



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

<http://southdade.cddsites.net>

Jessica Cabrera, Chair

Mike Cruz, Vice Chair

Curtis Cooper, Supervisor

Victor Valladares, Supervisor

Desiree Rivera, Supervisor

July 24, 2025



South-Dade Venture Community Development District

Agenda

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

Thursday
July 24, 2025
6:30p.m.

Waterstone Bay Clubhouse
1355 Waterstone Way, Homestead, FL 33033

Microsoft Teams
Meeting ID: 293 131 369 826 and Passcode: rAnuLh
1 872-240-4685 and Phone Conference ID: 743 847 78#

1. Roll Call and Pledge of Allegiance
2. Approval of the Minutes of the June 26, 2025 Meeting – **Page 4**
3. Public Hearing to Adopt the Fiscal Year 2026 Budget – **Page 61**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2025-07** Annual Appropriation Resolution – **Page 78**
 - D. Consideration of **Resolution #2025-08** Levy of Non Ad Valorem Assessments – **Page 81**
 - E. Motion to Close the Public Hearing
4. **Audit Selection Committee Meeting: – Page 104**
 - A. **Opening Audit Selection Committee Meeting**
 - B. **Roll Call**
 - C. **Ranking of Respondents to RFP**
 - D. **Adjournment**
5. **Selection of Audit Firms**
6. Staff Reports
 - A. Attorney – Memorandum – 2025 Legislative Update – **Page 128**
 - B. Engineer
 - C. Field Manager – Monthly Report – **Page 132**
 - D. Club Manager – Monthly Report – **Page 141**

E. Manager

- 1) Form 1 Financial Disclosure Due July 1, 2025 – **Page 170**
- 2) Reminder to Complete Annual Ethics Training by December 31, 2025
- 3) Consideration of Proposed Fiscal Year 2026 Meeting Schedule – **Page 171**
- 4) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694 – **Page 172**

7. Financial Reports

A. Approval of Check Run Summary – **Page 177**

B. Acceptance of Unaudited Financials – **Page 182**

8. Supervisors Requests and Audience Comments

9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://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, June 26, 2025, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera	Chairman
Mike Cruz	Vice Chairman
Curtis Cooper	Supervisor
Victor Valladares	Supervisor
Desiree Rivera	Supervisor (by phone)

Also present was:

Scott Cochran	District Counsel
Gabriella Fernandez	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Paul Winkeljohn	District Manager
Ben Quesada	Governmental Management Services
Mayra Padilla	Field Manager
Alejandro Aleman	District Engineer
Brian Correa	Club Manager
Vincent Fernandez	BrightView Landscaping
Several Residents	

(PLEASE NOTE: Due to audio recording difficulties, these minutes were transcribed to the best of our ability.)

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 April 24, 2025 Meeting

Ms. Cabrera: Ok, so we'll start with item No. 2 approval of the minutes of the April 24th meeting. Does anybody want to make a motion to approve?

Mr. Winkeljohn: I have a couple of corrections on page 12 from Scott's report, apparently our transcriber couldn't understand him, so we have those here.

Ms. Cabrera: Ok, so with those corrections, we need a motion to approve.

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, the Minutes of the April 24, 2024 Meeting with the indicated change were approved.

THIRD ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: Ok, moving on to staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: Yes, so again, I just wanted to introduce Gabriella Fernandez from our office, she joined our firm just recently. (inaudible comment) So, she might be covering some of my meetings if I'm away at some point. Other than that, I have nothing really in particular to report at this time. It looks like the administrative kind of stuff is already on the agenda, so I'll let the District manager take care of that.

Ms. Cabrera: Great, thank you. Do you want to jump to the audience right now?

Mr. Quesada: Yes, and just for the record, Alejandro Aleman, the District engineer just walked in.

Ms. Cabrera: Ok, so we have someone here, the floor is yours, so go ahead.

A resident: Yes, hello, I live in Waterstone II. (inaudible comment)

Ms. Cabrera: Ok, so you're a resident here?

A resident: Yes.

Ms. Cabrera: Ok, so she can rent it.

Mr. Winkeljohn: (inaudible comment) As long as it's not something for profit, which we probably have in our rules, but if you deem it's good for the residents to get this opportunity without having to travel, I think we could justify it.

Ms. Cabrera: Ok.

Mr. Quesada: (inaudible comment) The contract states any type of event has to be in here, in this case she's talking about a community event so I just wanted to make that clear.

Ms. Padilla: She wants the parking lot too.

Mr. Quesada: Yes, so I think it's going to be an extension of that to do their thing. (inaudible comment) The parking lot part, close the amenities temporarily so she can have her event, it will still be a community event. (inaudible comment)

Ms. Cabrera: Do you have a date in mind for this event?

A resident: We'd like to have it in the summer if possible before school starts which is August 13th but, if not, just let us know what is best.

Ms. Cabrera: Ok, well we'd have to close for a couple of hours, so a week day or weekend?

A resident: It could be on a Saturday or it could be on a Sunday.

Ms. Cabrera: Ok.

Mr. Cooper: What's the earliest you'd be willing to have it?

A resident: We don't have a set time. (inaudible comment) I would say around 11:00 or 12:00 in the morning.

Mr. Cooper: I mean I don't know if I'd want to shut the clubhouse down on a weekend during that time during the summer because people want to use the pool.

Ms. Padilla: So, what if we agree to let her do it in here, and just say ok, let's compromise and do it in here but, not out there, so we don't have to close the facility down.

Mr. Valladares: Would she need a specific event for insurance?

Ms. Padilla: We'll look into that.

Mr. Cooper: But the thing is parking because if they're having a lot of people traveling in the parking lot is going to be full, and people won't be able to park here.

Ms. Padilla: Well, they could park in the guest spots.

Mr. Valladares: How many people are you expecting?

A resident: (inaudible comment) They want to be able to stay here for 2 hours. (inaudible comment)

Mr. Winkeljohn: You don't have a program or anything right?

A resident: No. (inaudible comment)

Mr. Cooper: How many people do you think you would be having?

A resident: I would say about 100.

Mr. Winkeljohn: Throughout that duration of time.

A resident: Yes.

Ms. Cabrera: I don't see a problem with it, so long as it doesn't affect the amenities but, it would be hard to justify having to close the pool for a couple of hours on a Saturday in the summer.

A resident: (inaudible comment)

Ms. Cabrera: As far as parking goes, I mean whenever we rent the facility anyway people are parking on the grass.

Mr. Quesada: (inaudible comment) Usually most of our foot traffic in here is usually towards the early and mid-afternoon hours, so if you can get it in before the peak hours it shouldn't affect us that much.

Ms. Cabrera: I mean, honestly, if you're willing to be flexible, and you don't feel that you need to have the back area for any reason, so I don't see why we would have any issues.

A resident: (inaudible comment)

Ms. Cabrera: The front where? The parking lot? To do what exactly in the parking lot?

A resident: It would be the ice cream food truck.

Ms. Cabrera: Ok.

A resident: (inaudible comment)

Ms. Cabrera: Yes, and what we would rent you would be the grand room, I mean the parking comes along with the rental but, if it doesn't affect the amenities out there, then you can do it at whatever time it is you want.

Mr. Quesada: Does 10:00 to 2:00 work for you?

A resident: Yes.

Mr. Quesada: Well, I'm going to check the schedule, and if she's not going to be using the parking lot, you guys can set up in here, and that means more of the parking lot will be open for people to use for parking, whether they're coming here to the pool, at

least there's some flexibility and it's outside of the peak pool hours. (inaudible comment)
So, it would mean more people coming in and out. (inaudible comment)

Mr. Cooper: Is 4:00 o'clock pretty good for you, like 4:00 to 8:00 during the week?

Ms. Padilla: Yes.

Mr. Quesada: (inaudible comment)

Ms. Cabrera: I don't foresee it being so busy because I drive through here every day, that there won't be any parking for people, I mean I've just never come across that, so I don't have a problem with it at 4:00 if you want to do it then. I don't have a problem with the hours because it's not going to affect us having to close any of the amenities.

A resident: (inaudible comment)

Ms. Cabrera: Does anybody have anything to add, any questions, concerns?

Ms. Padilla: The only thing I will ask is, would you guys be waiving the fee?

Ms. Cabrera: I don't know, how have we done it in the past?

Mr. Quesada: (inaudible comment) Well, we made them do a deposit of incidentals.

Ms. Padilla: And then we give the deposit back to them after the event if there are no issues, so we'll just get a cleaning fee for somebody to come and mop and do a deep cleaning.

Ms. Cabrera: Ok, how does everybody feel about that?

Mr. Cruz: I'm ok with it.

Ms. Cabrera: Victor, are you good?

Mr. Valladares: Yes, I'm good.

Ms. Cabrera: Ok, so just, and I'm sure you've already gotten together with her, but she'll be able to check out the schedule and see what's available and all of that.

A resident: Ok, thank you.

Ms. Cabrera: Thank you.

Mr. Quesada: Thank you.

B. Engineer

1) Update on Guardhouse Automation Project

2) Digitalization Stormwater Infrastructure Data Into ArcGIS

Ms. Cabrera: Ok, so do you want to jump into the engineer?

Mr. Quesada: Yes, he's going to give us the guardhouse update, Alejandro. Let me just pull it up on the screen before you start. (inaudible comment)

Mr. Aleman: Sure.

Mr. Quesada: Ok, go ahead.

Mr. Aleman: Right, so what sheet or page are you on so I can reference it?

Mr. Quesada: We are on page 47.

Mr. Aleman: Perfect, ok. So, on page 47 you'll find the comparison before the 4 contractors that we contacted. Obviously the cheapest one would be Headley Construction but all 4 are qualified contractors and again, just to reiterate, this is for the roadway project for paving the U-turn through the current median, and these are the results that we were able to obtain. I guess the step would be if the Board feels comfortable to make a motion to approve one of these contractors so that we can proceed with the permitting process. The one exception on the permitting agenda right now is to hire a contractor so they can put together a cost estimate and a few other line items that's part of the permitting package.

Mr. Quesada: And we're talking about guardhouse 1, in this particular case, the emergency turn around, correct?

Mr. Aleman: Yes, correct, yes that's the only one that's going to require roadway improvements, the other guardhouse that we're looking into, fortunately, does have the U-turn already in place so it won't need those roadway improvements, unless the Board has any questions or concerns.

Mr. Cruz: So, \$42,000?

Mr. Aleman: No, \$34,625 would be the lowest one, \$42,000 was the highest bidder, and \$34,625 was the lowest bidder.

Mr. Cruz: Alright, I see it right there.

Mr. Aleman: Oh, ok, you're a little bit further ahead, you're looking at the actual proposals, we put together a comparison table kind of summarizing all of the line items and their sum totals side by side.

Mr. Cruz: Ok.

Ms. Cabrera: So, other than the price difference, these vendors are people that you've worked with?

Mr. Aleman: Yes, absolutely.

Ms. Cabrera: Is there something that would, I mean do any of them stand out more than others or have you worked with others more?

Mr. Aleman: Honestly, the bulk of our experience is with Headley, we've worked with Gencon before, he actually used to work with Headley back in some other firm, and they split a few years ago, probably like 5 or 10 years ago, but Headley Construction just actually finished a milling and resurfacing project at another District and they did a pretty good job, and no complaints, and I would say they're actually overqualified for a job like this, it's a very straightforward job, a very small paving area. So, based on the price, I would say Headley and of course, experience with the contractors, I'd say we have experience with all 4 but, more with Headley honestly than the other 3 contractors.

Ms. Cabrera: So, why is this bid so low?

Mr. Aleman: Why is their bid so low right so I guess the next running up would be about \$3,000 and some change higher, so I'm not entirely sure, their unit prices are just a little bit lower and we could see line by line where they're able to win certain line items over the other contractors. I would say, connections when it comes to contracting, whoever has the cheapest connections is able to get the cheapest materials, the cheapest labor, maybe rather than renting machinery they have in house machinery, so that could sometimes also make a cost savings because general contractors typically either rent equipment or own, so I would say that's probably what's having them come out on top as far as pricing is concerned but, again, quality of work, we've worked with all 4 and I can vouch for their quality of work as much as the other 3.

Ms. Cabrera: Ok.

Mr. Cooper: So, for example, with option #4, Absolute Construction puts in for \$650 and \$5,500 for miscellaneous and I guess for low voltage conduit relocation TBD, and the other ones left that blank, what does that mean? Does that mean that's something that they can't determine and then they're going to charge us after?

Mr. Aleman: No, part of their proposal could be that they have an average pertaining to those relocations but, they're certainly not going to have any fees after but, we'll check into it just to make sure that's the case.

Mr. Cooper: Ok, because you have blanks here and then here and even over in this area this person put painted pavement markings, temporary, for \$2,000 and then these guys left it blank, so they're just not charging us for the service?

Mr. Aleman: Right, well they're including it as part of their total lump sum so they're assuming the responsibility for relocation, in this case that potential irrigation relocation and a low voltage, they're assuming those costs, but that's a good question.

Mr. Cooper: And then on the bottom here it says, on the top it says gatehouse 1 and 3 improvements, and then on the bottom here it says gatehouse 1 and 2.

Mr. Aleman: Ok, that could be something that we could probably correct, and again, this was just made as a way of summarizing but, there are some additional signage, there was some signage that they were tasked to install at the other guardhouse, and it's not going to be roadway work but it's going to be signage work, so that's the extra fee that you see on the bottom for single sign posts, a ground mount up to 12 square feet, so those are additional sign posts that are going to be installed at the other location.

Mr. Quesada: (inaudible comment)

Mr. Aleman: Ok, I've contacted the supplier and made sure all the contractors are aware of that we're using specialty signage only.

Mr. Cooper: So, at gatehouse 2 improvements, that's what we're referring to, it's not going to be gatehouse 1 and 3, it's gatehouse 1 and 2, correct?

Mr. Cruz: The gatehouse that's directly south of gatehouse 1, the one that currently has the U-turn, is that 3 or 2?

Mr. Quesada: It's 1 and 3.

Mr. Cruz: Ok.

Mr. Quesada: So, that's a typo at the bottom, location 2, however you want to word it on that summary sheet, technically it's guardhouse 1 and guardhouse 3.

Mr. Cruz: Ok.

Mr. Winkeljohn: (inaudible comment) The specs are matching now, they call it 1 and 3.

Mr. Cooper: So, it's not by the school.

Mr. Winkeljohn: No.

Mr. Cooper: So, this is only to do the U-turn at guardhouse 1.

Mr. Winkeljohn: Yes, and make sure they do the signs that are required.

Mr. Cooper: Ok, so we haven't gotten the approval yet, so that wouldn't be in this proposal.

Mr. Winkeljohn: Correct, this is our cost. (inaudible comment)

Mr. Aleman: Right, I think our initial process was coming in north of \$40,000, or \$45,000 I believe, so the contractors came south of that, so that's a good thing.

Mr. Quesada: Any questions regarding the bids?

Ms. Cabrera: No, I don't have any questions, other than what was already asked.

Mr. Cooper: I make a motion to approve Headley Construction not to exceed \$34,625.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, accepting the proposal from Headley Construction to construct a median U-turn in front of Guardhouse 1, and provide signage at Guardhouse 1 and Guardhouse 3 to further the automation system as required by City of Homestead not to exceed \$34,625 was approved.

Mr. Quesada: Alejandro, I know there was something else you wanted to go over, let me pull it up on the screen, for everyone that's on their tablets, it's on page 60.

Mr. Cooper: Hold on, I'm sorry, is this not including permitting?

Mr. Aleman: What page is it?

Mr. Cooper: Page 49, it says, if permitting is required add \$1,500 for processing, permitting fees not included.

Mr. Aleman: Ok, yes, I see, we're handling the permitting.

Mr. Cooper: Ok.

Mr. Winkeljohn: Yes, we pulled that out.

Mr. Cooper: I just don't want to approve a not to exceed and then all of a sudden we can't proceed because we had extra charges.

Mr. Aleman: Right, and we've already begun the permitting process, so it's our understanding that we're going to finish it as well, which is fine.

Mr. Cooper: Ok.

Mr. Quesada: (inaudible comment)

Mr. Aleman: Ok, yes, I touched on this topic before, we're recommending to all our Districts to adopt a stormwater maintenance inventory, essentially in short it's a web map that's going to have all of the structures and all of the technical information for every structure. In short, it's a great way of keeping track of all the maintenance of the structures and it's also a way of phasing out the maintenance that's performed for the structures, and to have it in a one-stop shop source of information. Also, one big benefit is being able to track the now mandatory classified dewatering permits, that's something that we could also track given that these structures are typically serviced about 20% of the system per year, we're able to track each classified permit associated with those structures that were serviced per year. So, it's something that we're highly recommending to all the Districts, it does eventually will add to a cost savings for the District because we also built in all of the as-builts, all the plans and whenever there's information needed for either emergency service or maybe just for keeping track of things, again, it's a one-stop shop, so it takes time for contractors to find the plans, it takes for management to be able to have access to the plans and it also saves time for us to deliver answers to questions that we get regularly so we believe it's a project that pays for itself but, again, we built in as I mentioned, classified permitting, scheduling for the programs, and we've gone through this line item before so I'm not sure if there are any questions pertaining to this inventory.

Mr. Quesada: Curtis, remember I showed you one of the ones we had for another District?

Mr. Cooper: Yes.

Mr. Aleman: Yes, and that one in particular has all the construction of that roadway, the landscaping, the whole nine yards, lighting is a big component, and in this case I believe the price only includes drainage, which is the most critical and right now

one of the ones that has the most requirements, but again we could also build in lighting components, roadway components and kind of tailor the map to include a maintenance inventory of all infrastructure, not just stormwater drainage, in this case we're just portraying the stormwater effort in this.

Mr. Quesada: And the bulk of the price for the digital map is adding additional layers and it's minimal compared to this initial cost.

Mr. Aleman: That's right, so when the web map is published, that is essentially the bulk of the work, adding additional layers is minimal compared to putting the map together, and drainage being one of the more labor intensive disciplines, when it comes to adding things like lighting or roadway, it's pennies to the dollar. This is really the bulk of the work which is creating the template, the map template, creating the interface and again stormwater being one of the bulkiest items of infrastructure, one of the more informational dense assets and then again the rest of the assets, if need be, could be added for a minimal cost compared to this lump sum that we're putting together here.

Mr. Cooper: What page is this on again?

Mr. Quesada: It starts on page 60, the proposal.

Mr. Aleman: And we have also plenty of examples, maybe we could show on the screen I guess in a future Board meeting or we could definitely showcase what the after web page looks like but, it's a great tool and again, it turns into man hour savings so, over the long run we do believe it does pay itself off. We're actually working on obtaining actual numbers, kind of like a ballpark figure of what an average task would be of finding something out, and how us streamlining it through the inventory as such would minimize man hours and therefore, save money for the District.

Ms. Cabrera: What is the cost?

Mr. Quesada: \$38,500.

Ms. Cabrera: Where is that?

Mr. Winkeljohn: It's at the very bottom of the proposal.

Mr. Cooper: It's on page 60.

Mr. Quesada: I'll pull it back up, and I'm just going to show you as an example but, right at the bottom of the proposal.

Ms. Cabrera: Ok, I see it, item #3.

Mr. Winkeljohn: That is in keeping with all the other Districts that we have other engineering firms, they're doing the same thing.

Mr. Aleman: I want to add that this is something that's been adopted by most municipalities, FDOT, for example has adopted this system as well as a way of keeping track of assets, it's highly encouraged as a way for every public entity which has adopted this type of infrastructure tracking, web mapping and it's something again that we're delivery now, and we're extremely excited because we've been able to put together quite a few web maps that have saved us a lot of time, and saved a lot of time for all, so it's definitely something that has lot of bang for your buck.

Mr. Cooper: With this, so we only have 9 communities that are a part of the permit, the stormwater thing?

Mr. Quesada: Yes, Portofino Bay is one of them, so yes, 9 communities.
(inaudible comment)

Mr. Cooper: So, in the future, if there were other communities that decided they wanted to be a part of the program would there be an additional cost to add other communities or would the 38 communities be incorporated, all the stormwater drainage for the whole District?

Ms. Cabrera: Is it the whole District?

Mr. Aleman: Yes, when we quoted this I believe it was for the stormwater structures for the entire District.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: So, it would be just the District then?

Mr. Winkeljohn: Yes, that's it.

Mr. Cooper: Ok.

Mr. Winkeljohn: It's part of the system. (inaudible comment)

Mr. Cooper: Would that have delineation in the program that would not be included?

Mr. Winkeljohn: (inaudible comment)

Mr. Valladares: When we came onboard they were given the opportunity and they declined.

Ms. Cabrera: Right.

Mr. Quesada: And again, we've approached multiple HOAs in the past, over the last several years with Alton Madison, and they have the same attorney, and every time that we've discussed it, they don't like the perpetuity language.

Mr. Cochran: Right, they didn't like the easement agreement the way we do it. (inaudible comment)

Mr. Cooper: Ok, and there's no discount like we have on the utilities now?

Mr. Aleman: I mean the web map itself for stormwater, I guess that would be discount because that's the bulk of the work, adding all the utilities would be a minimal fee, I would have to take inventory. I know that the main road is the one that has lighting owned by the District but, the rest of the infrastructure would be minimal, it wouldn't surpass that, and I don't want to speak on behalf of the engineering firm but, you'd be looking I'd say south of the mid \$40s for adding all of the infrastructure where's as we're in the upper \$30s I believe for just the stormwater, so again, it would just be a very small fee compared to those.

Mr. Quesada: It would all be beneficial but, definitely the street lighting would be, they could even put it where you can have circuits. (inaudible comment)

Mr. Aleman: Yes, let's say a light fixture goes out, we would have that particular light fixture and whoever is working on it could tap on it and know exactly what circuit, exactly where to find the panel, exactly where to find the transformer and they would just be able to get to work without having to run it by management, it's really streamlines any particular emergency services you give them the signed contract and they really have all the information they need to get the job done without getting us involved, getting management involved, it really does save time, and of course there's always going to be minimal involvement from management but, again, it will turn into man hour savings.

Mr. Cruz: I'm sorry what page is this on again?

Mr. Quesada: It's on page 60 and 61.

Mr. Cruz: Ok, thank you.

Mr. Quesada: Are there any questions?

Mr. Cooper: Are we looking for something to do today or are we considering it?

Mr. Quesada: They just wanted to propose it, I think in this situation it's a self-containing system, so again, this District in particular has a lot of infrastructure. So, it's just a matter of guys wanted to do it, there's money there in the field budget and this would be benefit to the entire community, if you guys want to authorize it fine, if not, I can table it, we just wanted to at least present the proposal to you because we've been talking about it.

Mr. Cruz: Might as well.

Mr. Cooper: I mean I don't know if we can do a not to exceed amount and try to get the utilities in there, so we don't have to revisit it again, I don't know what you guys are thinking on that.

Ms. Cabrera: I'd probably say \$40,000 but I don't know if that would be in the budget because we're at \$38,500 right now.

Mr. Winkeljohn: You could authorize staff to negotiate some of those things and see how far we can get with our engineering firm directly, if you want to do it, up the ante a little bit and see what we can do.

Mr. Cooper: I mean at \$42,000 that's \$18.51 a home, so I'd like to make a motion not to exceed \$43,000 and if you can negotiate a better price.

Mr. Cruz: Because this District has lighting, roadway, I believe is a component also.

Mr. Quesada: So, incoming roads, Waterstone Way, which the drainage is tied to that.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: Do you guys have a map for that?

Mr. Winkeljohn: I believe we do.

Mr. Quesada: Some of the irrigation system, and adding that layer to it, is that possible?

Mr. Aleman: Absolutely, if they have shapefile, yes.

Mr. Cruz: And this will cover the Boulevard too, right?

Mr. Quesada: All the main roads, anything that's part of the District.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: For now, we have a motion from Curtis for a not to exceed amount of \$43,000, is there a second?

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, authorizing a not to exceed amount of \$43,000 to digitize stormwater data, streetlighting, and irrigation into an ArcGIS System was approved.

Ms. Cabrera: Anything else from the engineer?

Mr. Aleman: Not at the moment or any further questions? Oh, I'm sorry, I do have another line item, we also quoted some surveyors, I believe I included the survey.

Mr. Cooper: It's there.

Ms. Cabrera: Yes.

Mr. Quesada: Yes, sorry, I skipped over that.

Mr. Cooper: For \$2,500.

Mr. Quesada: Yes, and that's on page 58, sorry, it wasn't separate on the agenda.

Mr. Aleman: Yes, so this survey is strictly for the area that's going to be paved over, this is a requirement by the City of Homestead for us to obtain a survey with point elevations, so we quoted this service from multiple survey services, and I only see one in here from Suarez Surveying & Mapping.

Mr. Quesada: Hold on, sorry.

Mr. Aleman: Actually, you should see a few here, there should be two of them.

Mr. Quesada: Yes, it starts on page 56 everybody and page 57 is the first quote.

Mr. Aleman: Yes, and so it's a very minimal fee because it's just the footprint of essentially what we marked during one of the other exhibits, so they're only going to survey that area just to give us sufficient elevation points to comply with City of Homestead's requirement for the roadway improvement project, so I guess the cheapest one would be \$650.

Mr. Winkeljohn: Yes and we have staff discretion since it's below the discretionary amount, so we're good.

Ms. Cabrera: Wait, so there's one for \$650 and there's one for \$2,500?

Mr. Winkeljohn: Yes, and we have the ability to do that.

Ms. Cabrera: Ok.

Mr. Aleman: And the Board was asking me why one is four times the price, I honestly don't know.

Mr. Winkeljohn: I put a pool in, and trust me that final survey for the elevation of the pool was more than half of the pool amount.

Mr. Cooper: The one did a diagram, so I think that's maybe the additional cost associated with it.

Mr. Aleman: That was I believe us actually, that actually was us.

Mr. Cooper: Ok, so they just added your drawing to their quote.

Mr. Winkeljohn: I think we're good on that.

Ms. Cabrera: Ok.

Mr. Quesada: So, obviously it would be processed the lower bidder, as long as they're qualified, we can authorize that amount.

Mr. Aleman: Ok, great.

Ms. Cabrera: Any further questions?

Mr. Aleman: Yes, any further questions from the Board?

Mr. Cooper: Are we doing anything with the pool, or is there anything we need to address with the sinking of the pool?

Mr. Quesada: I'm going to actually, if you don't mind, I'll pull Alejandro aside as far the meeting goes for that, right now, we're still working on our assessment.

Mr. Winkeljohn: It just got the inspection and is open today, so we haven't confirmed so we're a little premature on that.

Mr. Quesada: Yes, and I'll show you the pool now before you leave.

Mr. Aleman: Ok, sure.

Mr. Quesada: Ok.

Mr. Winkeljohn: Moving on with the agenda.

Mr. Aleman: Alright, thank you Board.

Ms. Cabrera: Ok, thank you.

C. Field Manager – Monthly Report

Ms. Cabrera: Moving to the field manager report, Mayra.

Ms. Padilla: Yes, so for the field, I don't really have much to report. We did do the annual change out, we had some fence repairs, we did have a problem with our lakes where they had to spray the lakes. They did do it, they came out to take care of that, other than that I really don't have anything else. I don't know if you guys have anything for me, but I don't have anything else to report.

Ms. Cabrera: Ok, thank you.

Mr. Fernandez: We have the irrigation up and running and programmed, so that was taken care of. (inaudible comment)

Ms. Padilla: I saw it working yesterday.

Mr. Fernandez: Carlos, the one you met the other day, he came in and programmed that for us and he did the request that you asked for, so that's up and running, and we'll be able to finish the annuals this year. (inaudible comment) So, that's been completed. (inaudible comment) And I know that the Board has been asking for a new row, so I'll approved those and make sure they are on top of that and then the monuments, we'll make sure that they stay just under the waterfall so that doesn't cover it up.

Ms. Cabrera: What was it that we requested?

Mr. Fernandez: It was on the irrigation, he met with the main guy, and Juan Carlos and the technician on that and he wanted to take a look at how the system worked. (inaudible comment) Basically, the way they originally set it is, and it's a good system that you guys have and we were only using like a small percentage of what that system would do, and then once we heard we could actually go out per zone, and the time that it was being ran, and how much water it was giving, and one of the features that is on there is that it's tied into the weather system, so if the weather says, let's say tomorrow we're going to get 6" of rain, that system is going to know and it's not going to turn on, even though the rain sensor is telling it's dry, that system is not going to turn on. (inaudible comment) So, I just got control of that system, and that's only one part of it

and so we know how to control it, so if you have an issue, and you guys call me, we can shut it off and you can see that we turned it off or on and it says what zone and tells you the whole thing.

Mr. Winkeljohn: Is this the Hunter System?

Ms. Padilla: Yes, I think it is Paul, it is the Hunter system.

Mr. Fernandez: Yes, and there are two different ones and the reason why is because there's a lot of zones but basically they do the same thing, so all of that was taken care of.

Ms. Cabrera: But there wasn't any modifications done to that, right?

Mr. Fernandez: Modifications, to the timer no but, Terry requested certain things be added to the project, and there's a permit that they ordered with a map. (inaudible comment)

Ms. Cabrera: But it's the same system that we've always had.

Mr. Fernandez: Same system, but this is just like a safety feature for the power.

Ms. Cabrera: Ok.

Mr. Fernandez: (inaudible comment) And I think pretty much for the community they bushhogged the extra cut for the FPL easements, we're going to start cutting since Paul asked for 7 cuts but, pay for 5, so we're going to go ahead and do that. So, we'll be giving the extra cuts up until October and you'll be seeing that bushhog. (inaudible comment) It's still very thick and our regular mowers can't cut that, that's why we're using that big bushhog that you have back there. (inaudible comment) Pretty much what you have in there is good. (inaudible comment) I know we had an issue with that median, and all those palms trees and this and that, and we're not ignoring it, and basically what is it, it's different and what we're doing monthly on that is we're doing liquid and a granular, and if you really look at it those palms trees will probably come back, they're dark green, the center is good, the back ones are taking a little longer. (inaudible comment) so, they're not dying, they're not going to die, so they are coming around. So, I think that's all I have, I don't know if you guys have any questions.

Mr. Cooper: What happened to the "W"?

Mr. Fernandez: It's still there.

Mr. Cooper: Something happened where the side of it, like somebody did a weird cut, there's like missing green there.

Mr. Fernandez: I know, so when I looked at from different angle, the "W" is gorgeous but, then anytime we keep looking at it in the pictures, and we're saying, there's something wrong, well that something was from a two angle camera, so it was more like a third of the "W", it shouldn't have been there, it should be a little curve there, and that's what we did, we fixed it.

Mr. Cooper: Are you going to add it to the other side?

Mr. Fernandez: It doesn't have it on the other side.

Mr. Cooper: Ok, so it was backwards then.

Ms. Padilla: Yes, it was backwards Curtis.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Fernandez: (Inaudible comment) Any other questions? No, ok, thank you.

Ms. Cabrera: Thank you.

Ms. Padilla: Thank you Vincent.

D. Club Manager – Monthly Report

Ms. Cabrera: Ok, so moving on to club manager.

Mr. Correa: So, starting on page 73 of the last report, which is just basically an overview of the last month since I got here, repairs that we've had to do, and some landscaping, you'll see that the annuals were removed, there was some timer issues so they were removed and recently replaced. We had the pavers sprayed for weeds, we're still working on getting some mulch for an area there you see on the bottom right, on page 73 inbetween the park and the pool area. In regards to the gym, there were the emergency exit lights that were broken and we had those repaired by Ortiz Construction. In regards to pool maintenance and repairs, we did have a pool shock treatment done, we also some electrical issues with the south pump, as you can see there, one of the valves was replaced, the shaft sleeve and casing gasket, so several issues that were repaired or replaced. As you can see there was some pavers that were sunken in just recently, and I don't if you want to talk about that now.

Mr. Winkeljohn: Yes, we can talk about it now but, Milton can give us more details but the history of that pool obviously has been the construction and the design of a permit drain constantly sagged, lost its structure, and created a fracture or a leak and that's where you leaks began and started at the east corner of the pool, and it stretched down to the southeast side of the pool, then we had one more at the center of the pool, and now this time it's all the way in the back corner and so it's the same thing, it's basically this flaw in the design, that's the pipes not supporting underneath it, they fall, or they lean, and they sag and they crack. (inaudible comment) So, with that, they explored that corner and found all the leaks and just for everyone's background, we upgraded the piping from traditional scale of 40 to double that to a schedule 80 and it's a much better pipe. The second thing that we do is we don't have to go with the sandy dirt, the lose dirt that would be there, because any kind of rain going through pavers starts to pull the bottom out, the really small grains and small pebbles, so we backfilled with a larger stone pebble which is the issue standard for heavy utility piping, it creates a constant structure, those rocks can't go anywhere, the grout or the sand can go in and out but, the rocks stay there, so it gives you longer term fix. (inaudible comment) The other problem is there's a new crack in the, if you were to shoot an arrow and it landed in the pool it would be close to that, it was very little but, that crack looks like it's growing. The one across from it might be related too, there some lateral twisting in the pool probably over the 20 years that it's been here, that was repaired as you can see it the picture. (inaudible comment) As a witness to it, it looks like because it's on a hill, it still doesn't have enough pressure, and it's allowed to twist, and it's very small but enough and the diamond bright is showing us where it's stressed, it probably needs some pressure cleaning and repair. I was trying to get a price today earlier, and that price today we could probably do it, I think it's like \$12,000 to do the whole thing, acid wash it down, patch those repairs, and we'd want to have it done before the holiday. (inaudible comment) So, if you want to authorize that, that would be the best to keep it going for a year or two.

Ms. Cabrera: And this is just for the inside, for the diamond bright to patch the cracks?

Mr. Winkeljohn: Yes. (inaudible comment) and the pool chemistry of that size pool, and that orientation to the sun, it gets that's grainy stain color, that off yellow color, it has to do with using so much chlorine to keep it up to standards, and it starts to stain the color of the diamond bright. The only way to keep it clean, it's not more chemicals, it's actually less chemicals, so the acid washing is the only way to do that, and we do have that crack as well. What do you think?

Mr. Cooper: Is there a way to do anything with insurance on this, like with our insurance, and not just touch it up but like actually get it repaired, like the retaining wall, setting everything up properly with piping and all that stuff.

Mr. Winkeljohn: None of those are an insurable action, it's not an act of God, it's not a fault of the pool, it's the age of the pool.

Mr. Cooper: Well, there's the bombs that are getting dropped off every single Friday, and literally the vibrations are hitting my house and I'm right across from it.

Mr. Winkeljohn: Right, and I don't think that's anticipated in any insurance policy, I don't know that, if we live next to an air force base, I don't know that would be covered, I can ask, I'm happy to ask if that's insurable but, we know the insurance business is their prime objective is to not pay claims.

Ms. Cabrera: Well, they're not saying it's like regular wear and tear?

Mr. Winkeljohn: (inaudible comment) I have a similar pool, kind of at that same elevated configuration but it's a much smaller pool, and it's only 12 years and we had to literally strip it down and rebuild the interior of it, and it's just a gravity design affect on the design because of gravity. (inaudible comment) So, unless you have greater pressure pushing it, like a retaining wall, or some sort of higher density, it's eventually just going to wear out, and we're not talking feet, we're talking about half inches of adjustment over a 15 year period, so it's not a house, it's not a structure, it's a pool build to a different standard, and this is our penalty for living with a clubhouse that's slightly elevated.

Mr. Cooper: Would we be able to maybe get some type of seismic equipment that we could keep like a month here.

Mr. Quesada: I just talked to the engineer, so we're talking about the structural, correct?

Mr. Winkeljohn: Yes.

Mr. Quesada: We're seeing signs, just what he's telling me know, we have to do some kind of forensic analysis, to answer your question, but all signs are pointing towards the new crack that we saw today, and the way the water is moving in one direction that there's some sediment in there. He's saying that without further analysis he can't tell you but, this is something that's years away from happening, so we still have time to figure that out so we can do our due diligence on it but, obviously we're doing this assessment right now and we're going to try to keep it going, and he looked at the same thing that Pual told me, that is like beach sand, that's underneath the pipes, that's a huge part of the problem. If you have more of a pea rock type of thing, if that is included in the scope of work that we've rehashed several times throughout the year, so we know we have the scope of work now, the plumbing part with the schedule 80, and the pea rocks are going to help with some of this issues.

Mr. Winkeljohn: it lengthens its lifespan.

Mr. Quesada: So, it's going to buy us some time but, we're looking probably anywhere from 5 to 10 years down the road of a major capital improvement to try and get this pool back.

Mr. Winkeljohn: To stabilize it, and we've talked about it and that just keeps it from shifting and that cost us a few thousand dollars every other year, so it's just living with what you have and keep doing your repairs but, ultimately we're going to get into that position where that isn't the math anymore and you're going to be at a point where you would have to bite off twice that to replace the pool, where this stabilization is a solution is right for now. So, I think you're looking at it soon with engineering, and I've talked to his boss for years about this pool, just eyeballing it. (inaudible comment)

Mr. Quesada: And if you look at pools like at Malibu, and there's one that we have in Pembroke where they even have a retainer wall, that really helps because basically and not getting too scientific, they're the engineers but, when erosion happens, or when water is pulling piece of sand underneath, and when the water table rises, and the water table lowers, it's pulling the sediment back down.

Mr. Winkeljohn: Also, it's through those little tiny holes, so that's where the rock solution gives you structural impasse, so you prevent it that way, and then you just

touch up the bricks and if they start to settle, they're not settling because there's a cavity, they're settling because the barrier brings the sand in and out. (inaudible comment) but for today, I think we're not in a position to go any further than this discussion, other than this is our normal every few year repair, and it may have caught us a little quicker because we saw this repair and we saw this new crack, with the pressure washer, and it's recommended that you do it now, and then keep our studies going, keep our economics in a position to work on this study, work with your contractor and the pool may need a retaining wall system, so your residents know that you're aware of this contingency situation. So, a good retaining wall of that length because it's such a big linear pool it's expensive anyway. (inaudible comment) So, I think about \$57,000 is probably the amount of range and you can think about it for a while, and I think within 3 to 5 years, and he said 5 to 10 maybe.

Mr. Quesada: And again, without further analysis, we just learned about it today. (inaudible comment)

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Is the issue where the sand is settling in the area that we already took out all the pipes and put new sand in and all that stuff in or is it on the opposite side?

Mr. Quesada: So, if you notice, and correct me if I'm wrong, over the last 2 to 3 years it's mainly on this side of the pool.

Mr. Winkeljohn: So, there's a weak link there, every time you repair the weakest area, now that is strong but it starts to agitate the surrounding area. (inaudible comment)

Mr. Cooper: So, does it make sense to just to the one side and call it a day or are you going to do that to the other side?

Mr. Winkeljohn: Well, the only reason we didn't do that is because it's the timing it's July, so I think we do this repair and we budget for maybe next year to do the parts we haven't done yet. (inaudible comment) Also, we could do it in the winter, like next December or something like that.

Mr. Cooper: So, this repair that we're looking to do now, are we looking to do that immediately?

Mr. Winkeljohn: It's done, it's being done.

Mr. Cooper: No, I'm saying the diamond bright.

Mr. Winkeljohn: We're just talking about the acid wash, draining of the pool, try to get you back up and running by next week.

Mr. Quesada: Yes. (inaudible comment)

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Well, doesn't the city allow you one fill up or something like that for the year?

Mr. Quesada: So, credit-wise we're ok, it's the length of time it takes to fill the pool.

Ms. Cabrera: Right.

Mr. Correa: But you have to drain it, and then you have to fill it up again. (inaudible comment)

Mr. Winkeljohn: At the worst it's a 1 to 2 days worth of work. (inaudible comment)

Mr. Cooper: And this isn't something we can push off until school starts?

Mr. Winkeljohn: Well, we could do the repair now.

Mr. Quesada: And deal with the acid wash later.

Mr. Winkeljohn: And do it another time, they're just here and the pool is already down for that, so we just do the repair but, yes, it's a tough call.

Mr. Quesada: And July 4th is next weekend, so I'm just being honest with you guys, if you guys want to be open for July 4th, we should focus on the repair and the decorative part, and do the best with shocking and brushing, and we can wait to do the acid wash in the winter.

Mr. Winkeljohn: Yes. (inaudible comment)

Ms. Cabrera: Was this the conversation you already had with them, like the option of doing it now since they're here doing the repair?

Mr. Winkeljohn: They brought it up to us.

Ms. Cabrera: And they said by the 4th of July?

Mr. Winkeljohn: They said they could probably have it done start to finish by July 1st.

Mr. Quesada: So, they're trying to get us ready for inspection, and we are getting it inspected soon, we've already taken care of everything that's in the pump area, all that's up to code. This leak now, the PH is thrown off and everything like that, so we're trying as quickly as we can to get this under control before the inspector shows up, and there's some drain covers as he mentioned that everybody has been changing out their drain covers so that's just normal stuff that they keep up with. So, to answer your question, I've been involved with multiple times that we've drained this pool, and unless we have multiple hoses, it's not going to fill up in a couple of days, it's not.

Mr. Cooper: So, two days to fill the pool, that what you said?

Mr. Correa: Yes, 2 or 3 days.

Mr. Cooper: So, if they did that tomorrow it would be the whole day on the 27th, and the 28th, then the 29th they would do the work, and that would be a Sunday and Monday, or if they don't work on Sunday, it would be Monday, Tuesday, and then the 2nd is Wednesday, and on the 4th you're filling up, so it's not going to happen.

Mr. Quesada: They're not going to fill it in a few days,

Mr. Correa: In addition, they would have to shock the pool to get it ready, so you're adding another day or a day and a half.

Mr. Quesada: (Inaudible comment) We can try, that's all I can tell you, I can't promise, if we drain the pool, and keep in mind, draining the pool it's going to take a few days.

Mr. Winkeljohn: So, I think if there's no objection proceed to button up this repair, and to have the pool operational by the July 4th holiday.

Mr. Cruz: Yes, that works.

Mr. Winkeljohn: And we'll anticipate some time in the winter to consider the patch and the acid wash.

Mr. Cooper: So, they're not doing the patch now, correct?

Mr. Winkeljohn: No.

Mr. Cooper: So, it's still going to be leaking.

Mr. Winkeljohn: Inside the pool patch, they've done the outside.

Ms. Cabrera: Right, the crack is on the floor of the pool.

Mr. Quesada: There's no evidence that crack is leaking right now, it's just showing signs of structural failure, that's more the takeaway from that, it just mentions that the pool is already a foot and a half down, and they've seen staining leaks. (inaudible comment)

Mr. Winkeljohn: So, we'll keep you posted, and we'll keep an eye on it, so that we can have an accurate scope for the winter, and see if we have any new leaks and we'll do the cost benefit, ok we've got leaks here and here, let's do the area that we have to, or let's just hit them all, and restructure them.

Mr. Quesada: And assuming we move forward with the budget as proposed, I think at the next meeting we adopt that, and we would be in a better position to make better improvements to the clubhouse.

Mr. Winkeljohn: No action, just consensus that is going to be the plan.

Mr. Cruz: Yes.

Ms. Cabrera: Ok, any other items?

Mr. Correa: Then on page 78 there was just some observation of some sidewalk cracks on the north side of the clubhouse by the bike rack and it's currently not a trip hazard but, we've been monitoring daily just to make sure that it's not a trip hazard. Then moving forward to the fence repairs, you can see in the top two photos, the before and after, and it looks like someone had to separate the fence at some point to sneak into the lake, and so that was repaired. I believe on your tablets you should see multiple tabs, you'll see Ortiz estimate.

Ms. Padilla: That's #3.

Mr. Correa: Yes, which is an estimate to designating sand, primer, paint, and restore the fence around the pool area and clubhouse. In addition, I do believe that it includes the handrails in front of the clubhouse.

Mr. Quesada: Yes and what's the cost of the estimate?

Mr. Correa: The estimate cost is \$6,000.

Mr. Winkeljohn: You need authorization for that?

Mr. Correa: Yes.

Mr. Cruz: Well, what is he painting with?

Mr. Quesada: So, literally the entire, all the aluminum fencing that goes around the entire clubhouse, and the handrails in front of the building.

Mr. Cruz: Is it electrostatic?

Mr. Quesada: Yes, it's electrostatic, if you go to tab 3.

Ms. Padilla: Yes, it's under tab 3.

Mr. Quesada: I'll bring it up the scope of work on the screen so you can see it.

Mr. Cooper: What page is it?

Ms. Padilla: Tab 3.

Mr. Quesada: It's the third tab on your tablet.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Cabrera: Mike wants to know how much do we need, it's not on the proposal.

Mr. Correa: Do you know like a DTM or something?

Mr. Quesada: Yes, just so you guys know, when we did the painting of the entire District is was Sherwin Williams specs, it's called Sherpro, whenever it's aluminum paint, so it's up to spec with the Sherwin Williams as far as that feature. Last time I remember the paint was Sherpro, it's the aluminum paint.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: Yes, sometime it's expensive, and sometimes they phase out whatever Sherpro, the latest line, but as far as specs-wise they're aluminum specs of paint that Sherwin Williams does.

Ms. Padilla: And Mike what he explained was that because there's so many chips of paint, he would have to do the whole thing.

Mr. Cruz: Right, ok, so it would be stripped down to bare metal so it's clean.

Ms. Padilla: Yes, and then do it all over again, the whole thing.

Mr. Quesada: So, to repeat, it would be pressure washed around the pool, and the handrails in front of the clubhouse house, wired brush all loose paint, remove rust, apply anti-rust primer, and clean metal fencing and handrail.

Mr. Cruz: How long is he going to warranty that for us?

Mr. Quesada: I got look at the specs on that paint, so I'll tell you it's probably based on the specs.

Ms. Cabrera: So, whatever the warranty on the paint is.

Ms. Padilla: I think it's been 8 years, so I think the last time we painted was like 4 or 5 years ago.

Mr. Cooper: So, my two cents on this matter is, I know when he painted it initially, he missed spots, it was very messy, and he had to come back because he had a little bit to fix.

Mr. Quesada: The original job was done by Master Rollers.

Mr. Cooper: That was Master but, then after that, it was Ortiz I believe he did that paint, because he had to paint it twice because the fence was a different color, so I think Master Rollers painted that and then he did the blue.

Mr. Quesada: From my knowledge, he never repainted any of this area, it was done by Master Rollers in 2019 or 2020, and we've never done this except for the handrails, we touch up the handrails.

Mr. Cooper: Yes, we have, it was painted brown, so my recommendation is that we get somebody to do electrostatic because that doesn't seem like it lasts very long that paint, especially when you're painting on top of other paint.

Mr. Winkeljohn: The electrostatic is cleaner, I think that's a better technique (inaudible comment) So, yes I agree that it's better, so let's get price.

Mr. Quesada: Ok, so we'll table this for the next meeting.

Mr. Winkeljohn: Well, the top price is what, so we don't have to wait?

Mr. Quesada: \$6,000.

Mr. Winkeljohn: So, a not to exceed \$6,000.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Curz: Yes, I guess, not to exceed \$6,000 and see where we're at from there.

Mr. Quesada: Ok, so not to exceed at \$6,000.

Mr. Winkeljohn: And the preference being electrostatic application.

Mr. Cooper: So, cleaning of the surface, sandblasting, or cleaning and getting rid of all the other paint.

Mr. Winkeljohn: And Ortiz can bid that spec also, I'm sure he's got the capability.

On MOTION by Mr. Cooper seconded by Mr. Cruz authorizing a not to exceed amount of \$6,000 to complete removal of existing paint for clubhouse aluminum fencing and handrails, including electrostatic painting, if possible, with a qualified contractor was approved.

Mr. Winkeljohn: Anything else under club manager's report, Brian?

Mr. Correa: There was some Supervisors requests.

Ms. Padilla: Can you guys go to the second tab, there's some Supervisor's requests. So, there's one more thing for the clubhouse report, and then we're going to go to the manager's report.

Mr. Correa: Well, just to run briefly through the end of this, there are some miscellaneous repairs that were done as you can see on page 81, and the lights outside were cleaned, and then that's it basically for repairs. If you go to page 85, which brings me to Supervisor's requests, it's the Liberator, multi-stack fitness system, which is to replace the current system that has some damages that have been ongoing. You can see the specs there but essentially, it a 4-stack multi-station. The Fitness Solution, on page 88, you'll see the estimate they provided which is for the station, delivery, obviously assembly and the amount is \$10,693.44.

Mr. Quesada: So, basically at the last meeting you guys authorized Curtis to be able to at least communicate with Florida Fitness Solution as far as alternative options for the multi-station. The multi-station we've had is one of the original pieces there, you have specifically the leg press machine, historically speaking that the plates that come with it, they crack and they don't sell those plates for that, that equipment is no longer part of their inventory. So, cold welding it, and quarterly we're spending about \$200 or \$300 to cold weld it, so you're spending about \$800 a year cold welding those leg press plates, so periodically the leg press is out of service. So, we were looking for something on par with what we currently have, a multi-station and Curtis wanted to at least see if there was other machines besides what they had originally proposed and so we're bringing it back to the Board now with the specs. It's more or less in line with the price we discussed previously, so it stayed around the same ballpark as far as price-wise.

Mr. Cooper: Do you have the other one too?

Mr. Correa: Yes, on the second tab, I don't know if you can look at that but, on the second tab it has the other configuration.

Ms. Cabrera: It's in there, I saw it.

Ms. Padilla: Yes, it's in there.

Ms. Cabrera: Wait, no it's not there.

Mr. Correa: There was another one that I had printed out, I don't know if it made it in the report because it was the original station that was discussed.

Mr. Cooper: It was the "T" one.

Mr. Correa: Right, that one I don't believe, that was the original one, and I printed it out but, it's not in the report because I don't think we had an estimate.

Mr. Cooper: I believe you sent it.

Mr. Correa: I have a print out, let me get that, we have it.

Mr. Cooper: So, I don't think this would supersede the other one but, this is something that we have a machine there for doing squats and bench press. So, just to be able to do bench press and squats, it's kind of limited with the two but, this one gives people more options with the kettlebells, to be able to do pull ups, the other one doesn't seem to have pull ups. It has I think way better usage opportunities than what we currently have in there now, the bench press that's in there, that's next to the 4-station that we have.

Ms. Cabrera: So, this is the one that's missing from the report?

Mr. Cooper: Yes.

Ms. Cabrera: Ok.

Mr. Valladares: How many people are utilizing the gym at any given time?

Mr. Correa: There's reports that I've been doing where at least while I'm here I count a few people coming in but, I would say on a daily basis it varies but, I'd have to say maybe 25 people daily during my report hours.

Mr. Valladares: Ok.

Ms. Cabrera: How many, I'm sorry?

Mr. Correa: About 25 I would say.

Ms. Cabrera: Daily?

Mr. Correa: Yes.

Ms. Padilla: Gladis has been keeping those numbers, so I can get you guys something together if you guys would like but, just so you guys know, on the weekends we have her counting how many people, so I know, I looked at then numbers last week and it was like 50 people in the pool and I think there was like 15 people in the gym.

Ms. Cabrera: So, 15 for the gym?

Ms. Padilla: Yes.

Mr. Cooper: And that would be before and after hours, I'm sure.

Ms. Padilla: Yes.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Cooper: What was the cost of the other one?

Ms. Cabrera: That one, \$5,335.

Mr. Cooper: That's with the stuff that we have going on with the pool repairs and whatnot.

Mr. Winkeljohn: So, the pool is going to be like \$50,000 that you have in mind, take a pause, and see what that ends up being because there's some time and material pieces to it still, I'd have to look at it more closely.

Mr. Cooper: Does he have the machine because it's currently broken right now, so it's in operable.

Mr. Quesada: I understand but, getting that temporary fix, if you guys need time, you can get it at least operational.

Ms. Cabrera: What's wrong with it right now? The same thing, the plates?

Mr. Quesada: Correct the plates.

Ms. Cabrera: But have we already requested that to be repaired or we were waiting?

Mr. Quesada: Correct, so it's like a quarterly thing where they have to cold weld the plates because they crack.

Ms. Cabrera: But has that already been requested?

Mr. Quesada: I think they just told us a week ago, and they gave us an estimate for another repair, so I think we held off this time around because we knew this was

coming up, so we can authorize it, but yes, they just did a PM visit and I think it was under \$1,000 to do it, and there was one or two pullies or cables that they wanted to repair. That's the one more than any machine that happens periodically.

Mr. Cooper: If the breaks while somebody is using it, I mean is that something that we open ourselves up for since it's something that we know is programmed where we're using unconventional methods to kind of get it operational?

Mr. Quesada: I mean I'm not an expert on the subject, but it is a pulley system, it's on a plate, so if anything was to happen the stack just goes down, nobody is sticking their hand in the stack, so it should really injure anybody the way it's designed, it's a leg press.

Mr. Cooper: Do you have any input as far as that?

Mr. Cochran: I mean, I don't know what the condition is, I would say if it's something that's a danger to someone then you should make it so that people aren't using it but, if it's not something that poses a danger and it's still operable then you can have it operating, I guess compared to the normal usage, like even if the plate fractures if it's going to stay confined within the cage or whatever, and coming out in shards or something, it's probably ok, unless it's going to affect the operation of the exercise, and I haven't see the machine so I don't really know. (inaudible comment)

Mr. Correa: But for the record, there is an out of order sign on the leg press portion of the station to prevent usage.

Ms. Cabrera: But the rest of the machine is working?

Mr. Quesada: The other three stations, yes.

Mr. Winkeljohn: The reality financially is your clubhouse is tracking ahead of budget but, by \$1,000, you do have these reserves to the clubhouse obviously, the pool is more maintenance items whereas replacing equipment would be more of a reserve, so if you're going to be \$18,000 or \$20,000 over budget probably by the end of the year for your clubhouse operation with various maintenance items but, your reserves will be a little bit better. (inaudible comment) The decision you make at your budget hearing would make this a little more comfortable expense should the Board choose not to increase the assessments for the next fiscal year, I would hold off any requests. You

can't do that now but, that's kind of how the lines cross because you have to replenish those reserves because you don't have cash to operate in your first quarter.

Ms. Cabrera: Ok, so this one?

Mr. Correa: So, this one has a pull up station.

Ms. Cabrera: Yes, I like it but I don't, you loose a little bit with this, and we've already got a whole weight system in there, and that's really what all this is. Then the pullies are also a function of the multi-system that we have right now but, then we wouldn't loose like the leg press.

Mr. Cooper: That wasn't in lieu of the multi-station, that was in addition to change out the other one, because we have a machine there that does bench and it does squats, it's only two, so you could do that which has multiple uses, and then you could get a rack for the bench to be able to do bench bar, so you could stash that somewhere and then we've got the bench to be able to lay on so that you can keep, and you would just have something to be able to rest the bench bar on, and it's still feasible to be able to use that, like people will still be able to do squats and everything else with it, so it would just be a matter of changing out that machine that's really taking up a lot of space and being absolutely useless for the most part.

Ms. Cabrera: Which machine?

Mr. Cooper: It's the one right here.

Mr. Quesada: It's called the Smith machine.

Mr. Cooper: It's called the Smith machine.

Ms. Cabrera: Ok, but all the functions that does is also what that does, and then you have your weight system over here and you do have the bench which you can move, which I see people do all the time to use this system, so they do the same thing.

Mr. Cooper: That does similar but, it's not the same.

Ms. Cabrera: I mean it has the pull up thing.

Mr. Cooper: I mean it does that, like I said I don't have all the details as far as what you can do, I'm not looking at it right now, but that multi-station is different from that, it's not the same, that's what the gentleman was explaining to me.

Ms. Cabrera: What if we were to reconfigure the gym, I know that it would take some manpower from the people that service it because everything is really heavy but,

what if we were to reconfigure it to where the weight station would be closer to the Smith machine because I feel like they go hand in hand.

Mr. Quesada: We can ask for a price to reconfigure it.

Ms. Cabrera: I don't know how, I mean I don't know.

Mr. Quesada: In some cases they'd have to disassemble some of the pieces to get them out, some of them, not all of them, and so they would need to come over here, look at it and give us a proposal to do that, so they would have to take apart some of the pieces.

Ms. Cabrera: Right, I remember that before we had two bikes there, right?

Mr. Cooper: One.

Mr. Quesada: We did at one point have two bikes, yes.

Ms. Cabrera: Ok, and I mean I don't know what's possible honestly, I don't know, I don't know if there's any way to shift like a treadmill, or I don't really know.

Mr. Cooper: Brian has the layout of the actual dimensions of the room and I'm sure he could reach out if you give direction to him to have the company do a layout of the pieces and suggest another alternative to make things work.

Ms. Cabrera: Having that in that corner, I mean people use it, like a stand alone piece too but, it really should be better, I mean I don't know, that was just a thought. Anybody have anything to add about the machines? Any thoughts, any ideas, yes, no?

Mr. Cooper: Well, I like your idea, I'd like to get a room layout done with different options of layout, and then be able to see what other things, if this makes sense to put it in there or not, or keep the Smith, or get rid of the Smith, at least they can do a footprint of the different machines that we have and organize them properly.

Ms. Cabrera: So, right now, do we need to move on anything?

Mr. Quesada: No, the direction for now is Brian to approach the contractor, have them come out here, evaluate and observe and come up with a plan how they can rearrange some furniture. If you want to designate somebody as an liaison from the Board to kind of be here to kind of discuss how they want to do that, it might help Brian, but if not, he can try to discuss whatever options they have, whether it be Curtis or yourself, if you kind of have opinions about that. I think you're both in agreement when

it comes to seeing how we can make the room better, that's why either one of you who wants to be the kind of mediator, we can arrange a time and discuss some ideas.

Ms. Cabrera: Well, if you need me, you can call me and I'll come right over, I'm home, I don't mind.

Mr. Quesada: Ok.

Ms. Cabrera: I'm getting back into it but, I used to come to the gym every morning, so I'm in this and I use it often, and those two things, I would like to see that closer together because it's there.

Mr. Cooper: I have no problem moving them, I just don't think we don't have to be present, they should be able to do a computer layout with the dimensions that's given to them.

Mr. Quesada: So, just give him clear direction.

Mr. Cooper: Yes, I have no problem moving the stuff, if that makes more sense.

Ms. Cabrera: I just think if we could move the rack closer to the Smith machine.

Mr. Cooper: And then also maybe if they're doing that, they can give us an option for the equipment that we're looking at to see how that fits accordingly too if we decide to pull triggers on that.

Mr. Correa: Ok, I'm sorry I didn't get that last part.

Mr. Quesada: So, besides moving the dumbbell rack closer to the Smith machine, see how they can propose moving the new equipment would fit into the equation once the room gets rearranged.

Mr. Correa: Ok.

Mr. Winkeljohn: So, direction is good for that.

Ms. Cabrera: Yes. Anything else?

Mr. Correa: The only other thing under Supervisor's request was.

Ms. Padilla: It's under the second tab guys.

Mr. Correa: Yes, the second tab, in the middle of the screen, it should say Supervisor's request dash 2, there was some talk during the townhall meeting of a beverage station, I got the price for a dispenser in addition to cups. There are some very specific guidelines with regard to having a beverage station.

Ms. Padilla: So, we do have another clubhouse that kind of has this setup, so we did reach out to them just to see like what they did, how they did it, obviously because GMS is involved in that clubhouse as well, and she told us that yes, there's some guidelines that we need to follow. Also, you guys know that I do some work for Hilton on the weekends and I did ask what needed to be done because we do that type of setup. So, the request was that to have a like a water station and some infused water, and to be honest with you, I've done it there, but I talked to the owner and I talked to management and what they told me is that you would have to have a certification to have that.

Mr. Quesada: I mean the guidelines is kind of a long list but, basically if we're going to be handling perishable food items as far as infused water type system, there are guidelines that we need to follow. Just to give you an example, if you go to a Publix, or you go to a restaurant, they have, you have to wash your hands before, you have to wash your hands after, you have to have an air vent, there's protocols on things and how to prepare them and what you need to do. I can reach out to our other company, I haven't heard back from them yet, I wrote them an email, they're trying to find if certain products would need to be covered just to protect the District as far as exposure but, I was told that the way that his clubhouse operates besides having to follow those guidelines is that particular part of the operations would be done through the HOA, not the CDD but, again, it's doable it's just a matter of guidelines as far as the insurance part but, we did get the guidelines as far as the food handling requirements.

Ms. Padilla: And we did talk to people who have the same setup just so we could educate ourselves and see if it was even possible.

Mr. Winkeljohn: So, you could have like a water fountain.

Ms. Padilla: Yes.

Mr. Cooper: So, what about tea, would that be considered because it's not food.

Mr. Quesada: So again, we asked that, and when it comes to coffee, we asked about just having a Mr. Coffee slow drip, or Folger's, American coffee setup station, the clubhouse nearby here spends about \$110 a month on Folger's coffee, and adding a food component would probably drive it up another \$200.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: Well, they usually work around based on Scott is saying, is having some involvement with the HOA when it comes to the food component, if you guys are going to consider something like that.

Mr. Cochran: Right. (inaudible comment)

Mr. Quesada: There you go.

Ms. Cabrera: Ok.

Mr. Cochran: (inaudible comment)

Mr. Quesada: We have a service contract with a company that does filters.

Mr. Cooper: I mean I'd like to see about at least having water, and then obviously upgrade to something else, because there's one I found here that's actually glass, it's got a container on it, it's a 2 gallon with a stand for just water if that's all we're able to do right now.

Ms. Cabrera: But even if it's water if I read the email correctly, we do have to make sure that the container is being cleaned every so often.

Mr. Cooper: Well, that was with the line in it.

Ms. Cabrera: I mean even if it is water we would likely need to clean it every do often because it creates mildew, and then we run into what cost do we have associated with that and we would need cups, if we're providing cups.

Mr. Cochran: I mean you have a gym here, and I don't have any issue with water but, it should probably be filtered water. (inaudible comment)

Ms. Cabrera: Yes.

Mr. Copper: So, it's a \$43 investment, whatever it costs us for a table to put it on, and then the cups and we could stop it at any time, so it would be a minimal cost.

Ms. Cabrera: So, who would like be in charge of this, refilling it, of cleaning it out, and all that?

Mr. Winkeljohn: It's his decision, he's the manager.

Ms. Cabrera: Really, I mean because we'd have to be filling it with water, and we'd have to make sure the area was cleaned and stocked.

Ms. Padilla: And the concern is like because we do it over there, and sometimes people spill water, and immediately we have to go and clean it up, so we have staff there that is obviously watching that because like Scott said, like now we're setting ourselves up where a slip and fall could happen. So, I'm not against it but, I just think we should think about it a little bit more.

Mr. Quesada: (inaudible comment)

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Cooper: I mean the other thing is, if this is like a huge thing and this is going to be an issue who's going to fill it up, then I'd like to see if we could at least get a water fountain that has a bottle filler upper, and at least this way people can use it, if that's good. It would be nice to provide some type of a service out there for people so if they want to fill up their water bottles at the water fountain they can.

Ms. Cabrera: What do you mean by a water fountain? Like the one you put your mouth on to drink?

Mr. Cooper: Yes, or you fill up your water bottle from the filler.

Mr. Quesada: The modern ones have both features.

Ms. Padilla: Yes.

Ms. Cabrera: Ok.

Ms. Padilla: Do you want us to look into that?

Mr. Cruz: That's better than nothing.

Mr. Correa: Is there electrical out there?

Mr. Quesada: I'll show you where it could be, they patched it up.

Mr. Cruz: That's when it was a vending machine.

Ms. Cabrera: So, what was the reason we got rid of the water fountain? Do you remember?

Mr. Copper: I don't but, it's \$1,469 for the system, and that's not installed or anything else.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: I want to say it's either here or here that they used to have a water fountain out here, and when I first started in 2015, it wasn't working and the decision was made at that time to remove it.

Mr. Cruz: I think it would be beneficial out there.

Ms. Cabrera: I agree, if we're trying to hydrate people then that makes more sense than putting something up here.

Mr. Cooper: Well, if we're looking at curtailing costs at the moment, this is at least \$2,000 to get this installed versus \$40 right now.

Ms. Cabrera: And who are you looking to hydrate, are you hydrating the people that are coming to the pool who are spending time out in the sun, or are you hydrating like somebody who comes in for 5 minutes?

Mr. Cooper: I mean like everybody at the clubhouse, so somebody coming here to do business or whatever that's HOA, they're here, they want to get something to drink or they're waiting 30 or 45 minutes, they have an opportunity to drink something, I mean we're providing a service for them.

Ms. Cabrera: I mean I like the idea of serving the water but it actually makes more sense to actually have a water fountain out there for people to drink water.

Mr. Quesada: So, we don't beat this subject to death, you want us to get the cost, because we're all kind of on the same page for a water fountain, let him talk to the contractor and see where a good location off the pool area would look like and how much it would cost and then he can come back with something to the Board at the next meeting, if that's ok.

Mr. Cruz: That sounds good.

Mr. Quesada: What do you guys feel more comfortable with?

Mr. Cruz: I'd rather find out first what it would cost.

Mr. Valladares: Yes, we need to find out.

Mr. Quesada: Ok.

Ms. Padilla: So, you guys want us to find a location and a price?

Mr. Valladares: Yes, location and cost.

Ms. Padilla: Ok.

Mr. Correa: Ok.

Ms. Cabrera: What was the cost of the one you found?

Mr. Cooper: \$1,469.

Mr. Valladares: And that would be part whoever does the cleaning, just to keep it clean and wipe it down.

Mr. Quesada: Yes, that's the thought.

Mr. Cooper: So, the only cost associated with that would be obviously maintenance or whatever and then filters, they have filters in them so you'll have to change the filters.

Ms. Cabrera: The people that do our water system now, the ones that we have in the office.

Mr. Quesada: That's a good thing, we can talk to them because we already have a contract with them, and maybe they have an operation, so allow us to do some research on that.

Mr. Cooper: Because if we are and you guys want to spend a little bit more then we could put one on the outside over here by the gym for people that are on this side, if you don't want people coming through the pool area.

Mr. Correa: I do have a little bit of experience doing this, I used to service water at outdoor water fountains and they get oxidation, they start having issues, vibrations causes leaks in the compressors, seals need to be replaced and minor repairs but, they do have issues especially when you have kids around.

Mr. Winkeljohn: (inaudible comment)

Mr. Correa: So, ideally inside would be good.

Ms. Cabrera: And we had one right here.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Correa: And it's controlled so at least it's at a controlled setting.

Mr. Winkeljohn: So, we have to do some more research.

Ms. Cabrera: Definitely.

Mr. Valladares: How many more Supervisor's requests do you have?

Mr. Correa: Just one more,

Mr. Quesada: And this does go back to the town hall meeting that we had this past month, so to be fair.

Mr. Correa: Yes, it came up at the town hall and we took notes.

Mr. Cooper: And Brian didn't do any research on this, I provided him the information so he had no time on this.

Mr. Correa: Yes, correct, and you'll see there's two Sunbrella umbrella types, one is a regular umbrella which essentially looks like a crane, and the other one is just a stand up umbrella. They do have LED lights so they work at night. (inaudible comment) and it includes the cost there.

Ms. Cabrera: Did we ever look further into the existing pergola that we have?

Mr. Quesada: So, to be honest with you, we table this over a year ago and we talked to like 3 or 4 contractors, so we removed the wooden beams because they were rotting and we didn't want have that liability. You still have the tops there, and getting this Board to come up with clear direction as to what they what they wanted to do, and we gave you guys four options. We gave you guys the standard awning, like a panel roof, I know it was a prefab one, so there were all types of options over there, and you couldn't come to a consensus with this Board so it was tabled. I have information there, and I can dig it up on the computer, we even did a bid analysis but, to be honest with you, the contractors we were talking to became a little frustrated because we kept calling them back and changing the scope of work so we kind of tabled it until we could get to some kind of apples to apples scope of work.

Mr. Winkeljohn: (inaudible comment) One of the ideas that started to discourage the discussion was one of those had a playground style with umbrellas with table in it and that would easily be removed, those are successful in the playground world. That's what seems to fit in that space, you could use the columns as a vantage point. (inaudible comment) but it has to be something that can be removed for storm purposes. (inaudible comment)

Ms. Cabrera: What about something more permanent?

Mr. Cruz: Like the same style as the pergola but in aluminum.

Ms. Cabrera: That could also protect you from the rain if it was raining, not just the sun.

Mr. Cooper: so, the picture there you have options to do stuff on the sides, so you can have an ability to have either glass or wood slats or a shade that goes down, so you could have a shade on one or whatever but, you can enclose all four sides, you wouldn't obviously do that, you'd probably do three sides but, the top opens up and closes, so you could either open it or close it if it's raining. Then it stands up to I think 150 or 160 mph wind for obviously the storms, and it has lighting and some other options for that as well. The existing one that we have now, we were taking a look at it and it has too many columns, so when you're sitting there, there's tables there you can't see the pool, there's no room to see so why put all those columns in there that's beyond me but, we live in Florida if we are going to utilize that the structure, either we utilize it and we have to remove columns and then obviously start making adjustments and then add the top, or remove everything all together and add something like this that could be functional to people.

Ms. Cabrera: I mean I like the idea but then I also feel like, would we do one or more than one?

Mr. Cooper: The other option, well this would probably be replace what we have over there and then we talked about doing like a utility shed on the other side that they have some type of, not like that but, something different where you could store chairs or tables, all that stuff in here to make it functional right in this little area here.

Ms. Cabrera: Outside?

Mr. Cooper: Yes. This wasn't me looking for direction to approve the pergola because we talking about not approving these other things because we're looking to see what the pool is going to do, and obviously the town hall meeting, but I wanted to just throw this out there to see direction because we've given 4 or 5 different directions and obviously I don't think we're ready to make the approval on that but, I would like to see about entertaining the umbrellas, doing 6 umbrellas and 2 of the can-o-levers for the pool because people did ask that summertime, and they would get use out of them, and having the can-o-levers on one side and the other one on the other side.

Ms. Cabrera: I honestly don't like the idea of the umbrellas at all but, that's just me because they're going to be moved around, they're going to fly.

Mr. Valladares: And somebody is going to get hit with it.

Ms. Cabrera: People are going to start moving things at their own discretion wherever they want, and we're not going to be able to control that.

Mr. Quesada: I've been working with pools and clubhouses since 2003 and what I can tell you about umbrellas, the ribs, which are the little sticks that come out at the top, are very fragile so it's a constant maintenance issue, I just want you guys to know that. When I came here, you guys had just finished an order in 2015, we had new bases and everything, and every two or three months we were having to repair multiple umbrellas for that. Again, one gust of wind, it's impossible to predict that it would tip over or knock it over, and that's when you start to have those types of issues. Plus, you have user error, people not used to using them so trying to use them and touching it, and messing them it up.

Mr. Cooper: I just think those umbrellas weren't quality that we had, those were not commercial umbrellas.

Mr. Quesada: No, I'm just mentioning that there is going to be added maintenance because those ribs are very fragile on those things. So, what we discussed, if we can ever get to some kind of consensus, you have all the columns there, and at some point, have one nice big shady area it's going to accommodate a lot people in one structure.

Ms. Cabrera: I really just want to make use of what we have right now.

Mr. Quesada: So, we just have to figure out what that structure is going to look like or what kind of material to go with so we can we can get a proposal to you.

Ms. Cabrera: And I can't imagine that putting up those sails would be too expensive.

Mr. Quesada: So, give us good clear direction and we'll come back with some options, whatever you guys want.

Ms. Cabrera: I mean is everybody, or how does everybody feel about these sails, and the shade?

Mr. Cruz: They're good, they're cheap, use this color and make sure they're nice and tight but, they're really good, cost effective versus building an entire wood pergola or getting anything else, so of that we could fairly quick, it's not that expensive for a sail or install versus getting wood and all the contractors to come in to build something.

Mr. Cooper: What are the cost for the sails?

Mr. Winkeljohn: We have to get a scope of how many and how big it is, the square footage area that you want to try to accomplish but, it scales up from there, and we can start some pricing, like 1 or 2, 3 to 5, 7 to 10, like some incremental pricing.

Mr. Quesada: I think you have 8' columns out there, so I was just thinking if you go symmetrical 2 sails where were you have 4 and 4 at the columns and I know they're usually triangular.

Mr. Cruz: But you can order them on Amazon any length so if it's 16 x 8 or 20 x 8 you can just order and that's what you're going to get.

Mr. Cabrera: They just have to be very good grade quality.

Ms. Winkeljohn: Right, they recommend it to be high quality marine grade.

Mr. Cruz: Well, you're going to pay, they're not \$30 or \$40 but, you're going to pay for marine grade.

Ms. Padilla: Yes, because we have some in Doral.

Mr. Quesada: Yes, but that's a gigantic District.

Mr. Correa: I'm looking at most of them and I see like 12' at \$200, 24 x 12, \$200 and that's roughly.

Mr. Winkeljohn: It has a low entry point, the quality has to be there for certain areas. (inaudible comment)

Mr. Cooper: How many tables were underneath that pergola we had?

Mr. Quesada: I want to say it was 5 or 6 round tables, so you could accommodate maybe 4 people x 6 like 25 people roughly in that area, 20 or 25 people, we're getting about 50 a day on the weekend.

Mr. Cooper: Are you saying there's 6 tables there right now?

Mr. Quesada: Yes.

Mr. Cooper: Ok.

Mr. Quesada: Remember, just so you know, since we don't have shade right there right now, a lot of the people relocate some of the tables over here, right now it's 4.

Mr. Cooper: So, to do 4 umbrellas to at least provide shade immediately versus to having to wait another month and then another month, so since we're here, I like to

make a motion for 4 umbrellas at least there not 6 because there's two other locations, 4 umbrellas over there is \$524.97, and we can at least provide people during the summer now, immediately, versus kicking the can down the road for a couple more months until we decide on the shade of the sails or whatever.

Mr. Winkeljohn: That's a motion, is there a second?

Mr. Cruz: We would be opening and closes these umbrellas and maintaining them and running out there, and I don't know, that's just my opinion.

Ms. Cabrera: I'm a no, my vote is a no.

Mr. Quesada: So, is there a second?

Mr. Valladares: No.

Mr. Winkeljohn: Ok, motion fails, next item.

Mr. Correa: That's it for me.

E. Manager

- 1) Number of Registered Voters in the District – 4,739**
- 2) Form 1 Financial Disclosure Due July 1, 2025**
- 3) Reminder to Complete Annual Ethics Training by December 31, 2025**
- 4) Consideration of Performance Measures and Standards as Required by Florida Statute 189.0694**

Mr. Winkeljohn: Manager's report, I can run through these pretty quickly. Most of them are informational, just a reminder that your Form 1, the email should have hit your inbox and you have to send it in, you have a 4 weeks before they start imposing the fine, as well as check the box for your annual ethics training, when you do it. I know all of you already took care of that but, you have to do it again this year. The one I have for action is the performance measures and standards, that requirement is still in the state's requirements for District, so a motion to accept your performance measures and standards and we used a generic form for obvious reasons, and so we need that action.

On MOTION by Mr. Cruz seconded by Ms. Cabrera with all in favor, accepting the Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

Ms. Cabrera: I'm sorry?

Mr. Winkeljohn: Item No.5 of the agenda is Supervisor's requests.

Mr. Quesada: Any requests from the Supervisors?

Ms. Cabrera: Oh, do you have any requests?

Mr. Cooper: I do have a request on here, to at least make some type of \$150 per resident for the year somehow so people aren't going to get confused as to monthly.

Mr. Winkeljohn: For the HOA, yes that's a good idea.

Ms. Cabrera: Maybe in bold, can we put it in bold?

Mr. Winkeljohn: Yes, we can do it in bold.

Mr. Cooper: Somewhere around there because we're going to get questions like it's \$150 times 12, that's crazy.

Ms. Cabrera: No, it doesn't actually say that anywhere, it's says \$150 per residential unit.

Mr. Cooper: Because it says for this year before that.

Mr. Quesada: Yes, for this year the District anticipates levying assessments will be for each residential with the exception of phase 2.

Mr. Winkeljohn: We can put the words annual amount.

Mr. Quesada: Ok.

Ms. Cabrera: In bold, and underlined.

Mr. Cooper: Or a one-time assessment or something like that.

Mr. Winkeljohn: We have to be careful with that language, but we can see what has worked in the past.

Mr. Quesada: Ok.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Is there a way to put phase 1 and phase 2 on the bottom chart somewhere, and divide that up, and have that kind of separated there?

Mr. Winkeljohn: Reorganize that, that's straight out of the budget that's why I kept it in that order because it matches the budget.

Mr. Cooper: No but keep it in order but, you're saying language of phase 1 and phase 2 and I know you're listing it there.

Mr. Winkeljohn: Yes, there's enough room I can put a column to the left.

Mr. Cooper: Ok.

Mr. Winkeljohn: Yes, I can do that. Any others?

Mr. Valladares: This is going to reflect on the taxes that we pay in November.

Mr. Winkeljohn: This is the letter inviting them to the meeting and if it's adopted, this would become effective in November.

Mr. Valladares: Ok.

Mr. Cooper: So now, will they get confused on the second half here because there's two charges, so you're saying it's \$150 and \$200 on the first page, and then an increase of \$150 to replenish reserves, are people going to think it's going to be double charged?

Mr. Quesada: Well, whatever you guys want, we can do, but if you look at the paragraph before the table it saying what the phase 2 communities are, and what the names, so you can differentiate what is phase 1 versus phase 2. So that way when they look at the chart, that has the phase 1 and the phase 2 and they look at the description, it's phase 1 and phase 2. Obviously, half the community is paying \$50 more towards the clubhouse and the other half is not. So, it's just a way of, you have to at least in the narrative, in the body of the letter, differentiate who is paying what, so that's the idea behind it.

Mr. Cooper: Are you talking about the first page or the second page?

Mr. Quesada: Right now, we're on the first page.

Mr. Cooper: I was talking about the second page.

Mr. Quesada: Ok, so if you go back to the first page, for this year the District anticipates levying an assessment, and we can put annual assessment, an increase of approximately \$150 per residential unit, with the exception of phase 2 communities, such as Floridian Bay Estates, Portofino Palms, etc., so you guys can see the list there, and it says, which will be \$200 according to the proposed budget. So, right there, you have a differentiation that everybody except for those communities is paying \$150 and \$200 for those communities.

Mr. Cooper: I have no problem with the first page, the first page is fine, my question was with the second page, because then you're saying please note this

amount includes an increase but you just talk about \$150 and \$200, and now you're talking about another note increasing.

Mr. Winkeljohn: Right, I understand.

Mr. Cooper: That's a lot of redundancy and people are going to get confused.

Mr. Winkeljohn: Ok, I'll trim that down, I see what you're saying, I was taking notes, I got you.

Mr. Cooper: I like the idea of giving information of why we're doing that, that's important.

Mr. Quesada: Ok, keep in mind after the last increase it was per month and the letter was kind of finetuned so this is more of a fill in the blank and just give the explanation so we can tweak it.

Mr. Cooper: Ok.

Mr. Winkeljohn: Thank you.

Mr. Quesada: Any other requests from the Board under Supervisor's request?

Mr. Winkeljohn: Item No. 5.

Ms. Cabrera: Victor, do you have any requests?

Mr. Valladares: No, I'm good.

Ms. Cabrera: Mike?

Mr. Cruz: No, thank you.

Ms. Cabrera: Yes, Victor.

Mr. Valladares: Mayra and I were talking about that for the longest time we've had an award presentation for Captain Yanko, who is no longer a captain, he was promoted yesterday afternoon at 4:30 to a major. So, we need to figure out with them how they want to handle it because the chief is going to do the same thing, at least with the command staff, so a captain is not a major and it's better when you recognize somebody, so we need to work out some type of hour that is mutually agreeable for both us so some of us can go over there, or all of us could go over there and do that, so that's just an idea.

Ms. Cabrera: Ok.

Mr. Quesada: Scott, do we need to place an ad if they're going to show up to the police headquarters to give him an award?

Mr. Cochran: Well, they're not doing business if it's just giving an award, as long as there's no discussion about District matters, the ceremony will be fine. So, I don't see it being an issue if it's just going to present an award, as long as there's no discussion regarding police doing things to benefit the District for the community there, like you're not asking them about things. So, as long as there's no District business discussed, and they're just going there to present an award to recognize him or be there for the ceremony that's fine, I think.

Mr. Winkeljohn: Would he come here, can we just invite him?

Ms. Cabrera: We have, it's just doesn't work out with his schedule.

Mr. Cooper: Is he required to go to the council meeting

Mr. Valladares: Well, the thing is the next meeting is in July and we're going to be dealing with this budget.

Ms. Cabrera: Doesn't he go to that council meeting?

Ms. Padilla: Yes.

Ms. Cabrera: Yes, he does.

Mr. Cooper: Why don't you do it at the council meeting?

Mr. Quesada: District counsel is saying, as long as you guys don't discuss any matters that would be coming before the District.

Ms. Padilla: But what Jessica is saying is do we need to be put on the agenda?

Mr. Valladares: Yes, you do have to, if you're going to do that you have to be put on the agenda, and they can put you on the agenda in the beginning or they can put you at the end of agenda.

Mr. Winkeljohn: They can do it under the announcements section, you just ask the clerk to put you as an award announcement.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Padilla: I know that, just to be honest with you guys, we've had that award for like 5 or 6 months now, and every time we've asked him, to be fair, he's moved up and he has a lot of responsibilities so he's really busy, and 4:00 o'clock for him, we did invite him to the lighting ceremony and he has a commitment with his son, so 4:00 o'clock, he said, I'm not really available.

Ms. Cabrera: His son plays baseball.

Ms. Padilla: Yes, so he just said that for him 4:00 o'clock is not a good time.

Mr. Cooper: What about 6:30?

Ms. Padilla: At 6:30?

Mr. Cooper: To have police presence here at the meeting for what we just talked about.

Ms. Cabrera: I think we invited him, didn't we?

Ms. Padilla: Yes, we have invited him and he declined, they just said that they are really busy Curtis and like now because they're under new management it's really hard for anyone to get away.

Mr. Cooper: Ok, that's fine.

Ms. Cabrera: Maybe we can just drop it off, honestly.

Mr. Valladares: Yes.

Ms. Padilla: Or maybe we can appoint somebody to go and take it to him.

Mr. Quesada: Well, if you're going to appoint anybody in the sense that they can all go if they want because it's just to make an announcement.

Mr. Cruz: Just let me know the date and time, I'll go with Victor.

Ms. Padilla: Well, do you think we could go to roll call, Victor, you could arrange to go to roll call and you could go with Mike.

Mr. Cruz: Victor, I'll go with you.

Mr. Valladares: Yes, we can do that.

Ms. Padilla: Ok, we'll go to roll call and Victor will find out about that.

Ms. Cabrera: Alright, ok.

Mr. Cruz: That's sounds good.

Ms. Cabrera: Curtis, do you have any requests?

Mr. Cooper: I do actually, yes.

Mr. Cabrera: Ok.

Mr. Cooper: So, just one more, I would like to, so we've had an opportunity to, and thank you Brian for joining our family here, we appreciate you, I know Mayra has done a phenomenal job and she's not going to be replaced but, we definitely appreciate you being here, and you've had the opportunity of kind of seeing behind the scenes a

little bit, what was going on, Mayra's transition, a lot of learning to do and we're very confident with what he's brought from his previous experience and so it's good to see that attention to detail. So, I all I wanted to say is I think from where we've been to where we went to and so where we're trying to go back as far as attention to detail, I think we really need to get some type of an attendant here, at least for 5 hours a day, Monday through Friday, especially during the summertime with the additional people out here because it's a lot for him to be able to handle, and I don't know if you guys have been around to see what's been going on but, it's a lot to be taking notes, the key passes, and all that stuff during those hours. I mean he's management, and I would think management would have some type of, or somebody to be with him to do some other stuff that we can give them an opportunity to do so I'm requesting that we look into doing 25 hours, another part time person Monday through Friday.

Ms. Cabrera: So, at this point what is Robert doing?

Ms. Padilla: So, Robert comes here from 4:00 to 8:00, so when this position opened we merged the positions, so what was happening is, so he's coming in from 9:00 to 5:00, Robert is coming in from 4:00 to 8:00. What we've gotten into, or what I've told him to do is to start setting appointments so that in the morning he can have time for administrative work because Robert gets here at 4:00 and to try to do the E-Passes, try to set appointments so that he has time to do the administrative work. So, for right now we do have coverage from 9:00 to 8:00 and you can speak for yourself.

Mr. Correa: Yes, well, I mean I can tell you the peak hours are usually like at 12:00 noon to around 3:00, like there's a line going out there, like 6 people show up all at once, and I'm trying to keep an eye on the pool, there's like 40 people in the pool, or I'm trying to do E-Passes and giving access, while still creating the daily report. So, it can be done, especially making sure that people are abiding by the rules but, it's a two man job, in other words, I can't be doing data entry, making copies and getting people's documentation that's required while also keeping a legitimate eye on the pool during those hours.

Mr. Valladares: So, my question is, if you were to adjust the hours for Robert how would you adjust them or what would you recommend adjusting them to?

Ms. Padilla: What do you think is the solution, that's what he's asking you.

Mr. Correa: Well, yes, during peak hours, just having his presence so he can monitor the pool at the very least, so monitor the pool while still handling those other things because I can get it done with Mayra here, the E-Passes and the paperwork initially, it's just a matter of I can only have my eyes over here while there's stuff going on out there.

Ms. Cabrera: So, from noon on.

Mr. Valladares: So, he's here from 4:00 to 8:00, so what would you bring him in at?

Ms. Cabrera: From noon, so is there a reason why, and there might have been a conflict but, why does he start at 4:00?

Ms. Padilla: Because you guys basically requested that.

Ms. Cabrera: So, those are the hours we gave him, but he's not doing something else during the day that would prohibit him from getting earlier?

Ms. Padilla: No.

Ms. Cabrera: Does he have a second job?

Ms. Padilla: No.

Ms. Cabrera: Ok.

Mr. Winkeljohn: So basically, it's someone to have enough hours, and we've always done that.

Mr. Cooper: So, that would make him full time then for 40 hours, from 12:00 to 8:00 but, it's 6:20 now and what happens is and we talked about it in the previous meeting of adjusting it so he went from 5:00 to 9:00 so that we still have people here, and I was here at a meeting, and somebody was having a meeting until like 8:15 and people were still at the pool, everything was shut down outside because obviously it's 8:00 o'clock and she's done and they're needing to use the restroom, so she had to leave the meeting, go over to open the women's restroom and then about 3 or 4 minutes later these other kids said, hey, we need to use the restroom, and Joshua was with us, and he had to go open up the men's room, so like even though we settle with the hours, they need to at least go until 9:00 at least for somebody out there in the pool. So, even though we did 12:00 to 8:00, we would still be an hour short.

Mr. Cruz: There will be one tonight.

Ms. Padilla: Yes, there's on tonight.

Ms. Cabrera: But what time does the pool close?

Mr. Quesada: Sunset.

Ms. Padilla: Like 8:30.

Mr. Quesada: Sunset changes, we just had our longest day of the year last Friday, so it's going to get shorter, the days now but, basically between 8:00 and 8:30 is the range of the sunset this time of year.

Mr. Correa: Although the evening person typically shuts down right when they're leaving.

Mr. Winkeljohn: Right when everybody is gone, they can close.

Mr. Quesada: Correct.

Mr. Valladares: So, 4:00 to 8:00.

Mr. Copper: I mean I'm either saying we could add him to do that, or to hire somebody else or have our security company in the meantime during the summer right now to be able to put a body in here just to be able to kind of monitor the pool, I don't know.

Ms. Cabrera: I think if he's here it's a little more efficient because if there's not too much going on in the pool, he could assist him with whatever is going on in here.

Ms. Padilla: And then he can continue with whatever he is doing.

Mr. Winkeljohn: Right, I would think, from what I understand, and then come up with a schedule between Brian and Robert and see what they can do, so let's let Brian solve it.

Ms. Cabrera: Well, ok, we would be ok with doing that?

Mr. Cruz: Yes, I would.

Mr. Winkeljohn: We've always had the opportunity to add pool attendants, we used a different guard, we've had different solutions to it but, I think let's start with Brian.

Mr. Cooper: Alright, thank you. So, right next to the pool pumps there's the white fence that has a mulch, dirt area, that looks horrible, we talked about it before doing plants, and the chlorine is going to kill the plants, the annuals or whatever, to make it look nice, I'm looking to see if we can maybe give Brian direction, if you're ok

with that. One, is to hide the pool equipment that's behind the white fence so some type of podocarpus hedge to put along and then fake green grass to fill in the mulch, dirt area.

Mr. Winkeljohn: Synthetic grass?

Mr. Cooper: Yes, synthetic grass, like we did over there at the playground.

Mr. Winkeljohn: Ok, we can work on that.

Mr. Cooper: Is that something that is ok to explore and come back to the next meeting with pricing?

Mr. Valladares: Yes.

Ms. Cabrera: Yes.

Mr. Cooper: Ok, then the patriotic banners, over the course of time, like we've been increasing, I know we had our own increase with this Board is when Lopez was still on the Board but, for Memorial Day and the 4th of July we usually have these wonderful banners and butting up, the butting obviously needs to get replaced, and I don't know if Paul did it or Ben or whatever but, that's not really why I'm asking that, but we have these banners and we have lot of streetlights, we have 96 streetlights and we have I think like 24 banners, so I'd like to see if we can maybe go up to 45 banners, so we have more banners that have the patriotic designs on it, so see if we can do that. Mayra has the pricing I believe for that, if that's something you guys would like to consider adding on.

Ms. Padilla: Someone even mentioned that and was asking for the official estimate but, yes we do have the numbers.

Mr. Quesada: What are we currently paying for the 24 banners that he mentioned?

Ms. Padilla: How much was the invoice, we discussed that today?

Mr. Cooper: It was \$3,114 that was for the purchase of those because it shows \$75 per unit price per banner.

Ms. Padilla: So, you want to double that, right?

Mr. Cooper: Just under that, yes.

Ms. Padilla: Ok, so it would be like \$6,000.

Mr. Quesada: You're talking about patriotic ones?

Mr. Cooper: Yes, not holiday, I mean we could also if you want to do more holiday stuff.

Ms. Cabrera: Right now, we have what, 24?

Mr. Quesada: Correct. The way it's basically working out, I know the last ones, it's basically at all your main entrances, and the streetlights in front of each community, so the way we currently have it is like that. So, every main entrance, on both sides has street banners with patriotic banners and at the roundabout and in front of each community, that's the way it's currently done, and in front of each clubhouse.

Ms. Cabrera: And then these would just fill in.

Mr. Quesada: Correct, fill in between the lights, I mean you have more than 45 lights, we have like 90.

Mr. Cooper: I mean I don't know about all of them.

Mr. Quesada: So, you just need to let me know for them to determine where the best areas would be to fill in.

Mr. Winkeljohn: Right now, they're at your peak visual points.

Mr. Quesada: Correct, and we're treating everybody fairly, so everybody gets some.

Mr. Cooper: So, \$75 per banner.

Mr. Quesada: (inaudible comment)

Mr. Cooper: So, I'm sorry, Mayra, this is for new banners, the 24, that we have here, is this our previous quote that you had?

Ms. Padilla: No, that's the last payment.

Mr. Quesada: So, that was last quote, so if you want let us come back with the estimate.

Ms. Padilla: So, if you want we can get a proposal to do all the lights, and then we can come back with that.

Mr. Winkeljohn: Yes, so we'll do that.

Ms. Cabrera: Anything else Curtis?

Mr. Cooper: No, that's it.

Ms. Cabrera: Ok, I have a question, since Robert will be here a few more hours now, can he be in charge of a little water jug or whatever in the bar area maybe, I don't know.

Mr. Cooper: Either there or just right out here.

Ms. Cabrera: Inside?

Mr. Cooper: I was thinking outside.

Ms. Cabrera: Oh, outside, ok.

Mr. Quesada: I think it should be outside.

Mr. Cooper: If we could do it, that would be fantastic, just somewhere, like there or here, you could put a matt that has rubber on it, that's a little be elevated so people don't slip.

Mr. Quesada: For now, the direction is for a water bottle.

SIXTH ORDER OF BUSINESS **Adjournment**

Ms. Cabrera: Alright, is there a motion to adjourn?

On MOTION by Mr. Cooper seconded by Mr. Valladares with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

South-Dade Venture

Community Development District

*Proposed Budget
Fiscal Year 2026*

Presented by:



Table of Contents

1-3	<u>General Fund</u>
4	<u>Allocation of Operating Reserve</u>
5-8	<u>Budget Narrative</u>
9-10	<u>Debt Service Fund Series 2008</u>
11-12	<u>Debt Service Fund Series 2013</u>
13-14	<u>Debt Service Fund Series 2022</u>
15	<u>Non-Ad Valorem Assessments Comparison</u>

South-Dade Venture
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 6/30/25	Projected Next 3 Months	Projected Through 9/30/25	Proposed Budget Fiscal Year 2026
REVENUES:					
Special Assessments - Tax Roll	\$ 2,065,689	\$ 2,078,011	\$ -	\$ 2,078,011	\$ 2,440,987
Interest Income	20,000	39,210	8,713	47,923	30,000
Miscellaneous Income-Vehicle Registration	15,000	7,145	1,500	8,645	8,000
Miscellaneous Income-Clubhouse	600	1,939	-	1,939	1,000
Donations	-	1,795	-	1,795	-
Unassigned Fund Balance	125,570	-	270,040	270,040	-
TOTAL REVENUES	\$ 2,226,859	\$ 2,128,375	\$ 280,253	\$ 2,408,628	\$ 2,479,987

EXPENDITURES:

General and Administrative

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,000	\$ 9,000	\$ 12,000
Payroll Taxes	918	459	230	689	918
Engineering	8,000	17,210	5,737	22,947	23,000
Arbitrage Calculation	600	600	-	600	600
Assessment Roll Administration	2,000	2,000	-	2,000	2,000
Attorney	25,000	17,487	8,744	26,231	30,000
Annual Audit	4,400	4,400	-	4,400	5,000
Trustee Fees	12,174	10,517	1,657	12,174	13,288
Management Fees	66,467	49,850	16,617	66,467	70,455
Information Technology	1,000	750	250	1,000	1,000
Postage and Delivery	2,000	1,294	431	1,725	2,000
Insurance General Liability	12,031	11,702	-	11,702	13,844
Printing and Binding	1,000	66	250	316	500
Rental and Leases	2,400	1,800	600	2,400	2,400
Legal Advertising	1,000	2,764	-	2,764	1,500
Other Current Charges	2,500	2,251	750	3,001	3,000
Office Supplies	250	0	25	25	50
Dues, Licenses and Subscriptions	175	175	-	175	175
TOTAL GENERAL AND ADMINISTRATIVE	\$ 153,915	\$ 129,325	\$ 38,290	\$ 167,615	\$ 181,730

South-Dade Venture
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 6/30/25	Projected Next 3 Months	Projected Through 9/30/25	Proposed Budget Fiscal Year 2026
<i>Operations and Maintenance</i>					
<u>General Maintenance Expenditures</u>					
Electric - Entrance Lighting	\$ 5,000	\$ 2,955	\$ 985	\$ 3,940	\$ 4,000
Electric - Street Lighting	32,000	22,972	8,010	30,982	31,000
Electric - Street Lighting Lease	27,612	3,301	30,511	33,812	33,285
Electric - Irrigation	3,500	1,717	572	2,290	2,500
Electric - Guardhouse	8,000	4,527	1,509	6,036	6,000
Cable/Internet	26,000	21,503	7,168	28,670	29,000
Telephone-Wireless	720	484	161	646	720
Landscape Maintenance	473,211	339,250	112,833	452,084	473,211
Tree Trimming	33,475	40,178	7,982	48,160	33,475
Plant Replacement	20,000	10,739	9,261	20,000	20,000
Irrigation Maintenance	10,000	1,036	2,500	3,536	10,000
Lake Maintenance	19,164	14,884	4,961	19,845	20,000
General Maintenance	10,000	16,096	5,365	21,461	20,000
Pressure Cleaning	16,500	16,735	-	16,735	17,000
Culvert Cleaning	18,000	-	18,000	18,000	18,000
Property Insurance	32,657	29,614	-	29,614	31,983
Banner/Holiday Decorations	115,000	129,361	-	129,361	120,000
Security Gate Guards	467,640	366,748	135,118	501,865	396,442
Gate Maintenance/Repairs	82,000	66,781	27,498	94,280	88,000
Enhanced Security	292,045	148,516	61,154	209,670	220,000
Web Design/Maintenance	3,000	2,250	750	3,000	3,000
Newsletter Printing	4,000	2,226	1,500	3,726	4,000
Contingency	10,000	25,775	-	25,775	10,000
Capital Projects	-	2,847	-	2,847	-
Gatehouse Automation Project	-	-	82,000	82,000	-
Reserves	-	-	-	-	238,745
TOTAL GENERAL MAINTENANCE EXPENDITURES	\$ 1,709,525	\$ 1,270,496	\$ 517,839	\$ 1,788,336	\$ 1,830,361

South-Dade Venture
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 6/30/25	Projected Next 3 Months	Projected Through 9/30/25	Proposed Budget Fiscal Year 2026
<u>Clubhouse Expenditures</u>					
Security	\$ 71,000	\$ 55,740	\$ 18,580	\$ 74,320	\$ 78,036
Telephone	6,750	5,070	1,690	6,760	6,750
Utilities	33,000	17,206	8,603	25,808	26,000
Property Insurance	14,850	13,466	-	13,466	14,543
Alarm Monitoring	3,000	1,092	1,974	3,066	3,000
Pool Maintenance and Repairs	37,000	24,515	8,172	32,687	37,000
Club Operation/Staff	115,000	86,250	28,750	115,000	115,000
Workers Compensation Insurance	1,620	955	-	955	1,050
Fitness Equipment Maintenance	6,000	8,925	1,500	10,425	10,000
Office Supplies and Printing	4,000	2,002	1,000	3,002	4,000
Repairs and Maintenance	35,000	39,848	13,283	53,131	35,000
Janitorial Supplies	7,000	4,145	2,073	6,218	7,000
Landscape Maintenance	8,000	5,471	1,207	6,678	8,000
Licenses and Permits	1,200	1,162	-	1,162	1,200
Contingency	20,000	13,387	6,613	20,000	20,000
Pool Repairs Project	-	-	80,000	80,000	-
Reserves	-	-	-	-	101,317
TOTAL CLUBHOUSE EXPENDITURES	\$ 363,420	\$ 279,233	\$ 173,444	\$ 452,677	\$ 467,896
TOTAL OPERATIONS AND MAINTENANCE	\$ 2,072,944	\$ 1,549,729	\$ 691,283	\$ 2,241,013	\$ 2,298,257
TOTAL EXPENDITURES	\$ 2,226,859	\$ 1,679,054	\$ 729,574	\$ 2,408,628	\$ 2,479,987
EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 449,321	\$ (449,320)	\$ 0	\$ (0)

South-Dade Venture
Community Development District
Exhibit "A"
Allocation of Operating Reserve

DESCRIPTION

Beginning Fund Balance - 10/1/24	\$	669,471
Net change in Fund Balance - Fiscal Year 2025		(270,040)
Total Funds Available (Estimated) - 9/30/25		399,431

ALLOCATION OF AVAILABLE FUNDS

Funding for First Quarter Operating Expenses: ⁽¹⁾		(399,431)
Total Allocation of Available Funds		(399,431)

Total Unassigned (Undesignated) Cash	\$	-
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Notes

⁽¹⁾ Represents approximately 3 months of operating expenditures

RESERVED FOR CAPITAL RESERVES / RENEWAL AND REPLACEMENT

Beginning Balance (Estimated) - 10/1/25	\$	-
Reserved for Gates/Guardhouse Capital Projects / Renewal and Replacement:		238,745
Reserved for Clubhouse Capital Projects / Renewal and Replacement:		101,317
Total Funds Available (Estimated) - 9/30/26	\$	340,062

South-Dade Venture
Community Development District
Budget Narrative

REVENUES

Special Assessments - Tax Roll

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the general operating expenditures for the fiscal year.

Interest Income

The District earns interest on the monthly average collected balance for each of its investment accounts.

Vehicle Registration Fees

Revenues collected for vehicle passes sold to residents for admittance into any of the three gate entrances.

Clubhouse Income

Revenue collected from residents for purchasing pool passes or for renting the clubhouse.

Expenditures - General and Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

Payroll Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Arbitrage Calculation

The District is required to annually have an arbitrage rebate calculation on the District's Series 2022 Special Assessment Refunding Bonds. Currently the District has contracted Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Assessment Roll Administration

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

Attorney

The District's attorney will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement.

Trustee Fees

The District issued Series 2008 Special Assessment Revenue Bonds and Series 2013 and 2022 Special Assessment Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

Information Technology

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

Postage and Delivery

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

Insurance General Liability

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies.

South-Dade Venture
Community Development District
Budget Narrative

Expenditures - General and Administrative (Continued)

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Rentals and Leases

The District will be charged \$200 per month for office rent from Governmental Management Services – South Florida, LLC, for the District's administrative office located in Fort Lauderdale.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the fiscal year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses and Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

Expenditures - Field

Electric - Entrance Lighting

Electric for the entrance lighting.

Electric - Street Lighting

Electric for the streetlights throughout the District.

Electric - Street Lighting Lease

Monthly lease payments to Florida Power & Light due for the decorative street lights within South-Dade Venture CDD.

Electric - Irrigation

Electric for the irrigation pump system.

Electric - Guardhouse

Electric for the guardhouse.

Cable/Internet

Cable/internet services for the guardhouses.

Telephone-Wireless

Telephone-wireless services with T-Mobile.

Landscape Maintenance

Landscape maintenance in South-Dade Venture Community Development District that includes mowing of all the grass areas, pruning of shrubs, weeding of all bedding areas, irrigation maintenance, pest control, and fertilization.

Tree Trimming

Tree trimming throughout South-Dade Venture Community Development District.

Plant Replacement

Replacement of plants throughout South-Dade Venture Community Development District.

Irrigation Maintenance

Maintenance to the irrigation system.

Field Management

The supervision and on-site management of South-Dade Venture Community Development District. Their responsibilities include reviewing contracts and other maintenance related items.

Lake Maintenance

Lake management services that includes monthly inspections and treatment of aquatic weeds and algae, herbiciding, and algae control and removal.

General Maintenance

General Maintenance for South-Dade Venture Community Development District, which includes street repairs, street cleaning, signage painting, and irrigation pump repairs.

South-Dade Venture
Community Development District
Budget Narrative

Expenditures – Field (Continued)

Pressure Cleaning

Annual pressure cleaning of sidewalks, entrance walls, etc.

Culvert Cleaning

Annual storm drain cleaning for all storm drains throughout the District.

Property Insurance

Property and operational insurance for the District's capital assets.

Banner/Holiday Decorations

The District has a contract with Holiday Outdoor Décor for the display of holiday lighting throughout the District.

Security Gate Guards

The District has contracted with a security company for gate security at the three guardhouses in the District.

Gate Maintenance/Repairs

Unscheduled repairs or performance maintenance on the gatehouses.

Enhanced Security

Will include police patrolling of the District as well as video surveillance and any other security measure needed with the District.

Web Design/Maintenance

The District has contracted with Governmental Management Services-South Florida for the supervision and maintenance of South-Dade Venture Community Development District's website.

Newsletter Printing

Cost of preparing and printing quarterly newsletter for CDD residents.

Contingency

Represents any unbudgeted expense related to the operations and maintenance of the common areas.

Capital Projects

Funds used for replacement of capital related items.

Reserves

Funds set aside for future replacements of capital related items.

Expenditures – Clubhouse

Security

This line item consists of the clubhouse attendants and custodians working at the clubhouse.

Telephone

Telephone and internet service at the clubhouse.

Utilities

City of Homestead provides water, electric and refuse and recycling services to the clubhouse.

Property Insurance

Property insurance for the clubhouse.

Alarm Monitoring

The monitoring fees for the security alarm system in the clubhouse.

Pool Maintenance and Repairs

The District has contract with Florida's Bright & Blue Pools to maintain the clubhouse pool.

Club Operation/Staff

Administrative and management fees incurred for daily management of the clubhouse.

Workers' Compensation Insurance

Workers compensation insurance for the District's employees.

Fitness Equipment Maintenance

Monthly performance maintenance as well as unexpected repairs and maintenance to the fitness equipment in the clubhouse.

South-Dade Venture
Community Development District
Budget Narrative

Expenditures – Clubhouse (Continued)

Office Supplies and Printing

Miscellaneous office supplies and printing for the clubhouse.

Repairs and Maintenance

Unscheduled repairs and maintenance for the clubhouse.

Janitorial Supplies

Supplies for janitorial duties in the clubhouse.

Landscape Maintenance

The District has contracted with BrightView to provide landscaping services at the clubhouse.

License and Permits

License and permits required for clubhouse operation.

Contingency

Unexpected maintenance and repairs.

Reserves

Funds set aside for future replacements of capital related items.

South-Dade Venture
Community Development District
Proposed Budget
Debt Service Series 2008 Special Assessment Bonds

Description	Adopted Budget Fiscal Year 2025	Actuals Through 6/30/25	Projected Next 3 Months	Projected Through 9/30/25	Proposed Budget Fiscal Year 2026
REVENUES:					
Special Assessments - Tax Roll	\$ 169,312	\$ 170,775	\$ -	\$ 170,775	\$ 169,312
Interest Income	-	2,714	90	2,804	-
Carry Forward Surplus ⁽¹⁾	17,788	-	17,698	17,698	18,572
TOTAL REVENUES	\$ 187,100	\$ 173,488	\$ 17,788	\$ 191,276	\$ 187,884
EXPENDITURES:					
Interest - 11/1	\$ 12,659	\$ 12,659	\$ 0	\$ 12,659	\$ 9,679
Interest - 5/1	12,453	12,453	(0)	12,453	9,521
Principal - 5/1	147,593	147,593	-	147,593	153,540
TOTAL EXPENDITURES	\$ 172,704	\$ 172,704	\$ (0)	\$ 172,704	\$ 172,741
EXCESS REVENUES (EXPENDITURES)	\$ 14,396	\$ 784	\$ 17,788	\$ 18,572	\$ 15,143

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$6,579.38
	\$6,579.38

South-Dade Venture
Community Development District
Amortization Schedule
Debt Service Series 2008 Special Assessment Bonds

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
05/01/25	\$ 627,025	\$ 147,593	\$ 12,453	
11/01/25	479,432	-	9,679	169,725
05/01/26	479,432	153,540	9,521	
11/01/26	325,892	-	6,579	169,641
05/01/27	325,892	159,727	6,472	
11/01/27	166,164	-	3,355	169,554
05/01/28	166,164	166,164	3,318	
Total		\$ 768,901	\$ 64,036	\$ 663,455

South-Dade Venture
Community Development District
Amortization Schedule
Debt Service Series 2013 Special Assessment Refunding Bonds

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
05/01/25	\$ 6,155,000	\$ 500,000	\$ 147,724	
11/01/25	5,655,000	-	137,849	785,573
05/01/26	5,655,000	520,000	137,849	
11/01/26	5,135,000	-	127,579	785,428
05/01/27	5,135,000	545,000	127,579	
11/01/27	4,590,000	-	116,815	789,394
05/01/28	4,590,000	565,000	116,815	
11/01/28	4,025,000	-	105,656	787,471
05/01/29	4,025,000	585,000	105,656	
11/01/29	3,440,000	-	90,300	780,956
05/01/30	3,440,000	620,000	90,300	
11/01/30	2,820,000	-	74,025	784,325
05/01/31	2,820,000	650,000	74,025	
11/01/31	2,170,000	-	56,963	780,988
05/01/32	2,170,000	690,000	56,963	
11/01/32	1,480,000	-	38,850	785,813
05/01/33	1,480,000	720,000	38,850	
11/01/33	760,000	-	19,950	778,800
05/01/34	760,000	760,000	19,950	
Total	\$ 6,635,000	\$ 1,988,624	\$ 7,843,674	

South-Dade Venture
Community Development District
Amortization Schedule
Debt Service Series 2022 Special Assessment Refunding Bonds

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
05/01/25	\$ 4,790,000	\$ 480,000	\$ 60,354	\$ -
11/01/25	4,310,000	-	54,306	594,660
05/01/26	4,310,000	495,000	54,306	
11/01/26	3,815,000	-	48,069	597,375
05/01/27	3,815,000	505,000	48,069	
11/01/27	3,310,000	-	41,706	594,775
05/01/28	3,310,000	520,000	41,706	
11/01/28	2,790,000	-	35,154	596,860
05/01/29	2,790,000	530,000	35,154	
11/01/29	2,260,000	-	28,476	593,630
05/01/30	2,260,000	545,000	28,476	
11/01/30	1,715,000	-	21,609	595,085
05/01/31	1,715,000	555,000	21,609	
11/01/31	1,160,000	-	14,616	591,225
05/01/32	1,160,000	575,000	14,616	
11/01/32	585,000	-	7,371	596,987
05/01/33	585,000	585,000	7,371	
Total		\$ 5,255,000	\$ 689,535	\$ 5,352,164

South-Dade Venture
Community Development District
Non-Ad Valorem Assessments Comparison

Neighborhood	No. of Units	Annual Maintenance Assessments					Annual Debt Assessments						Total Assessed Per Unit		
		FY2026			FY2025		FY2026				FY2025		FY2026	FY2025	
		O&M	Clubhouse	Total	Total	Increase/ (Decrease)	Series 2008	Series 2013	Series 2022	Total	Total	Increase/ (Decrease)	Total Assessed Per Unit	Total Assessed Per Unit	Increase/ (Decrease)
Floridian Isles I	150	\$981.00	\$0.00	\$981.00	\$831.00	\$150.00	\$78.86	\$0.00	\$445.13	\$523.99	\$523.99	\$0.00	\$1,504.99	\$1,354.99	\$150.00
Marbella Cove ⁽¹⁾	171	\$981.00	\$0.00	\$981.00	\$831.00	\$150.00	\$78.86	\$0.00	\$432.08	\$510.94	\$510.94	\$0.00	\$1,491.94	\$1,341.94	\$150.00
Portofino Estates	130	\$981.00	\$0.00	\$981.00	\$831.00	\$150.00	\$78.86	\$0.00	\$514.72	\$593.58	\$593.58	\$0.00	\$1,574.58	\$1,424.58	\$150.00
Pebblebrook I	120	\$981.00	\$0.00	\$981.00	\$831.00	\$150.00	\$78.86	\$0.00	\$479.93	\$558.79	\$558.79	\$0.00	\$1,539.79	\$1,389.79	\$150.00
Stonebrook I	146	\$981.00	\$0.00	\$981.00	\$831.00	\$150.00	\$78.86	\$0.00	\$514.72	\$593.58	\$593.58	\$0.00	\$1,574.58	\$1,424.58	\$150.00
Portofino Bay	163	\$981.00	\$0.00	\$981.00	\$831.00	\$150.00	\$78.86	\$0.00	\$479.93	\$558.79	\$558.79	\$0.00	\$1,539.79	\$1,389.79	\$150.00
Floridian Bay Estates ⁽²⁾	175	\$981.00	\$0.00	\$981.00	\$831.00	\$150.00	\$78.86	\$0.00	\$527.76	\$606.62	\$606.62	\$0.00	\$1,587.62	\$1,437.62	\$150.00
Floridian Bay Estates II	72	\$981.00	\$314.05	\$1,295.05	\$1,095.05	\$200.00	\$78.86	\$707.62	\$138.39	\$924.87	\$924.87	\$0.00	\$2,219.92	\$2,019.92	\$200.00
Portofino Palms ⁽³⁾	172	\$981.00	\$314.05	\$1,295.05	\$1,095.05	\$200.00	\$78.86	\$699.10	\$95.67	\$873.63	\$873.63	\$0.00	\$2,168.68	\$1,968.68	\$200.00
Portofino Pointe	105	\$981.00	\$314.05	\$1,295.05	\$1,095.05	\$200.00	\$78.86	\$699.10	\$95.67	\$873.63	\$873.63	\$0.00	\$2,168.68	\$1,968.68	\$200.00
Portofino Oaks	92	\$981.00	\$314.05	\$1,295.05	\$1,095.05	\$200.00	\$78.86	\$708.42	\$122.55	\$909.83	\$909.83	\$0.00	\$2,204.88	\$2,004.88	\$200.00
Portofino Lakes	120	\$981.00	\$0.00	\$981.00	\$831.00	\$150.00	\$78.86	\$708.42	\$122.55	\$909.83	\$909.83	\$0.00	\$1,890.83	\$1,740.83	\$150.00
Marbella Bay	207	\$981.00	\$314.05	\$1,295.05	\$1,095.05	\$200.00	\$78.86	\$672.58	\$82.24	\$833.68	\$833.68	\$0.00	\$2,128.73	\$1,928.73	\$200.00
Floridian Isles II	176	\$981.00	\$314.05	\$1,295.05	\$1,095.05	\$200.00	\$78.86	\$656.19	\$82.24	\$817.29	\$817.29	\$0.00	\$2,112.34	\$1,912.34	\$200.00
Pebblebrook II	182	\$981.00	\$314.05	\$1,295.05	\$1,095.05	\$200.00	\$78.86	\$699.10	\$95.67	\$873.63	\$873.63	\$0.00	\$2,168.68	\$1,968.68	\$200.00
Stonebrook II	88	\$981.00	\$314.05	\$1,295.05	\$1,095.05	\$200.00	\$78.86	\$708.42	\$122.55	\$909.83	\$909.83	\$0.00	\$2,204.88	\$2,004.88	\$200.00
Total	2269														

RESOLUTION 2025-07

A RESOLUTION OF THE SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Sections 190.008(2)(b) and 218.34(3), Florida Statutes; and

WHEREAS, on **April 24, 2025**, the Board set **July 24, 2025** as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

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

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes, provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT, THAT;

Section 1. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for the fiscal year 2025 and/or revised projections for fiscal year 2026.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the **South-Dade Venture Community Development District** for the Fiscal Year Ending September 30, 2026, as Adopted by the Board of Supervisors on **July 24, 2025**

Section 2. Appropriations

That there be, and hereby is appropriated out of the revenues of the **South-Dade Venture Community Development District**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 the sum of **\$ 4,052,038** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$ 2,479,987</u>
Total Debt Service 2008	<u>\$ 172,741</u>
Total Debt Service 2013	<u>\$ 795,698</u>
Total Debt Service 2022	<u>\$ 603,612</u>
Total All Funds	<u>\$ 4,052,038</u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this **24th day of July, 2025**.

**South-Dade Venture
Community Development District**

Chairman / Vice Chairman

Attest:

Secretary / Assistant Secretary

RESOLUTION 2025-08

A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2026

WHEREAS, certain improvements exist within the **South-Dade Venture Community Development District** (the “District”) and certain costs associated with the operation, repairs and maintenance of these improvements are being incurred; and

WHEREAS, the Board of Supervisors of the **South-Dade Community Development District** (the “Board”) find that the District's total General Fund Assessment during Fiscal Year 2026, will amount to \$ 2,569,459.70 ; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method authorized by Chapter 197, Florida Statutes; alternatively, the district may choose to directly collect and enforce all or a portion of the debt service assessment; and

WHEREAS, the Board finds that the costs of administration of the Debt Service Fund provide special and peculiar benefit to certain property within the District; and

WHEREAS, the Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are fairly and reasonably apportioned in proportion to the benefits received;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT OF MIAMI-DADE COUNTY, FLORIDA, THAT;

Section 1. A special assessment for maintenance as provided for in Chapter 190 Florida Statutes (hereinafter referred to as “assessment” or “assessments”) is hereby levied on all assessable land within the District.

Section 2. That the collection and enforcement of the aforesaid assessments on assessable lands within the District shall be by the Tax Collector serving as agent of the State of Florida in **Miami-Dade County** (“Tax Collector”) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice under Section 190.021(3),

Florida Statutes. Alternatively, the District may choose to directly collect and enforce all or a portion of these assessments.

Section 3. That a portion of said assessment levies on the assessable lands within the District as shown in the Assessment Roll, Exhibit “A”, are hereby certified to the **Miami-Dade County Property Appraiser**, to be extended on the **Miami-Dade County Tax Roll** and shall be collected by the Tax Collector in the same manner and time as **Miami-Dade County** taxes pursuant to the uniform collection methodology Section 197.3632, Florida Statutes. The proceeds therefrom shall be paid to the **District**. The chairman of the Board of the **District** shall designate the District Manager these certification duties. The balance of said assessment levies as shown in the Assessment Roll, Exhibit “A”, are directly assessed to the landowner(s) by the District pursuant to Chapters 170 and 190, Florida Statutes.

Section 4. The District Manager shall keep apprised of all updates made to the **Miami-Dade County** property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the **Miami-Dade County** property roll. After any amendment of the Assessment Roll, the District Manager shall file updates to the Assessment Roll in the District records.

Section 5 Be it further resolved, that a copy of this Resolution be transmitted to the proper public and governmental officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 24th day of July, 2025, by the Board of Supervisors of the **South-Dade Community Development District, Miami-Dade County, Florida.**

Secretary / Assistant Secretary

Chairman / Vice Chairman

Exhibit "A"
Assessment Roll

**South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT**

Audit Proposals - Fiscal Years 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034

Ranking Scale	Ability of Personnel	Proposer's Experience	Understanding Scope of Work	Ability to Furnish the Required Services	Price	TOTAL
Maximum Points	20	20	20	20	20	100

FEE

Grau & Associates Boca Raton						
2025	\$4,000					
2026	\$4,100					
2027	\$4,200					
2028	\$4,300					
2029	\$4,400					
2030	\$4,500					
2031	\$4,600					
2032	\$4,700					
2033	\$4,800					
2034	\$4,900					
\$44,500						
\$0						

Auditor Selection Evaluation Criteria:

1. Ability of Personnel

20 Points

E.g. geographic locations of firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

2. Proposer's Experience

20 Points

E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.

3. Understanding of Scope of Work

20 Points

Extent to which the proposal demonstrates an understanding of the Districts needs for the services requested.

4. Ability to Furnish the Required Services

20 Points

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. E.g. the existence of any natural disaster plan for business operations.

5. Price

20 Points

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

**SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT**

Proposal Due: July 1, 2025
11:00AM

Submitted to:

South-Dade Venture
Community Development District
c/o District Manager
5385 N Nob Hill Road
Sunrise, Florida 33351

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Table of Contents

Page

EXECUTIVE SUMMARY / TRANSMITTAL LETTER 1

FIRM QUALIFICATIONS.....3

FIRM & STAFF EXPERIENCE.....6

REFERENCES..... 11

SPECIFIC AUDIT APPROACH..... 13

COST OF SERVICES 17

SUPPLEMENTAL INFORMATION 19



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

July 1, 2025

South-Dade Venture Community Development District
c/o District Manager
5385 N Nob Hill Road
Sunrise, Florida 33351

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for nine (9) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the South-Dade Venture Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

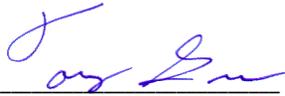
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



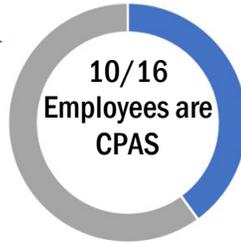
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



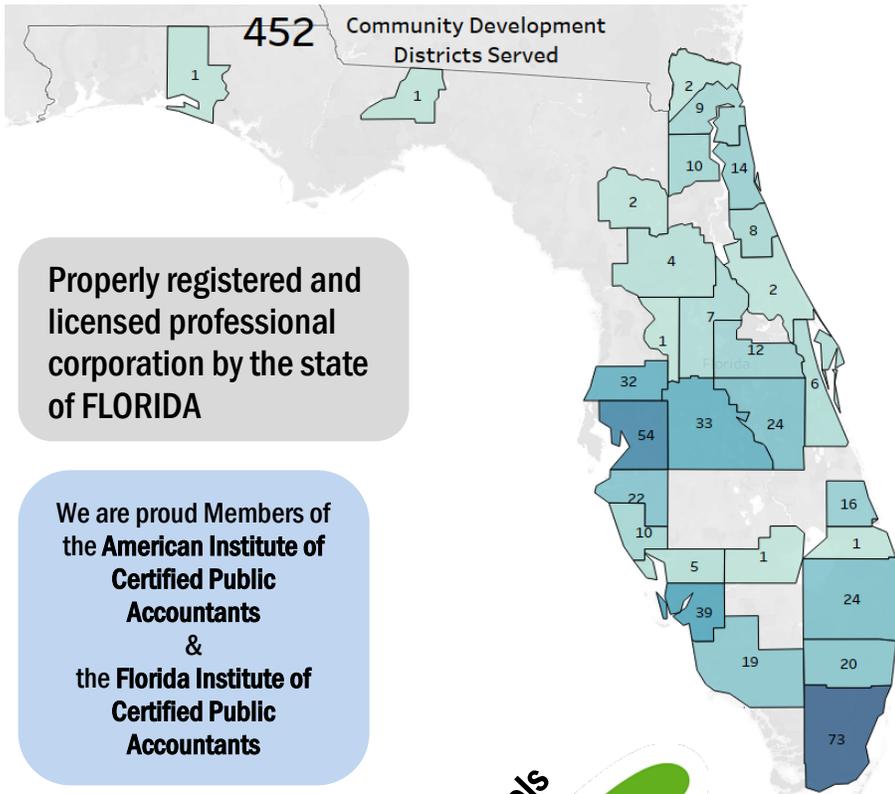
3 Partners
11 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



Florida Institute of Certified Public Accountants

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



Peer Review
Program

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

March 17, 2023

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

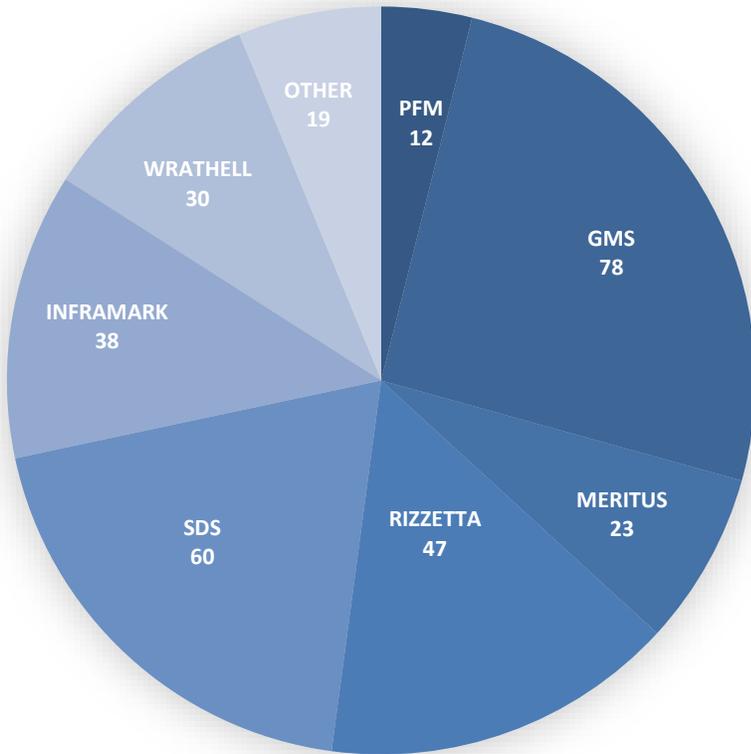
119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

*Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

David Caplivski, CPA (Partner)

*Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|--|--|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| | |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
 Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

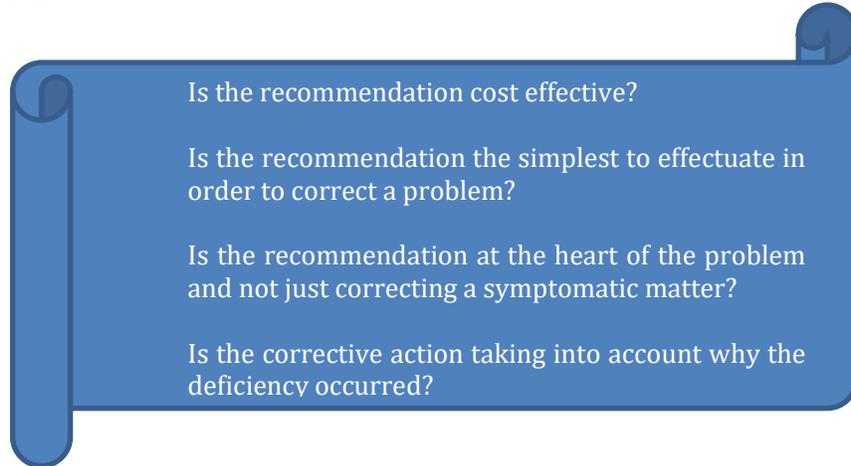
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2034 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$4,000
2026	\$4,100
2027	\$4,200
2028	\$4,300
2029	\$4,400
2030	\$4,500
2031	\$4,600
2032	\$4,700
2033	\$4,800
2034	<u>\$4,900</u>
TOTAL (2025-2034)	<u>\$44,500</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing *South-Dade Venture Community Development District* with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: June 30, 2025

RE: 2025 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2025 – 195, Laws of Florida (SB 268). The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual’s eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of “public officer” to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District (“CDD”) board of supervisors, if any board members or related officials fall within this definition of a “public officer” who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

2. Chapter 2025 – 174, Laws of Florida (HB 669). The legislation prohibits a local government’s¹ investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

3. Chapter 2025 – 189, Laws of Florida (SB 108). The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

New Timelines and Notice Requirements:

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

4. Chapter 2025 – 85, Laws of Florida (SB 348). The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

¹ A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

5. Chapter 2025 – 164, Laws of Florida (SB 784). The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

6. Chapter 2025 – 140, Laws of Florida (HB 683). The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.



South- Dade Venture CDD

FIELD REPORT



July 24, 2025

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

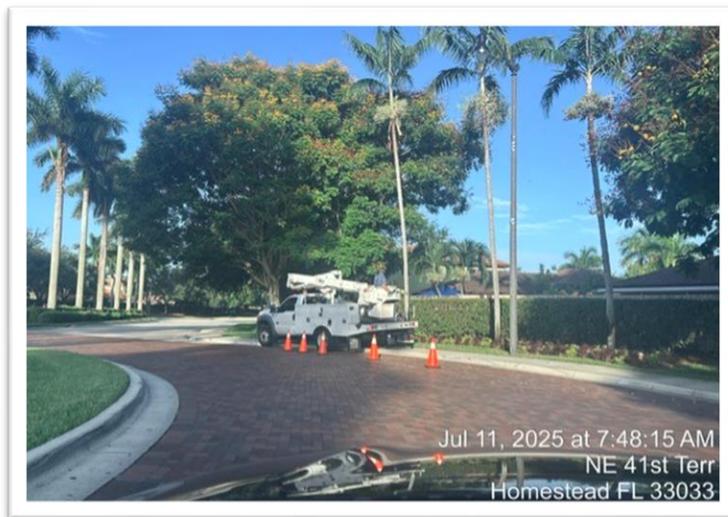
Landscaping



- Annual change out was done by BrightView Landscaping.
- Broken irrigation valve box next to Waterstone Estates will be replaced by Brightview.
- Landscaping was maintained by Brightview Landscaping.

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

Field Maintenance



- Patriotic bunting/ banners were removed.

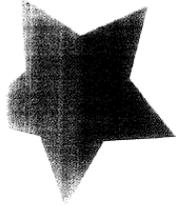
LAKES



- Lake Management Services are provided by Allstate Resource Management.
- Lakes were treated for invasive shoreline vegetation.
- Please see the lake inspections reports attached Exhibit C.
- Working on comprehensive Lake sign replacement.

EXHIBIT A

July Landscaping Schedule



July
 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		¹ Herbicide Help	² Herbicide Help	³ Waterston Mowings	⁴	⁵
	⁷ 9:30 Drive	⁸	⁹ Chem Spray	¹⁰ Mowings	¹¹	¹²
	¹⁴ 9:30 Drive	¹⁵	¹⁶	¹⁷ Mowings	¹⁸	¹⁹
	²¹ 9:30 Drive	²²	²³	²⁴ Mowings	²⁵	²⁶
	²⁸ 9:30 Drive	²⁹	³⁰	³¹		

EXHIBIT B

BV June Wet Check

		
4155 East Mowry Dr. Homestead FL 33033 Ph: (305) 258-8011. Fax: (305) 258-0809		
Date: 6/26/2025	Time: 7:00am	
Job Name: Waterstone	Water Management:	
Job Address: 137th Ave & Waterstone way Homestead FL	Program A:	
	Program B:	
Wet Check Report for June		
Scope of Work / Labor & Materials		
Timer #1 Waterstone Way		
Irrigation Schedule Pro: Online		
Zone8,12,13: Replaced 4 clogged nozzles		BV
Zone18,23: Replaced 2 broken pop-up		BV
Zone37: Straightened 1 tilted rotor		BV
Zone42: Replaced 3 clogged nozzles		BV
Zone47: Replaced 2 broken pop-ups		BV
Zone49: Replaced 1 broken rotor		BV
Zone51: Straightened 1 tilted rotor		BV
Zone56-57: Replaced 2 broken maxijets		BV
Rest of Zones Ok		
	Timer #2 Waterstone Clubhouse	
	Irrigation Schedule Pro: Online	
	Installed new timer, new control panel, new rain sensor, new hot spot and new electrical wiring to restore the irrigation system. Also installed additional lightning protection rods in ground around pump station.	
	Zone2: Repaired broken 3/4" pipe	BV
	Zone15: Repaired broken riser.	BV
	Zone20: Replaced broken pop-up and clogged nozzle.	BV
	Zone22-23: Replaced 3 clogged nozzles.	BV
	Zone33: Repaired minor leak.	BV
	Found 4 damaged decoders for Valves 10,11,26,30 that need to be replaced damaged by previous lightning strike.	\$660.00
	Timer #3 Waterstone Blvd	
	Irrigation Schedule Pro: Online	
	Zone2: Replaced 1 broken rotor	BV
	Zone5: Straightened 1 tilted rotor	BV
	Zone8: Replaced 2 clogged nozzles	BV
	Zone13: Replaced 1 broken pop-up	BV
	Zone18: Straightened 1 tilted pop-up	BV
	Rest of Zones Ok	
Total Labor & Materials, including Sales Tax		\$660.00
THIS IS NOT AN INVOICE		

EXHIBIT C

WATERWAY MANAGEMENT REPORT



(954) 382-9766 • Fax: (954) 382-9770

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

CUSTOMER South Dade Ventures ACCOUNT # 1647 DATE 6-11-25
WEATHER CONDITIONS Sunny cloudy. Hot. 89° BIOLOGIST Drew B

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

REMARKS: Treated for Bordergrasses.

WATER TESTING (COMBINED AVERAGE)
 TEMPERATURE H₂O 80 °F. High Normal Low
 DISSOLVED OXYGEN 7.0 ppm. High Normal Low
 pH READING 7.8 Acid 1-7 Neutral 7 Base 7-14
 WATER CLARITY 4 Good Fair Poor
 WATER SAMPLE TO LAB Yes No Test

REMARKS: Water test normal

WETLAND AREA MAINTENANCE

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

REMARKS: _____

FISH/WILDLIFE OBSERVATIONS

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

OTHER WILDLIFE _____
 REMARKS: _____

Fountains & Aeration • Weed & Algae Control • Environmental Services
 Fish Stocking • Wetland Planting • Water Testing

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

DEBRIS/TRASH REMOVAL



(954) 382-9766 • Fax: (954) 382-9770
www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER South Dade Ventures ACCOUNT# 1647 DATE 6-17-25
WEATHER CONDITIONS Sunny BIOLOGIST 92W

WATERWAY I.D.

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

REMARKS Cleaned the area for any debris. Including Balls, Wrappers, bottles, cans, etc. All debris was removed from the area & disposed of offsite.

FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED _____

SPORT FISH Largemouth Bass Bream Catfish

BIOLOGICAL CONTROL FISH Triploid Grass Carp Mosquitofish Gar Exotics _____

BIRDS Anhinga Cormorant Kite Marsh Hawk Osprey

Wading Wild Ducks Muscovies Coot Gallinule

OTHER WILDLIFE _____

REMARKS _____

Fountains & Aeration • Weed & Algae Control • Environmental Services
Fish Stocking • Wetland Planting • Water Testing

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

WATERWAY MANAGEMENT REPORT



(954) 382-9766 • Fax: (954) 382-9770

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

CUSTOMER South Dade Ventures ACCOUNT # 1647 DATE 6-27-25
WEATHER CONDITIONS Cloudy, Rain, Warm - 90° BIOLOGIST Drew B

	WATERWAY I.D.									
ALGAE/AQUATIC WEED CONTROL	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT		/								/
BORDER GRASSES										
SUBMERSED AQUATICS										
FLOATING WEEDS										
WATER LEVEL		-1'								-2'
RESTRICTION (# HRS.)		00								00

REMARKS: Treated for Algae

WATER TESTING (COMBINED AVERAGE)
 TEMPERATURE H₂O 80 °F. High Normal Low
 DISSOLVED OXYGEN 7.2 ppm. High Normal Low
 pH READING 7.8 Acid 1-7 Neutral 7 Base 7-14
 WATER CLARITY 3 Good Fair Poor
 WATER SAMPLE TO LAB Yes No Test

REMARKS: Water test normal

WETLAND AREA MAINTENANCE
 BENEFICIAL VEGETATION NOTED _____
 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: _____

Fountains & Aeration • Weed & Algae Control • Environmental Services
 Fish Stocking • Wetland Planting • Water Testing



South- Dade Venture CDD

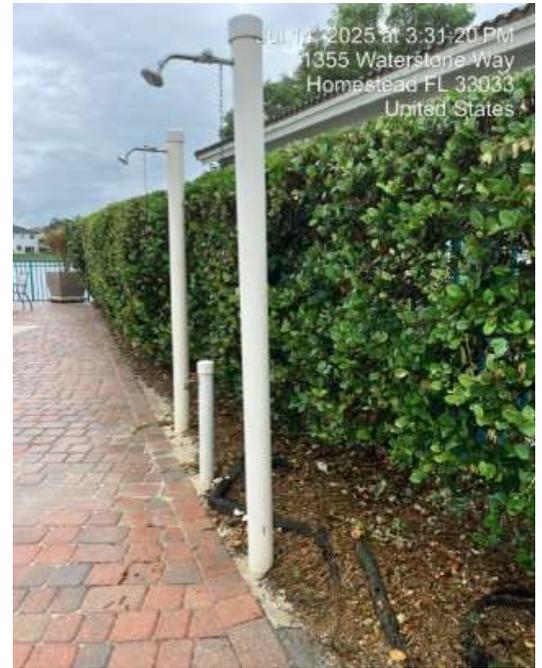
CLUBHOUSE REPORT



July 24, 2025

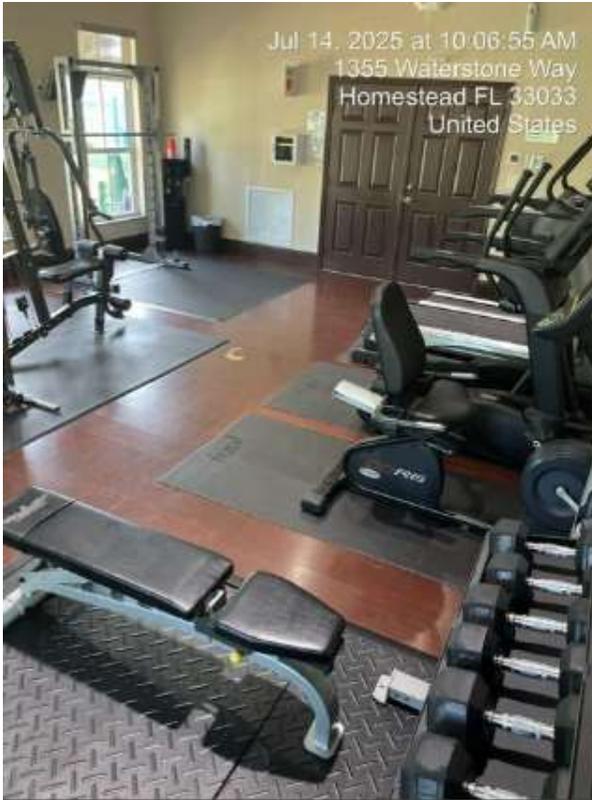
**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

Landscaping Maintenance and Repairs



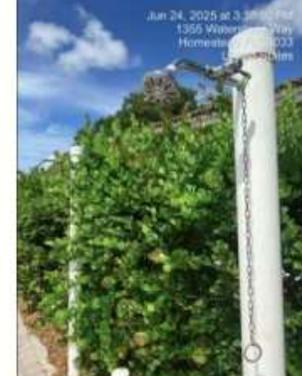
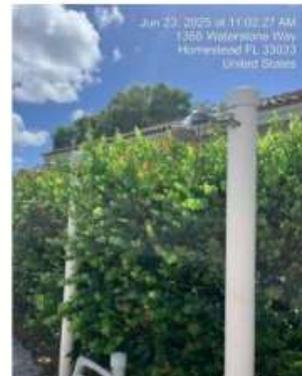
- Landscaping maintained by Brightview.
- South side pool hedge trimmed back away from showers.
- Pool paver weeds sprayed.

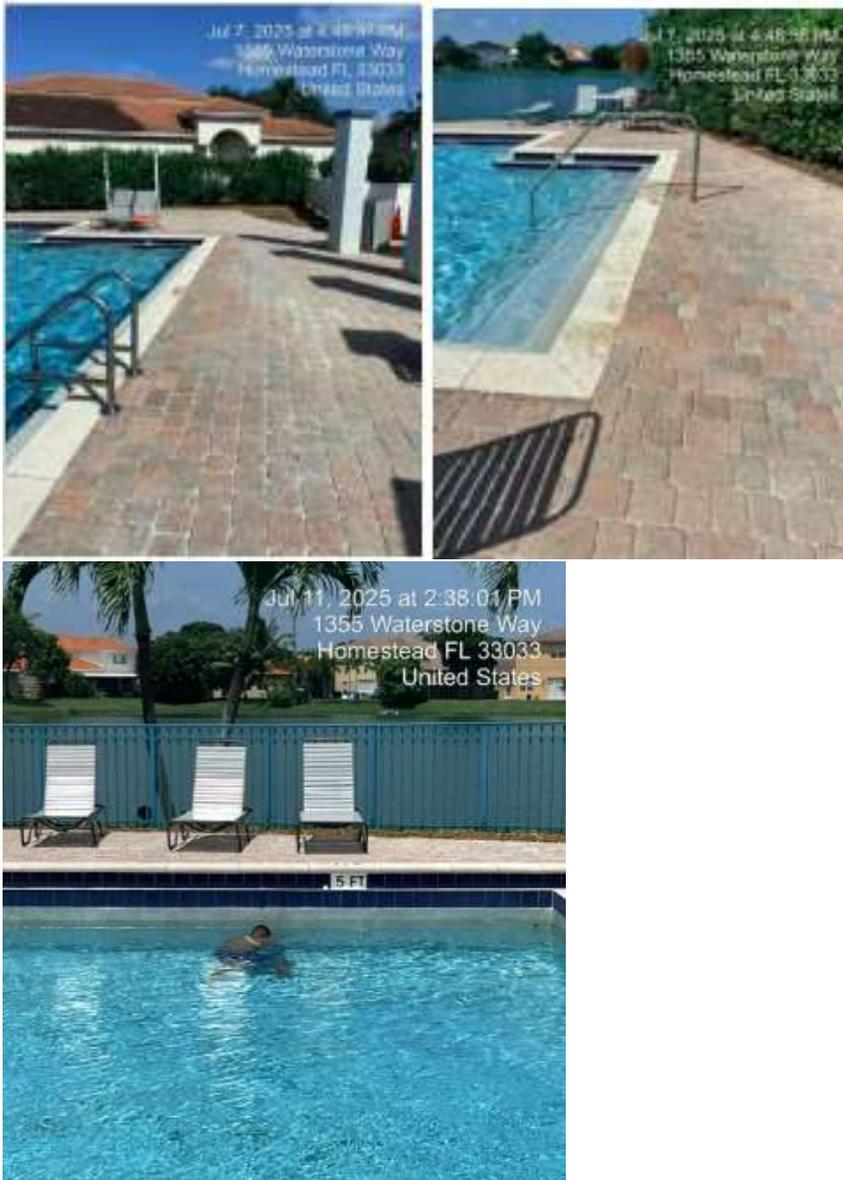
Gym Maintenance and Repairs



- Ceiling light replaced by Ortiz Construction.
- Estimate on page 11 acquired from The Fitness Solution as per officer request to move dumbbell rack closer to the Smith machine.
- Gym equipment maintained by The Fitness Solution.

Pool Maintenance and Repairs

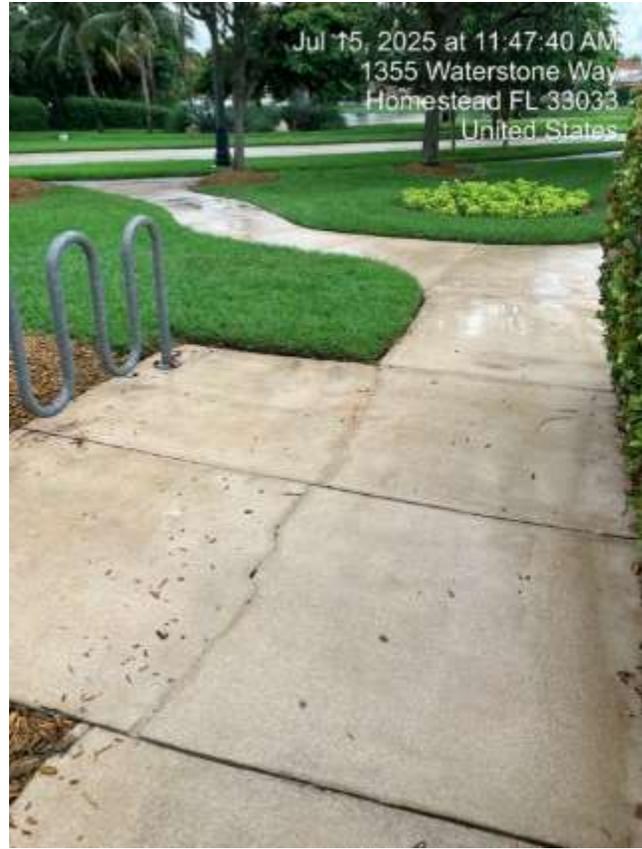




- Pool maintained by Bright and Blue.
- B&B repaired two separate leaks on SW end of the pool.
- Return line leak causing water level to drop more than an inch daily.
- Crack on center east side of the pool inspected and determined only superficial. B&B currently trying to pinpoint return line leak.
- See page 16 for shade sail pricing.

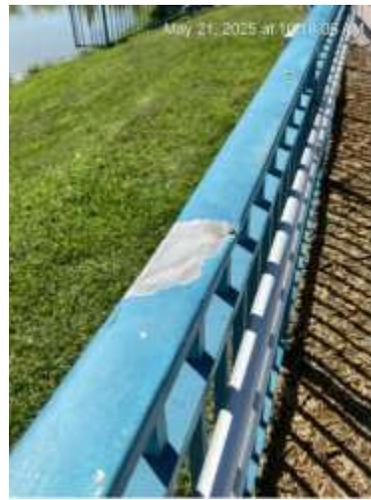
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Side Walks



- Side walk cracks on north side of the clubhouse near bike rack. Not a trip hazard currently but will continue to monitor daily.

Fence Repairs



- Ortiz Construction repaired fence which leads to lake.
- Estimate on page 17 received to repair and repaint clubhouse fence and entrance hand rails.
- Pending electrostatic estimate from Alex Aguiar.



Miscellaneous exterior



- Another broken pool speaker repaired by Ortiz Construction.
- See pages 12 through 15 for water cooler options and estimate for installation by Douglas Orr plumbing.

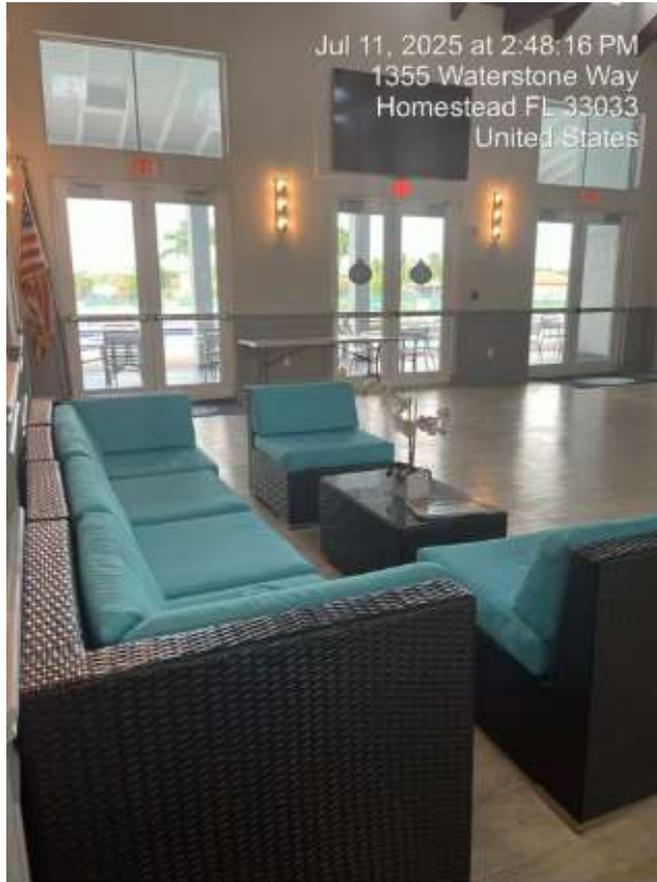
Playground Maintenance and Repair



- Installed two “no dogs allowed in playground” which was becoming a regular occurrence.
- Park was inspected and is in satisfactory condition.

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

Clubhouse Lobby/Restrooms Maintenance and Repair



- Several clubhouse/restrooms lights which were not working replaced by Ortiz Construction.
- Pending estimate from Alex Aguiar for decorative artificial grass wall and neon sign over bar area.

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

Estimate: Gym rearrangement



The Fitness Solution, Inc.
 PO Box 260363
 Pembroke Pines, FL 33026
 Office: 9545054178

Estimate

Date	Estimate #
6/27/25	29723

Name / Address		Ship To		
South Dade Ventures CDD- Waterstone II 5385 N. Nob Hill Road Sunrise, FL 33351		Waterstone II 1355 Waterstone Way Homestead, FL 33033		
Customer Contact	Customer E-mail	Customer Phone	P.O. No.	Terms
	jwasserman@gmscfl.com	954-721-8681 X 204		Net 30
Item	Description	Qty	Cost	Total
Equipment Move	Move Dumbbells set and rack to opposite side of room closer to Smith machine. Requested by client.	1	350.00	350.00
			Subtotal	\$350.00
			Sales Tax (0.0%)	\$0.00
			Total	\$350.00

Signature _____

info@TheFloridaFitnessSolution.com

Please sign and return when approved.

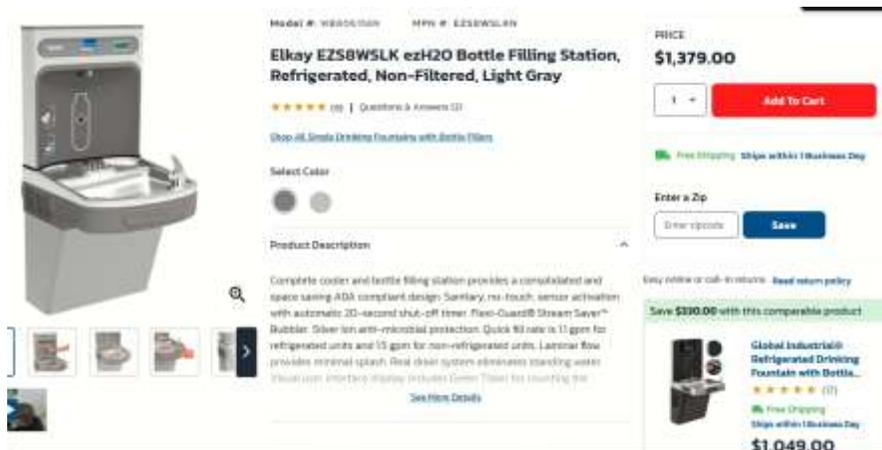
TheFloridaFitnessSolution.com

Governmental Management Services-South Florida, LLC

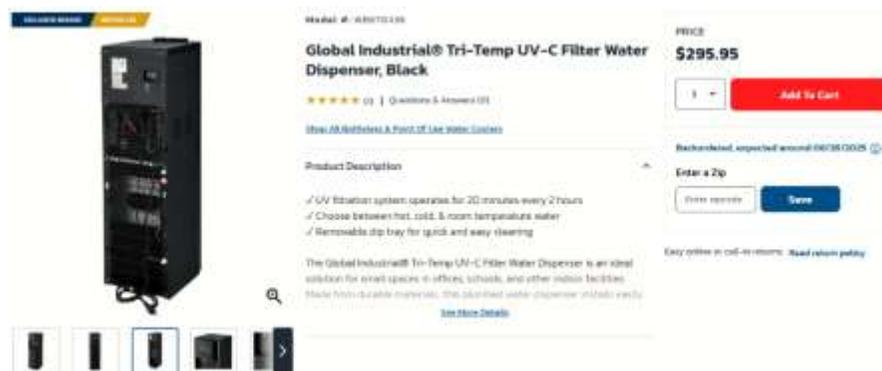
5385 N. Nob Hill Road Sunrise, FL 33351

Estimate: Water coolers

Option 1



Option 2



- The estimate provided by Douglas Orr on pages 13 - 14 is for installing water cooler option 1 or 2 pictured above outside the women's restroom. The estimate is solely for installation. Coolers must be purchased separately through a different party.



301 Flagler Drive • Miami Springs, FL 33166
 Tel: 305.887.1687 • Fax: 305.888.0678
 1.800.DOUG.ORR • OrrPlumbing.com

Dispatch:	Job Number:	Bill To:	Date:	7/9/2025
Customer Name:	South Dade Ventures		Email:	bcorrea@gmssf.com
Phone:	305-244-7898	Job Name:	Pool drinking Fountain	
Street:	1355 Waterstone Way	City:	Homestead	State: Florida Zip: 33033
Contact:	Brain Correa	Cell:	Building Name: Pool	

We propose hereby to furnish material and labor in accordance with specifications below for the sum of:

Total: _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the specifications below involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: _____

Note: This proposal may be withdrawn by us within 30 days.

WORK REQUESTED:

At the pool deck area next to women's restroom outside entrance it needs a price to install a drinking fountain or a water dispenser up against the wall.

SCOPE OF WORK:

- . Provide (1) Journeyman plumber for duration of work.
- . Work to be performed during regular working hours between 7:00am – 4:30pm and will take multiple visits.
- . Open block wall to gain access to existing water and drain lines.
- . Tie into the existing drain line and stub out 1-1/2" pvc drain line for new drinking fountain.
- . Tie into the existing water line and stub out 1/2" copper water line for new drinking fountain.
- . Patch hole with concrete 1/2" below finish grade (finish patch work to be done by another contractor)
- . Install drinking fountain and test.
- . Provide and install Elkay drinking fountain model # LZS8WSLK, copper pipe and fittings for water line, and pvc pipe and fittings for drains.
- . Will need an electrician to provide power to new drinking fountain.

\$ 3,850.00 X _____

SCOPE OF WORK:

- . Provide (1) Journeyman plumber for duration of work.
- . Work to be performed during regular working hours between 7:00am – 4:30pm.
- . Drill through block wall 1/2" water line from women's restroom handicap stall.
- . Tie into the existing water line and stub out 1/2" copper water line with shut off valve for new drinking fountain.
- . Provide and install copper pipe and fittings.
- . Install owner supplied water dispenser (with water line only no drain)
- . Check for leaks on new materials.

\$ 975.00 X _____



301 Flagler Drive • Miami Springs, FL 33166
Tel: 305.887.1687 • Fax: 305.888.0678
1.800.D.OUG.ORR • OrrPlumbing.com

NOTES:

- . Connecting to existing plumbing lines and existing conditions, there are no warranties for existing materials.
- . Extra cost necessary for any unforeseen work-related conditions approved by customer before proceeding with quoted job.
- . Quote based on original installation done with proper permits and to FBC Building code requirements. Douglas Orr Plumbing is not responsible for any requirements by Plumbing Inspector to bring up to code and will be additional charges.

EXCLUSIONS:

- . Bid or performance bond.
- . Plan processing or engineer sealed drawings.
- . Permit fees
- . Painting
- . Patching of drywall or plaster
- . Handling or warranty of fixtures and appliances furnished by others
- . Responsibility for sub-surface or embedded services that may be damaged during cutting, drilling, coring or excavation
- . Access panels
- . Any modifications requested by local municipalities that are not part of the Florida Building Code or I.P.C.
- . Any deviation from above mentioned work will be on T&M work.
- . Additional exclusions at bottom of page.

ABOUT US: Douglas Orr Plumbing is an employee-owned company with a respected reputation in South Florida for 50 years. We have both a New Construction and Service Department that work hand in hand with each other. We are open 24 hours a day, 7 days a week, servicing all Miami-Dade & Broward County!

Option 3

SALE



Model #: WBB2334800 MPN #: 50455BC

Artesian Water Dispenser, Cook N' Cold, Stainless - BTSA1SK

Write a Review | Questions & Answers (0)

[Shop All Top & Bottom Load Bottle Water Coolers](#)

Product Description

Product Features:

- Cook N' Cold dispensing
- Smudge-free stainless steel panels and black front
- Stainless steel reservoir
- Large, durable drip tray
- Handle for easy transport and placement
- Handle on back for easy transport and placement

[See More Details](#)

PROMOTIONAL PRICE ⓘ

\$289.95 was \$439.95 Save \$150.00 (34%)

1 ▾

Add To Cart

Ships within 1 Business Day ⓘ

Enter a Zip

Enter zipcode

Save

Easy online or ca



Nexel® 5 Gallon Water
Bottle Storage Rack, 4
Bottle Capacity

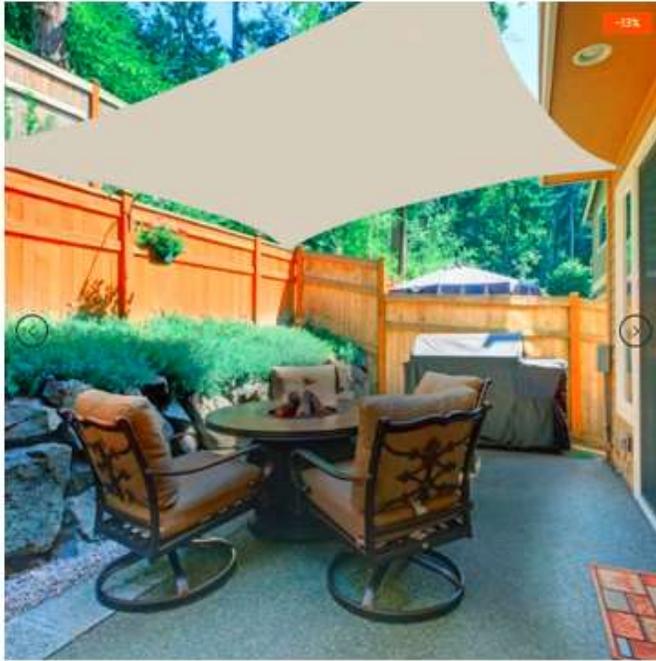
MODEL #: WB797083

★★★★★ (5)

\$149.95

- Option 3 requires no water connection installation however water jugs must be replaced regularly through a regular dedicated service or by maintaining a storage of water jugs in the clubhouse.

Estimate: Shade sails



Outdoor Waterproof Rectangle Sun Shade Sail for Patio/Pool

~~\$442.99~~ **\$385.99** ★★★★★ (1040)

228 sold in last 41 hours

Order in the next 3 hours 22 minutes to get it between Monday, 21st July and Monday, 28th July. Free Shipping Over \$80.

COLOR: GRAY

Order sample

SIZE: 106"X106" (12'X12')

Size Customize

Please order based on the **finished sail size** (+2" tolerance) **NOT** the distance between anchor points. For best results, choose a sail about **10% smaller** than your anchor-to-anchor measurements. For detailed information, please refer to the **Measurement & Installation Guide (download)** below.

We offer custom sizes and irregular shapes. Please contact us at geyus@kigoze.com.

78"X78" (6.5'X6.5')	78"X102" (6.5'X8.5')	96"X102" (8'X8.5')	102"X102" (8.5'X8.5')
78"X106" (6.5'X8.8')	78"X130" (6.5'X10.8')	102"X106" (8.5'X9')	106"X106" (9'X9')
102"X102" (8.5'X8.5')	102"X130" (8.5'X10.8')	106"X102" (9'X8.5')	102"X130" (8.5'X10.8')
106"X106" (9'X9')	106"X130" (9'X10.8')	102"X130" (8.5'X10.8')	106"X130" (9'X10.8')

MAANTA
SMART OUTDOOR SOLUTIONS

Search for anything

CUSTOM SHADE SAILS | SHADE SAILS | POLES AND FITTINGS | CANOPY | OUTDOOR SHADES | FURNITURE

Link & Socials | Contact us

Solaria +Plus Full Breathable
The evolution of our best radial cut furling sail

★★★★★ (101) [see reviews](#)

Solaria +Plus Full Breathable is the best performing furling sail with radial cut with reinforced panel aluminum reinforcements.

The furling allows Solaria +Plus Full to wrap around itself quickly making it the ideal option for an recreation area in gardens, terraces, patios, cafes and offices.

The new structure made with holes as many sail panels as Solaria gives it unprecedented purity and resistance.

This version with breathable Reinforced PVC 220 fabric protects against intense heat, full and UV harmful rays.

- Maximal windproof stability and strong resistance in less than 2" seconds thanks to the Full
- Maximum radial cut fabric tension distribution and greater wind resistance up to 80 mph
- 24hrs of furling with triple pleats, increased elasticity and better strength
- Aluminum + reinforcement uniquely designed reinforced sail corners that stabilize a unidirectional, clean and essential drabline step
- Adjustable straps give perfect calibration of tension distribution across the surface

Color: **Cloud White**

See other version: **Triangle +Plus 10' x 10' x 10'**

Triangle +Plus 10' x 10' x 10'

\$3,007.20

Configure your sail size with our online configurator

Discover 22884: The reinforced retractable shade sail that controls shade automatically

- Sample pricing pictured. Two 13' x 13' sails would cover two 3 pillar sections. Prices vary and range from \$50 - \$3k for each sail.
- Pending proposal for pool deck sail installation from Alex Aguiar.

Estimate: Painting clubhouse fence and entrance hand rails



12250 SW 129 COURT, UNIT 109
 MIAMI FL 33186
 T 305 255-8884 / F 305 255-5564
 CGC # 1518016
 email: ortiz.const.svcs@gmail.com

Estimate

Date	Estimate #
6/19/2025	2025-147

Name / Address
SOUTH DADE VENTURE CDD 5385 N. NOB HILL ROAD SUNRISE, FL 33351

Project

Description	Qty	Rate	Total
Pressure wash metal fence around pool area and handrail in front of clubhouse. Wire brush loose paint Remove rust Apply anti rust primer and paint metal fence and handrail Materials & Labor		6,000.00	6,000.00
WORK CANNOT BEGIN WITHOUT SIGNED PROPOSAL		Total	\$6,000.00

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

Daily logins

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>11</u> AMENITY ACCESS <u>2</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
FANETTE JOSEPH	6/2/25	11:46am	EPASS QUESTIONS	NO	ASKED FOR EPASS REQUIREMENTS. PROVIDED EMAIL W/ REQUIREMENTS.
JOSE FERNANDEZ	6/2/25	1:30pm	EPASS QUESTIONS	NO	ASKED FOR EPASS REQUIREMENTS. PROVIDED REQUIREMENTS.
ANDRES GONZALEZ	6/3/25	12:12pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS, FOR NEW VEHICLE.
REBECCA GARCIA	6/3/25	5:28pm	EPASS QUESTIONS	NO	INQUIRED ABOUT EPASS.
RUBEN (DML)	6/3/25	5:30pm	REPAIR ACCESS CONTROL SYSTEM	NO	ATTEMPTING TO REPAIR ACCESS CONTROL SYSTEM
VICTOR VALLADARES	6/4/25	11am	CLUBHOUSE RENTAL	YES	SPOKE ABOUT CLUBHOUSE RENTAL AND EVENT.
Tommy Boyken	6/4/25	11:50am	EPASS	NO	EPASS REPLACEMENT.
REYNOL FERNANDEZ	6/4/25	12:45pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS FOR NEW VEHICLE.
ANTHONY KORDYS	6/4/25	1pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS FOR NEW TENANT.
MICHAEL CRUZ	6/4/25	1:10pm	EPASS	NO	EPASS REPLACEMENT.
VICTOR VALLADARES	6/4/25	3pm	UNKNOWN/WAS AN LUNCH BREAK.	NO	N/A
ANGEL (AC)	6/5/25	11:45am	SERVICING A/C UNIT.	NO	REGULAR MAINTENANCE VISIT FOR A/C.
ANGELIE JOSEPH	6/5/25	12:16pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
KEVIN WINTERLY (DML)	6/5/25	12:30pm	REPAIRING ACCESS CONTROL SYSTEM	NO	ACCESS CONTROL SYSTEM REPAIRED.
TECH FROM (THE FITNESS SOLUTION)	6/6/25	9am	SERVICING GYM EQUIPMENT	NO	REGULAR MAINTENANCE OF GYM EQUIPMENT.
GUSTAVO MENDIBLE	6/6/25	11:40am	EPASS QUESTIONS	NO	ASKED FOR EPASS REQUIREMENTS. PROVIDED EMAIL W/ REQUIREMENTS.
Daniela Cuellar	6/6/25	12:53pm	AMENITY ACCESS	NO	PROVIDED ACCESS TO POOL & GYM.
Neyda Carrascos	6/6/25	1:07pm	AMENITY ACCESS	NO	PROVIDED ACCESS TO POOL & GYM.
JACKIE MOREL	6/6/25	1:23pm	EPASS	NO	EPASS REPLACEMENT

WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>9</u> AMENITY ACCESS <u>3</u>					

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
KRYSTAL ALARCON	6/6/25	8	EPASS QUESTION	NO	PROVIDED REQUIREMENTS FOR EPASS.
ANDY GARCIA	6/6/25		EPASS	NO	PURCHASED AND ACQUIRED AN EPASS FOR NEW HOMEOWNER.
ZUALETTE BRELL	6/6/25		EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
DESMA CLARKE	6/6/25		AMENITY ACCESS	NO	PROVIDED CLUBHOUSE ACCESS TO POOL AND GYM.
VANESSA JENKINS	6/6/25		EPASS QUESTION	NO	PROVIDED EMAIL AND HAA FORM.
José Moja	6/6/25	5:39	Amenity Recognition	NO	granted Access for Amenities
MILDANIA GALAN	6/9/25	9:00am	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
RUTHA SUMNERSET	6/9/25	10:20am	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
ALFREDO BELTRAN	6/9/25	11:13am	EPASS QUESTIONS	NO	WILL RETURN WITH MONEY ORDER FOR EPASS PURCHASE.
BRITNEY (CINTAS)	6/9/25	11:35am	SERVICE OF POOL MATS	NO	REGULAR MAINTENANCE VISIT.
CLAUDETE FARSA	6/9/25	11:37am	EPASS	NO	REPLACEMENT OF DAMAGED EPASS STICKER.
JJ Young Park	6/9/25	11:46am	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
MIA CASEY	6/9/25	12:15pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
ALEXANDER RAMOS	6/9/25	12:40pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
MARISA PACHECO	6/9/25	2:46pm	MONEY ORDER P.V.	NO	PICKED UP CLUBHOUSE RENTAL MONEY ORDER (SECURITY DEPOSIT)
LORENZO MORALES	6/9/25	3:44pm	EPASSES	NO	WILL RETURN WITH MONEY ORDER PAYMENTS FOR EPASSES.
TOMMY STEELE	6/9/25	4:00pm	AMENITY ACCESS QUESTION	NO	PROVIDED INFORMATION REQUIRED FOR ACCESS.
AMANDA FELTON	6/9/25	4:05pm	AMENITY ACCESS QUESTION	NO	PROVIDED INFORMATION FOR AMENITY ACCESS.
IREM OZCAN	6/9/25	4:15pm	AMENITY ACCESS	NO	PROVIDED ACCESS.

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 7 AMENITY ACCESS 2

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Luis Botet	6/9/25	4:36pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
Luis Botet	6/9/25	7:37pm	RENTAL	NO	Inquired info for rental (4)
VICTOR VALLADARES	6/10/25	9:27am	EVENT	NO	EMAILING FLYER.
JESSICA SIMMONS	6/10/25	11:41am	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
Stephanie A.	6/10/25	1:41	AMENITY ACCESS REPAIR	NO	FACIAL RECOGNITION FOR POOL STILL HAVING ISSUES. ^{UPDATED} PHOTO.
HECTOR HERRANJES	6/10/25	2:22pm	EPASS	NO	EPASS REPLACEMENT OF DAMAGED STICKER.
GLORIA MUNOZ	6/10/25	2:47pm	QUESTION REGARDING CDB MAINTAINED AREA	NO	PROVIDED EMAIL FOR CONTACT WHO CAN PROVIDE ACCURATE INFORMATION.
YVETTE FIGUEROA	6/10/25	3:21pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS.
CLAUDIA CHAVARRIA	6/10/25	3:52pm	EPASS QUESTION	NO	PROVIDED REQUIREMENT REQUIREMENT INFORMATION.
MICHAEL BIZ	6/10/25	4:17pm	EPASS QUESTION	NO	PROVIDED EPASS REQUIREMENT INFO.
MARCO DIAZ	6/10/25	5:41pm	EPASS	NO	Rentals Pay Pg 1 (4)
ALFARO GONZALEZ	6/11/25	11:46am	CLUBHOUSE QUESTION CDD EASEMENT	NO	RESIDENT ASKED IF PROTECTED SPACES CAN UTILIZE WCII.
FLOR B. GARCIA	6/11/25	12:50pm	QUESTION	NO	PORTOFINO LAKES / TREES IN EASEMENT. (7) 4476904
HELEN RIVERA	6/11/25	1:35pm	EPASS	NO	REPLACEMENT OF DAMAGED EPASS.
JEANETTE ANTHONY	6/11/25	2:36pm	EPASS QUESTION	NO	FOR A NEW EPASS DECAL
ANTHONY ANDERSON	6/11/25	2:37pm	EPASS	NO	PURCHASED AND ACQUIRED NEW EPASS DECAL.
VICTOR VALLADARES	6/11/25	3:25pm	UNKNOWN/HOA ADVISED	NO	WAS NOT ABLE TO SPEAK TO HIM WAS IN THE RESTROOM.
MOSES WALKER	6/11/25	3:37pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
Walter Ramirez	6/11/25	3:41pm	EPASS Inquiry	NO	Inquired Epass Details (4)

Page 1 of 1

WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>4</u> AMENITY ACCESS <u>4</u>					

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Faderi Her	6/11/25	5:15	EPASS	NO	purchased EPASS (P)
MARCO NOLOLA	6/12/25	6:27	POOL ACCESS	NO	POOL / facial recognition (P)
ROBERTO FERNANDEZ	6/12/25	9:45am	EPASS QUESTIONS	NO	EPASS QUESTIONS.
TECHNICIAN (R&B)	6/12/25	9:45am	REGULAR SERVICE VISIT	NO	REGULAR SERVICE VISIT POOL MAINTENANCE.
VICTOR VALLADARES	6/12/25	9:58am	ASSISTANCE FROM MAYRA.	NO	ASSISTANCE FROM MAYRA.
TANIA GARCIA	6/12/25	10:12am	AMENITY ACCESS	NO	QUESTION ABOUT AMENITY ACCESS.
ANDREW BISONO	6/12/25	11:24am	CLUBHOUSE RENTAL QUESTION	NO	RESIDENT INTERESTED IN RENTING CLUBHOUSE. PROVIDE EMAIL TO MAKE FORMAL REQUEST.
GRACEY FIGUEROE	6/12/25	2:15pm	AMENITY ACCESS	NO	PROVIDED CLUBHOUSE AND AMENITY ACCESS.
JOAQUIN DEL RIO	6/12/25	3:57pm	EPASS QUESTIONS	NO	PROVIDED EPASS INFO. PROVIDED INFO.
TECHNICIAN (R&B)	6/12/25	4:05pm	SERVICE VISIT	NO	REGULAR SERVICE VISIT
Yessenia Velazquez	6/12/25	4:58pm	EPASS	NO	EPASS / Pay Pal
Paul / Luke	6/12/25	5:02pm	Damaged EPASS	NO	Replaced EPASS
ADRIANA TAPIA	6/13/25	11:07am	AMENITY QUESTION	NO	AMENITY QUESTION INFO PROVIDED
JOAQUIN DEL RIO	6/13/25	11:29am	EPASS	NO	PURCHASED AND ACQUIRED EPASSES.
FRANCOIS THIENNE	6/13/25	12:05pm	EPASS QUESTIONS	NO	INQUIRING ABOUT HOW TO OBTAIN AN EPASS.
JEM HOLT	6/13/25	12:12pm	AMENITY QUESTIONS	NO	QUESTIONS ABOUT POOL & Gym HOURS.
MELISSA MENDEZ	6/13/25	1:05pm	EPASS/ AMENITY ACCESS	NO	PROVIDED BOTH.
VICTOR VALLADARES	6/13/25	2:07pm	UNKNOWN	NO	UNKNOWN / ON LUNCH BREAK.
MANUEL DIAZ	6/13/25	2:44pm	EPASS QUESTIONS	NO	PROVIDED EPASS INFO.

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>8</u> AMENITY ACCESS <u>4</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
YUAN GONZALEZ	6/13/25	3:59pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS.
Kristel Alarcon	6/13/25	5:58pm	EPASS	NO	Purchased EPASS (P)
VICTOR VALDIVIA	6/16/25	10 AM	SPEAK TO MARIA	NO	UNKNOWN.
MARIA RONELLA	6/16/25	11:08am	AMENITY QUESTIONS	NO	ASKING IF THE POOL WAS OPEN.
WALKER ESCOBAR	6/16/25	12:19pm	EPASS	NO	PURCHASED AND ACQUIRED EPASSES.
CHRISTIAN RIVERA	6/16/25	1:12pm	AMENITY QUESTION	NO	ASKED FOR REQUIREMENTS TO BECOME CLUBHOUSE MEMBER.
Jose Norori	6/16/25	6:41pm	AMENITY ACCESS	NO	Sign up facial recognition (P)
ALEX DIAZ	6/17/25	1:29pm	AMENITY QUESTION	NO	ASKED WHAT WAS REQUIRED TO RECEIVED AMENITY ACCESS.
KATYUSK VASQUEZ	6/17/25	2:22pm	HQA QUESTION	NO	PROVIDED CONTACT FOR FIRST SERVICE.
Manuel Alvarez	6/17/25	22:24	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS.
RICARDO PAZ	6/17/25	3:07pm	EPASS	NO	PROVIDED EPASS WILL RETURN (RAIDING) FOR EPASS.
Arlett Sanchez	6/17/25	4:55pm	EPASS	NO	epass was not working
Michel Lorenzo	6/17/25	5:44pm	EPASS	NO	Bought epass / PAYPAL
JOSE OTERO	6/18/25	9:41am	AMENITY EPASS QUESTION	NO	ASKING HOW HE CAN ACQUIRE EPASS A NEW EPASS. REPLACED
DAVID WOLIN	6/18/25	1:05pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
MARIA CABELLO	6/18/25	2:37pm	AMENITY ACCESS	NO	PROVIDE AMENITY ACCESS TO POOL.
Abej Rodriguez	6/18/25	4:48pm	EPASS	NO	purchased EPASS
Monica Rodriguez	6/18/25	7:40pm		NO	
MARIE STREBE	6/19/25	11:00am	AMENITY QUESTION	NO	RESIDENT OF NEARBY COMMUNITY ASKING HOW TO BECOME A MEMBER.

(6)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 5 AMENITY ACCESS 2

Name	Date	Time	Reason for visit	Appointment (Y/N)	Questions posed/Actions taken
VICTOR VALLANARES	6/19/25	11:05am	VISITING	NO	N/A
HENRY ORREGO	6/19/25	11:15am	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS
YASMINA ROMAN	6/19/25	11:18am	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS
JUAN PEREZ	6/19/25	12:30pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS
DANIELLE CHAVEZ	6/19/25	1:58pm	AMENITY QUESTION	NO	FACIAL RECOGNITION FOR POOL GATE HAVING ISSUES.
MARCELO CASTRO	6/19/25	2:20pm	CDD QUESTION	NO	PROVIDED EMAIL CONTACT FOR MORE DETAILED CDD INFO / BASIC INFO ON CDD
EDUARDO CRUZ	6/19/25	3:00pm	REGULAR SERVICE	NO	QC VISIT WITH BRIAN THE TECH TO SERVICE & CHECK IN WITH US.
Abraham Hernandez	6/19/25	4:30pm	EPASS	NO	purchase / Pay Pal
Ana Belen	6/19/25	4:50	EPASS	NO	purchase EPASS / Pay Pal
AMAZON	6/24/25	10:59am	AMAZON DELIVERY	NO	DROPPED OFF ORDER
VICOR VALLANARES	6/24/25	11:00am	SPEAK TO HOA REGARDING	NO	N/A
SAMANTHA RUIZ	6/24/25	12:50pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS
VANESSA SUAREZ	6/24/25	12:50pm	EPASS / AMENITY QUESTIONS	NO	PROVIDED REQUIREMENTS
ARGENTINA APANA	6/24/25	2:00pm	AMENITY QUESTION	NO	QUESTION REGARDING POOL OPERATING HRS & RENTAL DEVICES
SANDRA ANDELO	6/24/25	3:30pm	EPASS QUESTION	NO	PROVIDED INFO AND CONTACT IF HAS ANY ADDITIONAL QUESTIONS
LEANNET MARTINEZ	6/24/25	3:48pm	RENTAL QUESTION	NO	PROVIDED RENTAL INFO & APPLICATION
MIKE CRUZ	6/24/25	4:40pm	SPEAK TO HOA	NO	N/A
VANEY PALMA	6/24/25	4:05pm	AMENITY QUESTION	NO	REQUIREMENT FOR AMENITY ACCESS
CARLOS VILLABRERA	6/24/25	4:20pm	RENTAL QUESTION	NO	PROVIDED INFO AND RENTAL APPLICATION

Page 1 of 1

7

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 6 AMENITY ACCESS 1

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Orlando Villa	6/24/25	7:30	Facial Recognition	NO	Amenity Access
NANCY Palma	6/23/25	11:30a	DENTAL QUESTION	NO	RENTAL RENTAL INQUIRY
CHRIS COOPER	6/23/25	11:30am	MEASURE Gym SPACE/EQUIPMENT	YES	DISCUSS & MEASURE Gym + POOL AREAS.
MELISSA ALVAREZ	6/23/25	12:20pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS
JACKELINE RODRIGUEZ	6/23/25	12:30pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS
ANTHONY TAMAYO	6/23/25	1:22pm	EPASS QUESTIONS	NO	PROVIDED INFO ON REQUIRED DOCUMENTS.
FREDY PATERNINA	6/23/25	1:23pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS
ANGELINA RODRIGUEZ	6/23/25	1:39pm	AMENITY ACCESS QUESTION	NO	PROVIDED INFO ON REQUIRED DOCUMENTS.
ANGELA CONTI	6/23/25	4:00pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
Allen Gray	6/23/25	7:24	Epacs	NO	purchased Epacs Pay Pal [Ⓢ]
AGUSTO (BEB)	6/24/25	10:00am	REPAIRS/LEAK TEST	No	PERFORMING LEAK TEST.
BOBBY ASBERY	6/24/25	12:06pm	EPASS	NO	PURCHASED EPASS / WILL RETURN TO HAVE DECAL PLACED ON VEHICLE.
VICTOR VALLADARES	6/24/25	12:20pm	PICK UP	NO	PICKED UP DELIVERY OF ITEMS FOR CHARITY EVENT.
ALBERTO DIAZ	6/24/25	12:30pm	EPASS QUESTION	NO	REQUESTED TO REMOVE DECAL NO LONGER IN USE FROM ACCT.
ROBERTO TAMAYO	6/24/25	12:35pm	AMENITY QUESTION	NO	ASKED WHEN POOL WOULD BE REOPENED.
BRIGHTVIEW (LANDSCAPE MAINTENANCE)	6/24/25	12:45pm	REPLANT FLOWERS	NO	BRIGHTVIEW REPLANTED FLOWERS AROUND THE CLUBHOUSE
BAUDO HERRANDEZ	6/24/25	3:30pm	EPASS QUESTION	NO	PROVIDED INFO ON HOW TO OBTAIN EPASS.
VICTOR VALLADARES	6/24/25	4:11pm	QUESTION	NO	QUESTION: WHETHER I WAS PROVIDED ADDRESS NUMBER.
Christian Infante	6/24/25	5:01pm	Amenities Access	NO	facial Recognition

Page 1 of 1

(8)

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>8</u> AMENITY ACCESS <u>2</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
AGUSTO (B&B)	6/25/25	10:20am	CHECK LEAK	NO	CAME IN TO INSPECT REPAIRED LEAK. FOUND ANOTHER LEAK.
ORTEZ CONSTRUCTION	6/25/25	11:15am	REPAIR	NO	WATER FLOWING FROM OTHER LOCATION. REPAIRED SPEAKER BY POOL.
GABRIEL RODRIGUEZ	6/25/25	12:06pm	EPASS	NO	WILL RETURN FOR GYM LIGHT & CHAIRS. PURCHASED & ACQUIRED EPASS.
JIMMY WILSON	6/25/25	3:30pm	EPASSES	NO	PURCHASED & ACQUIRED 2 EPASSES
JOSEPH ISA	6/25/25	3:57pm	EPASS	NO	PURCHASED & ACQUIRED EPASS.
Clara Lopez	6/25/25	5:18pm	EPASS	NO	purchase epass / paypal
Samela Joyer	6/25/25	7:20	Amenity Access	NO	Inquired information
VICTOR VALLANAGAS	6/25/25	9:20am	EVENT INFO	NO	PROVIDE MAYRA WITH EVENT INFO.
DANIEL MORALES	6/25/25	9:30am	EPASS	NO	PURCHASED & ACQUIRED EPASS.
ALIJETTE DIAZ	6/26/25	12:50pm	EPASS QUESTION	NO	REQUESTED VEHICLE & DECAL INFO UPDATE ON HER MYID
AGUSTO/ANA (B&B)	6/26/25	1:00pm	INSPECTION FOR LEAKS	NO	LOOKING FOR LEAK SOURCE IN POOL.
CHRISTOPHER SILVANO	6/26/25	5:20 PM	EPASS	NO	purchase epass / paypal
FEDERICO DEVEAS	6/27/25	10:30am	EPASS	NO	PURCHASED AND ACQUIRED EPASS
TEHNECAN (B&B)	6/27/25	10:30am	REPAIRS	NO	REPAIRING LEAKS & FILLING HOLES.
MIGUEL JIMENEZ	6/27/25	12:17pm	EPASS	NO	PURCHASED & ACQUIRED EPASS.
Vi-gue Clark (Security)	6/27/25	5:20pm	Restroom	NO	Restroom (Security)
Fernando Villa	6/27/25	7:37	Amenity Access	NO	Inquired information for Amenity
Unique Clark	6/28/25	6:00pm	(security)	NO	Security Meeting up Lunch
Odalis Garcia	6/28/25	6:31pm	Restroom	NO	To use Restroom

(9)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 6 AMENITY ACCESS 1

Name	Date	Time	Reason for visit	Appointment (Y/N)	Questions posed/Actions taken
AGUSTO (B&B)	6/30/25	12:00pm	RECHECKING REPAIRED LEAK	NO	CHECKED REPAIRED LEAK. LEAK REPAIRED.
MARISOL DE LA CRUZ	6/30/25	2:57	Access Account	NO	Facial recognition.
ANGEL (A/C)	6/30/25	2:50pm	SERVICE VESIT	NO	REGULAR MAINTENANCE VISIT.
Juan Lopez	6/30/25	3:34	EPASS	NO	Exchange EPASS / Previous not working.
Manuel Arte	6/30/25	6pm	EPASS	NO	Purchased EPASS / Previous not working.
Brian Ordaz	6/30/25	7:24	EPASS	NO	purchased / paypal
BRIGHT & BLUE	7/1/25	9:30am	SERVICE	NO	INSPECT REPAIRED LEAK
CRUZ CONSTRUCTION	7/1/25	1:50pm	SERVICE	NO	FILL IN HOLES & PAVERS ON POOL DECK.
ANDRES CASTELLO	7/1/25	2:08pm	EPASS QUESTIONS	NO	REQUESTING INFO. ON EPASS ACQUISITION.
NANCY PALMA	7/1/25	2:50pm	RENTAL QUESTION	NO	PROVIDED RENTAL DATES AVAILABLE / WILL RETURN
CLAUDIA NUNEZ	7/1/25	3:15pm	CDD QUESTION	NO	PROVIDED INFO & CONTACT EMAIL FOR BEN.
JOSE (DING OR)	7/1/25	3:15pm	SERVICE / SETO VISIT	NO	INSPECTED CLUBHOUSE FOR POTENTIAL WATER LOCATIONS. RE-INSPECT ALARM SYSTEM.
ALARM & ELECTRONICS	7/1/25	3:40pm	SETO VISIT	NO	
CRUZ CONSTRUCTION	7/2/25	9:00am	REPAIRS	NO	PLACING POOL PAVERS & GRAVEL TO LEVEL THEM.
THOMAS REYES	7/2/25	9:50am	EPASS QUESTION	NO	ASKING FOR PRICE TO REPLACE EPASS. (PROVIDED)
CINTAS	7/2/25	12:40pm	SERVICE	NO	REGULAR SERVICE VISIT TO CLEAN MATS.
CAROLINA RUIZ	7/2/25	2:00pm	EPASS	NO	PURCHASED & ACQUIRED EPASS
SANDRA ANDELO	7/2/25	2:15pm	EPASS	NO	PURCHASED & ACQUIRED EPASS.
ELITEZER REYES	7/2/25	2:53pm	EPASS	NO	PURCHASED & ACQUIRED EPASS.

10

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 7 AMENITY ACCESS 3

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
ANTHONY SANTIAGO	7/2/25	3:10 pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS
TERESITA FLEITAS	7/2/25	4:32 pm	EPASS QUESTION	NO	ASKING FOR REQUIREMENTS TO OBTAIN EPASS.
TERESA FLEITAS	7/2/25	5:18 pm	EPASS	NO	PURCHASED & ACQUIRED EPASS
MIGUEL MAYRA	7/2/25	5:34 pm	EPASS	NO	PURCHASED & ACQUIRED EPASS.
B&B	7/3/25	9:00 AM	REPAIR SERVICE	NO	REPAIR REMAINING LEAK / CLEAN POOL.
ORTEZ CONSTRUCTION	7/3/25	11:15 AM	REPAIR	NO	REINSTALLING PAVERS.
Johnathan L	7/3/25	8:35	EPASS	NO	PURCHASED & ACQUIRED EPASS
BRIGHTVIEW (VINCE)	7/7/25	9:20 AM	MEETING	NO	ASK VINCE ABOUT PUMP AREA
THE FITNESS SOLUTION	7/7/25	11:00 AM	SERVICE	NO	REGULAR MONTHLY VISIT FOR MAINTENANCE.
Karla Contreras	7/7/25	1:30	EPASS	NO	PURCHASED EPASS
Marcia Rodriguez	7/7/25	2:11	EPASS	NO	PURCHASED EPASS pay Pg 2
Mauricio Pardo A	7/7/25	3:52 pm	EPASS	NO	inquired information
Isidro Biez	7/7/25	4:20 pm	EPASS	NO	Purchased epass / pay Pg 2
Carolina Ruiz	7/7/25	6:28	Amenity Access	NO	Amenity Access
MERCEDES BARRO	7/8/25	12:35 pm	AMENITY QUESTION	NO	ASKING IF THE POOL WAS OPEN TODAY.
Arismany Gonzalez	7/8/25	2:30	Amenity Access	NO	New Resident
Jennifer Murador	7/8/25	3:03 pm	HAA INFO	NO	Received HAA Document
BRIGHT & BLUE	7/9/25	9:00 AM	SERVICE	NO	LOOKING FOR LEAK CAUSING WATER TO DROP.
VICTOR VALLABRÉS	7/9/25	9:30 AM	SPEAK TO MAYRA	NO	SPEAK TO MAYRA

(11)

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
MILENA SIERRA	7/9/25	10:20am	INTERVIEW	YES	INTERVIEW FOR WEEKEND POSITION.
ELENA OCHOA	7/9/25	11:57am	AMENITY QUESTION	NO	ASKING IF THE POOL WAS OPEN.
BRIGHTVIEW REP	7/9/25	12:50pm	DROP OFF	NO	DROPPING OFF VICTOR'S EVENT SUPPLIES
BRIGHTVIEW	7/9/25	12:50pm	SERVICE	NO	SPRAYING WEEDS BY POOL.
CINTAS	7/9/25	1:18pm	SERVICE	NO	REGULAR SERVICE VISIT FOR MATS.
Mercedes Lynn	7/9/25	5:17	New Resident	NO	Amenity Access
Karina Garcia	7/9/25	8:00pm	Amenity Access	NO	Amenity Access
BRIGHT & BLUE	7/10/25	8:40am	SERVICE VISIT	NO	REGULAR SERVICE VISIT
MILENA SIERRA	7/10/25	9:30am	ONBOARDING	NO	SIGNING / COMPLETING ONBOARDING DOCS
VICTOR VALLADARES	7/10/25	9:41am	VISIT MAYRA REGARDING EVENT	NO	EVENT DISCUSSION
JAVIER RAMOS	7/10/25	2:37pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
LUIS PEREZ	7/10/25	4:23pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS
REALTOR PHOTOGRAPHER	7/11/25	9:15am	PHOTOS	NO	TAKING PHOTOS FOR REALTOR LISTING
VICTOR VALLADARES	7/11/25	10:00am	N/A	NO	N/A
ORTEZ CONSTRUCTION	7/11/25	10:18am	DROP OFF	NO	DROPPING OFF REMAINING FOURTH OF JULY BANNERS
BRIGHTVIEW	7/11/25	10:20am	SERVICE	NO	TRIMMING HEDGES AT POOL & SPRAYING WEEDS.
BRIGHT & BLUE	7/11/25	12:02pm	SERVICE	NO	TRYING TO REPAIR POOL LEAK
Luis Sanchez	7/11/25	12:34	EPASS	NO	purchased epass
Osian Garcia	7/11/25	6:00	Amenity Access	NO	Amenity Access

7-12

(12)

WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>4</u> AMENITY ACCESS <u>3</u>					

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
VICTOR VALLABRES	7/14/25	9:15am	N/A	NO	N/A
REBECCAH (DAL)	7/14/25	10:13am	SERVICE VISIT	NO	RESTART CAMERAS WHICH SHOW NO DISPLAY
ABRISTO (B&B)	7/14/25	2:30pm	SERVICE VISIT	NO	CHECK POOL / OPEN VALVES TO BUTTERS.
Pablo Peralta	7/14/25	3pm	Amenity Access	NO	facial Recognition (2)
Henry January	7/14/25	4:13	Epass	NO	Epass purchased.
James Sagvira	7/14/25	4:55	Inquired Epass	NO	Inquired Epass information
Rose Arias	7/14/25	7pm	Amenity Access	NO	facial Recognition (1)
B&B (TECHNICAL)	7/15/25	10:50am	SERVICE VISIT	NO	SEARCHING FOR LEAK IN POOL RETURN LINES.
JEANEY VALABEZ	7/15/25	12:40pm	CLUBHOUSE RENTAL	NO	INQUIRING ABOUT CLUBHOUSE RENTAL.
LIZ PARRALES	7/15/25	12:50pm	CLUBHOUSE RENTAL	NO	INQUIRING ABOUT CLUBHOUSE RENTAL.
KARINA CERVANTES	7/15/25	14:30pm	CLUBHOUSE RENTAL	NO	DROPPED OFF DEPOSIT FOR JULY 26 EVENT
Alicia Gonzalez	7/15/25	5:10pm	Epass	NO	REPLACEMENT OF DAMAGED EPASS
SANDY RIVERA	7/15/25	5:25pm	Epass QUESTION	NO	INFO. ON HOW TO ACQUIRE EPASS.
ORTEZ CONSTRUCTION	7/16/25	7:00am	SERVICE	NO	CAME TO REMOVE POOL DECK WALKERS TO SUSPECT POSSIBLE LEAK LOCATION BUT RATCHING HARD.
CARLOS (DISCOUNT LAUNDRY)	7/16/25	11:00am	DROP OFF (DELIVERY)	NO	DROPPED OFF ORDERED BUST PAN.
Ross Yates	7/16/25	3pm	Amenity Access	NO	Amenity Access
VICTOR VALLABRES	7/16/25	3pm	N/A	NO	N/A
Tony Tamayo	7/16/25	3:55	Epass	NO	purchased Epass
Luis Serrano	7/16/25	3:58	Exchange Epass	NO	Damage Epass - Replaced

Page 1 of 1

Public Search Results

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

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

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

Export to Excel 

Suborganization Board of Supervisors

Sort by: [PID](#) [Form Year](#) [Filer Name](#) [Filing Requirement](#)

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
287181	2024	Jessica Cabrera	<ul style="list-style-type: none"> South Dade Venture Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
217799	2024	Curtis Cooper	<ul style="list-style-type: none"> Homestead - Police Pension Board [?] South Dade Venture Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✔ Form 1 - 7/2/2025	View Filings
294656	2024	Michael Cruz	<ul style="list-style-type: none"> South Dade Venture Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
306038	2024	Desiree Rivera	<ul style="list-style-type: none"> South Dade Venture Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
287182	2024	Victor Valladares	<ul style="list-style-type: none"> South Dade Venture Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✔ Form 1 - 6/25/2025	View Filings

1-5 of 5

Rows per page: 25

Navigation icons: << < 1 > >>

[Back](#)

NOTICE OF MEETINGS SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the [South-Dade Venture Community Development District](#) will hold their regularly scheduled public meetings [for Fiscal Year 2026](#) at the [Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, FL 33033](#) at [4:00 p.m.](#) on the [fourth Thursday](#) of each month as follows.

October 23, 2025
November 20, 2025 (Exception)
[December 18, 2025 \(Exception\)](#)
January 22, 2026
February 26, 2026
March 26, 2026
April 23, 2026
May 28, 2026
June 25, 2026
July 23, 2026
August 27, 2026
September 24, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

These meetings are open to the public and may be continued to a time, date and place certain. Supervisors may attend the meeting by telephone as long as there is a quorum present at the meeting place. Any person wishing to receive a copy of the minutes of the meeting may contact [Ben Quesada](#) at (954) 721-8681.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

[Ben Quesada](#)
Manager



Memorandum

To: Board of Supervisors

From: District Management

Date: July 24, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

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

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

South-Dade Venture Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

South-Dade Venture Community Development District

District Manager: _____

Date: _____

Print Name: _____

South-Dade Venture Community Development District

South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
6/18/25	20888-20893	\$4,632.82
6/25/25	20894-20901	32,920.43
7/2/25	20902-20911	65,976.96
7/9/25	20912-20918	33,367.24
TOTAL		\$136,897.45

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/18/25	00433	6/10/25	06102025	202506	320	53800	46000		ADRIAN SUAREZ MARTINEZ	*	40.00	40.00	020888
6/18/25	00049	6/01/25	8449 SVCS 05/25	202505	310	51300	31100		ALVAREZ ENGINEERS, INC.	*	2,417.50	2,417.50	020889
6/18/25	00021	5/31/25	193563 SVCS 05/25	202505	310	51300	31500		BILLING COCHRAN LYLES MAURO &	*	577.50	577.50	020890
6/18/25	00366	6/09/25	0854352- SVCS 06/25	202506	320	53800	41005		COMCAST	*	132.55	132.55	020891
6/18/25	00007	6/10/25	88888094	202506	310	51300	42000		FEDEX	*	60.27	60.27	020892
6/18/25	00211	6/09/25	29787 REPAIRS 06/25	202506	320	53800	46000		ORTIZ CONSTRUCTION SERVICES	*	1,405.00	1,405.00	020893
6/25/25	00235	6/18/25	896746 SVCS 06/25	202506	320	57200	46000		ALL FLORIDA PEST CONTROL	*	79.50	79.50	020894
6/25/25	00489	6/24/25	06242025 SVCS 06/25	202506	320	57200	46000		CARMEN HERNANDEZ	*	100.00	100.00	020895
6/25/25	00361	4/09/25	66542 SUPPLIES 04/25	202504	320	57200	46100		THE FITNESS SOLUTION	*	743.84	743.84	020896
6/25/25	00384	4/14/25	0221107 SVCS 04/25	202504	320	57200	45300		FLORIDA'S BRIGHT & BLUE POOLS, INC	*	1,531.65	1,531.65	020897
6/25/25	00023	6/13/25	0625 SVCS 06/25	202506	320	53800	43000			*	274.01		
		6/13/25	0625 SVCS 06/25	202506	320	53800	43100			*	27.29		
		6/13/25	0625 SVCS 06/25	202506	320	53800	43200			*	1,853.88		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/13/25	0625	202506	320-53800	43400			*	181.13		
			SVCS 06/25					FLORIDA POWER & LIGHT			2,336.31	020898
6/25/25	00053	6/19/25	062025	202506	320-53800	34501			*	8,681.40		
			SVCS 06/25					FRATERNAL ORDER OF POLICE			8,681.40	020899
6/25/25	00477	6/10/25	3158	202506	320-53800	34500			*	9,686.40		
			SVCS 06/02-06/08/25									
		6/18/25	3159	202506	320-53800	34500			*	9,686.40		
			SVCS 06/09-06/15/25					MAVERICK SECURITY SERVICES, LLC			19,372.80	020900
6/25/25	00496	6/19/25	062025	202506	320-57200	46000			*	74.93		
			REIMB SHIRT ORDER 06/25					MAYRA PADILLA			74.93	020901
7/02/25	00022	7/01/25	0756	202507	320-53800	46800			*	1,644.00		
			SVCS 07/25					ALLSTATE RESOURCE MANAGEMENT, INC.			1,644.00	020902
7/02/25	00401	6/30/25	6299	202506	320-57200	46000			*	225.00		
			SVCS 06/25									
		6/30/25	6300	202506	320-53800	46100			*	225.00		
			SVCS 06/25					ANGEL J. MARTIN			450.00	020903
7/02/25	00406	6/01/25	9370071	202506	320-53800	46200			*	33,917.39		
			LANDSCAPE MAINT 06/25									
		6/01/25	9370071	202506	320-53800	46202			*	2,391.80		
			LANDSCAPE MAINT 06/25									
		6/01/25	9370071	202506	320-57200	46200			*	425.21		
			LANDSCAPE MAINT 06/25					BRIGHTVIEW LANDSCAPE SERVICES, INC.			36,734.40	020904
7/02/25	00442	6/18/25	1129044-	202506	320-53800	41005			*	279.02		
			SVCS 06/25					COMCAST			279.02	020905
7/02/25	00437	6/24/25	19202	202506	320-57200	52000			*	449.77		
			SUPPLIES 06/25									
		6/24/25	19202	202506	320-57200	52000			V	449.77-		
			SUPPLIES 06/25					DISCLOSURE SERVICES LLC			.00	020906

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/02/25	00007	6/24/25 89028504	202506 310-51300-42000	DELIVERY THRU 06/12/25	*	20.44	
				FEDEX			20.44 020907
7/02/25	00038	7/01/25 717	202507 310-51300-34000	MGMT FEE 07/25	*	5,538.92	
		7/01/25 717	202507 310-51300-44000	RENT 07/25	*	200.00	
		7/01/25 717	202507 310-51300-35100	COMPUTER TIME 07/25	*	83.33	
		7/01/25 717	202507 320-53800-49300	WEBSITE ADMIN 07/25	*	250.00	
		7/01/25 717	202507 310-51300-51000	OFFICE SUPPLIES 07/25	*	.15	
		7/01/25 717	202507 310-51300-42000	POSTAGE&DELIVERY 07/25	*	24.39	
		7/01/25 718	202507 320-57200-34000	CLBHOUSE/FIELD SVCS 07/25	*	9,583.33	
		7/01/25 719	202507 320-53800-46100	GATE MGMT FIELD SVCS	*	833.33	
		7/01/25 720	202507 300-20700-10500	SERIES 2013 BONDS	*	208.33	
		7/01/25 720	202507 700-51700-73000	SERIES 2013 BONDS	*	208.33	
		7/01/25 720	202507 700-13100-10000	SERIES 2013 BONDS	*	208.33-	
				GOVERNMENTAL MANAGEMENT SERVICES			16,721.78 020908
7/02/25	00477	6/25/25 3165	202506 320-53800-34500	SVCS 06/16-06/22/25	*	9,686.40	
				MAVERICK SECURITY SERVICES, LLC			9,686.40 020909
7/02/25	00496	7/01/25 07012025	202507 310-51300-49000	PUBLIX	*	120.47	
		7/01/25 07012025	202507 320-57200-46000	SIGNS FOR PLAYGROUND	*	27.42	
		7/01/25 07012025	202507 320-57200-46000	CLUBHOUSE MATERIALS	*	55.08	
		7/01/25 07012025	202507 320-57200-46000	STORAGE	*	158.00	
		7/01/25 07012025	202507 310-51300-49000	PUBLIX	*	26.15	
				MAYRA PADILLA			387.12 020910
7/02/25	00432	6/21/25 96125150	202507 320-53800-41000	SVCS 07/25	*	53.80	
				T-MOBILE			53.80 020911
				SDVN SOUTH DADE VEN JWASSERMAN			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/09/25	00406	6/26/25	9417879	202506	320	53800	35000			*	5,545.00		
			SVCS 06/25										
		6/29/25	9421279	202506	320	53800	46205			*	555.46		
			SVCS 06/25										
BRIGHTVIEW LANDSCAPE SERVICES, INC.												6,100.46	020912
7/09/25	00041	6/24/25	062025	202506	320	53800	43000			*	34.12		
			SVCS 06/25										
		6/24/25	062025	202506	320	53800	43100			*	70.92		
			SVCS 06/25										
		6/24/25	062025	202506	320	53800	43200			*	814.67		
			SVCS 06/25										
		6/24/25	062025	202506	320	53800	43300			*	17.34		
			SVCS 06/25										
		6/24/25	062025	202506	320	53800	43400			*	475.89		
			SVCS 06/25										
		6/24/25	062025	202506	320	57200	43000			*	4,002.72		
			SVCS 06/25										
CITY OF HOMESTEAD												5,415.66	020913
7/09/25	00135	6/24/25	19202	202506	320	57200	52000			*	449.77		
			SVCS 06/25										
DISCOUNT LIGHTING AND SUPPLIES, INC												449.77	020914
7/09/25	00007	7/01/25	89100065	202506	310	51300	42000			*	20.44		
			DELIVERY THRU 06/26/25										
FEDEX												20.44	020915
7/09/25	00361	7/07/25	67767	202507	320	57200	46100			*	175.00		
			PREVENTIVE MAINT 07/25										
THE FITNESS SOLUTION												175.00	020916
7/09/25	00384	6/09/25	0221054	202506	320	57200	45300			*	1,153.35		
			SVCS 06/25										
FLORIDA'S BRIGHT & BLUE POOLS, INC												1,153.35	020917
7/09/25	00477	7/01/25	3180	202506	320	53800	34500			*	9,669.20		
			SVCS 06/23-06/29/25										
		7/08/25	3186	202507	320	53800	34500			*	10,383.36		
			SVCS 06/30-07/06/25										
MAVERICK SECURITY SERVICES, LLC												20,052.56	020918
TOTAL FOR BANK A											136,897.45		
TOTAL FOR REGISTER											136,897.45		

South-Dade Venture
Community Development District

Unaudited Financial Reporting
June 30, 2025



Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Debt Service Fund Series 2008
5	<hr/>	Debt Service Fund Series 2013
6	<hr/>	Debt Service Fund Series 2022
7-8	<hr/>	Month to Month
9	<hr/>	Long Term Debt Report
10	<hr/>	Assessment Receipt Schedule

South-Dade Venture
Community Development District
Balance Sheet
June 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Operating Account	\$ 135,587	\$ -	\$ 135,587
Due from Other-PayPal	3,240	-	3,240
Due from General Fund	-	90,903	90,903
Investments:			
State Board of Administration - Surplus	754,682	-	754,682
State Board of Administration - Guardhouse Reserves	90,509	-	90,509
State Board of Administration - Clubhouse Reserves	182,367	-	182,367
BankUnited Money Market Account	87,083	-	87,083
Series 2008			
Revenue	-	8,552	8,552
Prepayment	-	2,623	2,623
Series 2013			
Reserve	-	25,000	25,000
Revenue	-	244,770	244,770
Prepayment	-	3,188	3,188
Series 2022			
Reserve	-	33,554	33,554
Revenue	-	58,880	58,880
Deposits	2,434	-	2,434
Total Assets	\$ 1,257,947	\$ 467,471	\$ 1,725,417
Liabilities:			
Accounts Payable	\$ 48,251	\$ -	\$ 48,251
Due to Debt Service	90,903	-	90,903
Total Liabilities	\$ 139,154	\$ -	\$ 139,154
Fund Balance:			
Nonspendable:			
Deposits	\$ 2,434	\$ -	\$ 2,434
Restricted for:			
Debt Service	-	467,471	467,471
Assigned for:			
Clubhouse Reserves	182,367	-	182,367
Guardhouse Reserves	90,509	-	90,509
Unassigned	841,438	-	841,438
Total Fund Balances	\$ 1,118,792	\$ 467,471	\$ 1,586,263
Total Liabilities & Fund Balance	\$ 1,257,947	\$ 467,471	\$ 1,725,417

South-Dade Venture
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended June 30, 2025

	Adopted Budget	Prorated Budget Through 06/30/25	Actual Through 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,065,689	\$ 2,065,689	\$ 2,078,011	\$ 12,322
Interest Income	20,000	15,000	39,210	24,210
Miscellaneous Income-Vehicle Registration	15,000	11,250	7,145	(4,105)
Miscellaneous Income-Clubhouse	600	450	1,939	1,489
Donations	-	-	1,795	1,795
Unassigned Fund Balance	125,570	94,178	-	(94,178)
Total Revenues	\$ 2,226,859	\$ 2,186,567	\$ 2,128,375	\$ (58,191)

Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 6,000	\$ 3,000
Payroll Taxes	918	689	459	230
Engineering	8,000	6,000	17,210	(11,210)
Arbitrage Calculation	600	600	600	-
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	25,000	18,750	17,487	1,263
Annual Audit	4,400	4,400	4,400	-
Trustee Fees	12,174	10,517	10,517	-
Management Fees	66,467	49,850	49,850	0
Information Technology	1,000	750	750	0
Postage and Delivery	2,000	1,500	1,294	206
Insurance General Liability	12,031	12,031	11,702	329
Printing and Binding	1,000	750	66	684
Rental and Leases	2,400	1,800	1,800	-
Legal Advertising	1,000	1,000	2,764	(1,764)
Other Current Charges	2,500	1,875	2,251	(376)
Office Supplies	250	188	0	187
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 153,915	\$ 121,874	\$ 129,325	\$ (7,451)

Operations and Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 5,000	\$ 3,750	\$ 2,955	\$ 795
Electric - Street Lighting	32,000	24,000	22,972	1,028
Electric - Street Lighting Lease	27,612	20,709	3,301	17,408
Electric - Irrigation	3,500	2,625	1,717	908
Electric - Guardhouse	8,000	6,000	4,527	1,473
Cable/Internet	26,000	19,500	21,503	(2,003)
Telephone-Wireless	720	540	484	56
Landscape Maintenance	473,211	354,908	339,250	15,658
Tree Trimming	33,475	25,107	40,178	(15,071)
Plant Replacement	20,000	15,000	10,739	4,261
Irrigation Maintenance	10,000	7,500	1,036	6,464
Lake Maintenance	19,164	14,373	14,884	(511)

South-Dade Venture
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended June 30, 2025

	Adopted Budget	Prorated Budget Through 06/30/25	Actual Through 06/30/25	Variance
General Maintenance Expenditures (Continued)				
General Maintenance	10,000	7,500	16,096	(8,596)
Pressure Cleaning	16,500	16,500	16,735	(235)
Culvert Cleaning	18,000	13,500	-	13,500
Property Insurance	32,657	32,657	29,614	3,043
Banner/Holiday Decorations	115,000	115,000	129,361	(14,361)
Security Gate Guards	467,640	350,730	366,748	(16,017)
Gate Maintenance/Repairs	82,000	61,500	66,781	(5,281)
Enhanced Security	292,045	219,034	148,516	70,518
Web Design/Maintenance	3,000	2,250	2,250	-
Newsletter Printing	4,000	3,000	2,226	774
Contingency	10,000	10,000	25,775	(15,775)
Capital Projects	-	-	2,847	(2,847)
Subtotal General Maintenance Expenditures	\$ 1,709,525	\$ 1,325,683	\$ 1,270,496	\$ 55,186
Clubhouse Expenditures				
Security	\$ 71,000	\$ 53,250	\$ 55,740	\$ (2,490)
Telephone	6,750	5,063	5,070	(7)
Utilities	33,000	24,750	17,206	7,544
Property Insurance	14,850	14,850	13,466	1,384
Alarm Monitoring	3,000	2,250	1,092	1,158
Pool Maintenance and Repairs	37,000	27,750	24,515	3,235
Club Operation/Staff	115,000	86,250	86,250	0
Workers' Compensation Insurance	1,620	1,620	955	665
Fitness Equipment Maintenance	6,000	4,500	8,925	(4,425)
Office Supplies and Printing	4,000	3,000	2,002	998
Repairs and Maintenance	35,000	26,250	39,848	(13,598)
Janitorial Supplies	7,000	5,250	4,145	1,105
Landscape Maintenance	8,000	6,000	5,471	529
Licenses and Permits	1,200	1,200	1,162	38
Contingency	20,000	15,000	13,387	1,613
Subtotal Clubhouse Expenditures	\$ 363,420	\$ 276,982	\$ 279,233	\$ (2,251)
Total Operations and Maintenance	\$ 2,072,944	\$ 1,602,665	\$ 1,549,729	\$ 52,935
Total Expenditures	\$ 2,226,859	\$ 1,724,539	\$ 1,679,054	\$ 45,484
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 462,028	\$ 449,321	\$ (103,676)
Fund Balance - Beginning			\$ 669,472	
Fund Balance - Ending			\$ 1,118,792	

South-Dade Venture

Community Development District

Debt Service Fund Series 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 06/30/25	Through 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 169,312	\$ 169,312	\$ 170,775	\$ 1,462
Interest Income	-	-	2,714	2,714
Total Revenues	\$ 169,312	\$ 169,312	\$ 173,488	\$ 4,176
Expenditures:				
Interest - 11/1	\$ 12,659	\$ 12,659	\$ 12,659	\$ 0
Interest - 5/1	12,453	12,453	12,453	(0)
Principal - 5/1	147,593	147,593	147,593	-
Total Expenditures	\$ 172,704	\$ 172,704	\$ 172,704	\$ (0)
Net Change in Fund Balance	\$ (3,392)	\$ (3,392)	\$ 784	\$ 4,176
Fund Balance - Beginning			\$ 20,329	
Fund Balance - Ending			\$ 21,113	

South-Dade Venture
Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2025

	Adopted Budget	Prorated Budget Through 06/30/25	Actual Through 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 796,457	\$ 796,457	\$ 801,208	\$ 4,751
Interest Income	50	38	17,676	17,639
Total Revenues	\$ 796,507	\$ 796,495	\$ 818,884	\$ 22,390
Expenditures:				
Interest - 11/1	\$ 147,724	\$ 147,724	\$ 147,724	\$ -
Interest - 5/1	147,724	147,724	147,724	-
Principal - 5/1	500,000	500,000	500,000	-
Total Expenditures	\$ 795,448	\$ 795,448	\$ 795,448	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,060	\$ 1,047	\$23,437	\$ 22,390
Other Financing Sources/(Uses):				
Arbitrage Rebate Calculation	\$ (600)	\$ (600)	\$ -	\$ 600
Dissemination Agent Fees	(2,500)	(1,875)	(1,875)	-
Total Other Financing Sources/(Uses)	\$ (3,100)	\$ (2,475)	\$ (1,875)	\$ 600
Net Change in Fund Balance	\$ (2,041)	\$ (1,428)	\$ 21,562	\$ 22,990
Fund Balance - Beginning			\$ 297,394	
Fund Balance - Ending			\$ 318,956	

South-Dade Venture

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 06/30/25	Through 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 597,373	\$ 597,373	\$ 600,936	\$ 3,563
Interest Income	-	-	10,743	10,743
Total Revenues	\$ 597,373	\$ 597,373	\$ 611,679	\$ 14,306
Expenditures:				
Interest - 11/1	\$ 60,354	\$ 60,354	\$ 60,354	\$ -
Interest - 5/1	60,354	60,354	60,354	-
Principal - 5/1	480,000	480,000	480,000	-
Total Expenditures	\$ 600,708	\$ 600,708	\$ 600,708	\$ -
Net Change in Fund Balance	\$ (3,335)	\$ (3,335)	\$ 10,971	\$ 14,306
Fund Balance - Beginning			\$ 116,431	
Fund Balance - Ending			\$ 127,402	

South-Dade Venture
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 196,337	\$ 1,645,673	\$ 54,335	\$ 29,404	\$ 31,342	\$ 55,473	\$ 20,211	\$ 45,236	\$ -	\$ -	\$ -	\$ 2,078,011
Interest Income	2,187	1,806	2,033	7,066	6,163	5,950	5,000	4,904	4,100	-	-	-	39,210
Miscellaneous Income-Vehicle Registration	-	-	2,430	-	880	-	1,235	-	2,600	-	-	-	7,145
Miscellaneous Income-Clubhouse	-	-	-	-	1,075	-	-	-	864	-	-	-	1,939
Miscellaneous Income-Other	-	-	-	-	-	-	275	-	-	-	-	-	275
Donations	-	-	1,795	-	-	-	-	-	-	-	-	-	1,795
Total Revenues	\$ 2,187	\$ 198,143	\$ 1,651,932	\$ 61,401	\$ 37,522	\$ 37,292	\$ 61,983	\$ 25,115	\$ 52,799	\$ -	\$ -	\$ -	\$ 2,128,375

Expenditures:

General and Administrative:

Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 6,000
Payroll Taxes	77	-	-	153	-	77	77	-	77	-	-	-	459
Engineering	4,550	-	-	4,775	1,843	385	-	3,240	2,418	-	-	-	17,210
Arbitrage Calculation	-	-	-	-	-	-	600	-	-	-	-	-	600
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	3,328	1,293	2,118	2,833	3,080	1,128	3,132	578	-	-	-	-	17,487
Annual Audit	-	-	-	-	2,000	2,400	-	-	-	-	-	-	4,400
Trustee Fees	8,472	-	-	-	-	-	2,045	-	-	-	-	-	10,517
Management Fees	5,539	5,539	5,539	5,539	5,539	5,539	5,539	5,539	5,539	-	-	-	49,850
Information Technology	83	83	83	83	83	83	83	83	83	-	-	-	750
Postage and Delivery	147	124	133	136	105	212	121	202	114	-	-	-	1,294
Insurance General Liability	11,702	-	-	-	-	-	-	-	-	-	-	-	11,702
Printing and Binding	13	17	10	3	7	7	0	8	0	-	-	-	66
Rental and Leases	200	200	200	200	200	200	200	200	200	-	-	-	1,800
Legal Advertising	-	-	438	-	-	627	627	1,071	-	-	-	-	2,764
Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	233	152	250	197	205	197	292	484	242	-	-	-	2,251
Office Supplies	-	-	-	-	-	-	-	0	-	-	-	-	0
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 37,519	\$ 7,408	\$ 8,771	\$ 15,919	\$ 13,061	\$ 11,855	\$ 13,716	\$ 11,405	\$ 9,672	\$ -	\$ -	\$ -	\$ 129,325

Operations & Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 115	\$ 161	\$ 446	\$ 505	\$ 319	\$ 309	\$ 412	\$ 416	\$ 274	\$ -	\$ -	\$ -	\$ 2,955
Electric - Street Lighting	2,590	2,590	2,590	2,670	2,670	2,669	2,669	2,670	1,854	-	-	-	22,972
Electric - Street Lighting Lease	2,301	-	-	-	-	-	-	-	1,000	-	-	-	3,301
Electric - Irrigation	163	173	316	260	198	208	206	165	27	-	-	-	1,717
Electric - Guardhouse	618	562	504	581	526	474	526	556	181	-	-	-	4,527
Cable/Internet	2,615	2,074	2,638	2,385	2,133	2,685	2,409	2,406	2,158	-	-	-	21,503
Telephone-Wireless	54	54	54	54	54	54	54	54	54	-	-	-	484
Landscape Maintenance	33,917	44,999	33,917	33,917	44,999	34,667	33,917	44,999	33,917	-	-	-	339,250
Tree Trimming	2,392	3,199	2,392	17,392	3,199	3,623	2,392	3,199	2,392	-	-	-	40,178
Plant Replacement	3,000	-	2,776	-	3,055	1,112	796	-	-	-	-	-	10,739
Irrigation Maintenance	-	-	1,036	-	-	-	-	-	-	-	-	-	1,036
Field Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,597	1,597	1,597	1,644	1,644	1,644	1,873	1,644	1,644	-	-	-	14,884

South-Dade Venture
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
General Maintenance Expenditures (Continued)													
General Maintenance	575	1,100	1,525	3,180	2,243	4,233	100	1,695	1,445	-	-	-	16,096
Pressure Cleaning	16,735	-	-	-	-	-	-	-	-	-	-	-	16,735
Culvert Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	29,614	-	-	-	-	-	-	-	-	-	-	-	29,614
Banner/Holiday Decorations	8,890	59,235	-	58,044	-	-	-	3,192	-	-	-	-	129,361
Security Gate Guards	34,725	48,890	39,987	49,625	38,742	38,728	38,559	38,746	38,746	-	-	-	366,748
Gate Maintenance/Repairs	5,955	5,932	8,387	13,058	5,776	1,283	7,562	16,805	2,023	-	-	-	66,781
Enhanced Security	21,943	20,459	15,742	10,664	14,835	22,610	15,381	17,766	9,117	-	-	-	148,516
Web Design/Maintenance	250	250	250	250	250	250	250	250	250	-	-	-	2,250
Newsletter Printing	-	-	-	500	1,226	-	500	-	-	-	-	-	2,226
Contingency	-	-	-	-	14,900	10,875	-	-	-	-	-	-	25,775
Capital Projects	-	2,847	-	-	-	-	-	-	-	-	-	-	2,847
Subtotal Field Expenditures	\$ 168,048	\$ 194,120	\$ 114,156	\$ 194,729	\$ 136,768	\$ 125,424	\$ 107,607	\$ 134,563	\$ 95,082	\$ -	\$ -	\$ -	\$ 1,270,496
Clubhouse Expenditures													
Security	\$ 5,506	\$ 12,202	\$ 5,697	\$ 6,684	\$ 5,723	\$ 5,021	\$ 4,633	\$ 5,451	\$ 4,823	\$ -	\$ -	\$ -	\$ 55,740
Telephone	556	557	557	568	568	568	566	565	565	-	-	-	5,070
Utilities	1,924	1,362	1,165	1,249	4,299	2,425	2,122	2,659	-	-	-	-	17,206
Property Insurance	13,466	-	-	-	-	-	-	-	-	-	-	-	13,466
Alarm Monitoring	-	-	364	-	-	364	-	-	364	-	-	-	1,092
Pool Maintenance and Repairs	1,300	1,300	5,800	1,300	5,737	1,300	1,300	3,646	2,832	-	-	-	24,515
Club Operation/Staff	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	-	-	-	86,250
Workers' Compensation Insurance	955	-	-	-	-	-	-	-	-	-	-	-	955
Fitness Equipment Maintenance	503	673	3,052	581	205	1,712	1,074	175	949	-	-	-	8,925
Office Supplies and Printing	227	71	1,206	133	279	86	-	-	-	-	-	-	2,002
Repairs and Maintenance	2,693	2,051	1,063	3,762	1,037	19,407	7,472	1,070	1,293	-	-	-	39,848
Janitorial Supplies	1,140	140	354	519	615	660	648	70	-	-	-	-	4,145
Landscape Maintenance	-	789	142	1,701	782	425	425	782	425	-	-	-	5,471
Licenses and Permits	-	-	-	1,162	-	-	-	-	-	-	-	-	1,162
Contingency	243	13,144	-	-	-	-	-	-	-	-	-	-	13,387
Subtotal Amenity Expenditures	\$ 38,096	\$ 41,872	\$ 28,983	\$ 27,241	\$ 28,828	\$ 41,552	\$ 27,824	\$ 24,002	\$ 20,834	\$ -	\$ -	\$ -	\$ 279,233
Total Operations & Maintenance	\$ 206,144	\$ 235,992	\$ 143,139	\$ 221,970	\$ 165,596	\$ 166,976	\$ 135,431	\$ 158,565	\$ 115,916	\$ -	\$ -	\$ -	\$ 1,549,729
Total Expenditures	\$ 243,663	\$ 243,401	\$ 151,911	\$ 237,889	\$ 178,656	\$ 178,831	\$ 149,146	\$ 169,969	\$ 125,588	\$ -	\$ -	\$ -	\$ 1,679,054
Excess (Deficiency) of Revenues over Expenditures	\$ (241,476)	\$ (45,257)	\$ 1,500,021	\$ (176,487)	\$ (141,135)	\$ (141,538)	\$ (87,164)	\$ (144,854)	\$ (72,789)	\$ -	\$ -	\$ -	\$ 449,321
Net Change in Fund Balance	\$ (241,476)	\$ (45,257)	\$ 1,500,021	\$ (176,487)	\$ (141,135)	\$ (141,538)	\$ (87,164)	\$ (144,854)	\$ (72,789)	\$ -	\$ -	\$ -	\$ 449,321

South-Dade Venture
Community Development District
Long Term Debt Report

Series 2008, Special Assessment Bonds		
Interest Rate;	3.95%	
Maturity Date:	5/1/28	\$1,917,949
Bonds outstanding - 9/30/2024		\$627,025
Less:	May 1, 2025 (Mandatory)	(147,593)
Current Bonds Outstanding		\$479,432

Series 2013, Special Assessment Refunding Bonds		
Interest Rate;	3.95%	
Maturity Date:	5/1/28	\$3,950,000
Interest Rate;	5.25%	
Maturity Date:	5/1/34	\$4,030,000
Bonds outstanding - 9/30/2024		\$6,155,000
Less:	May 1, 2025 (Mandatory)	(500,000)
Current Bonds Outstanding		\$5,655,000

Series 2022, Special Assessment Refunding Bonds		
Interest Rate;	2.52%	
Maturity Date:	5/1/33	\$5,710,000
Bonds outstanding - 9/30/2024		\$4,790,000
Less:	May 1, 2025 (Mandatory)	(480,000)
Current Bonds Outstanding		\$4,310,000

Total Current Bonds Outstanding		\$10,444,432
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South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County

Gross Assessments	\$	2,174,409.70	\$	178,696.76	\$	838,375.94	\$	628,813.55	\$	3,820,295.95
Net Assessments	\$	2,065,689.22	\$	169,761.92	\$	796,457.14	\$	597,372.87	\$	3,629,281.15

ON ROLL ASSESSMENTS

Allocation in %	56.92%	4.68%	21.95%	16.46%	100.00%
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Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	O&M Portion	2008 Debt Service	2013 Debt Service	2022 Debt Service	Total
11/25/24	11/1/24-11/11/24	\$ 222,521.40	\$ 8,900.92	\$ 2,136.20	\$ -	\$ 211,484.28	\$ 120,371.16	\$ 9,892.31	\$ 46,410.89	\$ 34,809.92	\$ 211,484.28
11/26/24	11/12/24-11/18/24	140,433.15	5,617.37	1,348.16	-	133,467.62	75,966.18	6,243.03	29,289.89	21,968.52	133,467.62
12/04/24	6/1/24-11/1/24	30,131.96	1,443.66	286.89	-	28,401.41	16,165.32	1,328.49	6,232.78	4,674.82	28,401.41
12/09/24	11/19/24-11/30/24	2,915,854.35	116,634.34	27,992.20	-	2,771,227.81	1,577,308.33	129,625.93	608,154.64	456,138.90	2,771,227.80
12/19/24	12/1/24-12/13/24	96,371.92	3,734.05	926.36	-	91,711.51	52,199.72	4,289.86	20,126.38	15,095.54	91,711.50
01/10/25	12/14/24-12/31/24	99,381.05	2,953.61	964.29	0.01	95,463.16	54,335.06	4,465.35	20,949.69	15,713.06	95,463.16
02/07/25	INTEREST	-	-	-	1,613.55	1,613.55	918.39	75.47	354.10	265.59	1,613.55
02/12/25	1/1/25-1/31/25	51,607.17	1,054.44	505.53	-	50,047.20	28,485.52	2,340.99	10,983.02	8,237.68	50,047.21
03/06/25	2/1/25-2/28/25	53,709.18	601.31	531.09	-	52,576.78	29,925.29	2,459.31	11,538.14	8,654.04	52,576.78
03/21/25	INTEREST	-	-	-	2,488.74	2,488.74	1,416.52	116.41	546.16	409.64	2,488.73
04/07/25	3/1/25-3/31/25	98,493.73	47.45	984.45	-	97,461.83	55,472.65	4,558.84	21,388.30	16,042.03	97,461.82
05/13/25	4/1/25-4/30/25	34,432.70	-	344.36	881.64	34,969.98	19,903.97	1,635.74	7,674.27	5,755.99	34,969.97
05/21/25	INTEREST	-	-	-	539.90	539.90	307.30	25.25	118.48	88.87	539.90
06/11/25	5/1/25-5/31/25	23,726.37	-	237.25	574.60	24,063.72	13,696.42	1,125.60	5,280.86	3,960.84	24,063.72
06/25/25	6/15/25-6/17/25	53,561.71	-	535.61	2,386.18	55,412.28	31,539.18	2,591.94	12,160.40	9,120.76	55,412.28
TOTAL		\$ 3,820,224.69	\$ 140,987.15	\$ 36,792.39	\$ 8,484.62	\$ 3,650,929.77	\$ 2,078,011.01	\$ 170,774.52	\$ 801,208.00	\$ 600,936.20	\$ 3,650,929.73

100.00%	Percent Collected
\$ 71.26	Balance Remaining to Collect