



***South-Dade Venture  
Community Development District***

**<http://southdade.cddsites.net/>**

**Jessica Cabrera, Chair**

**Mike Cruz, Vice Chair**

**Curtis Cooper, Supervisor**

**Victor Valladares, Supervisor**

**Desiree Rivera, Supervisor**

**October 24, 2023**



# ***South-Dade Venture Community Development District***

## **Agenda**

Seat 4: Jessica Cabrera – (C.)	
Seat 3: Mike Cruz – (V.C.)	
Seat 1: Curtis Cooper – (S.)	
Seat 5: Victor Valladares – (S.)	
Seat 2: Desiree Rivera – (S.)	

**Tuesday  
October 24, 2023  
4:00p.m.**

**Waterstone Bay Clubhouse  
1355 Waterstone Way, Homestead, FL 33033  
<https://meet.goto.com/907094509>  
1 (669) 224-3412; Access Code: 907-094-509**

1. Roll Call and Pledge of Allegiance
2. Approval of Amended and Restated Preventative Maintenance Agreement with The Fitness Solution, Inc,
3. Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2023
4. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager – Field Report
  - D. Club Manager – Clubhouse Report
  - E. Manager – Insurance Policy Renewal and Appraisal with Egis Insurance & Risk Advisors
5. Financial Reports
  - A. Approval of Check Run Summary
  - B. Balance Sheet and Income Statement
6. Supervisors Requests and Audience Comments
7. 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://southdade.cddsites.net/>***

## **AMENDED AND RESTATED PREVENTATIVE MAINTENANCE AGREEMENT**

**THIS AGREEMENT** is made and entered into this \_\_\_\_ of \_\_\_\_\_, 2023, by and between:

**SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Homestead, Miami-Dade County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (hereinafter "District"); and

**THE FITNESS SOLUTION, INC.**, a Florida corporation, having as its principal address at 10028 NW 53<sup>rd</sup> Street, Sunrise, Florida 33351, and a mailing address of P.O. Box 260363, Pembroke Pines, Florida 33026 (the "Contractor").

### **RECITALS**

**WHEREAS**, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District is the owner and operator of certain clubhouse facilities within the boundaries of the District, which clubhouse facilities include a fitness center with various pieces of gym and fitness equipment (the "Clubhouse Amenity Center"); and

**WHEREAS**, Contractor entered into a Preventative Maintenance Service Agreement with District on February 26, 2015, for the monthly preventative maintenance of various pieces of gym and fitness equipment in the Clubhouse Amenity Center, a copy of which is attached hereto as Exhibit "A" (the "Original Agreement"); and

**WHEREAS**, the District desires to engage Contractor in an Amended and Restated Preventative Maintenance Agreement to be the monthly fitness service provider for all fitness equipment (the "Equipment") located at the Clubhouse Amenity Center located within the boundaries of the District to provide preventative maintenance services recommended by the manufacturer and as necessary to extend the longevity of the Equipment, slow depreciation of Equipment, minimize downtime, ensure satisfaction of those using the Equipment, and decrease liability, all in accordance with the scope of work described in the Contractor's proposal entitled "Preventative Maintenance Agreement" dated September 8, 2023, a copy of which is attached hereto and incorporated herein as Exhibit "B" (the "Proposal"); and

**WHEREAS**, it is the intent of the District and the Contractor that this Amended and Restated Preventative Maintenance Agreement (the "Agreement") will replace and supersede any and all other agreements between the District and the Contractor effective as of October 1, 2023.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

**SECTION 2. DUTIES OF CONTRACTOR.**

A. Contractor shall perform the monthly preventative maintenance services and repairs on the Equipment, as set forth in the Proposal. Monthly visits to perform preventive maintenance shall be scheduled in advance with the District Manager or his or her designee. Contractor will respond to requests by District for repairs secondary to the monthly preventative maintenance service within two (2) business days.

B. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing, of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions, and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

C. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

D. Any recommended repairs to the Equipment or parts replacement shall be approved by the District Manager of the District or his or her designee.

E. Contractor shall regularly keep the District informed as to the status of the monthly maintenance, repairs, and part replacements of the Equipment. Contractor shall provide a written report to the District Manager within five (5) business days of any monthly maintenance visit, repair, or part replacement. This written status report may be provided to the District Manager or his or her designee by e-mail.

**SECTION 3. COMPENSATION.**

A. For services performed pursuant to this Agreement, District agrees to compensate the Contractor in accordance with the terms of the Proposal, which provides that Contractor will perform one (1) preventative maintenance visit per month at a rate of \$175.00 per visit and perform deck waxes of two (2) treadmills every other month at a rate of \$15 each, inclusive of the costs for necessary parts and materials.

B. The District agrees to compensate Contractor for repair work that is secondary to preventative maintenance, as the District may approve in advance and in the District's sole discretion, at an hourly rate of \$150 for the first hour and \$55 for each hour thereafter. Any necessary costs for parts and materials outside of preventative maintenance shall be charged at the Equipment's manufacturer suggested retail price, subject to the District's approval.

C. Contractor understands and agrees that state or local government sales tax shall not be charged to the District, as the District is a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes.

D. Invoices for monthly maintenance and any other services shall be generated from the Contractor and delivered to the District so that payments can be made in accordance herewith.

**SECTION 4. TERM.** This Agreement shall commence on October 1, 2023, and shall continue until and through September 30, 2024 ("Initial Term"), unless otherwise terminated pursuant to the terms hereof. The Initial Term shall automatically be extended on an annual basis for extension terms of one year each, with each extension term being from October 1 to the following September 30.

**SECTION 5. INDEPENDENT CONTRACTOR.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules, or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

**SECTION 6. INDEMNIFICATION.**

A. Contractor shall indemnify, defend, and save harmless District, its agents, servants, and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of Contractor, its agents, servants, or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that

the Contractor has incorporated in the original cost proposal, which constitutes the Contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 10 of this Agreement. However, this indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation, or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities, and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

**SECTION 7. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 8. RECOVERY OF COSTS AND FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees, and costs incurred, including reasonable attorneys' fees and court costs.

**SECTION 9. CANCELLATION OR TERMINATION.** In addition to the ability to terminate the Agreement for breach by Contractor after a reasonable opportunity to cure, either party may terminate this Agreement for convenience in that party's discretion at any time by providing the other party with at least thirty (30) days notice of such party's intent to terminate.

Upon the effective date of the termination and except as otherwise directed, the Contractor shall:

A. Cease the performance of all services under this Agreement; and

B. Place no further orders or subcontract for materials, services, or facilities except as may be necessary for completion of such portion of the services under this Agreement as is not terminated; and

C. Terminate all orders and subcontractors, effective on the termination date, to the extent that they relate to the performance of services terminated by the notice of termination; and

D. Complete performance of such part of the services as shall not have been terminated by the notice of termination; and

E. Take such action as may be necessary or as the District may direct, for the protection and preservation of property related to this Agreement, which is in the possession of the Contractor and in which the District has or may acquire an interest; and

F. Deliver to District releases and satisfactions of liens for all labor, materials and supplies provided prior to the termination date; and

G. Prior to the termination date, take all other necessary action to transfer or coordinate the transfer of the services to the District or the District's new provider of such services.

The total sum to be paid to the Contractor upon termination shall not exceed the total Agreement price as reduced by the amount of payments otherwise made and as further reduced by the Agreement price of any services not terminated. The fair value, as determined by the District, of property which is destroyed, lost, stolen, or damaged so as to become undeliverable to the District, shall be removed from and excluded from any amounts due and payable to the Contractor.

## **SECTION 10. INSURANCE.**

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **South-Dade Venture Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

- H. Contractor understands and agrees that any company issuing insurance to cover

the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

**SECTION 11. NOTICE.** All notices, requests, consents, and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by U.S. Certified Mail, Return Receipt Requested, postage prepaid, or by overnight delivery service, to the parties, as follows:

**If to District:**                   **South-Dade Venture Community Development District**  
c/o Governmental Management Services – South Florida  
5385 N. Nob Hill Road  
Sunrise, Florida 33351  
Attention: District Manager

**With a copy to:**               **District Counsel**  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

**If to Contractor:**           **The Fitness Solution, Inc.**  
10028 NW 53<sup>rd</sup> Street  
Sunrise, Florida 33351  
Attention: Joseph Mosca, President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

**SECTION 12. INTERPRETATION OF AGREEMENT; AMBIGUITIES.** It is expressly agreed that, under no circumstances, conditions, or situations, shall this contract be more strongly construed against the District than against Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

**SECTION 13. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**SECTION 14. AMENDMENT** Amendments to and waivers of the provisions contained in

this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

**SECTION 15. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 16. PUBLIC RECORDS.**

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**Governmental Management Services  
5385 N. Nob Hill Road  
Sunrise, Florida 33351  
TELEPHONE: 954-721-8681  
EMAIL: pwinkeljohn@gmssf.com**

**SECTION 17. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

**SECTION 18. CONFLICTS.** In the event of a conflict between any provision of this Agreement and the terms and conditions of any exhibit to this Agreement, then the terms and conditions of this Agreement shall control.

**SECTION 19. VENUE.** In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

**SECTION 20. WAIVER.** The failure of the District at any time or from time to time to promptly enforce any of the provisions of this Agreement shall not be construed as a waiver of such provision with respect to Contractor's act or failure to act to which such failure to enforce related, or to any subsequent act or failure to act, and District shall have a right to enforce each and every provision at any time.

**SECTION 21. FORCE MAJEURE.** Time is of the essence. Contractor will not be liable for contract default or delay due to acts beyond its reasonable control and not due to its fault or negligence. Contractor shall inform District, in writing, whenever Contractor becomes aware of an event that could delay or prevent Contractor's performance of this Agreement.

**SECTION 22. E-VERIFY.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation

of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**SECTION 23. SCRUTINIZED COMPANY CERTIFICATION.** Contractor hereby swears or affirms that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further affirms that:

A. Contractor is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.

B. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:

1. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
2. Have a material business relationship involving the supply of military equipment, or
3. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
4. Have been complicit in the genocidal campaign in Darfur.

C. Contractor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:

1. Have a material business relationship with the government of Iran or a

government-created project involving oil related or mineral extraction activities;  
or

2. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.

- D. Contractor is not engaged in business operations in Cuba or Syria.

**SECTION 24. RESPONSIBLE VENDOR DETERMINATION.** Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

**SECTION 25. PROTECTION OF PROPERTY AND PUBLIC.**

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the services provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury, or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

C. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

**SECTION 26. SUPERSEDES PREVIOUS AGREEMENTS.** On the Effective Date, this Agreement shall supersede and replace any and all other agreements between Contractor and District, which shall be void and of no force and effect on or after the Effective Date.

**SECTION 27. EFFECTIVE DATE.** The effective date of this Agreement shall be October 1, 2023.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**SOUTH-DADE VENTURE  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_\_ day of \_\_\_\_\_, 2023

WITNESSES:

**THE FITNESS SOLUTION, INC., a  
Florida corporation**

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_

\_\_\_\_\_  
Print Name

**EXHIBIT A**

**ORIGINAL AGREEMENT**

## PREVENTATIVE MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT is made and entered into this 26<sup>th</sup> day of February, 2015, by and between:

**SOUTH DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Homestead, Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

**THE FITNESS SOLUTION, INC.**, a Florida corporation, having as its principal business address, 3601 Bridge Road, Cooper City, Florida 33026, and a mailing address of P.O. Box 260363, Pembroke Pines, Florida 33026 (the "Contractor").

### RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District is the owner and operator of certain clubhouse facilities within the boundaries of the District, which clubhouse facilities include a fitness center with various pieces of gym and fitness equipment; and

WHEREAS, the District desires to engage Contractor to be the monthly fitness service provider for all fitness equipment (the "Equipment") located at the Waterstone Bay Clubhouse located within the boundaries of the District to provide preventative maintenance services recommended by the manufacturer and as necessary to extend the longevity of the Equipment, slow depreciation of Equipment, minimize downtime, ensure satisfaction of those using the Equipment, and decrease liability, all in accordance with the Agreement and the Contractor's Proposal, dated December 29<sup>th</sup>, 2015, attached hereto and incorporated herein as Exhibit "A" ("Proposal").

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

## SECTION 2. DUTIES OF CONTRACTOR.

A. Contractor shall perform the monthly preventative maintenance services and repairs on the Equipment, as set forth in the Proposal. Monthly visits to perform preventive maintenance shall be scheduled in advance with the District Manager or his or her designee.

B. The only Equipment within the District Club Facility that are not covered by this Agreement are specifically listed Exhibit "B", attached hereto and made a part hereof.

C. Any recommended repairs to the Equipment or parts replacement shall be approved by the District Manager of the District or his or her designee.

D. Contractor shall regularly keep the District informed as to the status the monthly maintenance of the Equipment and shall provide a written report on such maintenance to the District Manager within five (5) business days of the monthly maintenance visit. This written status report may be provided to the District Manager or his or her designee by e-mail.

E. Contractor shall report to the District Manager of the District or his or her designee.

## SECTION 3. COMPENSATION.

A. For services performed pursuant to this Agreement, District agrees to compensate the Contractor in accordance with the terms of the Proposal. Contractor understands and agrees that state or local government sales tax shall not be charged to the District, as the District is a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes.

B. Invoices for monthly maintenance and any other services shall be generated from the Contractor and delivered to the District so that payments can be made in accordance herewith.

**SECTION 4. INDEPENDENT CONTRACTOR.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint

employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

**SECTION 5. TERM.** This Agreement shall commence upon signature, and shall continue until and through September 30, 2015 ("Initial Term"); unless otherwise terminated pursuant to the terms hereof. The Initial Term shall automatically be extended on an annual basis for up to five additional years, each extension term being from October 1<sup>st</sup> to the following September 30<sup>th</sup>, to coincide with the Fiscal Year of the District.

**SECTION 6. INDEMNIFICATION.**

A. Contractor shall indemnify, defend, and save harmless District, its agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of Contractor, its agents, servants or employees arising from this Agreement or its performance.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 10 of this Agreement. However, this indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

**SECTION 7. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 8. RECOVERY OF COSTS AND FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

**SECTION 9. CANCELLATION OR TERMINATION.** In addition to the ability to terminate the Agreement for breach by Contractor after a reasonable opportunity to cure, either party may terminate this Agreement for convenience in that party's discretion at any time by providing the other party with at least twenty (20) days notice of such party's intent to terminate.

## SECTION 10. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

(i) Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation Law.

(ii) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **South Dade Venture Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal

refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

**SECTION 11. NOTICE.** Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent to the address(es) below via Certified U.S. Mail, Return Receipt Requested or by a nationally recognized overnight courier service:

**DISTRICT:**                   **South Dade Venture Community Development District**  
5385 N. Nob Hill Road  
Sunrise, Florida 33351  
Attention: District Manager

**With copy to:**               **District Counsel**  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
SunTrust Center, Sixth Floor  
515 East Las Olas Boulevard  
Fort Lauderdale, Florida 33301  
Attention: Dennis Lyles, Esq.

**CONTRACTOR:**               **The Fitness Solution, Inc.**  
3601 Bridge Road  
Cooper City, Florida 33026  
Attention: President

**SECTION 12. FORCE MAJEURE.** Time is of the essence. Contractor will not be liable for contract default or delay due to acts beyond its reasonable control and not due to its fault or negligence. Contractor shall inform District, in writing, whenever Contractor becomes aware of an event that could delay or prevent Contractor's performance of this Agreement.

**SECTION 13. INTERPRETATION OF AGREEMENT; AMBIGUITIES.** It is expressly agreed that, under no circumstances, conditions or situations, shall this contract be more strongly construed against the District than against Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

Fitness Equipment (SDVCDD)  
Rev. 1-29-2015

**SECTION 14. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**SECTION 15. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

**SECTION 16. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 17. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**SECTION 18. CONFLICTS.** In the event of a conflict between any provision of this Agreement and the terms and conditions of any exhibit to this Agreement, then the terms and conditions of this Agreement shall control.

**SECTION 19. VENUE.** In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

**SECTION 20. WAIVER.** The failure of the District at any time or from time to time to promptly enforce any of the provisions of this Agreement shall not be construed as a waiver of such provision with respect to Contractor's act or failure to act to which such failure to enforce related, or to any subsequent act or failure to act, and District shall have a right to enforce each and every provision at any time.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

SOUTH DADE VENTURE  
COMMUNITY DEVELOPMENT  
DISTRICT

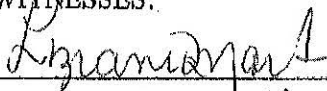
  
Secretary/Assistant Secretary

  
Chair/Vice-Chair

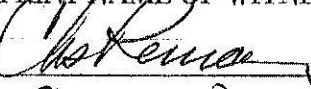
17 day of March, 2015

WITNESSES:

THE FITNESS SOLUTION, INC, a  
Florida corporation

  
Lizvania Martin  
[PRINT NAME OF WITNESS]

By:   
Title: President

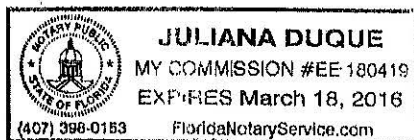
  
Chris Penna  
[PRINT NAME OF WITNESS]

26<sup>th</sup> day of March, 2015

STATE OF FLORIDA )  
COUNTY OF Miami-Dade ) ss:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing Agreement was acknowledged before me by Bregh Nozco, the President of THE FITNESS SOLUTION, INC, a Florida corporation, freely and voluntarily under authority duly vested in him/her by said corporation. He/she is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 26<sup>th</sup> day of March, 2015.



Notary Public

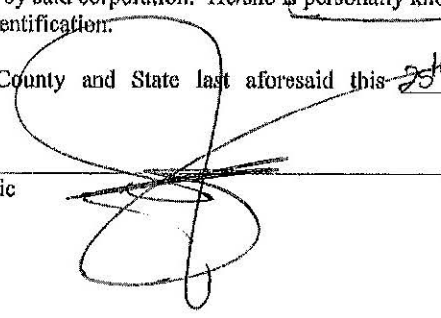


Exhibit "A"

Proposal

954-505-4178 Fax-954-450-9661  
info@TheFloridaFitnessSolution.com  
Licensed & Insured



To: South Dade Ventures CDD- Waterstone II

From: Joseph M. Mosca

Date: December 22, 2014

RE: Preventive Maintenance Service

The following is a schedule of Preventive Maintenance Services that are recommended by the manufacturer to  
EXTEND THE LONGEVITY OF YOUR EQUIPMENT • SLOW DEPRECIATION OF ASSETS  
MINIMIZE DOWNTIME • ENSURE CUSTOMER SATISFACTION • DECREASE LIABILITY

**Steppers-** Troubleshoot for errors, clean and lubricate chains, check springs and chain for weaknesses, lubricate drive chain and hub assembly, check alternator brushes, clean exterior of machine

**Treadmills-** Vacuum under hoods, inspect deck and belts for wear and tear, troubleshoot errors, check motor brushes, adjust running belt, check amp draw, clean exterior of machine,

**Spin Bikes-** Troubleshoot for errors/Inspect chains for link damage/ lubricate seat posts/ handlebars and pop-pins/ adjust and clean brake pads/ clean exterior

**Elliptical Trainers-** Inspect for fluency of motion and proper resistance. Tighten crank arms, inspect pedal arms, rollers, and shoes; troubleshoot for errors, clean exterior of machine

**Single Station Trainers-** Clean and lubricate selector rods, lubricate seat posts, inspect frame, check for proper operation, inspect pulleys, cable repair included

**Free Weights-** Tighten dumbbells/barbells, inspect for weakness, and check all weight benches

**Cost: \$175.00 Bi- Monthly/ 75\$ off month service call**

If you select The Fitness Solution, Inc. to be your MONTHLY fitness service provider there are several added benefits:

- Physical response time within one business days
- 10 % Discount off of Retail Prices for Parts
- Calls secondary to the PM service will be charged at a rate of \$95

Please sign below if you agree to the terms of the service. Thirty days notice to cancel.

X \_\_\_\_\_  
Print Name and Title

X  \_\_\_\_\_  
Signature

Thank you for choosing The Fitness Solution, Inc.

  
Joseph M. Mosca, President

[www.TheFloridaFitnessSolution.com](http://www.TheFloridaFitnessSolution.com)

Exhibit "B"

Excluded Equipment

None - all equipment is included

**EXHIBIT B**

**SCOPE OF WORK - PROPOSAL**



SALES | FLOORING | MAINTENANCE | REPAIRS

**The Fitness Solution, Inc.**

PO Box 260363, Pembroke Pines, FL 33026 | Office: 954-505-4178 | Fax: 954-450-9661  
www.TheFloridaFitnessSolution.com info@TheFloridaFitnessSolution.com

**PREVENTATIVE MAINTENANCE AGREEMENT**

THIS AGREEMENT, made this 8<sup>th</sup> day of September 2023 is between **The Fitness Solution, Inc.** (Servicer), located at 10028 NW 53<sup>rd</sup> St. Sunrise FL 33351, and **Waterstone II CDD** (Customer), located at 1355 Waterstone Way Homestead, FL 33033.

**Term-** This Agreement shall be for a term of one (1) year, commencing on January 1<sup>st</sup> 2024. Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice. Annual renewal is automatic, unless notification is provided in writing 30 days prior to the end of term.

**Maintenance-** Each regularly scheduled preventative maintenance (PM) visit will include all covered equipment being inspected, thoroughly cleaned on the interior and exterior, and lubricated and adjusted in accordance with manufacturer's specifications (the cost of materials used for standard maintenance is included in the maintenance fees). Additionally, any necessary repairs will be identified, and an estimate provided to Customer for such repair work (such repair work will only be performed upon Customer approval). Please see Exhibit A for detailed description of services.

**Repairs-** Calls received for repairs, secondary to the PM service, will be responded to within two business days. Service calls are billed at a rate of \$150.00 for the first hour, and \$55 per hour thereafter. Servicer will use Original Equipment Manufacturer (OEM) parts when available, if not available servicer will use parts that meet the manufacturer's original equipment standards. Customer cost for parts shall be manufacturer suggested retail prices.

**Deck Waxes-** Treadmills will be waxed every other month at a rate of \$15 per treadmill. This fee is not included in the preventative maintenance price.

**Warranty-** All service performed by Servicer shall be warranted for ninety (90) days from the service date, and will also cover the specific parts and repairs written on the service invoice. Parts and/or labor covered under the manufacturers original warranty will be provided under that warranty.

**Payment Terms-** Payment is due within 30 days of services being rendered. A service order will be left at the facility when Servicer completes work and an invoice will be emailed to the Customer. Servicer only accepts official checks.

**Insurance, Disclaimer, Indemnification-** Each party represents to the other that it has all legally required insurance for its employees, equipment, and operations. It is understood and agreed that this is a service agreement only, and Servicer, its owners, directors, officers, employees, and agents, shall have no liability arising out of, or in connection with, the use by any person of the equipment serviced hereunder, or the condition, or use by any person, of the premises in which said equipment is located. In connection therewith, Customer agrees to indemnify and hold Servicer, its owners, directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, loss, cost, damages, liabilities, and expenses, including attorney's fees (outside of litigation, in litigation, and for any appeals), arising out of, or in connection with, the condition or use by any person of the equipment and/or the premises in which said equipment is located.

**Governing Law-** This Agreement has been executed in and shall be governed by the laws of the State of Florida.

**Binding Agreement-** This Agreement shall be binding on the parties, their legal representatives, successors, assigns and heirs.

**Prevailing Party-** If litigation arises under this Agreement, the prevailing party thereto may collect all attorneys' fees and costs of litigation from any and all of the other parties to said litigation, including all attorneys' and costs of appeals, if any.

**Entire Agreement-** This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an Agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension or discharge is sought.

**Severability-** If any provision of this Agreement is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect. In the event any provision of this Agreement is breached or violated in any part, the remaining provisions and covenants shall continue to be in full force and effect.

## **Exhibit A:**

**The following is a schedule of Preventive Maintenance Services that are recommended by manufacturers to:**

**EXTEND THE LONGEVITY OF YOUR EQUIPMENT • SLOW DEPRECIATION OF ASSETS  
MINIMIZE DOWNTIME • ENSURE CUSTOMER SATISFACTION  
DECREASE CUSTOMER LIABILITY**

<b>Steppers</b>	<b>Treadmills</b>	<b>Spin Bikes</b>
<ul style="list-style-type: none"> <li>• Troubleshoot for errors</li> <li>• Clean and lubricate chains</li> <li>• Check springs and chain for weaknesses</li> <li>• Clean drive assembly, chains and springs</li> <li>• Lubricate drive chain and hub assembly</li> <li>• Check alternator brushes</li> <li>• Inspect power supply, keypads and wiring</li> </ul>	<ul style="list-style-type: none"> <li>• Troubleshoot for errors and calibrate machine</li> <li>• Vacuum under hoods</li> <li>• Inspect deck and belts for wear and tear</li> <li>• Check motor brushes</li> <li>• Adjust running belt</li> <li>• Check amp draw</li> <li>• Clean exterior of machine</li> <li>• Inspect drive motor and roller bearings</li> <li>• Lubricate lift motor and lift rack assembly</li> </ul>	<ul style="list-style-type: none"> <li>• Troubleshoot for errors</li> <li>• Inspect chains for link damage</li> <li>• Lubricate seat posts, handlebars and pop-pins</li> <li>• Adjust and clean brake pads</li> <li>• Check and adjust crank assembly, pedals and bearings</li> <li>• Clean exterior</li> </ul>
<b>Elliptical Trainers</b>	<b>Single Station Trainers</b>	<b>Free Weights</b>
<ul style="list-style-type: none"> <li>• Troubleshoot for errors and calibrate machine</li> <li>• Inspect for fluency of motion and proper resistance</li> <li>• Check &amp; adjust main drive unit</li> <li>• Tighten crank arms</li> <li>• Inspect and lubricate pedal arms, lift assembly, bearings, tracks and shoes</li> <li>• Clean exterior of machine</li> </ul>	<ul style="list-style-type: none"> <li>• Check for proper operation and wear problems</li> <li>• Clean and lubricate guide rods, selector rods and seat posts</li> <li>• Inspect frame and slide mechanisms</li> <li>• Inspect pulleys, weight selectors mechanisms and cables</li> <li>• Cable repair included</li> <li>• Inspect upholstered pads</li> </ul>	<ul style="list-style-type: none"> <li>• Tighten Dumbbells/barbells</li> <li>• Inspect for weakness</li> <li>• Check all weight benches for wear</li> </ul>

**Preventative Maintenance Pricing-**

12- Monthly visits at \$175.00 each	\$2,100.00
2 Treadmills Deck Waxes at \$15.00 each x 6 visits	\$180.00
<u>Tax Exempt</u>	<u>\$0.000</u>
<b>Total Annual Cost</b>	<b>\$2,280.00</b>

IN WITNESS THEREOF, the parties have executed this Agreement on the \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.

  
**Customer: Waterstone II CDD**

**Servicer: The Fitness  
Solution, Inc.**

By: \_\_\_\_\_

(Signature)

By: \_\_\_\_\_

Joseph Mosca, President

---

(Print Name & Title)



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

October 6, 2023

Board of Supervisors  
South-Dade Venture Community Development District  
5385 N. Nob Hill Road  
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide South-Dade Venture Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of South-Dade Venture Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM**

Our fee for these services will not exceed \$4,300 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2023 must be provided to us no later than January 1, 2024, in order for us to complete the engagement by March 31, 2024.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2024 for the District's review, and a final draft audit report by March 31, 2024 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to South-Dade Venture Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

**RESPONSE:**

This letter correctly sets forth the understanding of South-Dade Venture Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



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## ***South- Dade Venture CDD***

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### ***FIELD REPORT***



**Meeting October 24, 2023**

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

### **LANDSCAPING**

- Landscaping was maintained by Brightview.
- Requested additional options to prevent rocks falling out in the roundabout.
- Annuals were removed they will be installing new annuals the first week of November.



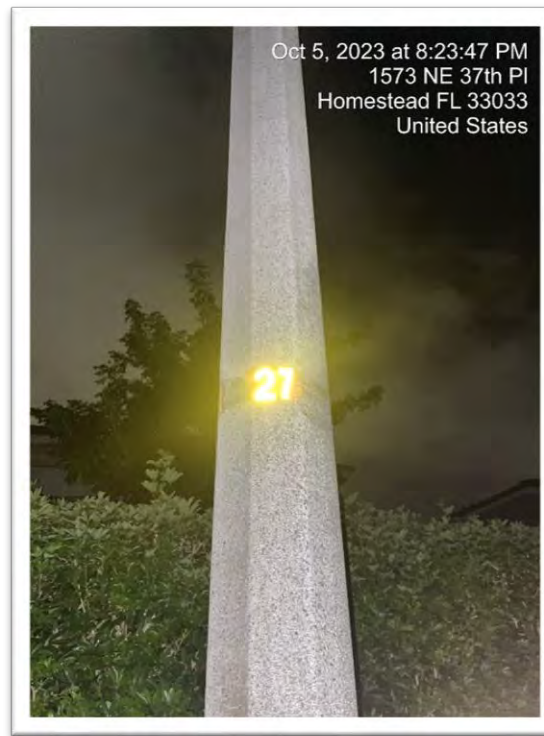
**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

**LAKES**

- Lake Management Services provided by Allstate Resource Management. Please see the lake inspections reports attached Exhibit C.



**FIELD MAINTENANCE**



- Inspected the district for lights out. 8 lights were out. Six were reported to FPL (Ticket #'s 71917, 71919, 71921, 71922) and two on the City of Homestead (Ortiz Construction repaired).



- As per the board's request management and Brightview inspected the trees in Portofino Bay Turnpike easement. Waiting for Brightview arborist's report/ recommendations.

**EXHIBIT A**

Brightview Landscaping October.

# October

# 2023

## Waterstone

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 <b>Trim</b>	3 <b>Trim</b>	4 <b>Trim</b>	5 <b>Mow</b> <b>Trim</b>	6 <b>Trim</b>	7
8	9 <b>Trim</b> <b>Herbicide</b>	10 <b>Trim</b> <b>Herbicide</b>	11 <b>Trim</b> <b>Herbicide</b>	12 <b>Mow</b> <b>Trim</b> <b>Herbicide</b>	13 <b>Trim</b> <b>Herbicide</b>	14
15	16 <b>Trim</b>	17 <b>Trim</b> <b>Irrigation</b>	18 <b>Trim</b> <b>Irrigation</b>	19 <b>Trim</b>	20 <b>Trim</b>	21
22	23 <b>Trim</b>	24 <b>Trim</b>	25 <b>Trim</b>	26 <b>Mow</b> <b>Trim</b>	27 <b>Trim</b>	28
29	30 <b>Trim</b>	 <b>Trim</b>				

**EXHIBIT B**

BV September wet check report.



4155 East Mowry Dr. Homestead FL 33033  
Ph: (305) 258-8011. Fax: (305) 258-0809

Date: <b>Sept. 26, 2023</b>	Time: <b>7:00am</b>	Water Management: _____ Program A: _____ Program B: _____
Job Name: <b>Waterstone</b>		
Job Address: <b>137th Ave &amp; Waterstone way</b>		
<b>Homestead FL</b>		

**Wet Check Report for September**

**Scope of Work / Labor & Materials**

**Timer #1 Waterstone Way**

**Irrigation Schedule Pro1: Mon Wed and Sat @ 7:30 pm / Pro2: Tues. Thurs and Sun @ 7:30pm / Pro3: Flowers Everyday @ 4&12**

Zone25: Replaced bad solenoid.	BV
Zone26-35: Ok	
Zone36: Replaced broken rotor.	BV
Zone37-38: Ok	
Zone39: Replaced broken pop-up.	BV
Zone40-45: ok	
Zone48: Replaced 2 broken rotor.	BV
Rest of zones OK	

**Timer #2 Waterstone Clubhouse**

**Irrigation Schedule Pro: Same**

Zone1-5: Ok	
Zone6: Replaced 1 broken rotor	BV
Zone7-10: Ok	
Zone11: Replaced 1 broken rotor.	BV
Zone12: Replaced broken pop-up.	BV
Zone13: Replaced 2 broken rotors.	BV
Zone14-22: Ok	
Zone23: Replaced broken rotor.	BV
Zone24: Replaced broken pop-up.	BV
Zone25-27: Ok	
Rest of zones OK	

**Timer #3 Waterstone Blvd**

**Irrigation Schedule Pro: Same**

Zones1-5: Ok	
Zone6: Replaced broken nozzle.	BV
Zone7: Ok	
Zone8: Replaced 2 clogged nozzles.	BV
Zone9-14: Ok	
Zone15: Replaced broken rotor.	BV
Zone16: Replaced broken lateral line by roots.	BV
Zone17-21: Ok	

**Total Labor & Materials, including Sales Tax**

**THIS IS NOT AN INVOICE**

**EXHIBIT C**

Lake service reports from All State Lake Maintenance.

# WATERWAY MANAGEMENT REPORT



**Allstate**  
RESOURCE MANAGEMENT, INC.

(954) 382-9766 • Fax: (954) 382-9770

www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER SOUTH DADE VENTURES CDD ACCOUNT # 1647 DATE 9-12-23

WEATHER CONDITIONS SUNNY, HOT BIOLOGIST DAN

## ALGAE/AQUATIC WEED CONTROL

### WATERWAY I.D.

	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BORDER GRASSES	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
SUBMERSED AQUATICS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
FLOATING WEEDS										
WATER LEVEL	<u>NORM</u>	<u>NORM</u>	<u>NORM</u>	<u>NORM</u>		<u>NORM</u>	<u>NORM</u>	<u>NORM</u>	<u>NORM</u>	<u>NORM</u>
RESTRICTION (# HRS.)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

REMARKS: ALGAE, SHORELINE GRASSES, PONDWEED, SOUTHERN NAIAD AND PONDWEED TREATED TODAY.

## WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H<sub>2</sub>O 87 °F. ☐ High ☒ Normal ☐ Low  
 DISSOLVED OXYGEN 6.6 ppm. ☐ High ☒ Normal ☐ Low  
 pH READING 9.2 ☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14  
 WATER CLARITY 6' ☒ Good ☐ Fair ☐ Poor  
 WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: WATER TESTS NORMAL

## WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED CHARA  
 LITTORAL SHELF CARE ☐ Manual Removal ☐ Algae Treated ☐ No Treatment

REMARKS: \_\_\_\_\_

## FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☒ Largemouth Bass ☒ Bream ☐ Catfish  
 BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☒ Mosquitofish  
 UNDESIRABLE SPECIES ☐ Gar ☐ Exotics  
 BIRDS ☒ Wading ☐ Wild Ducks ☒ Muscovies ☐ Coot ☒ Gallinule  
                   ☐ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

OTHER WILDLIFE \_\_\_\_\_

REMARKS: WHITE EGRET, IBLS, GREEN HERON

# WATERWAY MANAGEMENT REPORT



**Allstate**  
RESOURCE MANAGEMENT, INC.

(954) 382-9766 • Fax: (954) 382-9770

www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER SOUTH DADE VENTURES CDD ACCOUNT # 1647 DATE 9-22-23

WEATHER CONDITIONS SUNNY, HOT BIOLOGIST DAN

## ALGAE/AQUATIC WEED CONTROL

### WATERWAY I.D.

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING WEEDS

WATER LEVEL

RESTRICTION (# HRS.)

	(1)	(2)	(3)	4	5	6	7	8	9	10
ALGAE TREATMENT	/	/	/							/
BORDER GRASSES		/	/		MONITOR					/
SUBMERSED AQUATICS										
FLOATING WEEDS										
WATER LEVEL	+1'	+1'	+1'		+1'					+1'
RESTRICTION (# HRS.)	0	0	0		0					0

REMARKS: ALGAE AND SUBMERSED AQUATIC WEEDS TREATED TODAY.

## WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H<sub>2</sub>O 87 °F.

DISSOLVED OXYGEN 7.1 ppm.

pH READING 8.7

WATER CLARITY 8'

WATER SAMPLE TO LAB ☐ Yes ☒ No

☐ High

☐ High

☐ Acid 1-7

☒ Good

☐ Test

☒ Normal

☒ Normal

☐ Neutral 7

☐ Fair

☐ Low

☐ Low

☒ Base 7-14

☐ Poor

REMARKS: WATER TESTS NORMAL

WATER LEVELS HIGH DUE TO RECENT HEAVY RAINFALL

## WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED

LITTORAL SHELF CARE

☐ Manual Removal

☐ Algae Treated

☐ No Treatment

REMARKS:

## FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

UNDESIRABLE SPECIES

BIRDS

☒ Wading

☐ Anhinga

☐ Wild Ducks

☐ Cormorant

☒ Largemouth Bass

☐ Triploid Grass Carp

☐ Gar

☒ Muscovies

☐ Kite

☒ Bream

☐ Exotics

☐ Coot

☐ Marsh Hawk

☐ Catfish

☒ Mosquitofish

☒ Gallinule

☐ Osprey

OTHER WILDLIFE

REMARKS: IBIS

# DEBRIS/TRASH REMOVAL



**Allstate**  
**RESOURCE MANAGEMENT, INC.**

(954) 382-9766 • Fax: (954) 382-9770

www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER South Dade Ventures ACCOUNT# 1047 DATE 9-20-23

WEATHER CONDITIONS Cloudy / lightning - No Rain Early A.M. BIOLOGIST RTN

## WATERWAY I.D.

1	2	3	4	5	6	7	8	9	10
✓	✓								✓
✓									

REMARKS Cleared the area for any debris including - Wrappers, bags, toys, bottles, etc. All debris was removed from the area & disposed of offsite.

## FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED \_\_\_\_\_

SPORT FISH ☐ Largemouth Bass ☐ Bream ☐ Catfish

BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☐ Mosquitofish ☐ Gar ☐ Exotics \_\_\_\_\_

BIRDS ☐ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

☐ Wading ☐ Wild Ducks ☐ Muscovies ☐ Coot ☐ Gallinule

OTHER WILDLIFE \_\_\_\_\_

REMARKS \_\_\_\_\_



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## ***South- Dade Venture CDD***

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### ***CLUBHOUSE REPORT***



**Meeting October 24, 2023**

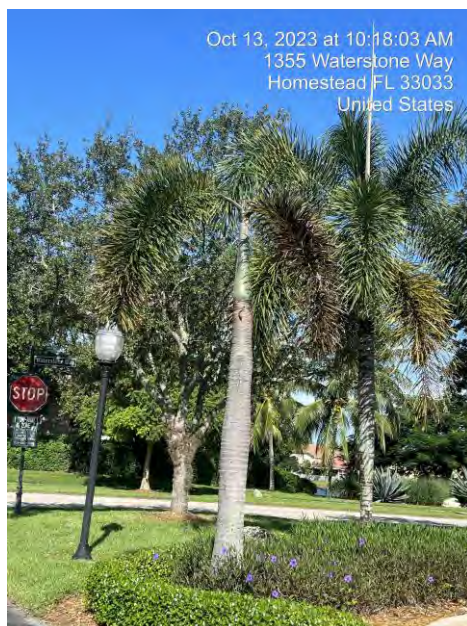
**Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road Sunrise, FL 33351**

## **LANDSCAPING**

- Landscaping was maintained by Brightview.
- Annual Flowers removed, scheduled to be replaced starting Nov. 7<sup>th</sup>.



- Foxtail Palm at SW corner of bldg. starting to decline, requesting ideas for replacement options from Brightview.

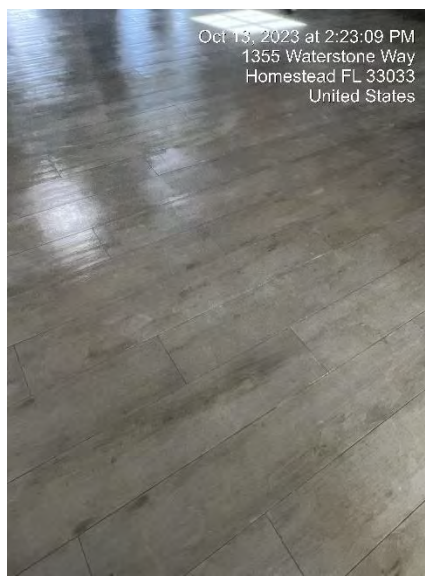


- Pool Equipment area-
  - Brightview to trim hedges back for easy access to pumps at next service.
  - Brightview cleaned and cleared bed next to pumps.



### **Lobby**

- Lobby floors were sealed to avoid further damages.



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

**POOL MAINTENANCE**

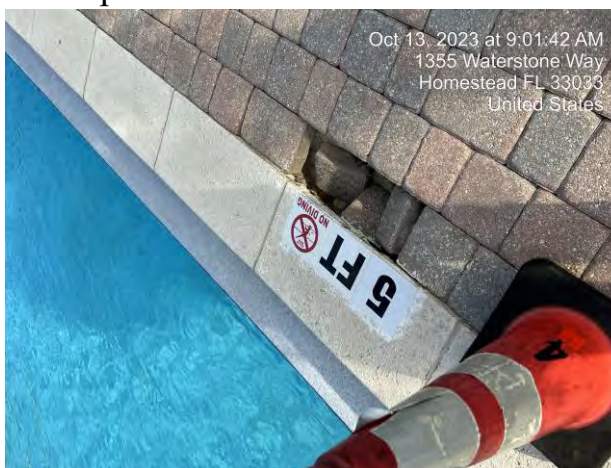
- Pool was maintained by Bright and Blue Pool.



### **POOL REPAIRS**



- Pool is being monitored daily for additional leaks.
  - Leaks were evident and will begin to investigate to locate where the leak(s) are for repairs.
- 
- Pavers at pool side to be refilled and reinstalled.



### **Air Conditioner**

- Air conditioner (2 @ Clubhouse and @ each Guard House) was serviced by Angel Martin A/C Service
- Drains were flushed, Filters replaced, and pans were treated.
- No further issues found with the system at the west side.

### **CLUBHOUSE AUDIO SYSTEM**

- Sound system replaced and program updated.
- Working well with no issues.

### **Security & Door System**

- Pool facial recognition monitor replaced after lightning storm damaged it.
- Door Magnet replaced (2<sup>nd</sup> time) after lighting storm.
- Front door system replaced from damages caused by lightning storm.

### **Notes:**

- Pressure cleaning scheduled to begin October 23<sup>rd</sup>.
- Annual flowers and soil installation scheduled to begin November 7<sup>th</sup>.



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### South Dade Venture Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

South Dade Venture Community Development District  
c/o Governmental Management Services - South Florida 5385 N Nob Hill Road  
Sunrise, FL 33351

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123564

## PROPERTY COVERAGE

### SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$2,707,836
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$583,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$42,042**

### **Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate



## PREMIUM SUMMARY

South Dade Venture Community Development District  
c/o Governmental Management Services - South Florida 5385 N Nob Hill Road  
Sunrise, FL 33351

**Term: October 1, 2023 to October 1, 2024**

**Quote Number:** 100123564

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$42,042
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$6,706
Public Officials and Employment Practices Liability	\$4,231
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$52,979</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

South Dade Venture Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Witness By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

By: \_\_\_\_\_  
Administrator



## PROPERTY VALUATION AUTHORIZATION

**South Dade Venture Community Development District**  
**c/o Governmental Management Services - South Florida 5385 N Nob Hill Road**  
**Sunrise, FL 33351**

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### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$2,707,836	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$583,000	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**South Dade Venture Community Development District**

Policy No.: 100123564  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
1	Fence		2007	10/01/2023	\$117,244		
	Entire length and on both sides of Waterstone Way Homestead FL 33033		Non combustible	10/01/2024			\$117,244
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
2	Paver Entrance		2007	10/01/2023	\$101,138		
	13721 SW 296th Street Homestead FL 33033		Non combustible	10/01/2024			\$101,138
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
3	Street Signs		2004	10/01/2023	\$65,263		
	Throughout entire district Homestead FL 33033		Non combustible	10/01/2024			\$65,263
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
4	Guardrail (Highway-like)		2008	10/01/2023	\$22,727		
	425 FL with 150LF of Safety Rail Homestead FL 33033		Non combustible	10/01/2024			\$22,727
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
5	52 FPL Decorative Light Poles		2004	10/01/2023	\$400,400		
	55 Waterstone Way and 10-23 NE 41st Rd Homestead FL 33033		Electrical equipment	10/01/2024			\$400,400
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
6	29 City of Homestead Light Poles		2004	10/01/2023	\$223,300		
	Waterstone Way - Campbell Dr to Canal C 103 N Homestead FL 33033		Electrical equipment	10/01/2024			\$223,300
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
7	1 Irrigation Pump - PH1		2002	10/01/2023	\$22,000		
	1401 Waterstone Way Homestead FL 33033		Pump / lift station	10/01/2024			\$22,000

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**South Dade Venture Community Development District**

Policy No.: 100123564  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	1 Irrigation Pump - PH1		2004	10/01/2023	\$17,600		\$17,600	
	4269 NE 10th Court Homestead FL 33033		Pump / lift station	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	1 Irrigation Pump - PH1		2007	10/01/2023	\$17,600		\$17,600	
	13721 SW 296th Street Homestead FL 33033		Pump / lift station	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	1 Entry Feature - PH1		2002	10/01/2023	\$55,000		\$55,000	
	13721 SW 296th Street Homestead FL 33033		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	1 Entry Feature - PH1		2004	10/01/2023	\$55,000		\$55,000	
	3807 NE 8th Street Homestead FL 33033		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
12	Clubhouse		2007	10/01/2023	\$606,300		\$662,600	
	1355 Waterstone Way Homestead FL 33033		Joisted masonry	10/01/2024	\$56,300			
	Complex			Metal panel				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
13	Pool		2007	10/01/2023	\$466,764		\$466,764	
	1355 Waterstone Way Homestead FL 33033		Below ground liquid storage tank / pool	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
14	Guardhouse 1		2007	10/01/2023	\$91,300		\$102,100	
	4150 Waterstone Way Homestead FL 33033		Masonry non combustible	10/01/2024	\$10,800			
	Pyramid hip			Metal panel				

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**South Dade Venture Community Development District**

Policy No.: 100123564  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
15	Guardhouse 2		2007	10/01/2023	\$91,300		
	1000 Waterstone Way Homestead FL 33033		Masonry non combustible	10/01/2024	\$10,800	\$102,100	
	Pyramid hip			Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
16	Guardhouse 3		2007	10/01/2023	\$148,400		
	1355 Waterstone Way Homestead FL 33033		Joisted masonry	10/01/2024	\$17,600	\$166,000	
	Pyramid hip			Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
17	Water Fountain		2007	10/01/2023	\$11,000		
	4150 Waterstone Way Homestead FL 33033		Masonry non combustible	10/01/2024		\$11,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
18	Storage Shed 1		2009	10/01/2023	\$11,500		
	1355 Waterstone Way Homestead FL 33033		Non combustible	10/01/2024		\$11,500	
	Gable			Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
19	Entry Feature		2007	10/01/2023	\$55,000		
	312 Street & Waterstone Way Homestead FL 33033		Non combustible	10/01/2024		\$55,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
20	Entry Feature		2007	10/01/2023	\$11,000		
	SW 137 Waterstone Blvd Homestead FL 33033		Non combustible	10/01/2024		\$11,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
21	Storage Shed 2		2009	10/01/2023	\$11,500		
	1355 Waterstone Way Homestead FL 33033		Non combustible	10/01/2024		\$11,500	

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



***South Dade Venture Community Development District***

**Policy No.:** 100123564  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
22	Tot Lot		2007	10/01/2023	\$11,000		\$11,000	
	1355 Waterstone Way Homestead FL 33033		Non combustible	10/01/2024				
	Gable			Metal panel				
			Total:	Building Value \$2,612,336		Contents Value \$95,500		Insured Value \$2,707,836

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



Inland Marine Schedule

***South Dade Venture Community Development District***

**Policy No.:** 100123564  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Electrical Equipment (52 FPL Light Poles @ \$7,000 each)		Other inland marine	10/01/2023 10/01/2024	\$364,000	\$1,000
2	Electrical Equipment (26 City Homestead Light Poles @ \$7,000 each)		Other inland marine	10/01/2023 10/01/2024	\$203,000	\$1,000
3	52 Security Cameras (@ \$308 each)		Other inland marine	10/01/2023 10/01/2024	\$16,000	\$1,000
				<b>Total</b>	<b>\$583,000</b>	

Sign: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**SOUTH-DADE VENTURE**  
**COMMUNITY DEVELOPMENT DISTRICT**

Check Run Summary

October 24, 2023

<i><b>Date</b></i>	<i><b>Check Numbers</b></i>	<i><b>Amount</b></i>
09/20/23	20025-20034	\$75,146.64
09/22/23	20035	\$52,979.00
09/27/23	20036-20044	\$10,044.08
10/04/23	20045-20054	\$63,359.28
10/11/23	20055-20069	\$24,079.00
<i><b>Total</b></i>		<hr/> <hr/> <i><b>\$225,608.00</b></i>

AP300R  
\*\*\* CHECK NOS. 020025-020069

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/17/23  
SOUTH-DADE VENTURE - GF  
BANK A GENERAL FUND - WELLS

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/20/23	00022	7/01/23 23086	202307 320-53800-46800		*	1,597.00	
		SVCS-07/23					
		8/01/23 23803	202308 320-53800-46800		*	1,597.00	
		SVCS-08/23					
		9/01/23 24588	202309 320-53800-46800		*	1,597.00	
		SVCS-09/23					
		10/01/23 25377	202310 300-15500-10000		*	1,597.00	
		SVCS-10/23					
				ALLSTATE RESOURCE MANAGEMENT, INC.			6,388.00 020025
9/20/23	00049	9/07/23 7387	202309 310-51300-31100		*	2,695.00	
		SVCS THRU 09/01/23					
				ALVAREZ ENGINEERS, INC.			2,695.00 020026
9/20/23	00021	8/31/23 182919	202308 310-51300-31500		*	4,097.50	
		SVCS-08/23					
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			4,097.50 020027
9/20/23	00406	8/01/23 8516874	202308 320-53800-46200		*	10,424.29	
		RETAINAGE JUN/JUL/AUG 23					
		8/01/23 8516874	202308 320-53800-46202		*	759.06	
		RETAINAGE JUN/JUL/AUG 23					
		8/01/23 8516874	202308 320-57200-46200		*	335.49	
		RETAINAGE JUN/JUL/AUG 23					
		8/01/23 8516874	202308 320-53800-46200		*	31,906.51	
		MAINT-08/23					
		8/01/23 8516874	202308 320-53800-46202		*	2,250.00	
		MAINT-08/23					
		8/01/23 8516874	202308 320-57200-46200		*	400.00	
		MAINT-08/23					
		9/20/23 8597897	202309 320-53800-35000		*	1,401.50	
		SVCS-09/23 IRRIG REPAIR					
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			47,476.85 020028
9/20/23	00366	9/09/23 0854352-	202310 300-15500-10000		*	118.25	
		SVCS THRU 10/18/23					
				COMCAST			118.25 020029
9/20/23	00384	10/01/23 218626	202310 300-15500-10000		*	985.00	
		SVCS-10/23					
				FLORIDA'S BRIGHT & BLUE POOLS, INC			985.00 020030
9/20/23	00023	9/14/23 092023	202309 320-53800-43000		*	254.10	
		SVCS-09/23					
		9/14/23 092023	202309 320-53800-43100		*	27.20	
		SVCS-09/23					

SDVN SOUTH DADE VEN JWASSERMAN

AP300R  
 \*\*\* CHECK NOS. 020025-020069

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/17/23  
 SOUTH-DADE VENTURE - GF  
 BANK A GENERAL FUND - WELLS

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/14/23 092023	202309 320-53800-43200		*	1,831.43	
		SVCS-09/23					
		9/14/23 092023	202309 320-53800-43400		*	168.43	
		SVCS-09/23					
				FLORIDA POWER & LIGHT			2,281.16 020031
9/20/23 00118		9/12/23 29721	202309 320-53800-34501		*	95.00	
		CONSULTING HOURS					
				HUGH MCCALLUM, INC.			95.00 020032
9/20/23 00477		9/19/23 2188	202309 320-57200-34500		*	8,334.88	
		SVCS-09/23					
				MAVERICK SECURITY SERVICES, LLC			8,334.88 020033
9/20/23 00211		9/20/23 29316	202309 320-53800-46100		*	950.00	
		SVCS-09/23					
		9/20/23 29316	202309 320-53800-46000		*	850.00	
		SVCS-09/23					
		9/20/23 29316	202309 320-57200-46000		*	875.00	
		SVCS-09/23					
				ORTIZ CONSTRUCTION SERVICES			2,675.00 020034
9/22/23 00122		9/21/23 19982	202309 300-15500-10000		*	52,979.00	
		FY24 INSURANCE POLICY					
				EGIS INSURANCE ADVISORS, LLC			52,979.00 020035
9/27/23 00235		9/22/23 833852	202309 320-57200-46000		*	69.00	
		SVCS-09/22/23					
				ALL FLORIDA PEST CONTROL			69.00 020036
9/27/23 00389		8/04/23 I0000677	202308 310-51300-48000		*	92.83	
		LEGAL ADS					
				ALM MEDIA LLC			92.83 020037
9/27/23 00503		12/02/22 2227880-	202212 320-53800-46000		*	590.22	
		AUTO PARTS					
				BOMNIN CHEVROLET WEST KENDALL			590.22 020038
9/27/23 00509		9/25/23 09252023	202309 320-57200-51000		*	10.69	
		REIMB-09/25/23 AMAZON					
				DIANA FERNANDEZ			10.69 020039
9/27/23 00135		5/01/23 17822-IS	202305 320-57200-52000		*	56.71	
		SUPPLIES					
				DISCOUNT LIGHTING AND SUPPLIES, INC			56.71 020040
				SDVN SOUTH DADE VEN JWASSERMAN			

AP300R  
\*\*\* CHECK NOS. 020025-020069

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/17/23  
SOUTH-DADE VENTURE - GF  
BANK A GENERAL FUND - WELLS

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/27/23	00435	9/20/23 3670-1 SVCS-09/23	202309 320-53800-46100		*	240.00	
		9/20/23 3679-1 SVCS-09/23	202309 320-53800-46100		*	127.50	
				DML SECURITY SYSTEMS LLC			367.50 020041
9/27/23	00007	8/08/23 82173828 DELIVERIES THRU 08/03/23	202308 310-51300-42000		*	22.25	
				FEDEX			22.25 020042
9/27/23	00477	9/06/23 2163 SVCS-08/23	202308 320-53800-34500		*	8,334.88	
				MAVERICK SECURITY SERVICES, LLC			8,334.88 020043
9/27/23	00402	9/25/23 11445 SVCS-09/23	202309 320-57200-46000		*	500.00	
				R & M SYSTEMS GROUP, INC.			500.00 020044
10/04/23	00401	9/29/23 6195 SVCS-09/23	202309 320-57200-46000		*	225.00	
		9/29/23 6197 SVCS-09/23	202309 320-53800-46100		*	225.00	
				ANGEL J. MARTIN			450.00 020045
10/04/23	00239	9/27/23 41690751 LOGO MATS	202309 320-57200-52000		*	35.00	
				CINTAS CORP.			35.00 020046
10/04/23	00041	9/19/23 092023 SVCS-09/23	202309 320-53800-43000		*	26.66	
		9/19/23 092023 SVCS-09/23	202309 320-53800-43100		*	51.98	
		9/19/23 092023 SVCS-09/23	202309 320-53800-43200		*	1,005.51	
		9/19/23 092023 SVCS-09/23	202309 320-53800-43300		*	52.14	
		9/19/23 092023 SVCS-09/23	202309 320-53800-43400		*	494.00	
		9/19/23 092023 SVCS-09/23	202309 320-57200-43000		*	4,961.58	
				CITY OF HOMESTEAD			6,591.87 020047
10/04/23	00135	9/28/23 18113 SUPPLIES	202309 320-57200-52000		*	208.21	
				DISCOUNT LIGHTING AND SUPPLIES, INC			208.21 020048
				SDVN SOUTH DADE VEN JWASSERMAN			

AP300R  
\*\*\* CHECK NOS. 020025-020069

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/17/23  
SOUTH-DADE VENTURE - GF  
BANK A GENERAL FUND - WELLS

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/04/23	00007	9/26/23 82665397	202309 310-51300-42000	DELIVERIES THRU 09/15/23	*	19.99	
				FEDEX			19.99 020049
10/04/23	00053	9/30/23 092023	202309 320-53800-34501	SVCS-09/23	*	22,472.00	
				FRATERNAL ORDER OF POLICE			22,472.00 020050
10/04/23	00038	10/01/23 630	202310 310-51300-34000	MGMT FEES-10/23	*	5,225.42	
		10/01/23 630	202310 310-51300-44000	RENT	*	200.00	
		10/01/23 630	202310 310-51300-35100	COMPUTER TIME	*	83.33	
		10/01/23 630	202310 320-53800-49300	WEBSITE ADMINISTRATION	*	250.00	
		10/01/23 630	202310 310-51300-51000	OFFICE SUPPLIES	*	.15	
		10/01/23 630	202310 310-51300-42000	POSTAGE AND DELIVERY	*	45.06	
		10/01/23 630	202310 310-51300-42500	COPIES	*	45.45	
		10/01/23 631	202310 320-57200-34000	CLBHSE/FIELD STAFF/MTG	*	9,583.33	
		10/01/23 632	202310 320-53800-46100	MGMT FEES-10/23 GATE	*	833.33	
		10/01/23 634	202310 300-20700-10500	DISSEMINATION AGT SVCS	*	208.33	
		10/01/23 634	202310 700-51700-73000	DISSEMINATION AGT SVCS	*	208.33	
		10/01/23 634	202310 700-13100-10000	DISSEMINATION AGT SVCS	*	208.33-	
				GMS-SO FLORIDA, LLC			16,474.40 020051
10/04/23	00477	9/12/23 2164	202309 320-53800-34500	SVCS-09/23	*	8,335.85	
		9/27/23 2189	202309 320-53800-34500	SVCS-09/23	*	8,334.88	
				MAVERICK SECURITY SERVICES, LLC			16,670.73 020052
10/04/23	00432	9/21/23 96125150	202310 320-53800-41000	SVCS-10/23	*	58.68	
				T-MOBILE			58.68 020053
10/04/23	00430	10/01/23 INVRTM12	202310 320-53800-34501	M-POST LICENSE	*	378.40	
				TRACKFORCE - RTM SOFT, INC.			378.40 020054
				SDVN SOUTH DADE VEN JWASSERMAN			

AP300R  
\*\*\* CHECK NOS. 020025-020069

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
SOUTH-DADE VENTURE - GF  
BANK A GENERAL FUND - WELLS

RUN 10/17/23

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/11/23	00049	10/04/23 7446 SVCS-09/23	202309 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	6,155.00	6,155.00 020055
10/11/23	00021	9/30/23 183409 SVCS-09/23	202309 310-51300-31500	BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	2,200.00	2,200.00 020056
10/11/23	00107	10/04/23 77292 CUSTOM EMBROIDERY	202309 320-57200-51000	BILMOR WITH ADVERTISING	*	506.11	.00 020057
		10/04/23 77292 CUSTOM EMBROIDERY	202309 320-57200-51000		V	506.11-	
10/11/23	00239	10/04/23 41697863 LOGO MAT	202310 320-57200-52000	CINTAS CORP.	*	35.00	35.00 020058
10/11/23	00435	10/02/23 3699-1 SVCS-09/23	202309 320-53800-46100	DML SECURITY SYSTEMS LLC	*	205.00	1,333.00 020059
		10/02/23 3709 SVCS-10/23	202310 320-53800-46100		*	617.50	
		10/09/23 3762-1 SVCS-10/23	202310 320-53800-46100		*	510.50	
10/11/23	00361	10/04/23 58392 PREVENTIVE MAINT-10/23	202310 320-57200-46100	THE FITNESS SOLUTION	*	205.00	205.00 020060
10/11/23	00023	10/01/23 18004371 SVCS-10/23	202310 320-53800-43250	FLORIDA POWER & LIGHT	*	2,301.00	2,301.00 020061
10/11/23	00477	10/04/23 2213 SVCS-10/23	202310 320-53800-34500	MAVERICK SECURITY SERVICES, LLC	*	8,336.31	.00 020062
		10/04/23 2213 SVCS-10/23	202310 320-53800-34500		V	8,336.31-	
10/11/23	00497	10/09/23 10092023 BONUS 2023	202310 320-57200-12001	BEN QUESADA *DO NOT USE FOR 1099*	*	2,500.00	2,500.00 020063
10/11/23	00489	10/09/23 10092023 BONUS 2023	202310 320-57200-12001	CARMEN HERNANDEZ	*	250.00	250.00 020064
SDVN SOUTH DADE VEN JWASSERMAN							

AP300R  
\*\*\* CHECK NOS. 020025-020069

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/17/23  
SOUTH-DADE VENTURE - GF  
BANK A GENERAL FUND - WELLS

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/11/23	00513	10/09/23 10092023	202310 320-53800-34503	BONUS 2023	*	600.00	
				LARRY WASHINGTON			600.00 020065
10/11/23	00512	10/09/23 10092023	202310 320-53800-34503	BONUS 2023	*	500.00	
				LAURA R CERISOLA			500.00 020066
10/11/23	00514	10/09/23 10092023	202310 320-53800-34503	BONUS 2023	*	2,500.00	
				LUIS E SUNEZ MORALES			2,500.00 020067
10/11/23	00498	10/09/23 10092023	202310 320-57200-12001	BONUS 2023	*	5,000.00	
				MAYRA PADILLA *DON'T USE FOR 1099*			5,000.00 020068
10/11/23	00511	10/09/23 10092023	202310 320-53800-34503	BONUS 2023	*	500.00	
				RICHARD LAMPKIN			500.00 020069
				TOTAL FOR BANK A		225,608.00	
				TOTAL FOR REGISTER		225,608.00	

SDVN SOUTH DADE VEN JWASSERMAN

**SOUTH-DADE VENTURE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
September 30, 2023

	<b>Governmental Fund Types</b>		<b>Total Governmental Funds</b>
	<b>General</b>	<b>Debt Service</b>	
<b><u>ASSETS:</u></b>			
Cash	\$520,659	\$0	\$520,659
Due from Other-Paypal	\$520	---	\$520
Investments:			
State Board of Administration-Surplus	\$146,087	---	\$146,087
State Board of Administration-Guardhouse Reserves	\$42,505	---	\$42,505
State Board of Administration-Clubhouse Reserves	\$85,261	---	\$85,261
<b><u>Series 2008</u></b>			
Revenue	---	\$16,688	\$16,688
Prepayment	---	\$2,408	\$2,408
<b><u>Series 2013</u></b>			
Reserve	---	\$25,000	\$25,000
Revenue	---	\$243,153	\$243,153
Sinking	---	\$1	\$1
Prepayment	---	\$2,928	\$2,928
<b><u>Series 2022</u></b>			
Reserve	---	\$30,796	\$30,796
Revenue	---	\$69,174	\$69,174
Prepaid Expense	\$67,540	---	\$67,540
Electric Deposits	\$2,434	---	\$2,434
<b>TOTAL ASSETS</b>	<b>\$865,006</b>	<b>\$390,148</b>	<b>\$1,255,154</b>
<b><u>LIABILITIES:</u></b>			
Accounts Payable	\$61,296	---	\$61,296
<b>TOTAL LIABILITIES</b>	<b>\$61,296</b>	<b>\$0</b>	<b>\$61,296</b>
<b><u>FUND BALANCES:</u></b>			
Nonspendable:			
Prepaid items and deposits	\$69,974	---	\$69,974
Restricted for:			
Debt Service	---	\$390,148	\$390,148
Assigned to:			
Guardhouse Reserves	\$83,505	---	\$83,505
Clubhouse Reserves	\$168,261	---	\$168,261
Unassigned	\$481,970	---	\$481,970
<b>TOTAL FUND BALANCES</b>	<b>\$803,710</b>	<b>\$390,148</b>	<b>\$1,193,858</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$865,006</b>	<b>\$390,148</b>	<b>\$1,255,154</b>

**SOUTH-DADE VENTURE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Maintenance Assessments - On Roll	\$2,065,689	\$2,065,689	\$2,076,381	\$10,692
Interest Income	\$2,000	\$2,000	\$29,561	\$27,561
Miscellaneous Income-Vehicle Registration	\$15,000	\$15,000	\$18,485	\$3,485
Miscellaneous Income-Clubhouse	\$600	\$600	\$3,005	\$2,405
Miscellaneous Income-Other	\$0	\$0	\$850	\$850
Donations	\$0	\$0	\$3,000	\$3,000
<b>TOTAL REVENUES</b>	<b>\$2,083,289</b>	<b>\$2,083,289</b>	<b>\$2,131,282</b>	<b>\$47,993</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$12,000	\$12,000	\$9,200	\$2,800
FICA Expense	\$918	\$918	\$704	\$214
Engineering Fees	\$10,000	\$10,000	\$23,018	(\$13,018)
Arbitrage	\$0	\$0	\$600	\$0
Attorney Fees	\$30,000	\$30,000	\$23,358	\$6,642
Annual Audit	\$4,200	\$4,200	\$4,200	\$0
Trustee Fees	\$10,223	\$10,223	\$10,161	\$62
Management Fees	\$60,879	\$60,879	\$60,879	(\$0)
Computer Time	\$1,000	\$1,000	\$1,000	\$0
Telephone	\$50	\$50	\$0	\$50
Postage	\$2,000	\$2,000	\$702	\$1,298
Printing & Binding	\$1,000	\$1,000	\$509	\$491
Rentals & Leases	\$2,400	\$2,400	\$2,400	\$0
Insurance	\$11,796	\$11,796	\$10,749	\$1,047
Legal Advertising	\$1,000	\$1,000	\$596	\$404
Other Current Charges	\$2,000	\$2,000	\$4,914	(\$2,914)
Property Taxes	\$1,000	\$1,000	\$0	\$1,000
Office Supplies	\$250	\$250	\$6	\$244
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$150,891</b>	<b>\$150,891</b>	<b>\$153,171</b>	<b>(\$1,680)</b>
<b><u>FIELD EXPENSES:</u></b>				
<b><u>General Maintenance</u></b>				
Electric - Entrance Lighting	\$6,000	\$6,000	\$4,347	\$1,653
Electric - Street Lighting	\$30,000	\$30,000	\$32,443	(\$2,443)
Electric - Street Lighting Lease	\$27,612	\$27,612	\$25,311	\$2,301
Electric - Irrigation	\$2,600	\$2,600	\$2,973	(\$373)
Electric - Guardhouse	\$9,000	\$9,000	\$7,602	\$1,398
Cable/Internet	\$22,000	\$22,000	\$24,432	(\$2,432)
Telephone-Wireless	\$720	\$720	\$697	\$23
Landscape Maintenance	\$424,575	\$424,575	\$394,456	\$30,119
Tree Trimming	\$33,000	\$33,000	\$31,208	\$1,792
Plant Replacement	\$20,000	\$20,000	\$18,596	\$1,404
Irrigation Maintenance	\$6,000	\$6,000	\$14,509	(\$8,509)
Field Management	\$12,000	\$12,000	\$0	\$12,000
Lake Maintenance	\$18,501	\$18,501	\$19,392	(\$891)

**SOUTH-DADE VENTURE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>General Maintenance-Continued</u></b>				
General Maintenance	\$32,000	\$32,000	\$13,858	\$18,142
Pressure Cleaning	\$14,500	\$14,500	\$10,465	\$4,035
Culvert Cleaning	\$18,000	\$18,000	\$8,255	\$9,745
Property Insurance	\$26,207	\$26,207	\$23,881	\$2,326
Banner/Holiday Decorations	\$120,900	\$120,900	\$80,595	\$40,305
Security Gate Guards	\$421,429	\$421,429	\$441,115	(\$19,686)
Gate Maintenance/Repairs	\$60,000	\$60,000	\$94,999	(\$34,999)
Enhanced Security	\$258,934	\$258,934	\$247,282	\$11,652
Web Design/Maintenance	\$3,000	\$3,000	\$3,220	(\$220)
Newsletter Printing	\$3,000	\$3,000	\$2,423	\$577
Operating Supplies	\$1,000	\$1,000	\$0	\$1,000
Contingency	\$30,000	\$30,000	\$0	\$30,000
Capital Reserve	\$50,000	\$50,000	\$24,411	\$25,589
<b>TOTAL FIELD</b>	<b>\$1,650,978</b>	<b>\$1,650,978</b>	<b>\$1,526,470</b>	<b>\$124,508</b>
<b><u>Clubhouse II Maintenance</u></b>				
Security	\$30,751	\$30,751	\$64,495	(\$33,744)
Telephone	\$6,750	\$6,750	\$6,535	\$215
Utilities	\$25,000	\$25,000	\$44,760	(\$19,760)
Insurance	\$11,917	\$11,917	\$10,859	\$1,058
Alarm Monitoring	\$2,400	\$2,400	\$1,754	\$646
Pool Maintenance	\$20,000	\$20,000	\$23,749	(\$3,749)
Club Operation/Staff	\$115,000	\$115,000	\$115,751	(\$751)
Workers Compensation Insurance	\$0	\$0	\$1,158	\$0
Fitness Equipment Maintenance	\$6,000	\$6,000	\$6,301	(\$301)
Office Supplies & Printing	\$2,400	\$2,400	\$4,539	(\$2,139)
Repairs & Maintenance	\$31,000	\$31,000	\$33,017	(\$2,017)
Janitorial Supplies	\$6,000	\$6,000	\$6,818	(\$818)
Landscape Maintenance	\$6,000	\$6,000	\$5,892	\$108
Licenses and Permits	\$1,200	\$1,200	\$0	\$1,200
Clubhouse Special Projects	\$0	\$0	\$29,200	(\$29,200)
Contingency	\$7,003	\$7,003	\$24,557	(\$17,554)
<b>TOTAL CLUBHOUSE II</b>	<b>\$271,421</b>	<b>\$271,421</b>	<b>\$392,396</b>	<b>(\$119,817)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,073,290</b>	<b>\$2,073,290</b>	<b>\$2,072,037</b>	<b>\$3,011</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$59,245</b>	<b>\$51,003</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In / (Out)	(\$10,000)	(\$10,000)	\$0	\$10,000
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>(\$10,000)</b>	<b>(\$10,000)</b>	<b>\$0</b>	<b>\$10,000</b>
Net change in fund balance	<b>(\$0)</b>	<b>(\$0)</b>	<b>\$59,245</b>	<b>\$61,003</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$744,465</b>	
<b>FUND BALANCE - Ending</b>	<b>(\$0)</b>		<b>\$803,710</b>	

**SOUTH-DADE VENTURE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2008**

**DEBT SERVICE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2023

	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$1,603	\$1,603
Assessments - On Roll	\$169,312	\$169,312	\$170,641	\$1,329
<b>TOTAL REVENUES</b>	<b><u>\$169,312</u></b>	<b><u>\$169,312</u></b>	<b><u>\$172,244</u></b>	<b><u>\$2,932</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2008A</u></b>				
Interest - 11/1	\$18,277	\$18,277	\$18,277	(\$0)
Interest - 5/1	\$17,979	\$17,979	\$17,979	(\$0)
Principal - 5/1	\$136,380	\$136,380	\$136,380	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$172,636</u></b>	<b><u>\$172,636</u></b>	<b><u>\$172,636</u></b>	<b><u>(\$0)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>(\$3,323)</u></b>	<b><u>(\$3,323)</u></b>	<b><u>(\$392)</u></b>	<b><u>\$2,931</u></b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In / (Out)	\$655	\$655	\$0	(\$655)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b><u>\$655</u></b>	<b><u>\$655</u></b>	<b><u>\$0</u></b>	<b><u>(\$655)</u></b>
Net change in fund balance	<b><u>(\$2,668)</u></b>	<b><u>(\$2,668)</u></b>	<b><u>(\$392)</u></b>	<b><u>\$2,276</u></b>
FUND BALANCE - Beginning	\$18,191		\$19,487	
FUND BALANCE - Ending	<b><u>\$15,523</u></b>		<b><u>\$19,095</u></b>	

**SOUTH-DADE VENTURE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2013**

**DEBT SERVICE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2023

	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$50	\$50	\$16,868	\$16,818
Assessments - On Roll	\$796,457	\$796,457	\$800,580	\$4,123
<b>TOTAL REVENUES</b>	<b><u>\$796,507</u></b>	<b><u>\$796,507</u></b>	<b><u>\$817,448</u></b>	<b><u>\$20,941</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2013A</u></b>				
Interest - 11/1	\$166,388	\$166,388	\$166,388	\$0
Interest - 5/1	\$166,388	\$166,388	\$166,388	\$0
Principal - 5/1	\$465,000	\$465,000	\$465,000	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$797,775</u></b>	<b><u>\$797,775</u></b>	<b><u>\$797,775</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>(\$1,268)</u></b>	<b><u>(\$1,268)</u></b>	<b><u>\$19,673</u></b>	<b><u>\$20,941</u></b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Arbitrage Rebate Calculation	(\$600)	(\$600)	(\$600)	\$0
Dissemination Agent Fees	(\$2,500)	(\$2,500)	(\$2,500)	\$0
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b><u>(\$3,100)</u></b>	<b><u>(\$3,100)</u></b>	<b><u>(\$3,100)</u></b>	<b><u>\$0</u></b>
Net change in fund balance	<b><u>(\$4,368)</u></b>	<b><u>(\$4,368)</u></b>	<b><u>\$16,573</u></b>	<b><u>\$20,941</u></b>
FUND BALANCE - Beginning	\$224,862		\$254,510	
FUND BALANCE - Ending	<b><u>\$220,494</u></b>		<b><u>\$271,083</u></b>	

**SOUTH-DADE VENTURE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2022**

**DEBT SERVICE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2023

	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$6,456	\$6,456
Assessments - On Roll	\$597,373	\$597,373	\$600,465	\$3,092
<b>TOTAL REVENUES</b>	<b>\$597,373</b>	<b>\$597,373</b>	<b>\$606,921</b>	<b>\$9,548</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2022</u></b>				
Interest - 11/1	\$90,332	\$90,332	\$90,332	\$0
Interest - 5/1	\$71,946	\$71,946	\$71,946	\$0
Principal - 5/1	\$455,000	\$455,000	\$455,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$617,278</b>	<b>\$617,278</b>	<b>\$617,278</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$19,905)</b>	<b>(\$19,905)</b>	<b>(\$10,357)</b>	<b>\$9,548</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In / (Out)	\$9,345	\$9,345	\$0	(\$9,345)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$9,345</b>	<b>\$9,345</b>	<b>\$0</b>	<b>(\$9,345)</b>
Net change in fund balance	<b>(\$10,560)</b>	<b>(\$10,560)</b>	<b>(\$10,357)</b>	<b>\$203</b>
FUND BALANCE - Beginning	\$80,987		\$110,327	
FUND BALANCE - Ending	<b>\$70,427</b>		<b>\$99,970</b>	

**SOUTH-DADE VENTURE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Long Term Debt Report**  
**FY 2023**

Series 2008, Special Assessment Bonds		
Interest Rate;	3.95%	
Maturity Date:	5/1/28	
Bonds outstanding - 9/30/2022		\$905,280.85
Less:	May 1, 2023 (Mandatory)	(\$136,380.00)
<b>Current Bonds Outstanding</b>		<b>\$768,900.85</b>

Series 2013, Special Assessment Refunding Bonds		
Interest Rate;	3.95%	
Maturity Date:	5/1/28	\$3,950,000.00
Interest Rate;	5.25%	
Maturity Date:	5/1/34	\$4,030,000.00
Bonds outstanding - 9/30/2022		\$7,100,000.00
Less:	May 1, 2023 (Mandatory)	(\$465,000.00)
<b>Current Bonds Outstanding</b>		<b>\$6,635,000.00</b>

Series 2022, Special Assessment Refunding Bonds		
Interest Rate;	2.52%	
Maturity Date:	5/1/33	
Bonds outstanding - 9/30/2022		\$5,710,000.00
Less:	May 1, 2023 (Mandatory)	(\$455,000.00)
<b>Current Bonds Outstanding</b>		<b>\$5,255,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$12,658,900.85</b>
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**SOUTH-DADE VENTURE  
COMMUNITY DEVELOPMENT DISTRICT**

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
<i>Revenues</i>													
Maintenance Assessments - On Roll	\$0	\$221,691	\$1,611,634	\$65,455	\$39,221	\$23,978	\$62,141	\$18,327	\$33,480	\$279	\$175	\$0	\$2,076,381
Interest Income	\$1,656	\$1,845	\$2,114	\$6,412	\$6,514	\$3,733	\$1,121	\$1,198	\$1,187	\$1,239	\$1,290	\$1,252	\$29,561
Miscellaneous Income-Vehicle Registration	\$2,220	\$1,887	\$860	\$0	\$1,120	\$3,235	\$0	\$2,605	\$0	\$2,723	\$1,545	\$2,290	\$18,485
Miscellaneous Income-Clubhouse	\$75	\$335	\$16	\$0	\$0	\$149	\$0	\$290	\$0	\$150	\$1,035	\$955	\$3,005
Miscellaneous Income-Other	\$0	\$0	\$0	\$0	\$570	\$0	\$0	\$275	\$0	\$0	\$0	\$5	\$850
Gate Damage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Donations	\$500	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$3,000
FEMA Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Total Revenues</i>	<b>\$4,451</b>	<b>\$227,758</b>	<b>\$1,614,624</b>	<b>\$71,867</b>	<b>\$47,425</b>	<b>\$31,095</b>	<b>\$63,262</b>	<b>\$22,695</b>	<b>\$34,667</b>	<b>\$4,391</b>	<b>\$4,045</b>	<b>\$5,002</b>	<b>\$2,131,282</b>
<i>Administrative</i>													
Supervisor Fees	\$0	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$0	\$0	\$800	\$1,600	\$1,000	\$9,200
FICA Expense	\$0	\$77	\$76	\$77	\$61	\$76	\$77	\$0	\$0	\$61	\$122	\$77	\$704
Engineering Fees	\$255	\$0	\$468	\$0	\$0	\$6,345	\$0	\$0	\$0	\$220	\$6,880	\$8,850	\$23,018
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$600
Attorney Fees	\$2,498	\$1,440	\$500	\$2,002	\$1,800	\$2,183	\$2,677	\$825	\$1,338	\$0	\$1,797	\$6,298	\$23,358
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200
Trustee Fees	\$6,428	\$0	\$0	\$0	\$0	\$0	\$2,044	\$0	\$1,007	\$0	\$682	\$0	\$10,161
Management Fees	\$5,073	\$5,073	\$5,074	\$5,073	\$5,073	\$5,074	\$5,073	\$5,073	\$5,073	\$5,074	\$5,073	\$5,073	\$60,879
Computer Time	\$83	\$83	\$84	\$83	\$84	\$83	\$83	\$84	\$83	\$83	\$84	\$83	\$1,000
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$111	\$85	\$98	\$19	\$62	\$42	\$75	\$49	\$31	\$1	\$67	\$62	\$702
Printing & Binding	\$49	\$33	\$32	\$0	\$56	\$60	\$34	\$87	\$16	\$32	\$85	\$25	\$509
Rentals & Leases	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Insurance	\$10,749	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,749
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$73	\$82	\$0	\$83	\$171	\$0	\$187	\$596
Other Current Charges	\$265	\$253	\$251	\$403	\$333	\$338	\$393	\$654	\$597	\$428	\$375	\$624	\$4,914
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6	\$0	\$0	\$0	\$6
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Total Administrative</i>	<b>\$25,886</b>	<b>\$8,244</b>	<b>\$7,783</b>	<b>\$8,857</b>	<b>\$8,469</b>	<b>\$19,674</b>	<b>\$11,738</b>	<b>\$6,972</b>	<b>\$8,434</b>	<b>\$7,070</b>	<b>\$16,965</b>	<b>\$23,079</b>	<b>\$153,171</b>

**SOUTH-DADE VENTURE  
COMMUNITY DEVELOPMENT DISTRICT**

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
<u>Field Expenditures</u>													
Electric - Entrance Lighting	\$171	\$241	\$526	\$588	\$501	\$273	\$381	\$24	\$362	\$646	\$353	\$281	\$4,347
Electric - Street Lighting	\$2,577	\$2,577	\$2,578	\$2,711	\$2,712	\$2,719	\$2,764	\$2,749	\$2,750	\$2,736	\$2,733	\$2,837	\$32,443
Electric - Street Lighting Lease	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$0	\$25,311
Electric - Irrigation	\$312	\$279	\$205	\$503	\$371	\$229	\$282	\$273	\$149	\$144	\$94	\$132	\$2,973
Electric - Guardhouse	\$662	\$610	\$671	\$712	\$635	\$589	\$554	\$464	\$614	\$800	\$629	\$662	\$7,602
Cable/Internet	\$1,863	\$1,870	\$1,809	\$1,833	\$1,878	\$1,879	\$2,165	\$2,083	\$1,988	\$2,425	\$2,189	\$2,450	\$24,432
Telephone	\$58	\$58	\$58	\$58	\$58	\$58	\$59	\$58	\$58	\$58	\$58	\$58	\$697
Landscape Maintenance	\$31,907	\$44,118	\$31,906	\$31,906	\$31,907	\$42,331	\$31,906	\$42,331	\$31,907	\$31,906	\$42,331	\$0	\$394,456
Tree Trimming	\$4,250	\$3,009	\$2,250	\$2,250	\$2,250	\$3,009	\$2,250	\$4,431	\$2,250	\$2,250	\$3,009	\$0	\$31,208
Plant Replacement	\$1,923	\$9,306	\$480	\$2,389	\$382	\$1,265	\$400	\$1,685	\$382	\$384	\$0	\$0	\$18,596
Irrigation Maintenance	\$11,365	\$0	\$0	\$0	\$480	\$412	\$0	\$0	\$0	\$850	\$1,402	\$0	\$14,509
Field Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$1,492	\$1,492	\$1,492	\$1,597	\$1,597	\$2,140	\$1,597	\$1,597	\$1,597	\$1,597	\$1,597	\$1,597	\$19,392
General Maintenance	\$2,158	\$476	\$1,123	\$1,159	\$1,575	\$875	\$775	\$775	\$270	\$550	\$3,272	\$850	\$13,858
Pressure Cleaning	\$10,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,465
Culvert Cleaning	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$7,055	\$0	\$0	\$0	\$0	\$8,255
Property Insurance	\$23,881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,881
Banner/Holiday Decorations	\$8,872	\$8,315	\$8,314	\$8,662	\$822	\$9,081	\$9,178	\$9,187	\$9,082	\$9,082	\$0	\$0	\$80,595
Security Gate Guards	\$31,911	\$45,145	\$33,283	\$33,274	\$32,125	\$40,339	\$32,067	\$41,359	\$34,619	\$33,446	\$41,870	\$41,677	\$441,115
Gate Maintenance/Repairs	\$18,628	\$10,801	\$8,905	\$9,647	\$5,900	\$9,786	\$562	\$8,558	\$5,063	\$7,186	\$7,192	\$2,771	\$94,999
Enhanced Security	\$18,953	\$23,431	\$24,605	\$17,966	\$16,328	\$20,287	\$20,151	\$18,732	\$20,488	\$21,993	\$21,403	\$22,945	\$247,282
Web Design/Maintenance	\$470	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,220
Newsletter Printing	\$0	\$0	\$2,073	\$0	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,423
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserves	\$6,236	\$0	\$0	\$7,175	\$0	\$0	\$0	\$0	\$0	\$0	\$11,000	\$0	\$24,411
Hurricane Recovery/Project	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field Expenditures</b>	<b>\$180,455</b>	<b>\$154,279</b>	<b>\$122,829</b>	<b>\$124,981</b>	<b>\$103,622</b>	<b>\$137,823</b>	<b>\$107,642</b>	<b>\$143,912</b>	<b>\$114,130</b>	<b>\$118,604</b>	<b>\$141,683</b>	<b>\$76,510</b>	<b>\$1,526,470</b>

**SOUTH-DADE VENTURE  
COMMUNITY DEVELOPMENT DISTRICT**

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
<u>Clubhouse II Maintenance</u>													
Security	\$3,003	\$12,546	\$3,714	\$3,270	\$3,549	\$4,857	\$3,752	\$3,548	\$4,805	\$5,838	\$5,020	\$10,593	\$64,495
Telephone	\$540	\$537	\$538	\$545	\$547	\$548	\$547	\$546	\$545	\$546	\$548	\$548	\$6,535
Utilities	\$2,492	\$4,976	\$3,479	\$5,149	\$5,800	\$4,633	\$2,688	\$2,159	\$2,863	\$2,645	\$2,915	\$4,961	\$44,760
Insurance	\$10,859	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,859
Alarm Monitoring	\$0	\$0	\$499	\$0	\$0	\$347	\$0	\$0	\$346	\$0	\$215	\$347	\$1,754
Pool Maintenance	\$2,785	\$1,085	\$1,935	\$985	\$3,347	\$2,943	\$1,877	\$985	\$1,242	\$985	\$4,595	\$985	\$23,749
Club Operation/Staff	\$9,583	\$9,583	\$9,584	\$9,796	\$9,584	\$9,761	\$9,584	\$9,583	\$9,583	\$9,944	\$9,583	\$9,583	\$115,751
Workers Compensation Insurance	\$0	\$1,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,158
Fitness Equipment Maintenance	\$205	\$1,349	\$205	\$75	\$673	\$75	\$205	\$75	\$2,470	\$614	\$280	\$75	\$6,301
Office Supplies & Printing	\$2,513	\$378	\$136	\$736	\$72	\$30	\$60	\$0	\$119	\$217	\$117	\$161	\$4,539
Repairs & Maintenance	\$7,411	\$730	\$4,650	\$2,364	\$694	\$4,000	\$2,394	\$625	\$2,471	\$501	\$5,181	\$1,996	\$33,017
Janitorial Supplies	\$506	\$639	\$660	\$566	\$743	\$377	\$490	\$500	\$755	\$522	\$263	\$797	\$6,818
Landscape Maintenance	\$400	\$735	\$400	\$400	\$400	\$736	\$400	\$885	\$800	\$736	\$0	\$0	\$5,892
Licenses and Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,011	\$0	\$13,011
Clubhouse Special Projects	\$0	\$0	\$0	\$0	\$11,680	\$17,520	\$0	\$0	\$0	\$0	\$0	\$0	\$29,200
Contingency	\$0	\$11,028	\$0	\$13,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,557
<b>Total Clubhouse II Expenditures</b>	<b>\$40,297</b>	<b>\$44,744</b>	<b>\$25,800</b>	<b>\$37,415</b>	<b>\$37,089</b>	<b>\$45,827</b>	<b>\$21,997</b>	<b>\$18,906</b>	<b>\$25,999</b>	<b>\$22,548</b>	<b>\$41,728</b>	<b>\$30,046</b>	<b>\$392,396</b>
<b>Subtotal Expenditures</b>	<b>\$246,638</b>	<b>\$207,267</b>	<b>\$156,412</b>	<b>\$171,253</b>	<b>\$149,180</b>	<b>\$203,324</b>	<b>\$141,377</b>	<b>\$169,790</b>	<b>\$148,563</b>	<b>\$148,222</b>	<b>\$200,376</b>	<b>\$129,635</b>	<b>\$2,072,037</b>
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$242,187)	\$20,491	\$1,458,212	(\$99,386)	(\$101,755)	(\$172,229)	(\$78,115)	(\$147,095)	(\$113,896)	(\$143,831)	(\$196,331)	(\$124,633)	\$59,245

**SOUTH-DADE VENTURE  
COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2023

							\$ 2,174,409.70	\$ 178,696.76	\$ 838,375.94	\$ 628,813.55	\$ 3,820,295.95
<b>PHASE 1 &amp; 2 - TOTAL ASSESSMENT LEVY</b>							<b>ASSESSED THROUGH COUNTY</b>				
							56.92%	4.68%	21.95%	16.46%	100.00%
							<b>001.300</b>	<b>023.700</b>	<b>024.700</b>	<b>025.700</b>	
							<b>36300.10100</b>	<b>36300.10100</b>	<b>36300.10000</b>	<b>36300.10000</b>	
DATE	DESCRIPTION	GROSS AMOUNT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2008A DSF Portion	2013A DSF Portion	2022 DSF Portion	Total
11/23/22	11/1/22-11/11/22	\$246,536.94	\$10,133.91	\$2,364.02	\$0.00	\$234,039.01	\$133,208.71	\$10,947.32	\$51,360.60	\$38,522.38	\$234,039.01
11/24/22	11/12/22-11/18/22	\$163,571.48	\$6,542.95	\$1,570.30	\$0.00	\$155,458.23	\$88,482.64	\$7,271.66	\$34,115.80	\$25,588.13	\$155,458.23
12/07/22	11/19/22-11/30/22	\$2,823,048.38	\$112,912.27	\$27,101.36	\$0.00	\$2,683,034.75	\$1,527,111.21	\$125,500.65	\$588,800.40	\$441,622.49	\$2,683,034.75
12/22/22	12/1/22-12/13/22	\$155,907.15	\$5,906.83	\$1,500.01	\$0.00	\$148,500.31	\$84,522.38	\$6,946.20	\$32,588.86	\$24,442.87	\$148,500.31
1/11/23	12/14/22-12/31/22	\$120,024.55	\$3,861.81	\$1,161.62	\$0.00	\$115,001.12	\$65,455.54	\$5,379.25	\$25,237.36	\$18,928.97	\$115,001.12
2/8/23	1/1/23-1/31/23	\$68,901.21	\$1,459.48	\$674.42	\$0.00	\$66,767.31	\$38,002.16	\$3,123.08	\$14,652.30	\$10,989.77	\$66,767.31
2/13/23	INTEREST	\$0.00	\$0.00	\$0.00	\$2,141.03	\$2,141.03	\$1,218.62	\$100.15	\$469.86	\$352.41	\$2,141.03
03/08/23	2/1/23-2/28/23	\$43,011.81	\$458.94	\$425.52	\$0.00	\$42,127.35	\$23,977.75	\$1,970.53	\$9,244.98	\$6,934.08	\$42,127.35
04/05/23	3/1/23-3/31/23	\$17,358.02	\$43.11	\$173.14	\$0.00	\$17,141.77	\$9,756.63	\$801.82	\$3,761.82	\$2,821.50	\$17,141.77
04/06/23	3/1/23-3/31/23	\$93,046.88	\$80.98	\$929.67	\$0.00	\$92,036.23	\$52,384.55	\$4,305.05	\$20,197.64	\$15,148.99	\$92,036.23
5/9/23	4/1/23-4/30/23	\$31,270.06	\$0.00	\$312.69	\$710.47	\$31,667.84	\$18,024.48	\$1,481.28	\$6,949.61	\$5,212.47	\$31,667.84
5/16/23	INTEREST	\$0.00	\$0.00	\$0.00	\$530.64	\$530.64	\$302.03	\$24.82	\$116.45	\$87.34	\$530.64
06/06/23	5/1/23-5/31/23	\$17,363.18	\$0.00	\$173.63	\$483.11	\$17,672.66	\$10,058.80	\$826.65	\$3,878.32	\$2,908.89	\$17,672.66
06/23/23	6/13/23-6/14/23	\$39,776.07	\$0.00	\$397.74	\$1,772.01	\$41,150.34	\$23,421.67	\$1,924.83	\$9,030.57	\$6,773.27	\$41,150.34
07/14/23	6/1/23-6/30/23	\$480.22	\$0.00	\$4.80	\$14.27	\$489.69	\$278.72	\$22.91	\$107.46	\$80.60	\$489.69
08/09/23	INTEREST	\$0.00	\$0.00	\$0.00	\$308.41	\$308.41	\$175.54	\$14.43	\$67.68	\$50.76	\$308.41
<b>TOTAL</b>		<b>\$3,820,295.95</b>	<b>\$141,400.28</b>	<b>\$36,788.92</b>	<b>\$5,959.94</b>	<b>\$3,648,066.69</b>	<b>\$2,076,381.44</b>	<b>\$170,640.63</b>	<b>\$800,579.69</b>	<b>\$600,464.94</b>	<b>\$3,648,066.69</b>

Assessed on Roll:

100.00% Gross Collections

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$2,174,409.70	56.9173%	\$2,076,381.44	(\$2,076,381.44)	\$0.00
2008 DEBT SERVICE	\$178,696.76	4.6776%	\$170,640.63	(\$170,640.63)	(\$0.00)
2013 DEBT SERVICE	\$838,375.94	21.9453%	\$800,579.69	(\$800,579.69)	(\$0.00)
2022 DEBT SERVICE	\$628,813.55	16.4598%	\$600,464.94	(\$600,464.94)	(\$0.00)
<b>TOTAL</b>	<b>\$3,820,295.95</b>	<b>100.00%</b>	<b>\$3,648,066.69</b>	<b>(\$3,648,066.70)</b>	<b>(\$0.0)</b>

**TRANSFERS TO DEBT SERVICE:**

DATE	CHECK #	2008 AMOUNT	2013 AMOUNT	2022 AMOUNT
10/10/22	11/1/22 SHORTFALL	\$1,110.28	\$0.00	\$9,812.28
	DISSEMINATION - FY23	\$0.00	\$2,499.96	\$0.00
	ARBITRAGE	\$0.00	\$600.00	\$0.00
12/19/22	9338 / 9340 / 9341	\$142,609.35	\$673,651.80	\$495,920.72
4/5/23	9508 / 9509 / 9510	\$17,519.21	\$81,568.36	\$61,648.11
9/13/23	20017 / 20019	\$9,387.36	\$0.00	\$33,033.06
9/18/23	20022 / 20023 / 20024	\$14.43	\$42,259.57	\$50.77
<b>TOTAL</b>		<b>\$170,640.63</b>	<b>\$800,579.69</b>	<b>\$600,464.94</b>