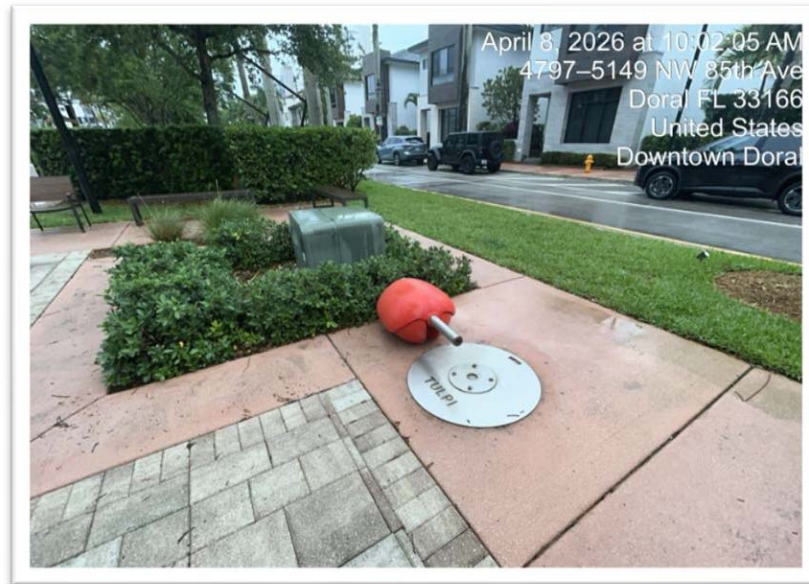
FIELD DIVISION REPORT
Mayra Padilla
mpadilla@gmssf.com
(954) 721-8681



- Paseo structures are in satisfactory condition per latest inspections.

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

Field Maintenance



- Two concrete headers were repaired along NW 83 AVE alleyway aprons.
- Broken Tulip Chair in Paseo E (NW 85 AVE) will be welded weather permitting.
- Recessed ground lightbulbs in Paseo D (NW 85 AVE) will be replaced weather permitting.

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



- The Builder began drainage improvements along NW 80 AVE.

Exhibit A

Lake service reports from The Lake Doctors.



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

Completed Work Order Information

Account #: 727076 DOWNTOWN DORAL SOUTH CDD
Site Information: 4101 NW 87 Ave , Miami, FL 33178-
Customer Billing Information: 5385 N Nob Hill Rd , Sunrise FL 33351-
Service Branch Information: 1200 Stirling Rd
(954) 565-7488
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com
Event Name: Water Management - Zone 2
Work Order Number: 2105027
Service Date: 3/13/2026
Target Pests (if applicable): Algae- various species

Thank you for
your business!

Service Notes & Observations

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

Environmental Conditions

Weather: Raining
Temperature: 74.19
Wind Direction: North
Wind Speed: 0
Humidity: 85.0000

Treated for Algae & Invasive Aquatic Weeds

Services Completed by:

Customer Signature (if needed):


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



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

**DOWNTOWN DORAL
SOUTH DDS**

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

Exhibit B

ESTIMATE

EQUATOR LANDSCAPING
PO Box 820716
PEMBROKE PINES, FL 33082

info@equatorlandscaping.com
www.equatorlandscaping.com



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

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

Estimate details
Estimate no.: 1592
Estimate date: 04/07/2026

#	Product or service	Description	Qty	Rate	Amount
1.	M001	Rubber mulch installation Furnish and Install Rubber mulch in all planting beds (Squares), totaling 372 planting beds located adjacent to all sidewalks within the Downtown Doral District. Work includes removal and disposal of existing excess vegetation, using necessary equipment to grind exposed roots, and grading/prepping for new Rubber mulch material, including a mix of adhesive for all plant bed areas.	1	\$158,802.00	\$158,802.00
2.	M001	Rubber mulch installation Furnish and Install Rubber mulch in all planting beds (Squares), totaling 31 planting beds located adjacent to the lake within the Downtown Doral District. Work includes removal and disposal of existing excess vegetation, using necessary equipment to grind exposed roots, and grading/prepping for new Rubber mulch material, including a mix of adhesive for all plant bed areas.	1	\$13,500.00	\$13,500.00
Total					\$172,302.00

Accepted date

Accepted by

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

Downtown Doral South
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
3/1-3/31	1112-1118	\$	43,659.32
	ACH	\$	4,417.68
	TOTAL	\$	48,077.00

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #			
3/10/26	00006	2/28/26	197469 FEB 26	202602 310-51300-31500 - GENERAL COUNSEL	BILLING COCHRAN, P.A.	*	2,640.00	2,640.00	001112			
3/10/26	00022	3/02/26	342588 MAR 26	202603 320-53800-46200 - LANDSCAPE MAINT	EQUATOR LANDSCAPING	*	25,816.00	28,716.00	001113			
		3/02/26	342588	202603 320-53800-46701 IRRIGATION REPAIRS		*	2,900.00					
3/10/26	00004	2/24/26	9-714-26	202602 310-51300-42000 DELIVERIES THRU 2/24/26	FEDEX	*	4.61	4.61	001114			
3/10/26	00001	3/01/26	194 MAR 26	202603 320-53800-34000 - FIELD SERVICES	GMS-SF, LLC	*	1,974.92	6,419.71	001115			
		3/01/26	195 MAR 26	202603 310-51300-34000 - MGMT FEES		*	4,083.50					
		3/01/26	195 MAR 26	202603 310-51300-31300 - DISSEMINATION		*	238.50					
		3/01/26	195 MAR 26	202603 310-51300-49500 - WEBSITE ADMIN		*	114.50					
		3/01/26	195 MAR 26	202603 310-51300-42000 - POSTAGE		*	8.14					
		3/01/26	195 MAR 26	202603 310-51300-42500 - COPIES		*	.15					
3/10/26	00028	3/01/26	351069B MAR 26	202603 320-53800-46800 - WATER MGMT		THE LAKE DOCTORS, INC.	*			879.00	879.00	001116
3/10/26	00027	3/03/26	29997 FEB 26	202602 320-53800-46600 - FOUNTAIN MAINT		ORTIZ CONSTRUCTION SERVICES	*			1,450.00	1,450.00	001117
3/10/26	00043	2/25/26	1132704 FEB 26	202602 320-53800-46300 - FERT MONTHLY	POWERX	*	3,550.00	3,550.00	001118			
TOTAL FOR BANK A							43,659.32					

DDS0 DWNTWN DRL SOU PPOWERS

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/10/26	00021	2/28/26 FEB 26	202602 320-53800-43000		*	3,101.68	
		FEB 26 - ELECTRIC					
		2/28/26 FEB 26	202602 320-53800-43001		*	1,316.00	
		FEB 26 - ELECTRIC					
							4,417.68 080001

						TOTAL FOR BANK Z	4,417.68
						TOTAL FOR REGISTER	48,077.00

Downtown Doral South
Community Development District

Unaudited Financial Reporting
March 31, 2026

GMS
COMMUNITY DEVELOPMENT DISTRICTS

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

	General Fund	Debt Service Funds	Capital Projects Funds	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 107,660	\$ -	\$ -	\$ 107,660
Due from General Fund	-	37,956	-	37,956
Investments:				
State Board of Administration	4,254,998	-	-	4,254,998
Series 2018 Area 1				
Reserve	-	554,480	-	554,480
Capital Interest	-	0	-	0
Interest	-	232	-	232
Revenue	-	1,183,442	-	1,183,442
Sinking Fund	-	170	-	170
Acq & Construction	-	-	25,997	25,997
Cost Of Issuance	-	-	10	10
Series 2018 Area 2				
Reserve	-	725,414	-	725,414
Capital Interest	-	6	-	6
Interest	-	146	-	146
Revenue	-	1,773,876	-	1,773,876
Prepayment	-	40	-	40
Sinking Fund	-	364	-	364
Acq & Construction	-	-	11,826	11,826
Cost Of Issuance	-	-	38	38
Total Assets	\$ 4,362,658	\$ 4,276,125	\$ 37,871	\$ 8,676,654
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	37,956	-	-	37,956
Due to Other	-	-	-	-
Total Liabilities	\$ 37,956	\$ -	\$ -	\$ 37,956
Fund Balance:				
Restricted for:				
Debt Service - Series	\$ -	\$ 4,276,126	-	\$ 4,276,126
Capital Project - Series	-	-	37,871	37,871
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	4,324,701	-	-	4,324,701
Total Fund Balances	\$ 4,324,701	\$ 4,276,126	\$ 37,871	\$ 8,638,698
Total Liabilities & Fund Balance	\$ 4,362,657	\$ 4,276,126	\$ 37,871	\$ 8,676,654

Downtown Doral South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 1,623,599	\$ 1,508,583	\$ 1,508,583	\$ -
Interest Income	53,500	26,750	75,014	48,264
Total Revenues	\$ 1,677,099	\$ 1,535,333	\$ 1,583,597	\$ 48,264
Expenditures:				
<i>General & Administrative:</i>				
Engineering	\$ 60,000	\$ 30,000	\$ 4,686	\$ 25,314
Engineering - DERM	-	-	-	-
Attorney	40,000	20,000	17,055	2,945
Special Counsel - DERM	8,500	-	140	(140)
Annual Audit	8,100	8,100	8,100	-
Assessment Roll	5,350	5,350	5,350	-
Arbitrage Rebate	1,100	-	-	-
Dissemination Agent	2,862	1,431	1,431	-
Trustee Fees	10,000	-	-	-
Management Fees	49,002	24,501	24,501	-
Website Maintenance	1,374	687	687	-
Postage & Delivery	1,000	500	645	(145)
Insurance General Liability	7,400	7,400	7,551	(151)
Printing & Binding	500	250	165	85
Legal Advertising	5,000	2,500	335	2,165
Other Current Charges	750	375	92	283
Office Supplies	350	175	-	175
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 201,463	\$ 101,444	\$ 70,913	\$ 30,531

Downtown Doral South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Field Management	\$ 23,699	\$ 11,850	\$ 11,850	\$ (0)
Electric - Street Lighting	36,000	18,000	17,230	770
Electric - Fountains	50,000	25,000	6,620	18,380
Irrigation-Potable Water	125,000	62,500	45,243	17,257
Property Insurance	34,850	17,425	-	17,425
Pest Control	50,000	25,000	-	25,000
Landscape Maintenance	310,000	155,000	154,896	104
Landscape Replacement	200,000	100,000	31,470	68,530
Royal Palm Treatment	120,000	60,000	75,880	(15,880)
Pressure Cleaning - Overall	75,000	44,900	44,900	-
General Maintenance	125,000	62,500	24,263	38,238
Wall Maintenance	10,000	5,000	-	5,000
Fountain Maintenance	17,500	8,750	6,000	2,750
Lake Fountain Maintenance	8,000	4,000	-	4,000
Irrigation Maintenance	36,000	18,000	-	18,000
Lake Maintenance	28,306	14,153	5,995	8,158
Drainage Maintenance	100,000	50,000	-	50,000
Fertilization	45,000	22,500	17,750	4,750
Irrigation Repairs	20,000	10,000	21,425	(11,425)
Maintenance Personnel	41,600	20,800	-	20,800
Wall Painting Reserve	50,000	25,000	-	25,000
Reserves	156,800	78,400	-	78,400
Contingency	31,430	15,715	23,189	(7,474)
Subtotal Field Expenditures	\$ 1,694,185	\$ 854,493	\$ 486,710	\$ 367,783
Total Expenditures	\$ 1,895,648	\$ 955,937	\$ 557,623	\$ 398,314
Excess (Deficiency) of Revenues over Expenditures	\$ (218,549)	\$ 579,396	\$ 1,025,974	\$ 446,577
Net Change in Fund Balance	\$ (218,549)	\$ 579,396	\$ 1,025,974	\$ 446,577
Fund Balance - Beginning	\$ 218,549		\$ 3,298,727	
Fund Balance - Ending	\$ -		\$ 4,324,701	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 1,136,448	\$ 1,050,704	\$ 1,050,704	\$ -
Interest Income	-	-	20,696	20,696
Total Revenues	\$ 1,136,448	\$ 1,050,704	\$ 1,071,400	\$ 20,696
Expenditures:				
Interest Expense - 11/1	\$ 386,558	\$ 386,558	\$ 386,558	\$ -
Interest Expense - 5/1	386,558	-	-	-
Principal Expense - 05/1	375,000	-	-	-
Total Expenditures	\$ 1,148,115	\$ 386,558	\$ 386,558	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (11,667)	\$ 664,146	\$ 684,842	\$ 20,696
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (11,667)	\$ 664,146	\$ 684,842	\$ 20,696
Fund Balance - Beginning	\$ 533,187		\$ 1,066,921	
Fund Balance - Ending	\$ 521,520		\$ 1,751,764	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 1,482,906	\$ 1,380,950	\$ 1,380,950	\$ -
Interest Income	-	-	40,529	40,529
Total Revenues	\$ 1,482,906	\$ 1,380,950	\$ 1,421,479	\$ 40,529
Expenditures:				
Interest Expense - 12/15	\$ 484,844	\$ 484,738	\$ 484,738	\$ -
Interest Expense - 12/15	470,000	470,000	470,000	-
Principal Expense - 06/15	474,856	-	-	-
Total Expenditures	\$ 1,429,700	\$ 954,738	\$ 954,738	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 53,206	\$ 426,212	\$ 466,741	\$ 40,529
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 53,206	\$ 426,212	\$ 466,741	\$ 40,529
Fund Balance - Beginning	\$ 1,046,893		\$ 2,057,621	
Fund Balance - Ending	\$ 1,100,099		\$ 2,524,362	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 7	\$ 7
Total Revenues	\$ -	\$ -	\$ 7	\$ 7
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 7	\$ 7
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 7	\$ 7
Fund Balance - Beginning	\$ -	\$ -	\$ 26,001	
Fund Balance - Ending	\$ -	\$ -	\$ 26,008	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 265	\$ 265
Total Revenues	\$ -	\$ -	\$ 265	\$ 265
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 990	\$ (990)
Total Expenditures	\$ -	\$ -	\$ 990	\$ (990)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (725)	\$ (725)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (725)	\$ (725)
Fund Balance - Beginning	\$ -	\$ -	\$ 12,589	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 11,864	\$ (725)

Downtown Doral South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 267,712	\$ 1,119,662	\$ 38,796	\$ 57,953	\$ 24,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,508,583
Special Assessments - Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	12,249	10,932	11,716	13,896	12,441	13,780	-	-	-	-	-	-	75,014
Total Revenues	\$ 12,249	\$ 278,644	\$ 1,131,378	\$ 52,692	\$ 70,394	\$ 38,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,583,597
Expenditures:													
General & Administrative:													
Engineering	\$ 1,565	\$ 1,720	\$ 733	\$ 669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,686
Engineering - DERM	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	6,720	2,715	1,170	3,810	2,640	-	-	-	-	-	-	-	17,055
Special Counsel - DERM	140	-	-	-	-	-	-	-	-	-	-	-	140
Annual Audit	-	-	-	-	8,100	-	-	-	-	-	-	-	8,100
Assessment Roll	5,350	-	-	-	-	-	-	-	-	-	-	-	5,350
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	239	239	239	239	239	239	-	-	-	-	-	-	1,431
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,084	4,084	4,084	4,084	4,084	4,084	-	-	-	-	-	-	24,501
Website Maintenance	115	115	115	115	115	115	-	-	-	-	-	-	687
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	555	1	14	54	13	8	-	-	-	-	-	-	645
Insurance General Liability	7,551	-	-	-	-	-	-	-	-	-	-	-	7,551
Printing & Binding	160	-	-	3	2	0	-	-	-	-	-	-	165
Legal Advertising	-	335	-	-	-	-	-	-	-	-	-	-	335
Other Current Charges	36	45	9	-	-	3	-	-	-	-	-	-	92
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 26,688	\$ 9,252	\$ 6,362	\$ 8,972	\$ 15,191	\$ 4,447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,913

Downtown Doral South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,850
Electric - Street Lighting	4,243	3,093	2,587	4,204	3,102	-	-	-	-	-	-	-	17,230
Electric - Fountains	1,396	1,261	1,334	1,313	1,316	-	-	-	-	-	-	-	6,620
Irrigation-Potable Water	-	-	45,243	-	-	-	-	-	-	-	-	-	45,243
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	25,816	25,816	25,816	25,816	25,816	25,816	-	-	-	-	-	-	154,896
Landscape Replacement	31,470	-	-	-	-	-	-	-	-	-	-	-	31,470
Royal Palm Treatment	-	-	-	45,528	30,352	-	-	-	-	-	-	-	75,880
Pressure Cleaning - Overall	-	-	44,900	-	-	-	-	-	-	-	-	-	44,900
General Maintenance	1,450	12,688	3,350	5,325	1,450	-	-	-	-	-	-	-	24,263
Wall Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Maintenance	3,000	-	-	3,000	-	-	-	-	-	-	-	-	6,000
Lake Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,600	879	879	879	879	879	-	-	-	-	-	-	5,995
Fertilization	3,550	3,550	3,550	3,550	3,550	-	-	-	-	-	-	-	17,750
Irrigation Repairs	2,900	2,900	4,750	2,900	5,075	2,900	-	-	-	-	-	-	21,425
Maintenance Personnel	-	-	-	-	-	-	-	-	-	-	-	-	-
Wall Painting Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	10,776	1,637	10,776	-	-	-	-	-	-	-	23,189
Total Operations & Maintenance	\$ 77,401	\$ 52,161	\$ 145,160	\$ 96,128	\$ 84,291	\$ 31,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 486,710
Total Expenditures	\$ 104,089	\$ 61,413	\$ 151,522	\$ 105,100	\$ 99,482	\$ 36,017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 557,623
Excess (Deficiency) of Revenues over Exp	\$ (91,840)	\$ 217,231	\$ 979,856	\$ (52,408)	\$ (29,088)	\$ 2,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025,974
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (91,840)	\$ 217,231	\$ 979,856	\$ (52,408)	\$ (29,088)	\$ 2,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025,974

Downtown Doral South
Community Development District
Long Term Debt Report

Special Assessment Bonds Series 2018 Area One		
Original Issue Amount: 7/26/18		\$17,970,000.00
Term 1:	\$3,395,000.00	
Interest Rate:	4.60%	
Maturity Date:	May 1, 2028	
Term 2:	\$5,485,000.00	
Interest Rate:	5.00%	
Maturity Date:	May 1, 2038	
Term 3:	\$9,090,000.00	
Interest Rate:	5.10%	
Maturity Date:	May 1, 2048	
Reserve Fund Definition	Bondowners Risks	
Reserve Fund Requirement	\$465,149	
Reserve Fund Balance	\$554,480	
Less: Principal Payment - 5/31/19		(\$275,000)
Less: Principal Payment - 5/1/20		(\$285,000)
Less: Principal Payment - 5/1/21		(\$300,000)
Less: Principal Payment - 5/1/22		(\$315,000)
Less: Principal Payment - 5/1/23		(\$330,000)
Less: Special Call Payment - 5/1/23		(\$380,000)
Less: Principal Payment - 5/1/24		(\$345,000)
Less: Principal Payment - 5/1/25		(\$360,000)
Current Bonds Outstanding		\$15,380,000

Special Assessment Bonds Series 2018 Area Two		
Original Issue Amount: 9/20/18		\$22,535,000.00
Term 1:	\$2,025,000.00	
Interest Rate:	3.88%	
Maturity Date:	Dec 15, 2023	
Term 2:	\$2,460,000.00	
Interest Rate:	4.25%	
Maturity Date:	Dec 15, 2028	
Term 3:	\$6,915,000.00	
Interest Rate:	4.75%	
Maturity Date:	Dec 15, 2038	
Term 4:	\$11,135,000.00	
Interest Rate:	5.00%	
Maturity Date:	Dec 15, 2048	
Reserve Fund Definition	41.5% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$600,000	
Reserve Fund Balance	\$725,414	
Less: Principal Payment - 12/1/19		(\$375,000)
Less: Principal Payment - 12/1/20		(\$390,000)
Less: Principal Payment - 12/1/21		(\$405,000)
Less: Principal Payment - 12/1/22		(\$420,000)
Less: Principal Payment - 12/1/23		(\$430,000)
Less: Principal Payment - 12/1/24		(\$455,000)
Less: Principal Payment - 12/1/25		(\$470,000)
Current Bonds Outstanding		\$19,590,000

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

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

ON ROLL ASSESSMENTS

allocation in % 38.27% 26.78% 34.95% 100.00%

Date	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2018 Area One Debt Service	2018 Area Two Debt Service	Total
					\$ -	\$ -	\$ -	\$ -	\$ -
11/12/25	48,505.96	1,920.83	485.08	-	46,100.05	15,888.64	22,327.92	7,883.50	46,100.05
11/17/25	33,766.94	1,600.75	337.64	-	31,828.55	11,961.22	9,768.35	10,098.98	31,828.55
11/25/25	255,730.53	10,126.97	2,557.28	-	243,046.28	95,434.95	51,248.08	96,363.25	243,046.28
11/28/25	410,142.32	16,241.81	4,101.34	-	389,799.17	144,427.44	131,364.88	114,006.85	389,799.17
12/05/25	2,907,371.80	115,132.15	29,073.77	-	2,763,165.88	1,058,386.22	734,184.46	970,595.20	2,763,165.88
12/24/25	167,515.11	5,340.88	1,675.19	-	160,499.04	61,276.13	43,787.11	55,435.79	160,499.04
01/09/26	83,483.74	2,449.43	834.85	-	80,199.46	31,607.98	16,245.67	32,345.81	80,199.46
01/09/26	16,218.63	445.82	162.19	-	15,610.62	5,686.52	5,816.24	4,107.86	15,610.62
01/26/26	-	-	-	3,929.11	3,929.11	1,501.87	1,061.68	1,365.55	3,929.11
02/11/26	148,041.52	2,918.31	1,480.41	-	143,642.80	57,952.63	21,460.36	64,229.81	143,642.80
03/11/26	63,810.63	757.10	638.11	-	62,415.42	24,459.30	13,438.96	24,517.16	62,415.42
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					-	-	-	-	-
					-	-	-	-	-
					-	-	-	-	-
TOTAL	\$ 4,134,587.18	\$ 156,934.05	\$ 41,345.86	\$ 3,929.11	\$ 3,940,236.38	\$ 1,508,582.91	\$ 1,050,703.71	\$ 1,380,949.76	\$ 3,940,236.38