



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

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

**Jessica Cabrera, Vice Chair
Curtis Cooper, Supervisor
Victor Valladares, Supervisor
Mike Cruz, Supervisor**

August 22, 2023



South-Dade Venture Community Development District

Agenda

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

**Tuesday
August 22, 2023
4:00 p.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. Organizational Matters
 - A. Consideration of Appointment of Supervisor to Unexpired Term of Office Seat #2 (11/2026)
 - B. Oath of Office for Elected / Newly Appointed Supervisor(s)
 - C. Election of Officers
3. Approval of the Minutes of the July 25, 2023 Meeting
4. Authorization to Open BankUnited Money Market Account
5. Staff Reports
 - A. Attorney – Discussion of Clubhouse Rules
 - B. Engineer
 - C. Field Manager – Field Report
 - D. Manager – Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form
6. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
7. Supervisors Requests and Audience Comments
8. Adjournment

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

MINUTES OF MEETING SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South-Dade Venture Community Development District was held on Thursday, July 25, 2023, at 12:30 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera
Curtis Cooper
Mike Cruz
Victor Valladares

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present was:

Scott Cochran
Ben Quesada
Paul Winkeljohn
Mayra Padilla

District Attorney
District Manager
Governmental Management Services
Governmental Management Services

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Cabrera called the meeting to order, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the June 27, 2023 Meeting

Ms. Cabrera: Next is, we need approval of the minutes from the June 27, 2023, meeting.

Mr. Winkeljohn: I do have a couple of typos that Scott found that I'll add to it.

Ms. Cabrera: Ok, is there a motion to approve the minutes?

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, the Minutes of the June 27, 2023 Meeting with the submitted changes was approved.

THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2024 Budget**

A. Motion to Open the Public Hearing

Ms. Cabrera: So, then I'll hand it over to you Paul.

Mr. Winkeljohn: Thank you. As you guys know, today is our public hearing to adopt the budget, it is fairly routine, you're not increasing the assessment so we would begin with a motion to open today's public hearing.

On MOTION by Mr. Cooper seconded by Mr. Valladares with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2023-05 Annual Appropriation Resolution

Mr. Winkeljohn: So, in the public hearing portion we have public comment and discussion, and for the record, there is no audience here in the room or electronically joining us, so the Board can move on to resolution #2023-05. Resolution #2023-05 sets the assessment at the same level as the prior year, that's really it and the budget line items are something you can change at any time during the year. So, staff recommends approval of the resolution.

Ms. Cabrera: Ok, so can we get a motion to approve?

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, Resolution #2023-05 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2023-06 Levy of Non Ad Valorem Assessments

Mr. Winkeljohn: Item D is resolution #2023-06 which authorizes the collection of that assessment on the tax roll.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, Resolution #2023-06 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Winkeljohn: And with the hard work concluded, just a motion to close the public hearing is in order.

On MOTION by Mr. Valladares seconded by Ms. Cabrera with all in favor, closing the Public Hearing was approved.

Mr. Winkeljohn: Thank you.

FOURTH ORDER OF BUSINESS Consideration of:

A. Resolution #2023-07 Electing Ben Quesada as Assistant Secretary

B. Fifth Amendment to GMS-SF Management Agreement

Mr. Winkeljohn: Item No. 4, if you don't mind, is a resolution adding Ben as an assistant secretary by resolution. Sometimes he signs the minutes and things like that when I'm not available or whatever, so it's more convenient to name him an assistant secretary.

Mr. Valladares: My question is whether or not by adding him as an assistant secretary, are we making him a member of this Board?

Mr. Winkeljohn: No, it's just an ex-official position, the Statutes only allow 5 members of the Board, we can't change that, so this is just ex-official, staff often serve as an officer, just as we provide a secretary and a treasurer to this Board in our contract, so Ben is really an extension of my role as District manager.

Mr. Valladares: Thank you, I just wanted to make sure that explanation was on the record, so there's no question by the public.

Mr. Winkeljohn: Very good, we just need a motion approving that.

On MOTION by Mr. Valladares seconded by Mr. Cruz with all in favor, Resolution #2023-07 electing Ben Quesada as an Assistant Secretary was approved.

Mr. Winkeljohn: Item B, this is the GMS update on our contract. If there are any questions I can answer them, it's really just the indemnification language that was updated, and what other changes were in that?

Mr. Cochran: It basically brings up to date some language from the last time the agreement was updated since GMS had it amended. Since that time there's been some

changes in the laws that bring certain provisions that we have included in all our other contracts, one of them was the E-Verify requirements, one of them is the public records, and there's also a disclaimer in there that basically says that GMS is not a municipal advisor, or a securities broker in terms of giving financial advice. Then just bringing insurance requirements up to date with other current agreements, and then update on the notice addresses, and stuff like that, etc. (inaudible comment) So, that's pretty much what it does, like I said, Mike from our office worked in conjunction with Keith at GMS, so it's up to the Board to approve.

Mr. Winkeljohn: It's about housekeeping, we haven't revised the contracts in a long time, and some of them are 20 years old, like Scott summarized there were quite a bit of legal changes since then, so we updated it.

Mr. Quesada: And there were no changes in fees.

Mr. Winkeljohn: So, we're just looking for a motion to authorize the amendment.

On MOTION by Ms. Cabrera seconded by Mr. Valladares with all in favor, accepting the Fifth Amendment to GMS-SF Management Agreement was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: Moving on to staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: Yes, thank you. The item didn't make it into the agenda book because it just came out this month but, we will have our annual legislative update for you guys. Other than that, we had some other items that we previously discussed, so I actually put together a redlined version with those changes, and I sent an email to you guys, and we can go over these at the next meeting. Also, I'm still working on the drainage stuff with one of the communities, and those agreements, so that's all I have for now unless there are any questions.

Mr. Winkeljohn: Any questions for Scott?

Ms. Cabrera: No, any questions for Scott?

Mr. Cruz: No.

B. Engineer

Mr. Winkeljohn: I have one comment under the engineer's report, there has been a new ordinance adopted by Dade County, that amplified and increased the responsibilities of drainage organizations that have drainage assigned to them to meet certain standards, to do certain inspections. It's nothing we're not already doing in my first pass but, I just wanted to let you know that Dade County is sticking to that ordinance. You may remember a few years ago, we had to submit an analysis of our system to the state, and it's all related, there's a thing going on with drainage, the stormwater of our state not being fully understood, not being coordinated, etc., so it's tied to some EPA laws that again where your stormwater can't inundate in one day, so it's just a continuing item but, nothing bad, I just wanted to let you know.

Ms. Cabrera: Ok, thank you.

C. Field Manager – Field Report

Ms. Cabrera: Moving on to field manager, anything to report?

Mr. Quesada: So, I'll refer to the field manager's report on page 2, under section 5C, it should be page 72 or 73 in your tablets. So, lake #5, the trees that were planted by Portofino Bay way back in 2013 or 2014, it's been about 2 years since we touched them. I know the last time the Board agreed to clean them up because we had some complaints with some residents that live in most communities of Pebblebrook and Portofino Bay. Prior to becoming an all-day job, we had BrightView take a look at them and give us their recommendations, so if you go to one of your tabs on the iPads that were preloaded for you here, lake #5, tree palms, and #8176602, it's \$900 and that was two years ago, so they didn't raise the price on us. If you guys want to go about cleaning those, again, I know we tried looking at the minutes, it was kind of vague as to who bore the responsibility, I do know that the District gave Portofino Bay the responsibility to plant the trees there but, we checked our records, there was nothing that tells us who has the maintenance responsibility to do it. So, staff is supporting that these trees need to get lifted and cleaned before they become more of a nuisance and before the price gets higher to maintain them, so we're just kind of being proactive here but, no immediate action is required but, it's up to you guys if you want to consider action on that.

Mr. Valladares: When Mayra was given the ok to plant those trees, was that done in writing or was it a verbal thing?

Mr. Winkeljohn: I went back and tried to research if we ever did an actual agreement and it was really just verbal, it was authorized for them to be planted verbally was the most accurate information I could find but, it was done in coordination with them.

Mr. Cooper: And it's my recollection that it was us maintaining them after they installed them initially.

Mr. Quesada: Ok.

Ms. Cabrera: So, I think we should move forward with just taking care of them before it becomes a problem.

Mr. Quesada: Ok.

On MOTION by Mr. Cooper seconded by Mr. Valladares with all in favor, authorizing staff to trim and clean up the palm trees on lake #5 as stated on the record was approved.

Mr. Quesada: Thank you, let me see if there's anything else on the field report. Yes, if you've seen DML working on the guardhouse for the last 2 weeks, I know we had a lot of rain obviously so that slowed them down, they're starting with the new height sensors you guys approved. The next thing they'll be working on is the fiber that we talked about at the last meeting, so they're just kind of going step by step, once that's done, that will get done. They will be painting the height sensor posts green to match the other side of the community when they're finished, they assured us of that, and as you've already seen on the bike path, the work already started to restore root damages that were caused, so by next week, weather cooperating, they'll be finished, so they've already cut away a good 300' of tree roots there, I saw a ficus root about 4" in diameter that they cut away.

Mr. Winkeljohn: Right, when I drove in there were some big ones laying on the ground.

Mr. Quesada: They were tying up on our main line so it was good timing on our part before we had any more damages from that. Just one other item that came up between the meetings that I do have in this report because it came up most recently is,

you have some homeowners, and this is not the first time this has come before the Board but, Pebblebrook II and Floridian Isles just to be fair, they both share a portion of the FPL easement that intersects with Campbell Drive, and working as best we can with the HOA to try to get as many violations as we can done, and a lot of it falls on the Floridian Isles II side who are dumping onto that easement and using that as an extension of their backyard and whatnot. So, I do know that we've done two drives in the last month or 6 weeks I would say with the violation coordinator, I know they're sending out notices and whatnot to try to assist. The Pebblebrook II side, the issue we're facing there is, it goes back even to Hurricane Irma, and even prior to that, the developer when they installed their 6' chain link fence there, they installed it right on the property line of the HOA, obviously it was made there as a privacy buffer for any of the homeowners that were facing the yard because Floridian Isles II their developer put in a 6' wood fence. So, you have a 6' wooden fence on the Floridian Isles II side, and the developer for Pebblebrook II, which remember we had different developers here, put in a 6' chain link fence, with a ficus hedge as privacy, so the chain link fence, you couldn't see through it. The problem we've had over the years, and it's been an ongoing thing, with countless drives that I can think of, is having these people trying to cut it back with the coordination of the HOA. Well, you have maybe 3 homeowners left on that entire easement, I would say it's about 20 houses on the stretch there, that have not been maintaining their ficus for whatever reason, and I do know the HOA has been wrestling with those residents over emails and violation letters and meetings and whatnot but, it's getting to the point that two particular homes, it's getting really close to the powerlines. So, it's one of those things where again, I spoke to Paul about this, as to what it would cost to find out from BrightView, which we had a verbal today to get a bucket truck back there, and at least cut the portions of the ficus that have encroached above the FPL easement and cut them back away from the powerlines, at least try to get them as close to the fence side as they possibly can from the CDD side, so I guarantee there's still going to be some work required on the private side, but on that side, they said it's about 2 days and to do it with a bucket truck would be about \$3,000, not to exceed to clean that up. So, it's for the Board's consideration but, obviously, our concern is that they're about 10' or 15' away from the powerlines and it's getting to the point where they won't even be able to get a bucket truck out there because they're already too close so that BrightView to get within a

certain distance of the powerlines, so now would be the time to act if you don't want that to be an issue because then we'd have to reach out to FPL and see if they can assist.

Mr. Valladares: And that's something that I want to ask, FPL is responsible for clearing anything that is on the lines, at least that's what I'm aware of, and I think that before we commit \$3,000 into cleaning that we should contact FPL and find out if they can do that as opposed to bypassing them and enter into a cost of \$3,000 for BrightView to do it.

Mr. Winkeljohn: We can contact FPL and approach it as when are you coming, we've noticed it's getting close, and just see how that works, they'll look at the schedule right away and they'll know if it's on there, if it's not then they'll put in a ticket, but it would be better like you said to try that.

Mr. Quesada: So, we'll report back to you guys at the next meeting on that.

Mr. Cruz: I mean it's good because, I know we spoke about it, when I purchased my home, I had ficus that were 24' or 25' tall and the last manager that was there for the HOA told me it was my responsibility, so I cut everything down. I know there's a big back and forth with a few of the homeowners but, they should at least take the first step before we pay anything.

Mr. Quesada: Ok, we'll talk to FPL if we can, I know a District too that I'm familiar with that they have a similar issue, however, they're like little palms that were put there, and they were permitted to be placed in that area, whereas in this particular case, I'm just trying not to have any expectations, but these trees are overgrown from somebody's private property onto the easement, so that's the unknown "X" factor but we will try to work on that.

Mr. Cruz: Thank you.

Mr. Quesada: Ok. I know Paul covered the engineer, but there is something that Scott sent us, it goes back to a motion that was already approved by the Board for engineering service fees that's retroactive to March 28th.

Mr. Cochran: That was the meeting that it was approved at.

Mr. Quesada: Yes, it was approved, so do we need any ratification on that?

Mr. Cochran: No.

Mr. Quesada: Ok, just making sure because I had it on the agenda just in case. Nothing else for the field, there was one minor leak on one of the gutters again, we had a

gutter leaking in the corner back there last week, and it was repaired very recently. As you can see, they shut off the autofill, the water levels haven't dropped off since, so that was already repaired immediately. Nothing else to report, I know there was a cable that just snapped yesterday with the leg press machine, and it was reported and they're going to be out here within the next week to fix that. The bike was already delivered, so we have things like that. As far as the speakers for the clubhouse goes, our systems provider came and they reprogrammed it, the sound system.

Ms. Padilla: Yes.

Mr. Quesada: So, they already reprogrammed that part, we had a power surge last night, I had to reset the server, which is working now but, the issue that we're having is with the programming, it's programmed, they have the volume already set to 88 out on the pool deck automatically so it will be louder when it starts, and every time we get a surge I'll make sure that you guys know, because I don't live here but, I see it all over social media, it's messing with the programming of the server, so we reset it, we put it back, and eventually it goes back to redoing that but, there's times where manual intervention is required unless you guys want to pay an arm and a leg to continually have service provided come out here.

Mr. Winkeljohn: We're trying to get a surge protector with a battery backup.

Mr. Quesada: It's already connected to a backup battery.

Mr. Winkeljohn: Does it have a surge protector on it?

Mr. Quesada: It's without that but, I'm going to take care of that.

Mr. Winkeljohn: So, we might be able to solve it.

Mr. Cooper: So, the internet equipment is not on a battery backup for the surge?

Mr. Quesada: They have a UPS battery in there, I just can't tell you exactly again what's happening with the internet equipment there. So, I'll double-check, but they do have a UPS battery with other stuff plugged in there. We just upgraded our backup batteries for the server we have in the kitchen, the CDD, and you have the sound system and the camera server connected too, we haven't had any issues with that failing on us from surges. So, it seems to be more of a Comcast issue that's being affected by the surges with the connectivity to the server.

Mr. Cooper: And is AT&T know, I think at the last meeting you guys approved cyber for the guardhouses, and for the clubhouse too?

Mr. Quesada: And for here, the thing is that the way we're approaching is the smart way because actually GMS just did the same thing is, we're going to have, at least for the clubhouse we're going to have two accounts, you're going to have one with AT&T which we're trying to keep it exclusively for security purposes for the camera system and stuff like that, independent from whatever else is going on here, and we'll have the Comcast account for that. However, it does give us the luxury of having if one ever fails us, and we need a connection, there is a possibility to connect to the other internet source, so we're taking that into consideration, and we want to kind of have it defined where one is dedicated to one, and one to the other, but to be a good neighborly team member we're happy to share if there's a serious outage on the other side. So, we'll get a surge protector but, again, my understanding is that I know the HOA's been paying for that account and let me talk to them and see if we have to call our IT people out to make sure it's perfected.

Mr. Valladares: Can we find out from DLM what the issue is with some of the internet problems that they're having where they cannot properly see when they have an alert from some of the security cameras in the District?

Mr. Quesada: So, I can tell you this though Victor, from what I know now, I know that recently something else came up because there was an incident, and we couldn't pull footage, I can tell you that we are literally waiting for them to go and run the conduits for the fiber because the biggest issue we're having with Comcast is you guys are not getting enough speed from them, and what they wanted to charge you guys was triple what you're paying, whereas we're actually saving money going with AT&T. So, I'm going to find a short-term solution for the issue so we can resort back to whatever footage we need but, the reason why we're going this route getting upgrades and fiber dedicated, you're going to have now symmetrical 300 up and 300 down at the guardhouse which is more than we need. I think all they're asking for is at least 100 or 125 to shut down, but we're going to triple the amount they're asking for through AT&T. Right now, you guys are getting a speed test, and I would say you're not getting more than 25 up right now.

Mr. Valladares: And do you know how much time that's going to save, because we don't just want to spend money and electricity and everything else bringing those cameras in.

Mr. Quesada: So, what we're going to do for now is we're going to put in a request with DML, we do have the preventative maintenance agreement with them where they can pull the footage for us because it's an issue of a specific guardhouse, so I understand, but again, they'll pull the footage for us now. In the meantime, we're working as quickly as we can to go back and I'm very confident that's going to resolve the problem, you're going to have a dedicated fiber to each guardhouse.

Mr. Cooper: Another question with regards to that, what about the houses that we have, is there a way to reach out to them and see if we can switch them over to AT&T?

Mr. Quesada: Sure, but from what I know some of those houses, it's a little different when you're doing the house but, from my understanding, I think they're getting 75 up, and we don't even have any major issues with that, should we have those issues, I think we're going to go ahead with that one. Kevin was given the task to diagnose where we're having the biggest problems with connectivity, and he started there, so if we do have any issues, I'll have him double-check that on the houses.

Mr. Cooper: Because AT&T, there's like 60 or 70 watts and things for like a gig speed versus what you're just saying.

Mr. Quesada: Ok, so we'll look at that.

Ms. Cabrera: Did you give a timeline, did you say there was a timeline?

Mr. Quesada: For the fiber?

Ms. Cabrera: Yes.

Mr. Quesada: As soon as they're done with the height sensors which I'm told now they're at guardhouse 3, and they already did guardhouse 1 and guardhouse 2, and when they're finished there they're going to start the fiber project. So, hopefully by the end of this month, if not, early August they'll start with the fiber. Again, what's happening is AT&T found the locations where the fiber was, they found the little transformers from then on out going through them was double the price. DML is going to run the conduit to the guardhouse and then AT&T will come back and run the cable through the conduit and connect, you already have basically all that done. So, they're managing the project basically with Kevin.

Ms. Cabrera: How long is that whole thing going to take, the whole installation?

Mr. Quesada: Weather cooperating, I would say by the end of August just to be safe.

Ms. Cabrera: And is there any downtime?

Mr. Quesada: No, they're going to keep Comcast connected up until they go and connect with AT&T. We can call them ahead and give them an exact date of termination of service.

Mr. Valladares: Would it be safe to say that we can request that they have that one done and presented by the following meeting?

Mr. Quesada: Again, I can't tell you because of Mother Nature but, we're going to push for that.

Mr. Valladares: Ok.

Ms. Cabrera: Alright, anything else?

Mr. Quesada: Not for the field.

Mr. Cruz: Ben, regarding the guardhouses, guardhouse 3, the bricks are shifting.

Mr. Quesada: That's next on the list, for now we'll do some triage on it, I saw it again today, we try to right at the end of rainy season, we try to do it but, I know yours is taking a beating there, so we're going to have to come out sooner to do that. We try to time it right after the rainy season for the bricks, and I already saw the main roundabout, we were having more shifting there too, and that's again, I'm just telling you guys, the main roundabout unless you guys lift the entire roundabout, and that's your biggest roundabout, it's a lot of square footage, think of that as like two guardhouses. When we did the guardhouses, it was like \$30,000 a pop and that was in 2015, so to redo that roundabout you guys would have to redo the foundation on top of that if you want to prevent that or remove your annuals from around the roundabout because what's happening is it's impossible with the wind, you're getting runoff water, plus cars speeding around the roundabout and we just can't keep up with that. We've had every time the bricks have been fixed, we've had BrightView come out there and do a wet check and there's no leak, it's not a leak underneath more from the rainwater, cars running over it at high speeds, that's what it is.

Mr. Cruz: I know on my street the mulch washes into that one particular drain, everything has a grass border except for that one patch, so when it really rains, it's right by my house drain. So, only when it rains heavy, most of that water splashes off, and it will flow, and get stuck in that drain.

Mr. Quesada: I have an idea for that, what other Districts do, depending on, we may not have grass if there's too many roots because these berms are very slim in some cases, we could put some plant material there, and plant material provides a natural buffer filter, where you still reduce the amount of mulch and filtrate whatever is coming down from there.

Mr. Cruz: Right, and I don't know what it is, it just stops right there, no grass.

Mr. Quesada: Ok.

Mr. Cruz: But other than that, everything else is good on my end, thank you.

Mr. Quesada: Ok.

Mr. Valladares: Another thing, with our present vendor for security, I've had some problems with them in my community about uniforms at the gates, it's something that we're aware of, the Board had mentioned. I guess it was taken care of for a while, it's sliding back now.

Mr. Winkeljohn: Got it.

Mr. Quesada: Anything else field related?

Ms. Cabrera: No.

Mr. Quesada: Thank you.

D. Manager

1) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form

2) Consideration of Proposed Fiscal Year 2024 Meeting Schedule

Ms. Cabrera: Moving on to item D.

Mr. Winkeljohn: Under manager's report, your Form 1s, we have everybody's but two, so those of you know who you are.

Mr. Quesada: It's on the agenda there.

Mr. Winkeljohn: It's just a reminder to get those done. The meeting schedule, do you guys want to take that up? Right now, you're on obviously here at 12:30 on the fourth Tuesday of every month, it's up to you if you want to keep that schedule or we can change it for the next fiscal year, we adopt it every year around this time, and adjust accordingly if we need to, it's up to you all. I know some of the elected officials were hoping you would have meetings a little later in the afternoon because they used to come to a lot of the meetings.

Ms. Cabrera: Well, does anybody have a time or date to propose?

Mr. Cruz: No.

Mr. Cooper: How about Thursday at 4:00 o'clock?

Mr. Valladares: I would for the time being keep it on a Tuesday, and you could make that 4:00 o'clock or 4:30, that way we can accommodate a lot more people.

Ms. Cabrera: So, Tuesdays at 4:00?

Mr. Valladares: Yes.

Mr. Winkeljohn: If that's the consensus, we just need a motion amending it to 4:00 o'clock.

Ms. Cabrera: Is everybody ok with that?

Mr. Valladares: Are you ok with that?

Mr. Cruz: To me it doesn't matter, I'm good, anything works.

Ms. Cabrera: Ok.

Mr. Winkeljohn: Ok, is there a motion to amend the meeting schedule to 4:00 p.m. on the fourth Tuesday? Is there a motion?

On MOTION by Ms. Cabrera seconded by Mr. Cruz with all in favor, accepting the proposed Fiscal Year 2024 Meeting Schedule changing the time of the meeting to 4:00 p.m. was approved.

Mr. Winkeljohn: That's all I have under the manager's report.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Ms. Cabrera: Ok, moving on to financials, we need approval of the financials, right?

Mr. Winkeljohn: Yes.

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

**SEVENTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Ms. Cabrera: Then we can move on to Item No. 7, Supervisor's requests.

Mr. Winkeljohn: Are there any Supervisor's requests? I have one item, I'll go last.

Ms. Cabrera: Curtis?

Mr. Cooper: Is there anybody online?

Mr. Winkeljohn: No.

Ms. Cabrera: No.

Mr. Cruz: Well, I was talking to Ben about I was walking my dog, and my dog got mauled by a pit bull and if it wasn't for the help of City of Homestead Officer Ireland, I probably would have gotten attacked myself, and my dog with further injuries but, he heard all the yelling and screaming and he came and assisted us, sprayed the dog. I sent an email to Officer Yanko thanking him so much, I personally thanked him, I just wanted to state that for the record.

Ms. Cabrera: That was where in your community?

Mr. Cruz: Yes, right in front of my house in the driveway.

Ms. Cabrera: What happened to the dog?

Mr. Cruz: It's still under investigation, my dog is still recovering, their dog was loose, my dog was on a leash, I was in my driveway approaching my garage door and their dog just made a beeline, no barking, no growling, nothing, just a full attack on my dog, and once he finished with my dog, he started coming towards me, but he was trying to hold him inside my garage at that time.

Ms. Cabrera: Wow.

Mr. Cruz: And I'm walking a 95 lb. dog and this is 100 plus pit bull.

Ms. Cabrera: Anything else?

Mr. Cruz: No.

Ms. Cabrera: Do you have any requests or any comments, Curtis?

Mr. Cooper: Yes, so I know we pushed this down a little bit down the road, but I figured now is the best time to talk about it. The school traffic, I'd like to see about maybe getting a proposal for doing a no-lefthand turn for school traffic, only residents between pickup times on 312th Street and the left turn into Waterstone for the residents.

Mr. Quesada: On 312th Street?

Mr. Cooper: Yes.

Mr. Quesada: So, that's a city request.

Mr. Cooper: It's the county, but we need to give directions to the city to kind of petition for that if that's the Board's direction and to move forward.

Mr. Quesada: So, no left turn into Waterstone.

Ms. Cabrera: Only residents.

Mr. Cooper: Only residents during that time, the pickup times, whatever those times are.

Mr. Quesada: Got it.

Mr. Cooper: Once the signs are in, the police can enforce it.

Ms. Cabrera: Right now, as it is I think they block off from the second lane, I can't recall right now but, the left lane is still turning in.

Mr. Cooper: Correct, which is causing obviously a backup so now it's causing the residents to have to do, instead of them queuing the traffic all up on 312th and having the one entrance.

Ms. Cabrera: Right, residents are going all the way around, and then you get on 137th and you're backed up in traffic for 20 minutes just to get into Waterstone.

Mr. Cooper: Yes. So, that's my thought process, I don't know if anybody else has any other ideas that they want to talk about, but just if we can maybe, if we decide to move forward with this, then we can give I believe the city council, Erica, some type of direction to kind of push towards whatever they need to do to maybe see this to fruition, sooner than later.

Mr. Quesada: What we could probably do, I noticed there's been a request made sometimes to the city, a different request but similar, is the public works director to look into that and then come back with whatever recommendations he has based on your request.

Mr. Cruz: My thing is, why can't they use their own parking lot, come off Campbell, snake into their own school, and then snake right out. Do you understand what I'm saying, they have their own driveway on Campbell Drive, why can't they just go through their own school? My kids went to that school, and they finished that school but, it's always been an issue.

Ms. Cabrera: I mean I've always proposed that we sit with them and collectively try to figure it out, with the city, and I've always said I'm willing to do that, it's just a matter of

reaching out to them, and all respective parties and setting up a date that we can sit and have a discussion about it.

Mr. Winkeljohn: We'll see what we can do.

Ms. Cabrera: Anything else?

Mr. Cooper: So, is there direction for that or not? We obviously made that attempt a few months ago, and I think we had city representation here but something happened with the school again, and they didn't show up. It doesn't seem like on their end they want to meet and resolve this.

Ms. Cabrera: Well, I really think that it's not even the Charter School at Waterstone, it's Charter School Associates like we need somebody from higher up to get involved in this.

Mr. Quesada: Right, the decision-makers.

Ms. Cabrera: Right.

Ms. Padilla: I know they changed principals numerous times and every time we brought it up, it's always kind of been, oh we need to meet with somebody.

Ms. Cabrera: Yes, and school is about to start, we all know how bad it gets the first couple of weeks, I have over and over again said, let's do this, let's reach out, let's find out who the representative is, who at the Charter School Associates we can talk to, so let's set a meeting up, maybe we can have the mayor involved, the president, or Erica, who's our representative, with somebody.

Mr. Winkeljohn: Yes, I think Erica is the best person.

Ms. Cabrera: Yes.

Mr. Winkeljohn: We need someone to talk to the county counterparts, like staff, that can help us.

Mr. Quesada: One thing I will say is we now noticed at least the one change they did make towards the middle of last school year was, I don't see any more traffic backing up on Waterstone Way, and blocking Portofino Oaks, Palms, and Point, they seemed to have experienced some relief. I know the congestion now had been redirected to Campbell, which is what we're talking about in your request but, I think some progress was made, so we'll continue to push and see if we can make more with that.

Ms. Cabrera: Ok.

Mr. Cooper: Ok, so that was that. The clubhouse floors, I'm looking at them and see they're getting all scratched up, where are we at with the rubber pads, or if there's any type of treatment we can use?

Mr. Quesada: We tried two different scuff things thinking size-wise they're not long, and Diana found something at Lowe's and we're going to go take a look at it, so we've had to return two different products for the chairs, it hasn't been fitting these chairs. Another discussion, I know it took place on the master level, on the HOA side, because this actually belongs to the HOA master, the furniture, they're looking into new furniture. We can on the CDD side, I know we're getting to the end of our fiscal year, we'll look at pricing it and come back to you guys and see if maybe the HOA and the CDD want to work together on splitting the cost of getting new furniture here that's maybe more scuff resistant, or like I said there's some products at Lowe's that we're going to try out, and this will be our third try to try to get them to fit this furniture.

Mr. Cooper: Is that able to come out?

Mr. Quesada: Yes.

Mr. Cooper: I just don't want to wait months if more damage is being caused.

Mr. Quesada: Right, so you could use a floor buffer for more hard-to-remove scuffs but, I can tell you this, everything comes out, we've already tried it and done it, it takes hours. So, I'm just telling you as far as the custodian goes, they're here at 5:00 in the morning, or 6:00 in the morning, whatever it is, and the idea is to try to let this floor dry before there's foot traffic. The biggest issue we have is when the floor is wet and people walk in here with their shoes, you're getting all types of marks on the floor again. So, there are buffers out there, we've looked, actually, when the sun is up and you look at them, they require a little bit more work.

Ms. Padilla: There's a \$500 deposit.

Mr. Quesada: Nonrefundable payment and then they go and they issue you a reimbursement after the fact, so if we're not renting from Sunbelt, we're going to have to hire a contractor just to do this.

Mr. Cruz: I think hiring somebody just to do it is the best way.

Ms. Cabrera: Well, is there some kind of protective sealing or something that can be put down?

Mr. Quesada: It's a nonslip floor and let me ask about what type of sealing to use on a nonslip but, to remove it you can get a floor buffer.

Mr. Cooper: I'm talking about the metal that's going into the flooring here, what can we do about this now?

Mr. Quesada: We're going to try to work that out, this will be our third try.

Mr. Cooper: So, like this, we can just change this out?

Ms. Cabrera: Yes, we ordered them, they were just the wrong size.

Mr. Cooper: Ok.

Mr. Quesada: That's what we can do for now, and then to ever do the flooring we can contract somebody with a buffer, just don't use wax, and they can just put soap and water type of thing, and there's like 4 pad levels, you don't want to go with that strong one it will just chip away on a floor like this, you want to probably go with the second or third pad level. We did do a little research with Sunbelt, we know what needs to be done, I do think having somebody come out is a lot easier because the money doesn't make sense when you go that route.

Mr. Valladares: Maybe when they mop the floor you can get a floor blower, and just put it down there.

Mr. Winkeljohn: To dry it.

Mr. Quesada: We tried that, remember we had a party, we did actually play with the schedule of the person that was cleaning, and coming here a couple of hours in the morning before anybody steps foot in this place before a party, so we know how it works, it's just during the week, Monday through Friday there's a lot of foot traffic in here, so keeping up with that has been a little difficult with this floor.

Mr. Cooper: Ok. So, the install for the height sensor lights, is that going to have additional stuff being done to it, like painting?

Mr. Quesada: Correct, so if you received my email they're already behind, so you can already see the arches were already stucco and the repairs are done, they were waiting on coming in doing the paint until DML is done. So, they kind of haven't had that done, and that's why they're waiting.

Mr. Cooper: But that's not painting behind there.

Mr. Quesada: Correct, it's going to be patched up, yes.

Mr. Cooper: Ok, and do we have a timeframe on that?

Mr. Quesada: Like I said, they should be finishing, they've been waiting for them to finish because they're not going to just do one guardhouse at a time, so they're waiting for DML to finish, and DML is already at guardhouse 3 as of today, and it hasn't taken them more than 2 or 3 days per install, they're doing a lot of trenching, rewiring from the median to the guardhouses, that's what takes the longest time, so let's just say by the end of this week they'll be done with guardhouse 3, so as early as next week, we'll get them on the painting.

Mr. Cooper: Great. Next on the agenda is there a way to put the following months' schedule for trimming and all that, either that, or having both of the old and the new on there so that this way like, you're showing the June agenda, and we're in July but, really it's August that we're going to be coming into.

Mr. Quesada: So, let me talk to BrightView because what happens typically is that our weeks kind of fall, our deadline for the agenda that you guys get falls in the middle of the month, so think about it, it's the fourth Tuesday but then we're sending out everything finalized on the third Tuesday, so on their end it's like this week is when they're working on that schedule.

Mr. Winkeljohn: It's right after our meeting it comes up.

Mr. Quesada: Basically, so I'll check with BrightView to see what we can do as far as that goes.

Mr. Cooper: Ok, was the light repaired for the monument on Waterstone Blvd., because I noticed it the other night when I drove by and the whole monument was out, and you go in there all the time, and it was out.

Mr. Quesada: We did have somebody come out and look at it.

Mr. Valladares: It was working, I think it was just with the power surges we're having.

Mr. Quesada: Ok.

Mr. Cruz: Talking about lights, we still have no lights on 137th Avenue either.

Mr. Quesada: That's the county, ok.

Mr. Cruz: But still, it's dangerous.

Mr. Cooper: Then lastly if we can, I know it's been a while since we had the lights refurbished for the monuments and it seems like we're just, on a lot of the lights when you go at nighttime the modulators are out so it's not red, it's like blue and green, so some of the

modulars our out. I don't know if it makes sense to just keep piecemealing modulars in there, or actually taking the cans off, painting the cans, and putting new modulars in there.

Mr. Quesada: I'll have a price for you guys at the next meeting.

Mr. Cooper: I wanted to see if that's what the Board is interested in doing so then you can get direction and go do whatever you need to do.

Mr. Quesada: I do think we're overdue as far as having to paint those cans, the only one that actually looks pretty pristine is the Boulevard because it gets the least amount of sunlight, and we have a lot of shade there. The entrance and exit monuments on Campbell Drive typically, they're in the sun all day so the paint is starting to fade, let us at least start working on pricing for you. I think at the latest early fall, we could probably start getting something done there if the price is right.

Mr. Cooper: Ok

Mr. Cruz: Are these the panels?

Mr. Quesada: So, it's too big to talk about if you got the covers off the sign, that's the paint, and then inside you have this system, we have what's called WiFi 104, it's LED little modulars, and if you guys were to change that up, you're limited on that type of technology as far as color changing and whatnot. There is one, I notice they did it in front of Portofino Bay, where it's an up light, not behind the letters, that's a rectangular shape that's about 2' or 3' wide and it's dual color-changing uplighting effect, you're just going to lose the background lighting.

Mr. Cruz: I like the background lighting.

Mr. Quesada: Ok.

Mr. Cooper: It's reverse channel.

Mr. Quesada: Yes, so we'll come back to you guys on that, we'll get one or two prices just to see if it's something that we can afford, depending on the scale when we can time it right so that the budget is at the right timing.

Mr. Cooper: Then the other thing is, with regard to the clubhouse, was that changed as far as the weekends staffing, from whatever it was the last month or 2 weeks ago when there were those couple of issues or are we still in the process?

Ms. Padilla: So, right now we are interviewing people just to work with, we want to hire people as intended, we went back to Maverick and they're doing the coverage for the

weekend, but we're still in the process but we should have an answer for you guys next month.

Mr. Cooper: Ok.

Ms. Cabrera: That's it?

Mr. Cooper: Yes, that's all I had.

Mr. Valladares: I should have asked this question before, I know we always have our meetings for the lighting ceremony on that, and we agreed that we're going to be hiring a company but, what I wanted to know if the people from Alton Madison have been notified that we hired another company as opposed to them?

Ms. Padilla: I will write them an email.

Mr. Valladares: Thank you.

Ms. Cabrera: Are there any other comments?

Mr. Winkeljohn: I have one item, your chairman has issued me his written resignation letter, and I can read it to you for the record. Dear Team, it is with great regret that I'm writing to inform you of my decision to resign from the Board of Supervisors for South-Dade Venture CDD effective immediately. I have been offered something great for me to deal with and fulfill the requirements of my position on the Board. I feel it is best for me to make room for someone with the time and energy to devote to the job. It is with pleasure to have worked with all of you. I was pleased to be a member of the Board and proud of all that we have accomplished. I have no doubt the Board will continue to be successful in the future, good luck to you all, and thank you so much. Miguel Aponte. The procedure is to accept the resignation by motion.

On MOTION by Mr. Cooper seconded by Mr. Cruz, with all in favor, accepting the resignation letter from Miguel Aponte was approved.

Mr. Winkeljohn: And that obviously leaves you a vacancy on the Board, so at a future time if anyone has a candidate they would like to put forth we can make that appointment, and with the Board, it's often that we take written responses and they come to the meeting, they usually speak but, it's up to you to set the procedures.

Mr. Valladares: I think this is something that should be taken time, no need to rush into it with an appointment depending on what we get from now on, and then the Board will have to make a decision on how soon we want to be able to go ahead and fill the vacancy.

Mr. Quesada: Is anybody opposed, any of you, to at least direct them to management and we'll make sure that they're on the agenda, and Paul is aware, and we can go that route.

Mr. Valladares: And then we can ask for, when we address them to you to get a bio or resume and how long they've been in the community.

Mr. Quesada: Yes.

Mr. Winkeljohn: That's all I have.

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Cabrera: So, if there's nothing else, is make a motion to adjourn.

On MOTION by Ms. Cabrera seconded by Mr. Cruz, with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Authorizations Required to Open the Money Market Account with BankUnited

The money market account with BankUnited is currently earning 5.15%. The minimum to open each account is \$2,500. BankUnited is a qualified public depository so all deposits will be covered by federal depository insurance ("FDIC") up to \$250,000 or by collateral pool pledged to the State Treasurer (of Florida) for amounts in excess of \$250,000.

In order to open a money market account with BankUnited, BankUnited needs a copy of the minutes whereby the signers of the accounts and their titles are stated on record.

The signers on the money market account will be as follows:

Name	Title
<u>Richard Hans</u>	<u>Assistant Secretary</u>
<u>Patti Powers</u>	<u>Treasurer</u>



South- Dade Venture CDD

FIELD REPORT

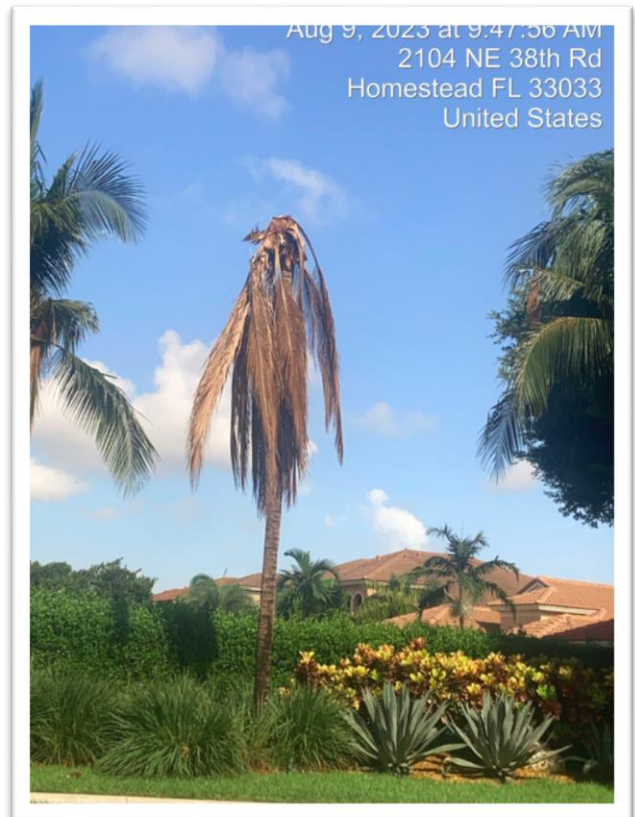
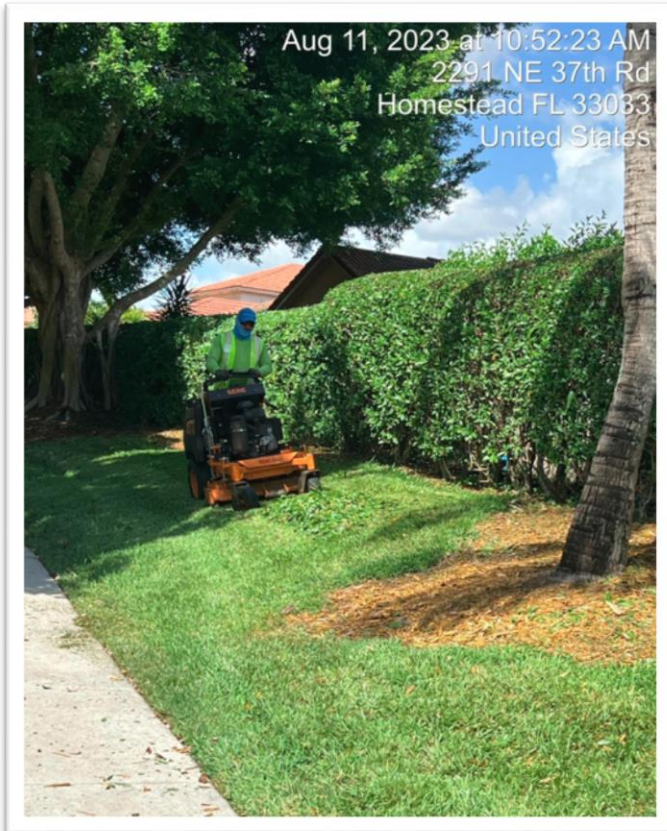


Meeting August 25, 2023

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

LANDSCAPING

- Landscaping was maintained by Brightview.
- Dead coconut palm will be removed by Brightview (lightning).

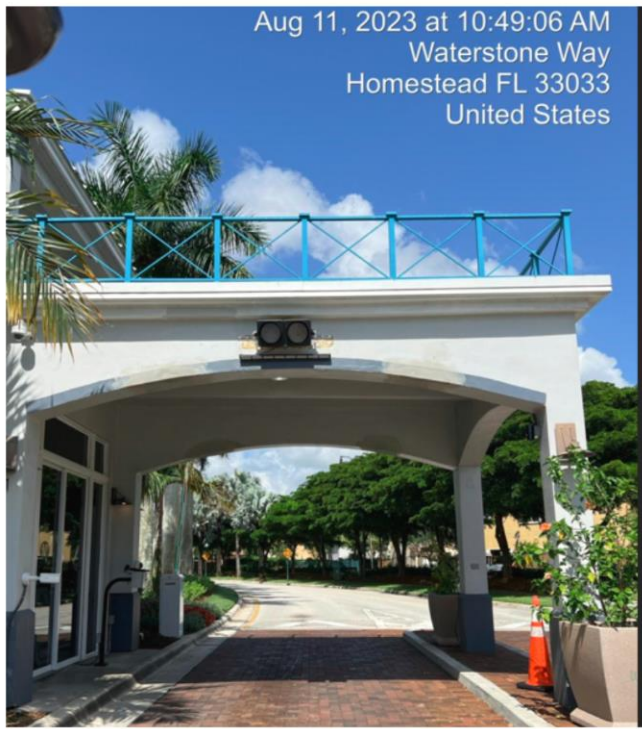


LAKES

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



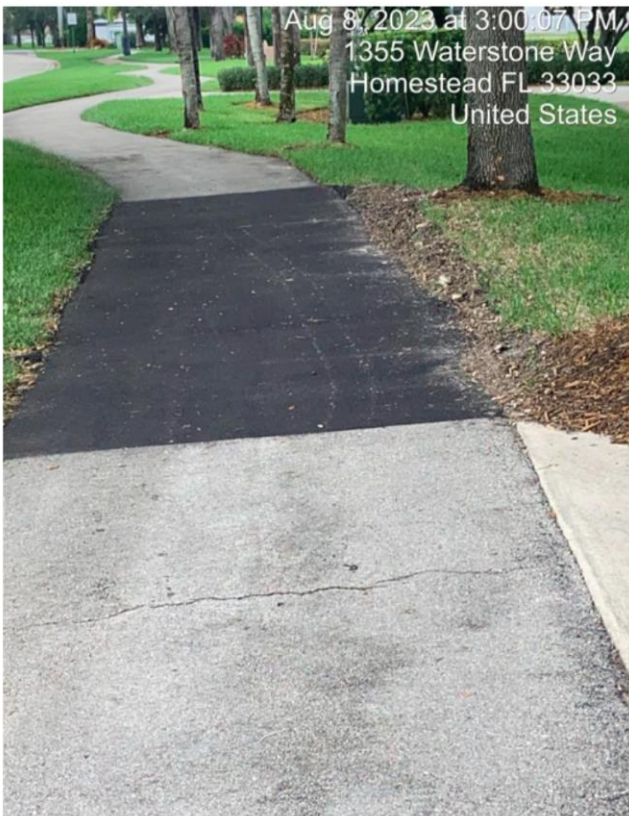
FIELD MAINTENANCE



- Height sensors were installed by DML Security.
- Ortiz Construction is currently painting the Guardhouses for touchups.

SOUTH-DADE VENTURE CDD
(WATERSTONE)

FIELD DIVISION REPORT
Mayra Padilla/Ben Quesada
Phone 786-650-2011



- Root damaged asphalt walkways were repaired by Ortiz Construction (450 linear feet).

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

SOUTH-DADE VENTURE CDD
(WATERSTONE)

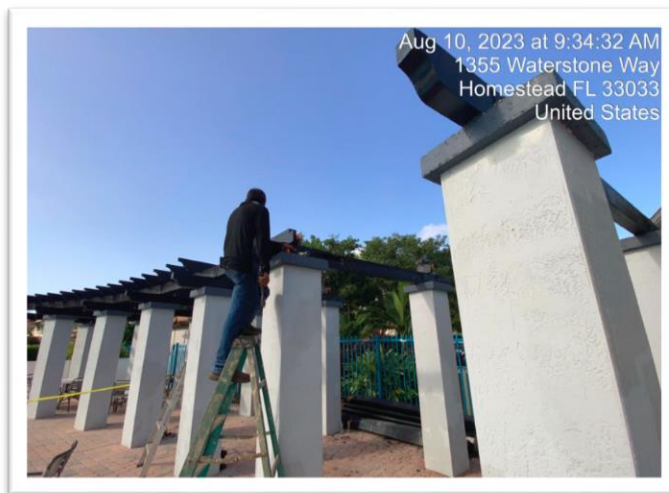
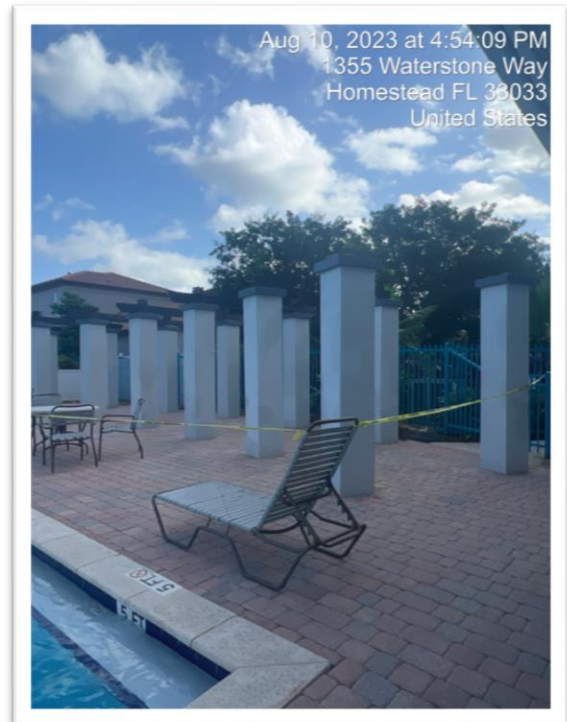
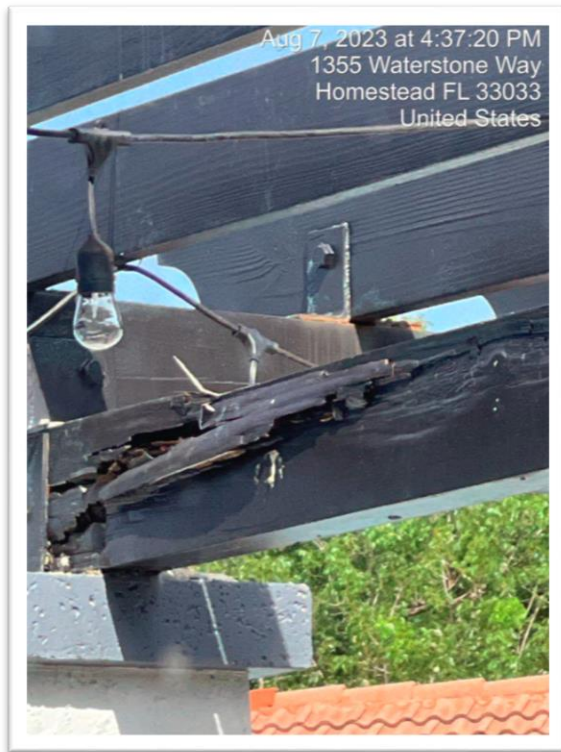
FIELD DIVISION REPORT
Mayra Padilla/Ben Quesada
Phone 786-650-2011



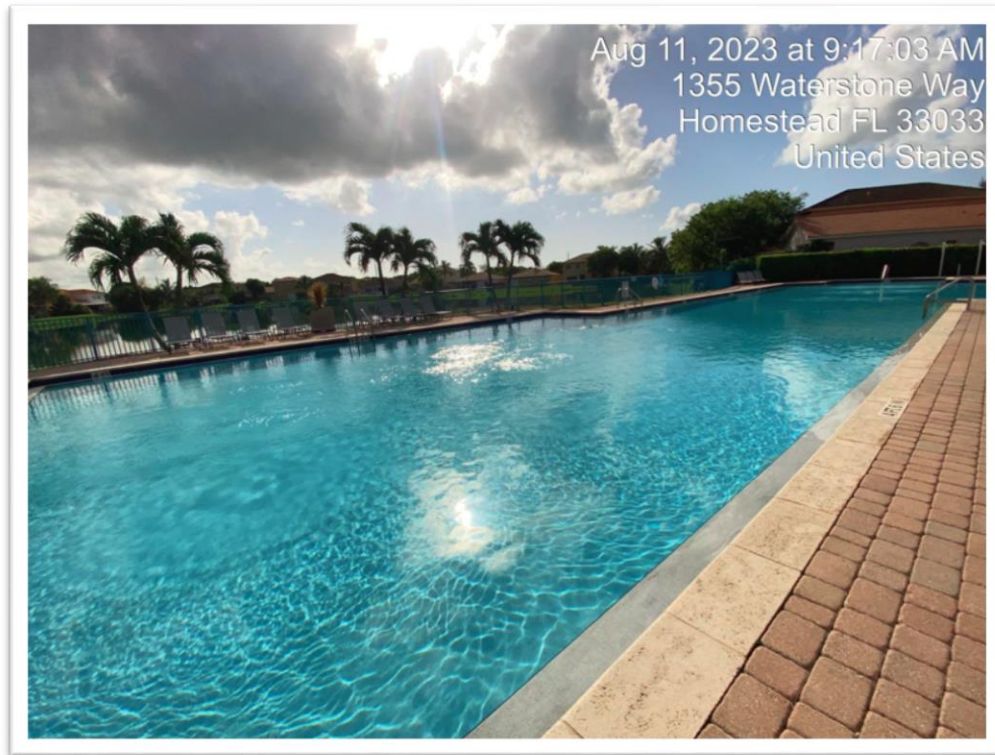
- Pavers on the roundabout on 137 AVE are sinking. Ortiz Construction will repair them.
- One of the lights at the bridge is missing. Ortiz Construction will replace it.

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

CLUBHOSUE/ POOL MAINTANACE



- The wood pergola deteriorated to an unsafe condition. Ortiz Construction removed all the damaged wood for safety purposes.
- Sound system server needs to be replaced. Not to exceed \$2,000 to replace.



- Pool was maintained by Bright and Blue Pool.
- Southernmost pool pump was damaged by lightning strike. Was replaced on 8.3.2023.

EXHIBIT A

Brightview Landscaping August

August

2023

Waterstone

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Trim	2 Trim	3 Mow Trim	4 Trim	5
6	7 Trim Irrigation	8 Trim Irrigation	9 Trim	10 Mow Trim Herbicide	11 Trim	12
13	14 Trim	15 Trim	16 Trim Herbicide	17 Trim	18 Trim	19
20	21 Trim Herbicide	22 Trim Herbicide	23 Trim Herbicide	24 Mow Trim Herbicide	25 Trim	26
27	28 Trim Herbicide	29 Trim Herbicide	30 Trim	31 Mow		

EXHIBIT B

BV July wet check report.



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

Date: July 17, 2023	Time: 7:00am	Water Management: _____ Program A: _____ Program B: _____
Job Name: Waterstone		
Job Address: 137th Ave & Waterstone way Homestead FL		

Wet Check Report for July

Scope of Work / Labor & Materials



Timer #1 Waterstone Way

Irrigation Schedule Pro: Online

Zone2: Replaced bad valve not opening. BV

Zone9: Replaced broken pop-up. BV

Zone28: Replaced rotor stop turning. BV

Zone35: Replaced broken pop-up. BV

Zone56: Replaced missing maxijet nozzle. BV

Zone62: Replaced bad decoder to restore water. (possible lightning strike) BV

Rest of Zones OK



Timer #2 Waterstone Clubhouse

Irrigation Schedule Pro: Online

Zone2: Replaced bad decoder to restore water. (possible lightning strike) BV

Zone11: Replaced broken pop-up. BV

Zone17: Replaced broken nozzle. BV

Zone23: Replaced rotor stop turning. BV

Rest of Zones OK



Timer #3 Waterstone Blvd

Irrigation Schedule Pro: Online

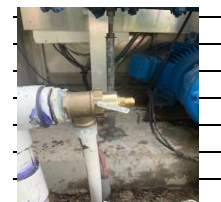
Possible lightning strike found several decoders bad and had to be replaced to restore water in areas.

Zones 7,8,14,15,and 16: Need to replace decoders to restore water. BV

Also found leak in mainline and pump fittings broken.

Mainline break and pump fittings were repaired. BV

A pressure switch is recommended to prevent future damage to irrigation pump. \$500.00



\$500.00

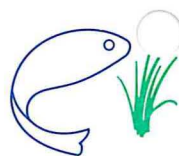
Total Labor & Materials, including Sales Tax

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 7-14-23

WEATHER CONDITIONS CLOUDY, HOT, RAIN DURING TODAY'S VISIT BIOLOGIST DAN

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.

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

REMARKS: ALGAE AND SUBMERSED AQUATIC WEEDS TREATED TODAY.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 87 °F.
DISSOLVED OXYGEN 7.2 ppm.
pH READING 8.8
WATER CLARITY 8'
WATER SAMPLE TO LAB ☐ Yes ☒ No

☐ High ☒ Normal ☐ Low
☐ High ☒ Normal ☐ Low
☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14
☒ Good ☐ Fair ☐ Poor
☐ 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

BIOLOGICAL CONTROL FISH

UNDESIRABLE SPECIES

BIRDS

☒ Wading
☐ Anhinga

☐ Wild Ducks
☐ Cormorant

☒ Largemouth Bass
☐ Tripliod Grass Carp
☐ Gar
☒ Muscovies
☐ Kite

☒ Bream

☐ Exotics

☐ Coot
☐ Marsh Hawk

☐ Catfish

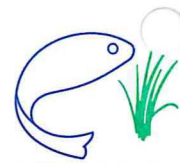
☒ Mosquitofish

☒ Gallinule
☐ Osprey

OTHER WILDLIFE

REMARKS: WHITE EGRET, 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 7-26-23
 WEATHER CONDITIONS RAIN, THUNDER, LIGHTNING BIOLOGIST DAN

	WATERWAY I.D.									
ALGAE/AQUATIC WEED CONTROL	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT		SPOT				SPOT			SPOT	SPOT
BORDER GRASSES										
SUBMERSED AQUATICS	SPOT				INSPECT					
FLOATING WEEDS										
WATER LEVEL	+ .5'	+ .5'			+ .5'	+ .5'			+ .5'	+ .5'
RESTRICTION (# HRS.)	0	0			0	0			0	0

REMARKS: ALGAE AND PONDWEED TREATED

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 89 °F. ☐ High ☒ Normal ☐ Low
 DISSOLVED OXYGEN 6.6 ppm. ☐ High ☒ Normal ☐ Low
 pH READING 8.5 ☐ 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:

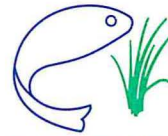
FISH/WILDLIFE OBSERVATIONS

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: IBIS, GREEN HERON

DEBRIS/TRASH REMOVAL



Allstate
RESOURCE MANAGEMENT, INC.

(954) 382-9766 • Fax: (954) 382-9770

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

CUSTOMER South Dock Ventures ACCOUNT# 1674 DATE 7-26-23
WEATHER CONDITIONS Lightning / Rain BIOLOGIST TEN

WATERWAY I.D.

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

REMARKS Cleaned the area for any debris. Including - Bags, Bottles, Wrappers, etc. All debris was removed from the area & disposed at ASDC.

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 _____



Search for Financial Disclosure Filers

Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

If you filed with the Commission or the Supervisor of Elections and no date appears in the "Filing Requirement Fulfilled" column, it means either the Supervisor or Commission has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to five business days.

Any Form 6F-Final Full and Public Disclosure of Financial Interests will not populate in the search results. Contact the Commission to obtain a copy of a filer's Form 6F.

Your Search for "South Dade Venture Community Development District - Board of Supervisors" returned the following results:

Coordinator:

Rich Hans

Primary Coordinator

SW 148 Ave, Canal C-103, SW 149 Ave, SW 264 St

Miami, FL, 33126






(954) 721-8681

rhans@gmssf.com

Narrow results to a particular suborg:

- [All Suborganizations](#)
- [Board of Supervisors](#)
- [Employees](#)

Filer ID	Form Year	Full Name	Organizations	Statutory Filing	Filing Requirement	Filing History
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				Requirement	Fulfilled	
233672	2022	Aponte, Arnaldo Miguel	<ul style="list-style-type: none"> South Dade Venture Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 Form Receipt Not Recorded	View Filing History
287181	2022	Cabrera, Jessica	<ul style="list-style-type: none"> South Dade Venture Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 06/01/2023	View Filing History
217799	2022	Cooper, Curtis	<ul style="list-style-type: none"> South Dade Venture Community Development District- Board of Supervisors Homestead- Police Pension Board 	Form 1 with Miami-Dade County SOE	 Form Receipt Not Recorded	View Filing History
294656	2022	Cruz, Michael	<ul style="list-style-type: none"> South Dade Venture Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 06/02/2023	View Filing History
287182	2022	Valladares, Victor	<ul style="list-style-type: none"> South Dade Venture Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 06/28/2023	View Filing History
Search Again						

General Information about Filing Financial Disclosure

- Brochure: [A Guide to the Sunshine Amendment and Code of Ethics](#) (PDF)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

August 22, 2023

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
07/18/23	9659	\$118.25
07/19/23	9660-9666	\$6,985.18
07/21/23	9667	\$1,215.00
07/26/23	9668-9676	\$2,001.21
08/02/23	9677	\$360.00
08/03/23	9678-9690	\$32,539.68
08/10/23	9691-9699	\$44,177.13
<i>Total</i>		<hr/> <hr/> <i>\$87,396.45</i>

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 8/10/23		PAGE 1		
*** CHECK NOS. 009659-009699		SOUTH-DADE VENTURE - GF									
		BANK C GENERAL FUND-REGIONS									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	....CHECK..... AMOUNT	#	
7/18/23	00366	7/09/23 0854352 08.23 SVCS	202308 320-53800-41005	COMCAST		*	118.25	118.25	009659		
7/19/23	00389	7/07/23 10000661 LEGAL ADS	202307 310-51300-48000	ALM MEDIA LLC		*	170.30	170.30	009660		
7/19/23	00049	7/07/23 7288 SVCS THRU 06/30/23	202306 310-51300-31100	ALVAREZ ENGINEERS, INC.		*	220.00	220.00	009661		
7/19/23	00239	6/21/23 41593217 LOGO MATS	202306 320-57200-52000	CINTAS CORP.		*	35.00	70.00	009662		
		7/12/23 41613797 LOGO MATS	202307 320-57200-52000			*	35.00				
7/19/23	00435	6/19/23 3372-1 SVCS-06/23	202306 320-53800-46100	DML SECURITY SYSTEMS LLC		*	127.50	619.25	009663		
		7/11/23 3436-1 SVCS-07/23 NEW CLICKERS	202307 320-53800-46100			*	471.75				
		7/17/23 3462-1 LIGHTING WIRE AND CHARGER	202307 320-53800-46100	THE FITNESS SOLUTION		*	20.00	354.72	009664		
7/19/23	00361	7/12/23 57085 SVCS-07/23	202307 320-57200-46100	FLORIDA'S BRIGHT & BLUE POOLS, INC		*	354.72	985.00	009665		
7/19/23	00384	8/01/23 218405 SVCS-08/23	202308 320-57200-45300			*	985.00	985.00	009666		
7/19/23	00023	7/01/23 0723 SVCS-07/23	202307 320-53800-43000			*	324.27				
		7/01/23 0723 SVCS-07/23	202307 320-53800-43100			*	25.66				
		7/01/23 0723 SVCS-07/23	202307 320-53800-43200			*	1,731.28				
		7/01/23 0723 SVCS-07/23	202307 320-53800-43250			*	2,301.00				
		7/01/23 0723 SVCS-07/23	202307 320-53800-43400	FLORIDA POWER & LIGHT		*	183.70	4,565.91	009666		
SDVN SOUTH DADE VEN JWASSERMAN											

AP300R
*** CHECK NOS. 009659-009699

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

RUN 8/10/23

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/21/23	00507	7/07/23 MAY-JUNE SVCS-05/23	202305 320-57200-34500		*	135.00	
		7/07/23 MAY/JUNE SVCS-06/23	202306 320-57200-34500		*	1,080.00	
				1ST CHOICE SECURITY LLC			1,215.00 009667
7/26/23	00363	6/24/23 0595617- SVCS-07/23	202307 320-53800-41005		*	247.51	
				COMCAST - AUTO PAY			247.51 009668
7/26/23	00364	6/24/23 0595625- SVCS-07/23	202307 320-53800-41005		*	247.51	
				COMCAST - AUTO PAY			247.51 009669
7/26/23	00365	6/24/23 0595880- SVCS-07/23	202307 320-53800-41005		*	247.51	
				COMCAST - AUTO PAY			247.51 009670
7/26/23	00367	6/24/23 0757241- SVCS-07/23	202307 320-53800-41005		*	227.04	
				COMCAST - AUTO PAY			227.04 009671
7/26/23	00368	6/24/23 0900346- SVCS-07/23	202307 320-53800-41005		*	189.85	
				COMCAST - AUTO PAY			189.85 009672
7/26/23	00369	6/24/23 0595591- SVCS-07/23	202307 320-57200-41000		*	296.85	
				COMCAST - AUTO PAY			296.85 009673
7/26/23	00370	6/24/23 0764221- SVCS-07/23	202307 320-57200-41000		*	248.51	
				COMCAST - AUTO PAY			248.51 009674
7/26/23	00381	6/24/23 0987897- SVCS-07/23	202307 320-53800-41005		*	148.85	
				COMCAST - AUTO PAY			148.85 009675
7/26/23	00382	6/24/23 0987863- SVCS-07/23	202307 320-53800-41005		*	147.58	
				COMCAST - AUTO PAY			147.58 009676
8/02/23	00508	7/28/23 07312023 CLEANING CLUBHOUSE	202307 320-57200-34000		*	360.00	
				EVELIA LOPEZ LOPEZ			360.00 009677

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AP300R
*** CHECK NOS. 009659-009699

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

RUN 8/10/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/03/23	00235	3/15/23 812511	202303 320-57200-46000		*	69.00	
		SVCS-03/23					
		5/17/23 819482	202305 320-57200-46000		*	69.00	
		SVCS-05/23					
		6/21/23 822867	202306 320-57200-46000		*	69.00	
		SVCS-06/23					
		7/26/23 826694	202307 320-57200-46000		*	69.00	
		SVCS-07/23					
				ALL FLORIDA PEST CONTROL			276.00 009678
8/03/23	00401	7/28/23 6216	202307 320-57200-46000		*	225.00	
		SVCS-07/23					
		7/28/23 6217	202307 320-53800-46100		*	225.00	
		SVCS-07/23					
				ANGEL J. MARTIN			450.00 009679
8/03/23	00021	6/30/23 182078	202306 310-51300-31500		*	1,337.50	
		SVCS-06/23					
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			1,337.50 009680
8/03/23	00107	7/31/23 77177	202307 320-57200-51000		*	204.00	
		CUSTOM EMBROIDERY					
				BILMOR WITH ADVERTISING			204.00 009681
8/03/23	00442	7/18/23 1129044	202308 320-53800-41005		*	498.36	
		SVCS-08/23					
				COMCAST			498.36 009682
8/03/23	00135	7/25/23 17995	202307 320-57200-52000		*	416.96	
		SUPPLIES					
				DISCOUNT LIGHTING AND SUPPLIES, INC			416.96 009683
8/03/23	00038	8/01/23 622	202308 310-51300-34000		*	5,073.25	
		MGMT FEES-08/23					
		8/01/23 622	202308 310-51300-44000		*	200.00	
		RENT					
		8/01/23 622	202308 310-51300-35100		*	83.33	
		COMPUTER TIME					
		8/01/23 622	202308 320-53800-49300		*	250.00	
		WEBSITE ADMINISTRATION					
		8/01/23 622	202308 310-51300-42000		*	24.87	
		POSTAGE AND DELIVERY					
		8/01/23 622	202308 310-51300-42500		*	85.00	
		COPIES					
		8/01/23 623	202308 300-20700-10500		*	208.33	
		DISSEMINATION AGT SVCS					

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 009659-009699

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

RUN 8/10/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		8/01/23 623	202308 700-51700-73000		*	208.33	
			DISSEMINATION AGT SVCS				
		8/01/23 623	202308 700-13100-10000		*	208.33-	
			DISSEMINATION AGT SVCS				
		8/01/23 624	202308 320-53800-46100		*	833.33	
			MGMT FEES-08/23 GATE				
		8/01/23 625	202308 320-57200-34000		*	9,583.33	
			CLBHS/FIELD STAFF/MGT0823				
				GMS-SO FLORIDA, LLC			16,341.44 009684
8/03/23 00477		7/25/23 2057	202307 320-53800-34500		*	8,426.66	
			SVCS-07/23				
				MAVERICK SECURITY SERVICES, LLC			8,426.66 009685
8/03/23 00386		7/25/23 07252023	202307 310-51300-49000		*	17.48	
			REIMB-BOARD MTG LUNCH				
				BEN QUESADA			17.48 009686
8/03/23 00386		7/26/23 07262023	202307 310-51300-49000		*	107.92	
			REIMB-BOARD MTG LUNCH				
				BEN QUESADA			107.92 009687
8/03/23 00432		7/22/23 96125150	202308 320-53800-41000		*	58.07	
			SVCS-08/23				
				T-MOBILE			58.07 009688
8/03/23 00430		8/01/23 INVRTM11	202308 320-53800-34501		*	378.40	
			M-POST LICENSE				
				TRACKFORCE - RTM SOFT, INC.			378.40 009689
8/03/23 00059		7/25/23 6998104	202307 310-51300-32300		*	1,006.72	
			ADMIN FEE-7/01/23-6/30/24				
		7/25/23 6998104	202307 300-15500-10000		*	3,020.17	
			ADMIN FEE-7/01/23-6/30/24				
				U.S. BANK			4,026.89 009690
8/10/23 00239		8/02/23 41635050	202308 320-57200-52000		*	35.00	
			LOGO MATS				
				CINTAS CORP.			35.00 009691
8/10/23 00041		7/20/23 072023	202307 320-53800-43000		*	25.92	
			07/23 SVCS				
		7/20/23 072023	202307 320-53800-43100		*	38.37	
			07/23 SVCS				
		7/20/23 072023	202307 320-53800-43200		*	1,005.51	
			07/23 SVCS				

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 009659-009699

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

RUN 8/10/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		7/20/23 072023	202307 320-53800-43300		*	54.80	
		07/23 SVCS					
		7/20/23 072023	202307 320-53800-43400		*	461.72	
		07/23 SVCS					
		7/20/23 072023	202307 320-57200-43000		*	2,645.36	
		07/23 SVCS					
				CITY OF HOMESTEAD			4,231.68 009692
8/10/23 00509		8/07/23 08072023	202307 320-57200-51000		*	12.82	
		OFFICE SUPPLIES					
		8/20/23 082023	202308 320-57200-51000		*	23.52	
		A/C COVER W/ LOCK					
				DIANA FERNANDEZ			36.34 009693
8/10/23 00508		8/07/23 08072023	202308 320-57200-46000		*	210.00	
		CLUBHOUSE CLEANING					
				EVELIA LOPEZ LOPEZ			210.00 009694
8/10/23 00361		7/27/23 57455	202307 320-57200-46100		*	259.36	
		PARTS/REPAIR					
		8/01/23 57171	202308 320-57200-46100		*	205.00	
		ROUTINE MAINTENANCE					
				THE FITNESS SOLUTION			464.36 009695
8/10/23 00053		7/31/23 07312023	202307 320-53800-34501		*	21,614.70	
		07/23 SVCS					
				FRATERNAL ORDER OF POLICE			21,614.70 009696
8/10/23 00495		8/01/23 INV9819	202308 320-53800-52005		*	9,081.81	
		INSTALLATION CONTRACT					
				HOLIDAY OUTDOOR DECOR			9,081.81 009697
8/10/23 00477		7/18/23 2055	202307 320-53800-34500		*	7,550.64	
		SECURITY SVCS					
		7/24/23 2056	202307 320-57200-34500		*	402.30	
		SECURITY SVCS CLUBHOUSE					
		7/25/23 2058	202307 320-57200-34500		*	402.30	
		SECURITY SVCS CLUBHOUSE					
				MAVERICK SECURITY SERVICES, LLC			8,355.24 009698
8/10/23 00452		8/07/23 08072023	202308 320-53800-46100		*	148.00	
		TRAFFIC CONES					
				MAYRA PADILLA			148.00 009699
				TOTAL FOR BANK C		87,396.45	
				SDVN SOUTH DADE VEN JWASSERMAN			

AP300R
*** CHECK NOS. 009659-009699

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

RUN 8/10/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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TOTAL FOR REGISTER						87,396.45	
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SDVN SOUTH DADE VEN JWASSERMAN

SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2023

	Governmental Fund Types		Total Governmental Funds
	General	Debt Service	
<u>ASSETS:</u>			
Cash	\$1,095,071	\$0	\$1,095,071
Due from Other Funds	---	\$85,629	\$85,629
Due from Other-Paypal	\$520	---	\$520
Investments:			
State Board of Administration-Surplus	\$144,734	---	\$144,734
State Board of Administration-Guardhouse Reserves	\$42,111	---	\$42,111
State Board of Administration-Clubhouse Reserves	\$84,471	---	\$84,471
<u>Series 2008</u>			
Revenue	---	\$7,227	\$7,227
Prepayment	---	\$2,388	\$2,388
<u>Series 2013</u>			
Reserve	---	\$25,000	\$25,000
Revenue	---	\$198,948	\$198,948
Sinking	---	\$1	\$1
Prepayment	---	\$2,902	\$2,902
<u>Series 2022</u>			
Reserve	---	\$30,545	\$30,545
Revenue	---	\$35,797	\$35,797
Prepaid Expense	\$5,065	---	\$5,065
Electric Deposits	\$2,434	---	\$2,434
TOTAL ASSETS	\$1,374,406	\$388,437	\$1,762,843
<u>LIABILITIES:</u>			
Accounts Payable	\$48,994	---	\$48,994
Due to Other Funds	\$85,629	---	\$85,629
TOTAL LIABILITIES	\$134,623	\$0	\$134,623
<u>FUND BALANCES:</u>			
Nonspendable:			
Prepaid items and deposits	\$7,499	---	\$7,499
Restricted for:			
Debt Service	---	\$388,437	\$388,437
Assigned to:			
Guardhouse Reserves	\$83,111	---	\$83,111
Clubhouse Reserves	\$167,471	---	\$167,471
Unassigned	\$981,702	---	\$981,702
TOTAL FUND BALANCES	\$1,239,783	\$388,437	\$1,628,220
TOTAL LIABILITIES & FUND BALANCES	\$1,374,406	\$388,437	\$1,762,843

SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended July 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - On Roll	\$2,065,689	\$2,065,689	\$2,076,206	\$10,517
Interest Income	\$2,000	\$1,667	\$27,019	\$25,352
Miscellaneous Income-Vehicle Registration	\$15,000	\$12,500	\$11,927	(\$573)
Miscellaneous Income-Clubhouse	\$600	\$500	\$1,015	\$515
Miscellaneous Income-Other	\$0	\$0	\$845	\$845
Donations	\$0	\$0	\$2,500	\$2,500
TOTAL REVENUES	\$2,083,289	\$2,080,356	\$2,119,512	\$39,156
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$10,000	\$6,600	\$3,400
FICA Expense	\$918	\$765	\$505	\$260
Engineering Fees	\$10,000	\$8,333	\$7,288	\$1,045
Attorney Fees	\$30,000	\$25,000	\$15,263	\$9,737
Annual Audit	\$4,200	\$4,200	\$4,200	\$0
Trustee Fees	\$10,223	\$9,479	\$9,479	\$0
Management Fees	\$60,879	\$50,732	\$50,733	(\$1)
Computer Time	\$1,000	\$833	\$833	\$0
Telephone	\$50	\$42	\$0	\$42
Postage	\$2,000	\$1,667	\$573	\$1,094
Printing & Binding	\$1,000	\$833	\$399	\$434
Rentals & Leases	\$2,400	\$2,000	\$2,000	\$0
Insurance	\$11,796	\$11,796	\$10,749	\$1,047
Legal Advertising	\$1,000	\$833	\$409	\$424
Other Current Charges	\$2,000	\$1,667	\$3,915	(\$2,248)
Property Taxes	\$1,000	\$833	\$0	\$833
Office Supplies	\$250	\$208	\$6	\$202
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$150,891	\$129,397	\$113,127	\$16,270
<u>FIELD EXPENSES:</u>				
<u>General Maintenance</u>				
Electric - Entrance Lighting	\$6,000	\$5,000	\$3,713	\$1,287
Electric - Street Lighting	\$30,000	\$25,000	\$26,873	(\$1,873)
Electric - Street Lighting Lease	\$27,612	\$23,010	\$23,010	\$0
Electric - Irrigation	\$2,600	\$2,167	\$2,747	(\$580)
Electric - Guardhouse	\$9,000	\$7,500	\$6,311	\$1,189
Cable/Internet	\$22,000	\$18,333	\$19,793	(\$1,460)
Telephone-Wireless	\$720	\$600	\$581	\$19
Landscape Maintenance	\$424,575	\$353,813	\$288,312	\$65,501
Tree Trimming	\$33,000	\$27,500	\$23,699	\$3,801
Plant Replacement	\$20,000	\$16,667	\$14,879	\$1,788
Irrigation Maintenance	\$6,000	\$5,000	\$12,257	(\$7,257)
Field Management	\$12,000	\$10,000	\$0	\$10,000
Lake Maintenance	\$18,501	\$15,418	\$14,601	\$817

SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended July 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>General Maintenance-Continued</u>				
General Maintenance	\$32,000	\$26,667	\$9,186	\$17,481
Pressure Cleaning	\$14,500	\$10,465	\$10,465	\$0
Culvert Cleaning	\$18,000	\$15,000	\$8,255	\$6,745
Property Insurance	\$26,207	\$26,207	\$23,881	\$2,326
Banner/Holiday Decorations	\$120,900	\$100,750	\$62,431	\$38,319
Security Gate Guards	\$421,429	\$351,191	\$340,099	\$11,092
Gate Maintenance/Repairs	\$60,000	\$50,000	\$79,400	(\$29,400)
Enhanced Security	\$258,934	\$215,778	\$202,934	\$12,844
Web Design/Maintenance	\$3,000	\$2,500	\$2,720	(\$220)
Newsletter Printing	\$3,000	\$2,500	\$2,423	\$77
Operating Supplies	\$1,000	\$833	\$0	\$833
Contingency	\$30,000	\$25,000	\$0	\$25,000
Capital Reserve	\$50,000	\$41,667	\$13,411	\$28,256
TOTAL FIELD	\$1,650,978	\$1,378,565	\$1,191,981	\$186,584
<u>Clubhouse II Maintenance</u>				
Security	\$30,751	\$25,626	\$48,882	(\$23,256)
Telephone	\$6,750	\$5,625	\$5,439	\$186
Utilities	\$25,000	\$20,833	\$36,884	(\$16,051)
Insurance	\$11,917	\$11,917	\$10,859	\$1,058
Alarm Monitoring	\$2,400	\$2,000	\$1,192	\$808
Pool Maintenance	\$20,000	\$16,667	\$18,169	(\$1,502)
Club Operation/Staff	\$115,000	\$95,833	\$96,585	(\$752)
Workers Compensation Insurance	\$0	\$0	\$1,158	\$0
Fitness Equipment Maintenance	\$6,000	\$5,000	\$5,946	(\$946)
Office Supplies & Printing	\$2,400	\$2,000	\$4,261	(\$2,261)
Repairs & Maintenance	\$31,000	\$25,833	\$25,840	(\$7)
Janitorial Supplies	\$6,000	\$5,000	\$5,758	(\$758)
Landscape Maintenance	\$6,000	\$5,000	\$4,356	\$644
Licenses and Permits	\$1,200	\$1,000	\$0	\$1,000
Clubhouse Special Projects	\$0	\$0	\$29,200	(\$29,200)
Contingency	\$7,003	\$7,003	\$24,557	(\$17,554)
TOTAL CLUBHOUSE II	\$271,421	\$229,338	\$319,086	(\$88,591)
TOTAL EXPENDITURES	\$2,073,290	\$1,737,299	\$1,624,194	\$114,263
Excess (deficiency) of revenues over (under) expenditures	\$10,000	\$343,057	\$495,318	\$153,419
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In / (Out)	(\$10,000)	(\$8,333)	\$0	\$8,333
TOTAL OTHER FINANCING SOURCES/(USES)	(\$10,000)	(\$8,333)	\$0	\$8,333
Net change in fund balance	(\$0)	\$334,723	\$495,318	\$161,753
FUND BALANCE - Beginning	\$0		\$744,465	
FUND BALANCE - Ending	(\$0)		\$1,239,783	

SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2008

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended July 31, 2023

	ADOPTED BUDGET	PRORATED THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1,525	\$1,525
Assessments - On Roll	\$169,312	\$169,312	\$170,626	\$1,314
TOTAL REVENUES	\$169,312	\$169,312	\$172,151	\$2,839
<u>EXPENDITURES:</u>				
<u>Series 2008A</u>				
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
TOTAL EXPENDITURES	\$172,636	\$172,636	\$172,636	(\$0)
Excess (deficiency) of revenues over (under) expenditures	(\$3,323)	(\$3,323)	(\$485)	\$2,838
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In / (Out)	\$655	\$546	\$0	(\$546)
TOTAL OTHER FINANCING SOURCES/(USES)	\$655	\$546	\$0	(\$546)
Net change in fund balance	(\$2,668)	(\$2,777)	(\$485)	\$2,292
FUND BALANCE - Beginning	\$18,191		\$19,487	
FUND BALANCE - Ending	\$15,523		\$19,002	

SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2013

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended July 31, 2023

	ADOPTED BUDGET	PRORATED THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$50	\$42	\$14,896	\$14,854
Assessments - On Roll	\$796,457	\$796,457	\$800,512	\$4,055
TOTAL REVENUES	<u>\$796,507</u>	<u>\$796,499</u>	<u>\$815,408</u>	<u>\$18,909</u>
<u>EXPENDITURES:</u>				
<u>Series 2013A</u>				
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
TOTAL EXPENDITURES	<u>\$797,775</u>	<u>\$797,775</u>	<u>\$797,775</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$1,268)</u>	<u>(\$1,276)</u>	<u>\$17,633</u>	<u>\$18,909</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Arbitrage Rebate Calculation	(\$600)	(\$500)	\$0	\$500
Dissemination Agent Fees	(\$2,500)	(\$2,083)	(\$2,083)	\$0
TOTAL OTHER FINANCING SOURCES/(USES)	<u>(\$3,100)</u>	<u>(\$2,583)</u>	<u>(\$2,083)</u>	<u>\$500</u>
Net change in fund balance	<u>(\$4,368)</u>	<u>(\$3,860)</u>	<u>\$15,550</u>	<u>\$19,409</u>
FUND BALANCE - Beginning	\$224,862		\$254,510	
FUND BALANCE - Ending	<u>\$220,494</u>		<u>\$270,060</u>	

SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended July 31, 2023

	ADOPTED BUDGET	PRORATED THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$5,912	\$5,912
Assessments - On Roll	\$597,373	\$597,373	\$600,414	\$3,041
TOTAL REVENUES	\$597,373	\$597,373	\$606,326	\$8,953
<u>EXPENDITURES:</u>				
<u>Series 2022</u>				
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
TOTAL EXPENDITURES	\$617,278	\$617,278	\$617,278	\$0
Excess (deficiency) of revenues over (under) expenditures	(\$19,905)	(\$19,905)	(\$10,952)	\$8,953
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In / (Out)	\$9,345	\$7,788	\$0	(\$7,788)
TOTAL OTHER FINANCING SOURCES/(USES)	\$9,345	\$7,788	\$0	(\$7,788)
Net change in fund balance	(\$10,560)	(\$12,118)	(\$10,952)	\$1,166
FUND BALANCE - Beginning	\$80,987		\$110,327	
FUND BALANCE - Ending	\$70,427		\$99,375	

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)
Current Bonds Outstanding		\$768,900.85

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)
Current Bonds Outstanding		\$6,635,000.00

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)
Current Bonds Outstanding		\$5,255,000.00

Total Current Bonds Outstanding		\$12,658,900.85
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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	\$0	\$0	\$2,076,206
Interest Income	\$1,656	\$1,845	\$2,114	\$6,412	\$6,514	\$3,733	\$1,121	\$1,198	\$1,187	\$1,239	\$0	\$0	\$27,019
Miscellaneous Income-Vehicle Registration	\$2,220	\$1,887	\$860	\$0	\$1,120	\$3,235	\$0	\$2,605	\$0	\$0	\$0	\$0	\$11,927
Miscellaneous Income-Clubhouse	\$75	\$335	\$16	\$0	\$0	\$149	\$0	\$290	\$0	\$150	\$0	\$0	\$1,015
Miscellaneous Income-Other	\$0	\$0	\$0	\$0	\$570	\$0	\$0	\$275	\$0	\$0	\$0	\$0	\$845
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	\$0	\$2,500
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>	\$4,451	\$227,758	\$1,614,624	\$71,867	\$47,425	\$31,095	\$63,262	\$22,695	\$34,667	\$1,668	\$0	\$0	\$2,119,512
<i>Administrative</i>													
Supervisor Fees	\$0	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$0	\$0	\$800	\$0	\$0	\$6,600
FICA Expense	\$0	\$77	\$76	\$77	\$61	\$76	\$77	\$0	\$0	\$61	\$0	\$0	\$505
Engineering Fees	\$255	\$0	\$468	\$0	\$0	\$6,345	\$0	\$0	\$0	\$220	\$0	\$0	\$7,288
Attorney Fees	\$2,498	\$1,440	\$500	\$2,002	\$1,800	\$2,183	\$2,677	\$825	\$1,338	\$0	\$0	\$0	\$15,263
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	\$0	\$0	\$9,479
Management Fees	\$5,073	\$5,073	\$5,074	\$5,073	\$5,073	\$5,074	\$5,073	\$5,073	\$5,073	\$5,074	\$0	\$0	\$50,733
Computer Time	\$83	\$83	\$84	\$83	\$84	\$83	\$83	\$84	\$83	\$83	\$0	\$0	\$833
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	\$0	\$0	\$573
Printing & Binding	\$49	\$33	\$32	\$0	\$56	\$60	\$34	\$87	\$16	\$32	\$0	\$0	\$399
Rentals & Leases	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$0	\$0	\$2,000
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	\$0	\$409
Other Current Charges	\$265	\$253	\$251	\$403	\$333	\$338	\$393	\$654	\$597	\$428	\$0	\$0	\$3,915
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>	\$25,886	\$8,244	\$7,783	\$8,857	\$8,469	\$19,674	\$11,738	\$6,972	\$8,434	\$7,070	\$0	\$0	\$113,127

**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	\$0	\$0	\$3,713
Electric - Street Lighting	\$2,577	\$2,577	\$2,578	\$2,711	\$2,712	\$2,719	\$2,764	\$2,749	\$2,750	\$2,736	\$0	\$0	\$26,873
Electric - Street Lighting Lease	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$2,301	\$0	\$0	\$23,010
Electric - Irrigation	\$312	\$279	\$205	\$503	\$371	\$229	\$282	\$273	\$149	\$144	\$0	\$0	\$2,747
Electric - Guardhouse	\$662	\$610	\$671	\$712	\$635	\$589	\$554	\$464	\$614	\$800	\$0	\$0	\$6,311
Cable/Internet	\$1,863	\$1,870	\$1,809	\$1,833	\$1,878	\$1,879	\$2,165	\$2,083	\$1,988	\$2,425	\$0	\$0	\$19,793
Telephone	\$58	\$58	\$58	\$58	\$58	\$58	\$59	\$58	\$58	\$58	\$0	\$0	\$581
Landscape Maintenance	\$31,907	\$44,118	\$31,906	\$31,906	\$31,907	\$42,331	\$31,906	\$42,331	\$0	\$0	\$0	\$0	\$288,312
Tree Trimming	\$4,250	\$3,009	\$2,250	\$2,250	\$2,250	\$3,009	\$2,250	\$4,431	\$0	\$0	\$0	\$0	\$23,699
Plant Replacement	\$1,923	\$9,306	\$480	\$2,194	\$576	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$14,879
Irrigation Maintenance	\$11,365	\$0	\$0	\$0	\$480	\$412	\$0	\$0	\$0	\$0	\$0	\$0	\$12,257
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	\$0	\$0	\$0	\$14,601
General Maintenance	\$2,158	\$476	\$1,123	\$1,159	\$875	\$775	\$2,350	\$270	\$0	\$0	\$0	\$0	\$9,186
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	\$0	\$0	\$0	\$0	\$62,431
Security Gate Guards	\$31,911	\$45,145	\$33,283	\$33,274	\$32,125	\$32,337	\$40,069	\$41,359	\$34,619	\$15,977	\$0	\$0	\$340,099
Gate Maintenance/Repairs	\$18,628	\$10,801	\$8,905	\$9,647	\$5,900	\$9,786	\$4,808	\$8,333	\$914	\$1,678	\$0	\$0	\$79,400
Enhanced Security	\$18,953	\$23,431	\$24,605	\$17,966	\$16,328	\$20,287	\$20,151	\$18,732	\$20,488	\$21,993	\$0	\$0	\$202,934
Web Design/Maintenance	\$470	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$2,720
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	\$0	\$0	\$13,411
Hurricane Recovery/Project	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field Expenditures	\$180,455	\$154,279	\$122,829	\$124,786	\$103,116	\$128,456	\$121,065	\$141,897	\$66,090	\$49,008	\$0	\$0	\$1,191,981

**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	\$0	\$0	\$48,882
Telephone	\$540	\$537	\$538	\$545	\$547	\$548	\$547	\$546	\$545	\$546	\$0	\$0	\$5,439
Utilities	\$2,492	\$4,976	\$3,479	\$5,149	\$5,800	\$4,633	\$2,688	\$2,159	\$2,863	\$2,645	\$0	\$0	\$36,884
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	\$0	\$0	\$1,192
Pool Maintenance	\$2,785	\$1,085	\$1,935	\$985	\$3,347	\$2,943	\$1,877	\$985	\$1,242	\$985	\$0	\$0	\$18,169
Club Operation/Staff	\$9,583	\$9,583	\$9,584	\$9,796	\$9,584	\$9,761	\$9,584	\$9,583	\$9,583	\$9,944	\$0	\$0	\$96,585
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	\$0	\$0	\$5,946
Office Supplies & Printing	\$2,513	\$378	\$136	\$736	\$72	\$30	\$60	\$0	\$119	\$217	\$0	\$0	\$4,261
Repairs & Maintenance	\$7,411	\$730	\$4,650	\$2,364	\$694	\$4,000	\$2,394	\$625	\$2,471	\$501	\$0	\$0	\$25,840
Janitorial Supplies	\$506	\$639	\$660	\$566	\$743	\$377	\$490	\$500	\$755	\$522	\$0	\$0	\$5,758
Landscape Maintenance	\$400	\$735	\$400	\$400	\$400	\$736	\$400	\$885	\$0	\$0	\$0	\$0	\$4,356
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	\$0	\$0	\$0
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
<i>Total Clubhouse II Expenditures</i>	\$40,297	\$44,744	\$25,800	\$37,415	\$37,089	\$45,827	\$21,997	\$18,906	\$25,199	\$21,812	\$0	\$0	\$319,086
<i>Subtotal Expenditures</i>	\$246,638	\$207,267	\$156,412	\$171,058	\$148,674	\$193,957	\$154,800	\$167,775	\$99,723	\$77,890	\$0	\$0	\$1,624,194
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	(\$99,191)	(\$101,249)	(\$162,862)	(\$91,538)	(\$145,080)	(\$65,056)	(\$76,222)	\$0	\$0	\$495,318

**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

PHASE 1 & 2 - TOTAL ASSESSMENT LEVY

ASSESSED THROUGH COUNTY

DATE	DESCRIPTION	GROSS AMOUNT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	56.92%	4.68%	21.95%	16.46%	100.00%
							001.300	023.700	024.700	025.700	
							36300.10100	36300.10100	36300.10000	36300.10000	
							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
TOTAL		\$3,820,295.95	\$141,400.28	\$36,788.92	\$5,651.53	\$3,647,758.28	\$2,076,205.90	\$170,626.20	\$800,512.01	\$600,414.17	\$3,647,758.28

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%	\$2,076,205.90	(\$2,076,205.90)	\$0.00
2008 DEBT SERVICE	\$178,696.76	4.6776%	\$170,626.20	(\$161,238.84)	\$9,387.36
2013 DEBT SERVICE	\$838,375.94	21.9453%	\$800,512.01	(\$757,303.46)	\$43,208.55
2022 DEBT SERVICE	\$628,813.55	16.4598%	\$600,414.17	(\$567,381.11)	\$33,033.06
TOTAL	\$3,820,295.95	100.00%	\$3,647,758.28	(\$3,562,129.31)	\$85,628.97

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	\$2,083.30	\$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
TOTAL		\$161,238.84	\$757,303.46	\$567,381.11
Amount due:		\$9,387	\$43,209	\$33,033