

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

October 15, 2025

Downtown Doral South Community Development District

Agenda

**Wednesday
October 15, 2025
8:30 a.m.**

**Community Clubhouse
4651 N.W. 82nd Avenue Doral, Florida
Microsoft Teams**

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

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.	

1. Roll Call
2. Audience Comments – **As per District’s rules, each speaker has 3 minutes to provide comments**
3. Discussion of Public Parking Enforcement
4. Approval of Minutes of the September 3, 2025 Meeting – **Page 3**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Monthly Report – **Page 8**
 - D. Manager – Final Approval of the FY 2024 Report Performance Measures and Standards – **Page 21**
6. Financial Reports
 - A. Acceptance of Check Register – **Page 26**
 - B. Acceptance of Unaudited Financials – **Page 29**
7. Supervisors Requests
8. Adjournment

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

MINUTES OF THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Downtown Doral South Community Development District was held on Wednesday, September 3, 2025, 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
Liza Smoker	District Counsel
Ben Quesada	District Manager
Juliana Duque	Governmental Management Services (by phone)
Juan Alvarez	District Engineer
Alejandro Aleman	Alvarez Engineers (by phone)
Rebecca Lon	HOA Manager (Canarias/Tahiti)
Leticia Suarez	HOA Manager (Urbana) (by phone)
Norella Diaz	HOA Manager (by phone)
Jonathan Goldstein	Counsel for Urbana at Residences at Downtown Doral Neighborhood Association, Inc.
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

Discussion of:

A. Latest Club Purchase

Mr. Quesada moved to item No. 2A, discussion of latest club purchase stating that this item started on page 3 of the agenda. Mr. Quesada also stated audience comments would

be held at the end of the discussion items because a majority of their comments would probably be answered during the discussion period. He then asked Mr. Cochran or Ms. Smoker, as District counsel, to give a brief overview relating to this item.

Mr. Cochran stated before going into specific details the main point was that some entity would end up owning the clubhouse, whether that be the current owner, the District, if they purchased the clubhouse, one of the associations, if they purchased the clubhouse, or if the current owner sold to a third party which could be any private third party. Mr. Cochran also stated the only option for residents to have control over the clubhouse and the expenses and fees would be if the District or one of the associations purchased the clubhouse. Mr. Cochran then made some additional comments relating to the timeframe of the transaction stating what had been communicated to the District by the seller/developer was that they wanted to close by November 20th, before the Thanksgiving holiday, giving a short window of time to whoever buys the clubhouse to go through the due diligence process, the inspection process, and any other investigations that needed to be done in order to close on that date, and after that date, according to the seller, the price would go up, even though theoretically the price would be negotiable but, the seller has said, take it or leave it as-is, so it's nonnegotiable. Mr. Cochran made some additional statements relating to this item and stated if the Board was not willing to accept the risks of certain things, they should not buy the clubhouse.

Ms. Smoker also made some additional comments relating to the revisions and comments regarding the purchase and sale agreement as well.

Mr. Cochran stated once the purchase agreement is approved, that would set the parameters and drive the timeframe for the title review period, the due diligence period, and he also indicated that some of those steps had already been taken as a courtesy by the Seller to allow certain inspections to take place. He also stated that it was entirely up to the Board of Supervisors to decide the best way to proceed.

(At this point a discussion was held among the Board members, District staff and other potential parties attending the meeting relating to this item)(The Board decided they needed some structural inspections and analysis for any roof leaks, any issues with the pool, mold testing report, any repairs that were done, etc.)(Mr. Quesada stated he would request a report from the owner as to what projects and repairs were done on the clubhouse and then they could have the District engineering team inspect those items)

- B. Purchase Agreement (PSA) with Current Club Ownership**
- C. Environmental Phase 1 Update**
- D. Survey of the Property**
- E. Additional Engineering Inspection Proposals**
- F. Capital Improvement Survey Results**

Mr. Quesada moved on to item B, purchase agreement (PSA) with current club ownership, and also asked Ms. Duque if she had any additional information relating to item C, environmental phase 1 update because he believed she was waiting on those results.

Ms. Duque stated they were still doing their inspections to provide a report to her and in reference to the environmental site assessment phase 1 report, they do not include inspections for the storm drainage system to be tested but, as soon as they are onsite they would count the amount of the storm drains and will provide a second quote to inspect the storm drains to make sure they are in good condition.

Mr. Quesada stated everything else on the agenda was basically covered but, he wanted to give enough time for the PSA portion since it was a little bit more complex and he would put the presentation up the screen for everyone to see.

Ms. Smoker then made some additional comments reiterating what Mr. Cochran had said earlier that it was the Board's decision to move forward with the clubhouse purchase and whether they would take the property and land as-is or not at all.

(At this point further discussion was held among the Board members and District staff regarding this item)(Mr. Cochran made a comment relating to how purchase and sales agreement terms are reviewed and drafted)(Ms. Smoker passed out copies of an excerpt of the Club Plan and went over certain terms and provisions relating to the PSA as well)(Mr. Cochran also stated at the last meeting there was some dispute as to whether the Master Association actually attempted to exercise their option under the Club Plan, and the seller's position was that it had not)(Mr. Cochran also stated the District was not privy to those communications between the seller and the Master Association so they take no position on what was done or not done and could not opine on anything related to that issue)(Due to meeting time restrictions the Board agreed to take public comments and table the PSA to the next Board meeting but, continue with the due diligence and perhaps get some feedback from the seller)

FOURTH ORDER OF BUSINESS

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

Mr. Carlos Martin, counsel for the Downtown Doral Master Association, Inc., asked a few questions specifically in terms of the inspections and the contractors that were utilized and also asked if there was an engineer in place at this time.

Mr. Jonathan Goldstein, counsel for Urbana at Residences at Downtown Doral Neighborhood Association, Inc., made a few additional comments relating to structural pool engineering as part of the due diligence and the inspection reports and reiterated what Mr. Martin had said as well.

(At this point further discussion was held among the Board members and District staff regarding the attorneys statements and questions)

THIRD ORDER OF BUSINESS

Supervisors Requests

Mr. Quesada moved on to Supervisors requests and asked for a motion relating to the earlier discussion they had regarding the pool and roof inspections and get that threshold approved, then talk about the additional structural items. Mr. Quesada then asked for a motion to conduct inspections of the recent repairs done by current ownership, the additional pool structural inspections, and roof inspections with a not to exceed amount of \$15,000.

On MOTION by Mr. Cabral seconded by Mr. Bird with all in favor, authorizing a not to exceed amount of \$15,000 to inspect the recent repairs relating to the itemized list provided by the current owner for the pool structure inspection and roof inspection as per the recommendation report was approved.

(At this point a discussion was held among the Board members and District staff and Mr. Alvarez whether structural engineers were needed to inspect the roof and the pool and what the scope of work would be)(Ms. Smoker commented that the Board could make one motion with a maximum amount for the different inspections, or they could approve the maximum amounts per each inspection)(The Board agreed to approve a maximum amount for all, making sure all projects are below the legal threshold of the RFP process)(Mr. Bird agreed to be the liaison on behalf of the District to oversee this matter)

The Board requested a total amount not to exceed of \$100,000 of unassigned funds to be used to pay for separate structural engineering specialists to inspect mechanical, electrical, roof, pool and structures (by trade) subject to legal review and appoint the chairman, Francisco Bird as liaison to oversee the project.

On MOTION by Mr. Cabral seconded by Mr. Bravo with all in favor, authorizing a not to exceed amount of \$100,000 of unassigned funds to be used to pay for separate structural engineering specialists to inspect mechanical, electrical, roof, pool and structures (by trade) subject to legal review and also appointing the Chairman, Francisco Bird, as liaison to work with management during the due diligence period was approved.

(Ms. Smoker stated since the PSA was not signed as of yet, the Board did not have the right to do the inspections and the owner could deny them that request)(Ms. Duque also stated the developer had acted in good faith letting the District do all the inspections before the PSA was executed, and that was something they did agree to and approved)

(At this point a discussion was held among the Board members and District staff relating to the deadline date for the engineering inspections to be completed, it was agreed to by all parties that October 10th would be the deadline date)(The Board also directed staff to change the meeting time for the September 17, 2025 meeting from 8:30 a.m. to 6:00 p.m. to have enough meeting time to go over all pending items)

FOURTH ORDER OF BUSINESS

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

Mr. Quesada asked for any additional comments from the attending audience or from the Supervisors at this time.

Mr. Goldstein made some final comments relating to the PSA at this time.

FIFTH ORDER OF BUSINESS

Adjournment

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

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

DOWNTOWN DORAL SOUTH CDD



FIELD REPORT



October 15, 2025

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

Landscaping

- Equator Landscaping provided services on October 1, 14, and 28, 2025 as indicated by the vendor.
- Equator conducted wet checks in all Paseos on October 6 and 2, 2025. Miami-Dade WASD bills quarterly.
- Equator Landscaping provided weed control services October 6 and 2, 2025.
- Detail trimming services provided October 1, 2025.
- 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



- District wide sod replacement completed.
- Monitoring ground cover test beds around palms.

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



- Power X is treating several palms marked with pink ribbons along 85 AVE.

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

Lake Maintenance



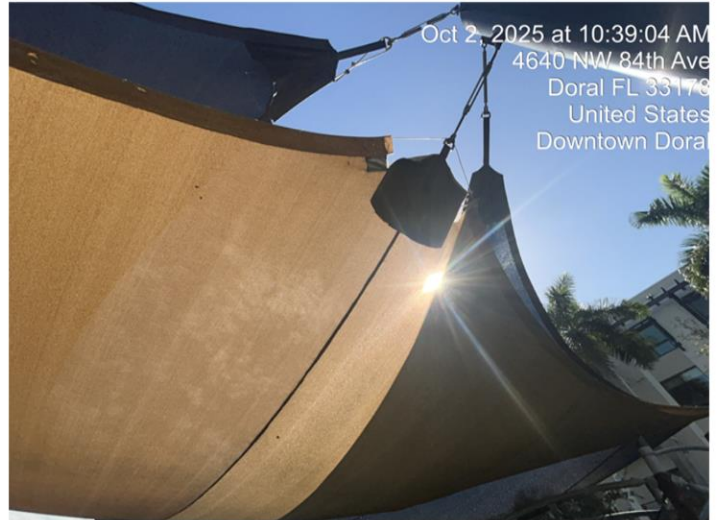
- Maintenance provided to the lake September 9th and September 23rd, 2025, as indicated by Lake Doctors. Please see attached lake inspection reports, Exhibit A.
- Weeds in littoral plant bed are treated on a monthly basis.
- All three lake fountains operating per most recent inspections.

Fountains Maintenance



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

Miscellaneous



- Playground awning is pending repairs/adjustments.
- Playground sign is loose and will be repaired.

*DOWNTOWN DORAL
SOUTH DDS*

FIELD DIVISION REPORT

Mayra Padilla

mpadilla@gmssf.com

(954) 721-8681



Before



After

- Structure was repainted by Ortiz Construction.

**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



- Paseo structures are in satisfactory condition per latest inspections.

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

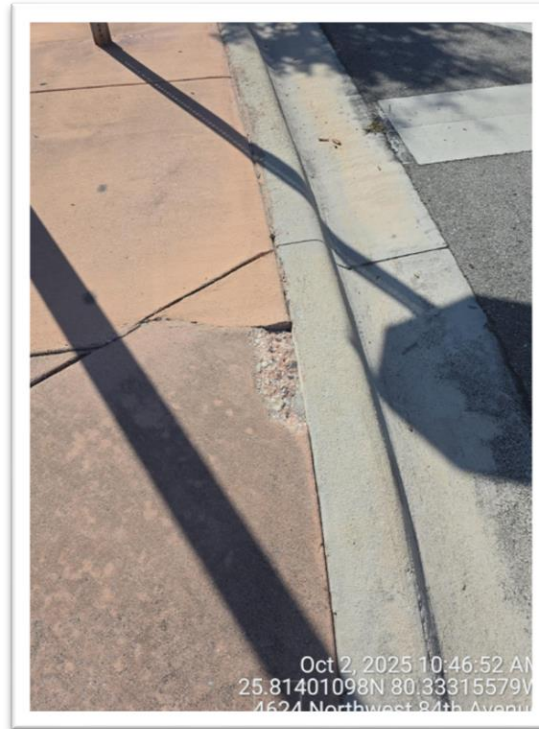
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- 10 | Page

**DOWNTOWN DORAL
SOUTH DDS**

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



- Concrete is cracked and will be repaired facing 84 AVE.
- Pressure cleaning project will begin December 1, weather permitting.

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 A

Lake service reports from The Lake Doctors.



The Lake Doctors, Inc.
Aquatic Management Services

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

Completed Work Order Information

Account #: 727076 **DOWNTOWN DORAL SOUTH CDD**
Site Information: 4101 NW 87 Ave , Miami, FL 33178-
Customer Billing Information: 5385 N Nob Hill Rd , Sunrise FL 33351-
Service Branch Information: 1200 Stirling Rd
(954) 565-7488
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com
Event Name: Water Management - Zone 1
Work Order Number: 2040677
Service Date: 9/23/2025
Target Pests (if applicable): Algae- various species

**Thank you for
your business!**

Service Notes & Observations

Treated lake for emergent and terrestrial vegetation and overall aquatic health. Thank you.

Environmental Conditions

Weather: Overcast
Temperature: 85.5
Wind Direction: South
Wind Speed: 4.61
Humidity: 74.0000

Treated Shoreline 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



The Lake Doctors, Inc.
Aquatic Management Services®

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

Completed Work Order Information

Account #: 727076 **DOWNTOWN DORAL SOUTH CDD**
Site Information: 4101 NW 87 Ave , Miami, FL 33178-
Customer Billing Information: 5385 N Nob Hill Rd , Sunrise FL 33351-
Service Branch Information: 1200 Stirling Rd
(954) 565-7488
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 2
Work Order Number: 2040929
Service Date: 9/9/2025
Target Pests (if applicable): Algae- various species

**Thank you for
your business!**

Service Notes & Observations

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

Environmental Conditions

Weather: Overcast
Temperature: 79.11
Wind Direction: North
Wind Speed: 0
Humidity: 97.0000

Treated Shoreline Weeds

Services Completed by:

Stephen Dellon
(954) 348-7340 (stephen.dellon@lakedoctors.com)

Customer Signature (if needed):



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



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2025:

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

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of significant projects such as the Lake Restoration efforts and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Ben Quesada
District Manager
GMS-SF

DOWNTOWN DORAL SOUTH COMMUNITY
DEVELOPMENT DISTRICT
2024-2025 REPORT – PERFORMANCE MEASURES
AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Ben Quesada
District Manager
GMS-SF

Downtown Doral South Community Development District

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meeting Dates:

October 22, 2024 - Held

November 26, 2024 - Cancelled

December 17, 2024 (Exception) - Cancelled

January 22, 2025 – Special Meeting (Residences at Downtown Doral Club)

February 19, 2025 – Cancelled - Revised Schedule (Residences at Downtown Doral Club -Third Wednesday of the Month at 9 AM)

March 19, 2025 – Held

April 16, 2025 - Cancelled

May 21, 2025 - Held

June 18, 2025 - Held

July 16, 2025 – Held - Revised Schedule (Residences at Downtown Doral Club – Third Wednesday of the Month at 8:30 AM)

August 20, 2025 – Held

September 3, 2025 – Held – Special Meeting

September 17, 2025 – Held (Recessed and reconvened on September 24, 2025)

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Ben Quesada
District Manager
GMS-SF

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

3. Financial Transparency and Accountability**Goal 3.1: Annual Budget Preparation**

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved.

4. Five Year Stormwater Maintenance Plan Update**Phase I Pending:**

At the recommendation of the District Engineer, the District authorized Phase I of the five year stormwater maintenance plan. The agreement has been prepared and work will be completed before the end of the 2025 calendar year.

5. Irrigation Improvement Project

Improvements to District irrigation system throughout the swales in Canarias and portions of 82 AVE are 90% completed. Water pressure has significantly improved along these right of ways.

6. Engineer's Annual Report Summary (2025)

Ben Quesada
District Manager
GMS-SF

The District's public infrastructure, including lakes, drainage, access roads, and landscape buffers, is in generally good repair, working order, and condition as of the most recent inspection in June 2025 by Alvarez Engineers

Phase I of the five-year stormwater maintenance plan is in the works.

Irrigation improvements should be completed by early 2026.

The proposed FY2025-2026 budget is deemed adequate for maintenance, repairs, and operations.

The District carries comprehensive insurance, including property, general liability, public officials coverage, and more, with sufficient budget for renewal.

Overall Determination

The Downtown Doral South Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled. The CDD also progressed substantially on lake restoration, fully completed Phase I, and funded Phase II, with engineering oversight confirming system integrity and planned improvements.

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Downtown Doral South Community Development District

District Manager: _____

Date: _____

Print Name: _____

Downtown Doral South Community Development District

Ben Quesada
District Manager
GMS-SF

Downtown Doral South
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2025

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
9/1-9/30	1032-1038	\$ 74,351.71
TOTAL		\$ 74,351.71

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/09/25	00022	9/02/25 342448	202509 320-53800-46200 SEP 25 - LANDSCAPE MAINT		*	25,816.00	
		9/02/25 342448	202509 320-53800-46701 IRRIGATION REPAIRS		*	2,900.00	
		9/02/25 342451	202509 320-53800-46201 SOD REPLACEMENT		*	5,770.00	
		9/02/25 342452	202509 320-53800-46701 IRRIGATION REPAIRS		*	9,420.00	
EQUATOR LANDSCAPING							43,906.00 001032
9/09/25	00021	8/29/25 AUG 25	202508 320-53800-43000 AUG 25 - ELECTRIC		*	2,829.05	
		8/29/25 AUG 25	202508 320-53800-43001 AUG 25 - ELECTRIC		*	1,196.83	
FPL							4,025.88 001033
9/09/25	00001	9/01/25 179	202509 320-53800-34000 SEP 25 - FIELD SERVICES		*	1,845.75	
		9/01/25 180	202509 310-51300-34000 SEP 25 - MGMT FEES		*	3,816.33	
		9/01/25 180	202509 310-51300-31300 SEP 25 - DISSEMINATION		*	222.92	
		9/01/25 180	202509 310-51300-49500 SEP 25 - WEBSITE ADMIN		*	107.00	
		9/01/25 180	202509 310-51300-42000 SEP 25 - POSTAGE		*	6.66	
		9/01/25 180	202509 310-51300-42500 SEP 25 - COPIES		*	1.80	
GMS-SF, LLC							6,000.46 001034
9/09/25	00028	9/01/25 304464B	202509 320-53800-46800 SEP 25 - WATER MGMT		*	1,600.00	
THE LAKE DOCTORS, INC.							1,600.00 001035
9/09/25	00048	9/01/25 47227	202508 310-51300-48000 SPECIAL MTG IN41272		*	344.37	
MCCLATCHY COMPANY LLC							344.37 001036
9/09/25	00027	7/31/25 29854	202507 320-53800-46600 JUL 25 - FOUNTAIN MAINT		*	1,450.00	
		8/31/25 29860	202508 320-53800-46600 AUG 25 - FOUNTAIN MAINT		*	1,450.00	
		9/02/25 29844	202509 320-53800-46600 TRNECH GROUND FTN #1 MTR		*	3,500.00	
		9/02/25 29853	202509 320-53800-46600 INSP ELEC SYS LGT POSTS		*	4,225.00	

DDSO DWNTWN DRL SOU PPOWERS

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/03/25 29861	202509 320-53800-46600		*	4,300.00	
		BALANCE-PAINT METAL POSTS		ORTIZ CONSTRUCTION SERVICES			14,925.00 001037
9/09/25 00043		8/27/25 1076895	202508 320-53800-46300		*	3,550.00	
		AUG 25 - FERT MONTHLY		POWERX			3,550.00 001038
TOTAL FOR BANK A						74,351.71	
TOTAL FOR REGISTER						74,351.71	

DDSO DWNTWN DRL SOU PPWERS

Downtown Doral South
Community Development District

Unaudited Financial Reporting
September 30, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2018 Area 1</u>
5	<u>Debt Service Fund Series 2018 Area 2</u>
6	<u>Capital Projects Fund Area 1</u>
7	<u>Capital Projects Fund Area 2</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

Downtown Doral South

Community Development District

Combined Balance Sheet

September 30, 2025

	General Fund	Debt Service Funds	Capital Projects Funds	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 31,869	\$ -	\$ -	\$ 31,869
Assessments Receivable	-	-	-	-
Due from General Fund	-	(6)	-	(6)
Investments:				
State Board of Administration	3,379,977	-	-	3,379,977
Series 2018 Area 1				
Reserve	-	544,955	-	544,955
Capital Interest	-	0	-	0
Interest	-	113	-	113
Revenue	-	521,686	-	521,686
Sinking Fund	-	167	-	167
Acq & Construction	-	-	25,991	25,991
Cost Of Issuance	-	-	10	10
Series 2018 Area 2				
Reserve	-	711,901	-	711,901
Capital Interest	-	6	-	6
Interest	-	798	-	798
Revenue	-	1,344,657	-	1,344,657
Prepayment	-	39	-	39
Sinking Fund	-	219	-	219
Acq & Construction	-	-	12,583	12,583
Cost Of Issuance	-	-	6	6
Total Assets	\$ 3,411,846	\$ 3,124,536	\$ 38,590	\$ 6,574,971
Liabilities:				
Accounts Payable	\$ 35,700	\$ -	\$ -	\$ 35,700
Due to Debt Service	(6)	-	-	(6)
Due to Other	-	-	-	-
Contracts/Retainage Payable	-	-	-	-
Total Liabilities	\$ 35,694	\$ -	\$ -	\$ 35,694
Fund Balance:				
Restricted for:				
Debt Service - Series	\$ -	\$ 3,124,536		\$ 3,124,536
Capital Project - Series			38,590	38,590
Assigned for:				
Capital Reserve Fund			-	-
Capital Reserves	-	-	-	-
Unassigned	3,376,152	-	-	3,376,152
Total Fund Balances	\$ 3,376,152	\$ 3,124,536	\$ 38,590	\$ 6,539,277
Total Liabilities & Fund Balance	\$ 3,411,846	\$ 3,124,536	\$ 38,590	\$ 6,574,971

Downtown Doral South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - On Roll	\$ 1,590,008	\$ 1,590,008	\$ 1,681,931	\$ 91,923
Interest Income	65,000	65,000	149,528	84,528
Total Revenues	\$ 1,655,008	\$ 1,655,008	\$ 1,831,459	\$ 176,451
Expenditures:				
<u>General & Administrative:</u>				
Engineering	\$ 17,500	\$ 17,500	\$ 74,735	\$ (57,235)
Engineerin - DERM	\$ -	\$ -	1,600	(1,600)
Attorney	25,000	25,000	72,324	(47,324)
Special Counsel - DERM	-	-	8,500	(8,500)
Annual Audit	7,900	7,900	7,900	-
Assessment Roll	5,350	5,350	5,350	-
Arbitrage Rebate	1,100	1,100	550	550
Dissemination Agent	2,675	2,675	2,675	(0)
Trustee Fees	10,000	10,000	5,000	5,000
Management Fees	45,796	45,796	45,796	0
Website Maintenance	1,284	1,284	1,284	-
Telephone	100	100	-	100
Postage & Delivery	1,000	1,000	394	606
Insurance General Liability	7,260	7,260	7,124	136
Printing & Binding	1,000	1,000	61	939
Legal Advertising	1,000	1,000	3,001	(2,001)
Other Current Charges	750	750	290	460
Office Supplies	350	350	-	350
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 128,240	\$ 128,240	\$ 236,759	\$ (108,519)

Downtown Doral South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 22,149	\$ 22,149	\$ 22,149	\$ 0
Electric - Street Lighting	36,000	36,000	33,194	2,806
Electric - Fountains	50,000	50,000	14,661	35,339
Irrigation-Potable Water	280,000	280,000	99,090	180,910
Property Insurance	25,000	25,000	-	25,000
Pest Control	50,000	50,000	-	50,000
Landscape Maintenance	309,000	309,000	318,492	(9,492)
Landscape Replacement	200,000	200,000	49,404	150,596
Royal Palm Treatment	120,000	120,000	80,865	39,135
Pressure Cleaning - Overall	75,000	75,000	50,000	25,000
General Maintenance	100,000	100,000	104,995	(4,995)
Wall Maintenance	10,000	10,000	-	10,000
Fountain Maintenance	17,500	17,500	9,000	8,500
Lake Fountain Maintenance	8,000	8,000	-	8,000
Irrigation Maintenance	36,000	36,000	14,500	21,500
Lake Maintenance	28,306	28,306	15,549	12,757
Fertilization	45,000	45,000	39,050	5,950
Irrigation Repairs	20,000	20,000	85,048	(65,048)
Maintenance Personnel	41,600	41,600	-	41,600
Wall Painting Reserve	50,000	50,000	-	50,000
Reserves	200,000	200,000	-	200,000
Contingency	31,430	31,430	34,892	(3,462)
Subtotal Field Expenditures	\$ 1,754,985	\$ 1,754,985	\$ 970,889	\$ 784,096
Total Expenditures	\$ 1,883,225	\$ 1,883,225	\$ 1,207,648	\$ 675,577
Excess (Deficiency) of Revenues over Expenditures	\$ (228,217)	\$ (228,217)	\$ 623,811	\$ 852,028
Net Change in Fund Balance	\$ (228,217)	\$ (228,217)	\$ 623,811	\$ 852,028
Fund Balance - Beginning	\$ 228,217		\$ 2,752,341	
Fund Balance - Ending	\$ -		\$ 3,376,152	

Downtown Doral South

Community Development District

Debt Service Fund Series 2018 Area One

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - On Roll	\$ 1,136,448	\$ 1,136,448	\$ 1,144,181	\$ 7,733
Interest Income	-	-	49,087	49,087
Total Revenues	\$ 1,136,448	\$ 1,136,448	\$ 1,193,268	\$ 56,820
Expenditures:				
Interest Expense - 11/1	\$ 394,838	\$ 394,838	\$ 394,838	\$ -
Interest Expense - 5/1	394,838	394,838	394,838	-
Principal Expense - 05/1	360,000	360,000	360,000	-
Total Expenditures	\$ 1,149,675	\$ 1,149,675	\$ 1,149,675	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (13,227)	\$ (13,227)	\$ 43,593	\$ 56,820
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (13,227)	\$ (13,227)	\$ 43,593	\$ 56,820
Fund Balance - Beginning	\$ 469,692		\$ 1,023,322	
Fund Balance - Ending	\$ 456,465		\$ 1,066,915	

Downtown Doral South
Community Development District
Debt Service Fund Series 2018 Area Two
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - On Roll	\$ 1,441,395	\$ 1,441,395	\$ 1,551,743	\$ 110,348
Interest Income	-	-	91,397	91,397
Total Revenues	\$ 1,441,395	\$ 1,441,395	\$ 1,643,140	\$ 201,745
Expenditures:				
Interest Expense - 12/15	\$ 494,406	\$ 494,406	\$ 494,406	\$ (0)
Interest Expense - 12/15	450,000	450,000	455,000	(5,000)
Principal Expense - 06/15	484,844	484,844	484,738	107
Total Expenditures	\$ 1,429,250	\$ 1,429,250	\$ 1,434,144	\$ (4,894)
Excess (Deficiency) of Revenues over Expenditures	\$ 12,145	\$ 12,145	\$ 208,996	\$ 196,851
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 12,145	\$ 12,145	\$ 208,996	\$ 196,851
Fund Balance - Beginning	\$ 1,033,942		\$ 1,848,625	
Fund Balance - Ending	\$ 1,046,087		\$ 2,057,621	

Downtown Doral South
Community Development District
Capital Projects Fund Series 2018 - Area One
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 14	\$ 14
Total Revenues	\$ -	\$ -	\$ 14	\$ 14
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,235	\$ (2,235)
Total Expenditures	\$ -	\$ -	\$ 2,235	\$ (2,235)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (2,221)	\$ (2,221)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (2,221)	\$ (2,221)
Fund Balance - Beginning	\$ -		\$ 28,222	
Fund Balance - Ending	\$ -		\$ 26,001	

Downtown Doral South
Community Development District
Capital Projects Fund Series 2018 - Area Two
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 640	\$ 640
Total Revenues	\$ -	\$ -	\$ 640	\$ 640
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,450	\$ (2,450)
Total Expenditures	\$ -	\$ -	\$ 2,450	\$ (2,450)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (1,810)	\$ (1,810)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (1,810)	\$ (1,810)
Fund Balance - Beginning	\$ -		\$ 14,399	
Fund Balance - Ending	\$ -		\$ 12,589	

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	\$ -	\$ 177,544	\$ 1,246,908	\$ 43,081	\$ 41,458	\$ 31,125	\$ 35,185	\$ 19,136	\$ 87,147	\$ -	\$ 347	\$ -	\$ 1,681,931
Special Assessments - Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	11,876	10,708	10,493	12,116	12,700	14,022	13,212	13,001	12,587	13,397	13,143	12,273	149,528
Total Revenues	\$ 11,876	\$ 188,252	\$ 1,257,401	\$ 55,197	\$ 54,158	\$ 45,147	\$ 48,397	\$ 32,137	\$ 99,734	\$ 13,397	\$ 13,490	\$ 12,273	\$ 1,831,459
Expenditures:													
General & Administrative:													
Engineering	\$ 13,085	\$ 10,770	\$ 10,325	\$ 7,843	\$ 110	\$ 5,455	\$ 5,083	\$ 2,833	\$ 7,052	\$ 12,180	\$ -	\$ -	\$ 74,735
Engineering - DERM	-	-	-	-	-	-	-	-	-	-	1,600	-	1,600
Attorney	5,220	500	4,020	2,910	2,844	4,290	6,120	1,000	2,670	3,880	6,330	32,540	72,324
Special Counsel - DERM	-	-	-	-	-	-	-	-	8,500	-	-	-	8,500
Annual Audit	-	-	2,000	-	-	-	500	5,400	-	-	-	-	7,900
Assessment Roll	5,350	-	-	-	-	-	-	-	-	-	-	-	5,350
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	550	-	550
Dissemination Agent	223	223	223	223	223	223	223	223	223	223	223	223	2,675
Trustee Fees	-	-	-	-	-	-	-	-	-	5,000	-	-	5,000
Management Fees	3,816	3,816	3,816	3,816	3,816	3,816	3,816	3,816	3,816	3,816	3,816	3,816	45,796
Website Maintenance	107	107	107	107	107	107	107	107	107	107	107	107	1,284
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	27	9	49	6	6	51	48	43	7	126	14	7	394
Insurance General Liability	7,124	-	-	-	-	-	-	-	-	-	-	-	7,124
Printing & Binding	2	-	9	10	23	-	-	1	14	1	0	2	61
Legal Advertising	-	1,259	-	477	502	-	-	-	-	418	344	-	3,001
Other Current Charges	58	41	24	-	-	-	-	82	-	-	39	47	290
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 35,188	\$ 16,724	\$ 20,573	\$ 15,392	\$ 7,631	\$ 13,942	\$ 15,897	\$ 13,504	\$ 22,390	\$ 25,752	\$ 13,024	\$ 36,741	\$ 236,759

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	\$ 1,846	\$ 1,846	\$ 1,845	\$ 1,846	\$ 1,846	\$ 1,846	\$ 1,846	\$ 1,846	\$ 1,846	\$ 1,846	\$ 1,846	\$ 1,846	\$ 22,149
Electric - Street Lighting	2,506	2,926	2,938	3,305	2,835	2,981	2,810	2,727	2,670	2,787	2,829	1,880	33,194
Electric - Fountains	1,180	1,164	1,195	1,311	1,192	1,314	1,275	1,265	1,031	1,258	1,197	1,280	14,661
Irrigation-Potable Water	-	-	-	34,809	-	39,123	-	25,159	-	-	-	-	99,090
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	25,816	25,816	25,816	25,816	25,816	28,716	28,716	28,716	25,816	25,816	25,816	25,816	318,492
Landscape Replacement	-	14,350	14,350	-	14,934	-	-	-	-	-	-	5,770	49,404
Royal Palm Treatment	-	-	-	75,880	-	-	4,985	-	-	-	-	-	80,865
Pressure Cleaning - Overall	-	25,000	25,000	-	-	-	-	-	-	-	-	-	50,000
General Maintenance	7,720	29,850	12,965	11,075	3,075	5,450	6,990	4,125	945	6,775	4,000	12,025	104,995
Wall Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Maintenance	3,000	-	-	3,000	-	-	-	-	3,000	-	-	-	9,000
Lake Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	2,900	2,900	2,900	2,900	2,900	-	-	-	-	-	-	-	14,500
Lake Maintenance	1,600	879	879	879	879	879	879	2,275	1,600	1,600	1,600	1,600	15,549
Fertilization	3,550	3,550	3,550	3,550	3,550	3,550	3,550	3,550	3,550	3,550	3,550	-	39,050
Irrigation Repairs	-	-	4,800	60	43,468	-	-	6,800	2,900	10,200	4,500	12,320	85,048
Maintenance Personnel	-	-	-	-	-	-	-	-	-	-	-	-	-
Wall Painting Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	10,776	-	-	10,776	-	-	-	-	13,340	-	-	34,892
Total Operations & Maintenance	\$ 50,118	\$ 119,056	\$ 96,238	\$ 164,430	\$ 111,271	\$ 83,860	\$ 51,050	\$ 76,462	\$ 43,357	\$ 67,172	\$ 45,338	\$ 62,537	\$ 970,889
Total Expenditures	\$ 85,306	\$ 135,781	\$ 116,812	\$ 179,822	\$ 118,902	\$ 97,802	\$ 66,947	\$ 89,966	\$ 65,747	\$ 92,924	\$ 58,361	\$ 99,278	\$ 1,207,648
Excess (Deficiency) of Revenues over Exp	\$ (73,430)	\$ 52,472	\$ 1,140,589	\$ (124,625)	\$ (64,744)	\$ (52,655)	\$ (18,551)	\$ (57,829)	\$ 33,987	\$ (79,526)	\$ (44,872)	\$ (87,005)	\$ 623,811
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (73,430)	\$ 52,472	\$ 1,140,589	\$ (124,625)	\$ (64,744)	\$ (52,655)	\$ (18,551)	\$ (57,829)	\$ 33,987	\$ (79,526)	\$ (44,872)	\$ (87,005)	\$ 623,811

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	\$544,955	
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	\$711,901	
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)
Current Bonds Outstanding		\$20,060,000

Downtown Doral South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2025

Gross Assessments	\$	1,754,529.24	\$	1,196,260.94	\$	1,617,133.43	\$	4,567,923.61
Net Assessments	\$	1,666,802.78	\$	1,136,447.89	\$	1,536,276.76	\$	4,339,527.43

ON ROLL ASSESSMENTS

						allocation in %	38.41%	26.19%	35.40%	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	
11/25/24	\$ 325,379.24	\$ 12,883.98	\$ 3,281.74	\$ -	\$ 309,213.52	\$ 116,034.75	\$ 96,468.95	\$ 96,709.83	\$ 309,213.52	
11/26/24	163,884.58	6,489.82	1,638.89	-	155,755.87	61,509.02	31,248.81	62,998.04	155,755.87	
12/04/24	26,285.27	1,265.35	262.84	-	24,757.08	9,423.07	6,971.25	8,362.77	24,757.08	
12/09/24	3,256,414.93	128,954.35	32,564.12	-	3,094,896.46	1,185,405.78	829,412.05	1,080,078.63	3,094,896.46	
12/19/24	145,374.85	5,198.72	1,453.82	-	138,722.31	52,079.56	43,148.78	43,493.98	138,722.31	
01/10/25	97,817.08	2,905.20	978.17	-	93,933.71	36,879.14	20,069.17	36,985.40	93,933.71	
01/10/25	17,334.03	435.62	173.36	-	16,725.05	6,202.10	5,637.86	4,885.09	16,725.05	
02/07/25	-	-	-	2,011.30	2,011.30	770.96	535.63	704.70	2,011.30	
02/11/25	107,516.46	2,100.85	1,075.15	419.33	104,759.79	40,686.93	24,890.62	39,182.24	104,759.79	
03/06/25	77,949.01	868.05	779.51	-	76,301.45	30,024.00	15,919.86	30,357.59	76,301.45	
03/21/25	-	-	-	2,876.86	2,876.86	1,101.11	775.44	1,000.32	2,876.86	
04/07/25	92,056.05	-	920.56	-	91,135.49	35,181.76	22,864.75	33,088.99	91,135.49	
05/13/25	48,530.52	-	485.29	1,357.48	49,402.71	18,838.48	13,714.10	16,850.13	49,402.71	
05/21/25	-	-	-	771.07	771.07	297.58	193.89	279.59	771.07	
06/07/25	61,554.56	-	633.77	1,821.97	62,742.76	24,465.96	14,353.62	23,923.18	62,742.76	
06/23/25	122,982.97	-	1,229.83	6,586.98	128,340.12	62,680.61	17,799.97	72,483.10	152,963.68	
08/01/25	-	-	-	630.06	-	349.78	176.53	358.94	885.25	
TOTAL	\$ 4,543,079.55	\$ 161,101.94	\$ 45,477.05	\$ 16,475.05	\$ 4,352,345.55	\$ 1,681,930.58	\$ 1,144,181.26	\$ 1,551,742.52	\$ 4,377,854.36	