



***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**

**September 25, 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  
September 25, 2025  
4:00 p.m.**

**Waterstone Bay Clubhouse  
1355 Waterstone Way, Homestead, FL 33033**

**Microsoft Teams**

**Meeting ID: 226 547 140 020 7 and Passcode: hz7on9Nr  
1 872-240-4685 and Phone Conference ID: 446 491 145#**

1. Roll Call and Pledge of Allegiance
2. Approval of the Minutes of the July 24, 2025 Meeting – **Page 3**
3. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025 – **Page 29**
4. Acceptance of Audit for Fiscal Year Ending in September 30, 2024 – **Page 34**
5. Staff Reports
  - A. Attorney – Memorandum – 2025 Legislative Update – **Page 66**
  - B. Engineer
  - C. Field Manager – Monthly Report – **Page 70**
  - D. Club Manager – Monthly Report – **Page 84**
  - E. Manager
    - 1) Consideration of Proposed Fiscal Year 2026 Meeting Schedule – **Page 131**
    - 2) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694 – **Page 132**
6. Financial Reports
  - A. Approval of Check Run Summary – **Page 137**
  - B. Acceptance of Unaudited Financials – **Page 150**
7. Supervisors Requests and Audience Comments – Request to have Campaign Signs Placed on District Property – **Page 162**
8. Adjournment

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

## **MINUTES OF MEETING SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South-Dade Venture Community Development District was held on Thursday, July 24, 2025, at 6:30 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera  
Mike Cruz  
Curtis Cooper  
Victor Valladares  
Desiree Rivera

Chairman (by phone)  
Vice Chairman  
Supervisor  
Supervisor  
Supervisor

Also present was:

Scott Cochran  
Paul Winkeljohn  
Ben Quesada  
Mayra Padilla  
Several Residents

District Counsel  
District Manager  
Governmental Management Services  
Field Manager

*(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**

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

### **SECOND ORDER OF BUSINESS**

### **Approval of the Minutes of the June 26, 2025 Meeting**

Mr. Winkeljohn: Mr. Chairman we had a few small typos in the minutes that were submitted by District counsel, and so I'd ask for a motion to approve with those corrections.

On MOTION by Mr. Cooper seconded by Ms. Rivera with all in favor, the Minutes of the June 26, 2024 Meeting with the submitted changes were approved.

### **THIRD ORDER OF BUSINESS**

### **Public Hearing to Adopt the Fiscal Year 2026 Budget**

#### **A. Motion to Open the Public Hearing**

Mr. Winkeljohn: Then at this time we can take a motion to open the public hearing.

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, opening the Public Hearing was approved.

#### **B. Public Comment and Discussion**

Ms. Cabrera: Before we go into the actual agenda, if I may, can you hear me?

Mr. Winkeljohn: Yes.

Ms. Cabrera: I just wanted to thank you guys for being there, I'm sorry I'm not there in person but, I'm here on the phone and so I just wanted to say thank you again and I'll go ahead and defer the meeting to management and Mike.

Mr. Winkeljohn: Ok, thank you. So, for today's purposes we welcome public comment and discussion on the budget, and if you'd like I can give a brief introduction for all of our guests.

Mr. Cruz: Yes, if you could.

Mr. Winkeljohn: Good evening everyone, my name is Paul Winkeljohn, I'm the District manager for South Dade Venture Community Development District and if you're here for a homeowners association meeting, you're going to be terribly disappointed, that's not what we're doing. We are simply the taxing District for your community. We have proposed a fairly modest increase, and the predominant reason for this modest increase was explained in the letter but, generally speaking, the District has run into a couple of very exciting opportunities, as well as its age, you're just about 22 years old, and some of your infrastructure is getting a little expensive to repair. So, I'll lead with the best news is that the technology and the cooperation of the City of Homestead had had aligned where we have an opportunity to allow some of our three gates to become automated. The initial investment is probably about \$80,000 to \$90,000 to bring those



gates where they can operate without a staff person, and we're very close to do that, we've invested the money, we have the permits in process, etc., and the good news is that will eventually reduce your costs. The bad news is, for the last few years you've had the labor market that most people have been dealing with, Dade County has a living wage ordinance, and that has pushed the cost of security guards that we've lived with for those 20 years significantly higher every year, the minimum wage goes up, their wage goes up. So, all that added together, your District is in excellent health, it has excellent reserves but, it was dipping into the reserves to pay the bills, and the auditors won't allow you to do that, that's against State Law to have an unbalanced budget and so that's why we're here today, we have to correct the assessment level slightly to bring it in balance, that's the rule, and that will give us the money also to keep plenty of reserves but, also upgrade our gate system like I described. Those who belong to the side of the community that participates in this clubhouse, are pool is closed right now for leaks, we've had leaks about every 3 to 5 years since the pool was built, it costs time and money to put that back together but, it's regularly inspected by a structural engineer and we believe the pool is just a maintenance headache that we'll always have. So, that's a quick overview, that's some of the actions of our Board that we can talk about that interesting which are their efforts to contain costs are highly respected, and so I think that's enough introduction but, if the Board would like, you can make comments and then we could have people give comments as well. Just a reminder for the Board, it is no a question and answer session, it is not a debate session, it is simply public information and comment portion of the hearing but, if anybody has something, or they want to learn more about or you want to hear in greater detail, our staff is all here and we can make time for you after the meeting or at another time to go through some of those, if you're really curious on how the District works, the details of the budget. We've gone through it very carefully every year for many years so we're all pretty familiar but, those of you who are not we may not be able to get into every detail tonight because of the number of people here and we do have a timeframe. So, yes, we do have a PowerPoint slide presentation, and I guess I can go to that now, to start. So, let's go to that, and I tried to verbally describe it but, pictures are better than my words. So, basically, the guardhouses which were built in 2008 and they're old enough now where they needed to be renovated basically, the materials are like a house, it's almost 20 years old, and we've

conducted that to all three guardhouses today bringing them up to a more pleasant working environment. You all are familiar with your holiday lighting program, the Board has worked to enhance that but, they've also reduced it in the last 4 to 5 years from a much higher budget at one time and we've gotten more efficient with what makes the impression of the lighting but, a lower cost. Your sidewalks are also over 20 years old, we have excellent trees but, the bad news is trees break sidewalks and so for safety and for pleasure of people who ride or run or walk along those paths they've been repaired. Additional field maintenance, you have your ADA requirement efforts and those had to be updated, you have your banners, all the monuments signs, the lighting behind them had aged out and had to be replaced with a little more efficient system where we can do it from a remote sensor. Constantly keeping your landscaping updated, and I don't know if you know this but, you're one of the only Community Development Districts in the State of Florida who has won the national planter award for your landscaping, and I don't know if you knew that but, congratulations on that, you're 1 or 2 in the State of Florida who has ever done that but, we redecorate and reinvest quite regularly, the Board does. One of the biggest challenges we tackled this year may not be noticeable to all of you but, it was to reshape and carefully taking the dirt and leveling of the turf at the perimeter ficus trees. Ficus trees are very challenging, they have enormous and shallow roots that grow very fast, they're also very expensive to maintain when they're that old. We found a way, and I think the original estimates from multiple contractors was over \$130,000, I believe we were able to get this down to under \$50,000, it was right in that range, so we came up with some really neat techniques getting into those trees and getting them improved significantly. We always use a pressure washing program here, we pressure wash in the late summer or early fall to maximize the amount of time that it looks nice, and it's primarily for aesthetics but also for safety concerns, but we do a really good job there, we invest a lot. You have 13 lakes here and I would argue, and I manage, or my firm and my staff, we work on over 200 communities throughout Florida and all of them have lakes, yours are still by far the healthiest and the best maintained, I've not seen 13 lakes as well maintained as yours. Also, the clubhouse which is owned by the CDD but, it's jointly operated with the Master Association for phase 2 which have had the convenience of having staff here to solve and answer to your homeowner association procedures, hold meetings, etc., and the District provides a funding source for this operation, and we

provide one person onsite for staffing, answer CDD questions, and operate the clubhouse. Your clubhouse got some new synthetic turf, the cost of mulch that is graded for a playground and also any kind of material for a playground is very expensive and it has to be replaced every year. This is a long term solution and the initial investment will return that value in 3 years, so we'll start saving some money. I mentioned the pool, we have a pool perimeter drainage system which is subject to certain impacts and vibrations and it leaks every 3 to 5 years like I said at the beginning and we're in the middle of a repair right now. The District has been proactive in its stormwater maintenance program, you have attached to all 13 of those lakes a very robust drainage system. In the system we proactively inspect and clean every year, we also have a cooperative program with about 8 or 9 of the subcommunities here where we do their drains as wells, so that we can use an economy of scale with one contractor which saves everybody a lot of money but, it also gives us the comfort of know that our drains are at peak performance during the hurricane season. We also operate an off duty police and a very cooperative relationship with Homestead Police officers, and I can give a little bit of history here. Before this CDD opened the crime rate on the eastern side of Homestead was very significant, I'll just use those words, and since this District put in an off duty patrol program, almost every community in the area has done the same thing and all of us are enjoying an excellent reduction in the relative crime rate. I operate about 87 Districts in South Florida and yours is among the best in terms of low crime. So, basically I just wanted to give you a quick history of the District, I went back as far as 2009 when the District was being fully turned over to the residents, the gates had started, we starting the roving patrol, and that set your operations and maintenance costs at about \$362, that went on until 2011, 2012 and we refinanced one of your bonds and in 2012, if you lived here then you got a slightly lower assessment because we returned some of that savings to you, and we captured some of it because it was really, we need more money for operating as you age, and you know that. So, in 2013 and 2014, we took over the clubhouse so we had to create a new assessment just for the participants of the clubhouse, it was a lesser fee than the HOA fee, so when the transfer happened, this was basically a fee reduction in the yellow highlight. After that, in 2015 we built up some reserves, those reserves served two features, one of which gives you the ability to put a roof on a building, to fix a pool, to do sidewalks and things like that but, Community

Development Districts and governments in Florida have a peculiar challenge which is the fiscal year is October 1st and from October 1st you don't start to see that year's revenue until late November and into late December so you have an obligation to pay your bills in October, November and December with no new revenue from that year, so you are forced to carry what we call one quarter operating at all times from the prior year savings so you can pay your bills, and a little of that is why we're here today because when you start digging into that money, you run out money and you might get it back by the end of the year but, you'll be short. It's like a house budget, it's like not getting a paycheck for 3 months, and that wouldn't work well for most of us I'd bet. Another example of your assessment history, once the District added the gates and those roving patrol, the lines splits for the people who participate in their clubhouse and those who don't participate, and obviously they go up together but they are separate, if you're not in the clubhouse section you never pay anything related to this clubhouse, and that's an obligation of law, and those are large bubbles and large lines but, as finance person or a mathematician, that's been flat for almost the entire time, there's been one raise in 2020 in that entire period so that's pretty good. Then the last 10 years, and this is the 10 year history, once again, the last increase was in 2020 and it was a little bit less than \$100 of an increase. So, basically the story is, you've had very few increases, you've had excellent performance in terms of maintenance, and it's just the reality of the labor market that you have to pay the people that you have, the landscapers, the guard gates, the daily staff here, their salaries are on the market, and the economy after COVID and everyone knows what happened to the hourly wages, and the competition to get staffed, and one of the biggest axioms of higher staff down here in Homestead is the traffic, so if they don't live in this vicinity and they're in this market, their ability to travel in and out of your area, like if you worked up north from here is it's harder, you're competing for a small pool of people, so wages are very sensitive here to get good quality people with low turnover. So, I see this as a success story, and I'm very proud of this District, it's my flagship community of my entire company, and my staff dedicates an enormous amount of time and actually I trained 2 or 3 of our staff through this community at my cost and I'm proud of the things you bring to our business and I appreciate that.

Ms. Sarmiento: I have a question about the prior property taxes.

Mr. Winkeljohn: Sure.

A resident: That's the one that was included in the letter.

Mr. Winkeljohn: Yes.

Ms. Sarmiento: And if you look at your 2025 taxes, it was \$1,095, but that's not the actual assessment.

Mr. Winkeljohn: That's the prior chart from the last time we raised it, that's not the one that was in the letter.

Ms. Sarmiento: It is.

Mr. Winkeljohn: No, this is the one that was in the letter.

Mr. Quesada: Correct, that's what you see in the letter as far as the increase and decrease in this current fiscal year, so it compares 2025 which we're technically still in and 2026.

Ms. Sarmiento: I have the letter I received here and it says, \$1,095.

Mr. Quesada: Just let me take a look at that.

Ms. Sarmiento: (inaudible comment)

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

Mr. Quesada: She's talking about the debt assessment.

Mr. Winkeljohn: And this is it here.

Ms. Sarmiento: (inaudible comment)

Mr. Winkeljohn: Yes, so your tax bill will include both numbers, the debt portion, because we have three debt borrowings that were combined together for one fee, and then we have the operations and maintenance fee. The operations and maintenance fee is equal to everyone with the exception of those not in the clubhouse area.

Ms. Sarmiento: (inaudible comment)

Mr. Winkeljohn: Ok, I appreciate your comment and I'm glad we could clarify that for you.

Ms. Sarmiento: Thank you.

Mr. Winkeljohn: So the chart in the letter on the budget includes the debt service and you can see the different columns where it says Series, each one of those are the debt, and that did not change this year and it hasn't changed, and it's only allowed to go down unless we issue new debt but, we're not doing that.



Mr. Quesada: And just one of the things that I know comes up before we answer any more questions is, a lot of people confuse the CDD budget with a HOA budget, this is an annual assessment. So, an assessment when it's \$150 annually comes out to \$12.50 month. I know most people probably pay it with their mortgage lender through escrow, so any time that you're doing that kind of thing it's broken down to monthly installments through your lender and it would be \$12.50 a month and \$150 annually for people living in phase 1. Phase 1 consists of anybody that is part of the Waterstone Grand Clubhouse, not this clubhouse, and then phase 2 would be looking at a \$200 annual increase, \$50 additional goes towards the replumbing capital improvement project that we're assessing for the pool, we're going to replumb the entire pool once the assessment money comes in to help prevent all these constant leaks that we're experience right now. So, that would come out to \$16.67 and apologize for that typo, it was rounded up to the nearest decimal, so it's \$16.67 a month. So, folks before you each come and make your comment, we ask that you approach the Board, the table, we are recording this meeting, we have recorders and also please state your name for the record because we are transcribing the meeting, so each one of you, we just want to give everybody a chance up to 3 minutes to comment on the budget, we're happy to take your comment.

Ms. Sarmiento: My name is Miriam Sarmiento.

Mr. Quesada: Thank you.

Ms. Sarmiento: I just have a question, the increase goes to, doesn't this go to the taxes?

Mr. Quesada: Correct.

Mr. Winkeljohn: Correct, it will be on your tax bill.

Ms. Sarmiento: And so it's annually and it's part of the taxes, it's not under the HOA fee.

Mr. Winkeljohn: Correct, purely on your tax bill.

Mr. Quesada: Just to clarify, when you have an escrow account, you're typically paying your property taxes.

Mr. Winkeljohn: If you do escrow, many of them won't see it or even adjust it.

Ms. Sarmiento: Ok. (inaudible comment)

Mr. Quesada: Thank you very much for your comment.

Mr. Fernandez: (inaudible comment, resident speaking Spanish)

Mr. Quesada: Ok.

Mr. Fernandez: My name is Alberto Fernandez, and I think for the benefit of everyone these meetings should take place in both languages, so everything in paper in this District, in Miami-Dade is in two languages. (inaudible comment) So, those who are not able to understand what you're saying, they're completely out of this meeting. (inaudible comment) So, at least from time to time explain to those who do not speak English what is happening so they can get it and better understand it.

Mr. Winkeljohn: Ok, thank you.

A resident: I did have another question.

Mr. Winkeljohn: Can we let the resident of the audience comment first, I just want to be fair.

A resident: I'm sorry.

Ms. Lorenzo: Hi, my name is Yusimay Lorenzo, and I live in Pebblebrook II, and I have a question, two questions actually, when you guys organize the assessment, do we have like a period of time that it's going to take you to recover the debt or is it indefinite?

Mr. Winkeljohn: Ok, excellent question, in the budget each assessment is identified, the ones that say Series and a date following, those are the debt assessments, those show the maturity date of it and the gates which is a small assessment, but it will expire in 2028, so you're a couple of years away on that. So, that will go away and the Board has no intent to anything with that, and the others are within 10 years after that, so you're actually at a great time where many of you living in here are within a 10 year window of all those debt expenses being zero. Now, I can't promise you that the Board in this District may not need a new one, a smaller one to cover like all of the sidewalks or all the roads, or something like that but, none of them would ever arise to the level of the initial bond.

Ms. Lorenzo: Another thing that I would like to bring to your attention is, and I walk around the community and I really love it, I've been living here since 2019 and I do see that the lakes are great, the grass is being cut, but I do have a few pointers in my community specifically, in Pebblebrook II, I have a video that I took this morning, the lake has been like forgotten, there are mosquitoes every single day, you cannot sit outside on your terrace because you're eaten alive by mosquitoes, and on my side of the lake the

grass is this high, right next to the lake, so they cut, it's like at the end of the grass, they cut here, but they don't cut there, so it's this high and I have little kids.

Mr. Winkeljohn: Ok, and just a couple of quick comments, just so everyone has the same information, mosquitoes are governed by Dade County, they have a patrol board, they treat and it's driven by complaints believe it or not, so if you called 311 number and if everybody does that, at some point that's how they decide whether to fly and spray and treat, we have no authority to treat the mosquitoes but, we do stock the lakes with mosquito living fish, it helps a little bit. The second half of your question is the grasses, we are governed by a permit from South Florida Water Management where we have to maintain those grasses, we're not allowed to cut them or kill them, they're part of what they call the littoral shelf, so we're encouraging them to grow a certain level to create a barrier against erosion but, we'll look at it, happy to, but there is a reason why these lakes do have some grass in them, it's on purpose.

Mr. Quesada: And by the way, the easiest to spot the invasives is those yellow flowers, I am aware of some of them, and I have emails to prove it, and we're working on it, so thank you.

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

Ms. Lorenzo: And another thing in my community is the playground, I love it here, it's really nice, but we have a playground over there it's been forgotten. I reported issues, like there was a little horse that moved forward and backward, and it was broken and it was removed.

Mr. Winkeljohn: Yes, and that playground is controlled by your HOA so they would have to address it.

Ms. Lorenzo: So, the other thing that I wanted to mention is that I was going over the budget and I know that when you look at it, it's only \$200 a year but, we have neighbors here that pay over \$10,000 in taxes every year, and we're in Homestead, we came to Homestead because it was more affordable because you can pay South Miami taxes, so it's \$10,000 for some neighbors, but half of that, the CDD, it's like \$5,000 or more. So, I was looking at the budget and you're estimating that we're going to have over \$200,000 in revenues and then I'm looking at the expenses on page 2 for the 2026

budget, and I see \$100,000 more in increases. If we propose to take care of the gates, we're going to save around \$500,000 on sidewalk issues.

Mr. Winkeljohn: It won't go to zero, we'll still have staff required, we're hoping to reduce it about 30%.

Ms. Lorenzo: Because right now it's about \$467 for 2026.

Mr. Winkeljohn: Yes, so that would be about \$120,000 savings, yes.

Ms. Lorenzo: Ok but then we have increases, in enhanced security, of \$22,000, we have an increase in security gate guards, about \$10,000 we have an increase about \$40,000, and it's like everything is increasing and in total it's about \$100,000 more in expenses, and I would really like to request that the budget be maybe better analyzed to see where we can save money, and we can take into account that there are elders in our community that are retired that cannot afford the \$200 increase, and try to see how we can work it out as a community.

Mr. Winkeljohn: Thank you.

Mr. Quesada: Thank you.

Ms. Lorenzo: Thank you.

Mr. Valladares: There is a security issue, and this is something that I had called 311 and you should also call them, if we call as an entity Waterstone or the CDD at Waterstone, and complain, that's just one call, if 5 people from here, or 10 people from here call, that's 10 calls, that is more important to them than having Ben here call and say that's not Homestead, that's Miami-Dade, thank you.

Mr. Winkeljohn: And it's actually done that way statewide, that's how every county does it, it's a long story and I'll bore you another time, so thank you. Any other questions?

A resident: (inaudible comment)

Mr. Quesada: Folks, if anybody here is having language issues, we're happy to meet with them before or after the meeting and speak but, please, we need to let everybody speak individually and give everyone a chance to talk. Thank you.

A resident: (inaudible comment)

Mr. Quesada: Again, this is a government meeting and it has to be run in English for us to conduct business, so thank you.

A resident: I have only one question about the gates, I know that we spend a lot of money for the new gates (inaudible comment) and every time that I pass by the gate I there are too many employees and they are not doing anything. Is there any way that the new system that is going to be more automatic, reduce the budget that we actually have for the employees that we have on the gates, and do you know how much?

Mr. Winkeljohn: Yes, and if you don't mind I'll answer that. We're anticipating about a 30% reduction in staffing, which would be about \$120,000, we won't have that savings for another year, so we have to have the money to make the gates automatic this year, and then in a year from now, we'll have the budget process all over again and if we have that savings hopefully we can pass that.

A resident: And this savings goes back to our taxes?

Mr. Winkeljohn: We don't know, you're talking about a year from now.

A resident: Ok, so eventually it's going to be amended to our budget.

Mr. Winkeljohn: Right, and so one of the problems you have is your running your gates on a very low labor rate and because of that you're dependent on the quality of what you can afford and the performance isn't so great. So, if you could remove a third of that factor, the Board may want to consider paying a little bit more to get even higher quality services from those guards and so it's a business process, and I think the Board has been through this quite lengthy process and we've discussed this for almost 10 years how to improve economically, and not just improve but, we changed companies maybe 3 times in 18 years, so we're experts at this.

A resident: And do you know possibly when the new gates will be in or no?

Mr. Winkeljohn: Not at this time, we're still in the permitting process and anything might be altered, so it's a little bit premature but, we'll definitely tell everybody what it's going to be like as soon as we know.

A resident: And my last question is, the pool is going to be just the repairs that we need now or something else?

Mr. Winkeljohn: Yes to both, it's going to be fixed, or today's repair is being tested and in the next 48 hours we should know if the leak was corrected, then the pool will be reopened but, in the next year or so we're going to do a redesign of the plumbing to prevent this type of repair and cost. It's like spend \$80,000 or spend \$5,000 every year, so it's a cost benefit decision.



A resident: Ok, thank you very much.

Mr. Winkeljohn: My pleasure.

A resident: Can I ask a simple question?

Mr. Winkeljohn: Yes, go ahead.

A resident: The police officers that are at the entrance of the community, is that paid by us or is it paid by the school?

Mr. Winkeljohn: It's a mix bag, most of it is through the school, over the years they've agreed to fund that role but, because whenever you have a patrol officer it makes sense for them to keep eyes on that where the most activity is happening and the most safety risks are. So, our patrol officer will coordinate with that role but, they separate and we don't pay for it.

A resident: Because I would think that the school should be responsible for this.

Mr. Winkeljohn: Yes, they are but I'm going to the next step which is that we do have an off duty person and they shouldn't be sitting and hiding where the business isn't happening, so they try to help if they can.

A resident: So, we have the police, and how does that work for the ones that are working inside the community?

Mr. Quesada: Again, we can't go into detail because obviously we don't want people to know the patterns and the directions but, theoretically when they do their shifts they are randomized shifts intentionally so that there's no pattern and they used a variety of marked and unmarked vehicles and they not only patrol the main roads but, they do have gate access to all the HOAs and they drive through there. We actually have a system too that when they finish their routes it sends us a report so we're able to keep tabs as far as when they bill us, anything like that, that the work was actually completed.

Mr. Winkeljohn: And we can match the patrol to the hour shift, and if the car doesn't move we can deal with that but, they like to move around. Thank you. So, my recommendation to the Board is that this sounds like it's more of just question and answer type of thing, and I think we can move pass the public comment portion and move to a Board discussion if you agree, and we can take other questions under audience comments at the end of the meeting because these sound very general, they don't sound really specific to the budget, and that's just my observation.

Mr. Quesada: And Alberto you want to say something else?

Mr. Fernandez: Yes, so here's my proposal, if you just split the gate project, over long time, it's going to be more affordable for the people to reach the goal that you have, and at the end of the day everybody is going to be happy. (inaudible comment) So, I would like to say is this, I agree that your presentation was excellent, first class, you went point by point explaining it but, the thing that I would like to propose to you to split it, if possible, to split these projects over time, so not to do it in one year, that's it. (inaudible comment) So, that is my proposal to see if you guys can split this up.

Mr. Quesada: Thank you Alberto.

Mr. Winkeljohn: My recommendation is to close the public comment portion of today's public hearing, is there a motion?

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, closing the public comment and discussion was approved.

**C. Consideration of Resolution #2025-07 Annual Appropriation Resolution**

Mr. Winkeljohn: So, before you is resolution #2025-07 which encompasses the proposed and properly noticed increase to the assessment of \$150 and \$200 respectively. This Board, as you know, you've been through all this and I wouldn't recommend explaining it but, under the direction and advise of our auditors and our financial team, staff recommends approval by motion.

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, Resolution #2025-07 the Annual Appropriation Resolution was approved.

**D. Consideration of Resolution #2025-08 Levy of Non Ad Valorem Assessments**

Mr. Winkeljohn: Then resolution #2025-08 is the collection of that assessment level on the Non Ad Valorem Assessment procedures through Dade County, a motion to approve the collection process would be welcomed.

On MOTION by Mr. Valladares seconded by Ms. Cabrera with all in favor, Resolution #2025-07 the Annual Appropriation Resolution was approved.

**E. Motion to Close the Public Hearing**

Mr. Winkeljohn: That concludes the public hearing portion of the today's meeting, is there a motion to close?

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

Mr. Winkeljohn: Just for the audience's purposes we have some other administrative procedures to go through, and if the Board would like, we could take open public comment for five minutes or so and then they could maybe enjoy some refreshments, I'm just thinking out loud because I don't think they're going to enjoy the audit selection committee procedures.

Ms. Cabrera: If I may, I would say opening up the comments section, but I would like to for the sake of everybody's time and respect of everybody's time, giving everyone equal time to speak.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Winkeljohn: Ok, so with no objections we'll suspend the orders of procedure and allow public comment at this portion of the meeting. We have to segregate just budget from general conversation, so if anyone has any other questions or comments now would be the time, thank you.

A resident: (inaudible comment)

A resident: (inaudible comment, resident speaking Spanish)

Ms. Martinez: My name is Alexandra Martinez, I heard your District manager talk a lot about the community which we are, which is why we're here but, I didn't hear anything about the people that live here. The economy is rough right now, and we're in a position thank God that were able to afford it, that the increase wouldn't affect our home but, we have neighbors, we have heard other people in parts of Homestead that can't afford it. My brother lives in Kendall in a huge house and he doesn't pay as much taxes as us. (inaudible comment) So, you're talking about the police officer, I've never seen an officer in here, and I walk the dog around the community, I've never seen any off duty

officer in the neighborhood. (inaudible comment) All these people here, I'm here to show you guys and to tell you guys that this is affecting everybody, \$200 for somebody could be a dealbreaker, maybe that's their gas money for the year, and groceries are expensive, and some people are living paycheck to paycheck and \$200, you said oh it's minimal, it's just \$100 for you, but for somebody else that's a lot, and it adds up, so I think that when you guys are making decisions, think about the people in the community because the people are what makes the community. Thank you.

Ms. Cabrera: If I may interject for a minute. I don't know who is speaking but, I do appreciate your comment very much so thank you for coming out and thank you on behalf of the other residents. I just want to mention that everyone that sits on the Board is also a resident of the community, it affects everybody's pockets as well, it affects my pocket as well because I also have to pay the increase in taxes. Now, I understand the reason behind it because I am aware of all the operations, I'm aware of what's going on, all the increases, and we have sustained the budget as it has been for years without a single increase. The last increase was and I don't have the exact date but, I want to say like 5 or 6 years ago, meanwhile, everything has increased all around us, our contractors are increasing our contracts, the vendors are asking for more money for everything, the security guards are asking for more money, minimum wage has gone up, yet we've been able to sustain and stay the same for "X" amount of years. It gets to a point where we're no longer able to do that, and so if we were to not consider an increase and keep it as is, we would not be doing our due diligence as Board members, we would be doing the opposite, we would be failing the entire community because we are not going to be able to sustain ourselves, and then we're going to be in a huge hole, and then again we'll also be in the red. So, I completely understand trust me because it is also my pocket but, I just wanted to mention that because all the Board members, we all live here, we are all suffering the same situation with the economy. The same situations with the increase, we're all dealing with it, and so we had to keep in mind when considering what's the best option here and how little can we increase while still keeping our integrity and doing our due diligence.

Ms. Martinez: I understand that but you guys are getting paid, your fees are paid by these communities, so I get it, it affects you but, also what about the parties that you guys are doing, why not think about cutting the parties, like there has to be other places

where you guys can cut things and maybe make it less than \$200. (inaudible comment) So, there has to be other places that you guys can cut, I'm not saying that an increase isn't necessary, it happens, I understand that everything is going up and it affects everybody but \$200, that's a lot.

Ms. Cabrera: Well, the \$100 is not a number that we just come up with randomly, it's a number that with management, along with the attorney and considering everything within the budget, that's a number that we get to when we figure in everything that needs to be paid and other stuff that we're going to be able to recuparate, so it's not a number that we just threw out there, and you make a comment about us getting paid, I don't know if you know or not, and I'm not going to get into what that even means but, to be completely honest I sure that's public record and that's something that you could possibly maybe do some more research on but, like I said, I understand 100% your perspective and how you feel about it because it was very difficult for all of us in general to come to a conclusion on what to do, what would be the right thing or the wrong thing, and it just comes down to the fact that we have to do our due diligence. If we don't do it, we will be in a very deep hole and in a very negative way and then you'd also be pointing the finger at us, so we have to do our due diligence that's why we're here to do that. You mentioned the police officers earlier as well, I don't know how long you've been in the community but I've been here since 2005 and our police program is something that we keep in very high regard, the police officers are here often and I don't know what times you go out, I don't know if you have had the opportunity to see them, I'm not sure but, we do have the Deggy system where they have to check in at certain locations throughout the day on their shifts. So, it's not like they just come in here and say oh, I did the job, or I sat in a corner and I hid, we are keeping track of them so that there's no way that they can do that. They have to be checking in to each community, and we keep of that through the system that we have in place that we've implemented, that we know that they're doing their job here. Now, we don't disclose what their shifts are for safety reasons for everybody in the community but, they are definitely here, the residents actually do see them often. So, again, I completely understand and appreciate your comments, and I'm dealing with the same consequences as well, so this is hard, but sometimes we have to make decisions that are not easy ones because we will wrath of it no matter what. I would rather side on the side of I did my due diligence rather than say,



no, let's decrease actually and put us in a hole where in 2 years from now you'll be sitting at that table again which means looking me in the face and saying the same things.

Mr. Martinez: Good afternoon, my name is Chris Martinez, this my wife Alexandra and I just want to bring up a concern that I have. You mentioned that there's leaks every 3 to 5 years with the pool, and if we're spending money to repair leaks every 3 to 5 years, we're just digging a hole to put our money in, and there's really no benefit to that. Another point I wanted to bring up is when is our bond going to be paid off and when it's paid off, what can we expect, thank you.

Mr. Quesada: I'll just make one quick comment on the pool at least Chris, so part of the reason we're at the place where we're assessing an additional \$50 to phase 2 for the clubhouse is we're going to make a capital improvement because the band aids have not been working and this Board has taken increases very seriously to the point that to continue to go with band aid after band aid so they wouldn't have to increase the assessments but, we've known for years now, we've had the pool company and the engineers doing everything they possibly can, we even tried to anchoring some of these pipes, and I can go into a longer explanation after the meeting or privately with you if you'd like but, they tried to creative solutions within the current operating and maintenance assessment level to try to address this and nothing seems to work, and you are right there are some faulty designs which is why there's the extra \$50 that they are assessing from this phase of the clubhouse, they are literally, once the money comes in going to lift every paver out here and replumb the entire pool area, and the sediment underneath it because that's also part of the faulty design, they used beach sand instead of like gravel rock that's suppose to support it.

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

Mr. Quesada: So, that's part of the thinking that's going into this. Thank you.

Ms. Curry: Good evening everyone, my name is Summer Curry, I understand the assessment costs with everything going up, and come to the meetings regularly so I kind of knew that this was coming. I think that we all have to do our due diligence and pay more attention to things that are going on around us. My only thing is with the increase if I'm paying for an increase I would want to see a change, I have residents who come in

the gate who have never shown an ID to enter our community, the reason why I have the community in double gates is because I want to continue to have my privacy, and the gate never works. So, that is another issue, so we're constantly paying for things and we need to have some solutions instead of band aids. So, I hope we're working towards a solution within the next 10 years. (inaudible comment) So, that's what I want more than anything, and not excuses, so I think we need to come to a mutual agreement and understanding of where we are.

Mr. Winkeljohn: Thank you.

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

A resident: (inaudible comment, resident speaking Spanish)

Mr. Rijos: I think the Board already made its decision, and my name is Pedro Rijos. (inaudible comment) I understand we need to do this automation on the gates because it's really out of hand, and we don't get any benefit, they don't check any ID and I've been here for about 5 years already, and I haven't seen any change. I understand that you guys went back and forth with different companies and everything like that, and I was really happy to hear that but, with the savings with the automation, I think we could have done a little better instead of raising the assessments because the problem is, once this goes on, it never comes back, and I know you mentioned that maybe we might get a savings in the future, hopefully by next year we'll see a savings but, is it the intention of the Board to come back and revisit it, and say, hey, you know what we did save money, we're going to take this amount off and reduce it. Is that something you guys are thinking or are we just going to kind of bump it up with other things, say hey, we don't have the money because other things need to be fixed. The increase was because of the gate, as I understand it, correct?

Mr. Winkeljohn: It was a mixture of things.

Mr. Rijos: Ok, so a little bit of everything, but is it the majority of the gate?

Mr. Quesada: I can just tell you, going back to the last time we did an increase in assessments was after Hurricane Irma, minimum wage has gone up, and so we're not just talking about landscaping, we're not just talking security services, everywhere, having a janitorial person, a clubhouse attendant, all that. So, we've been absorbing those increasing and maintaining assessment for years.

Mr. Winkeljohn: One thing I didn't perhaps give enough emphasis to is in government once you elect a body and you pay for a certain service level, removing or reducing that service level is like a last option. So, I know it's not small but by most District standards where you have 2,000 units and you have nearly 24 hour security services, that's a lot, and these increases you would normally see in a District like this would be \$300 or \$400 every couple of years, you've had none in 5 years, and yes, what's going to happen a year from now, nobody wants to handcuff themselves and say, yes we're going to get back to that, but it will alleviate some of the inflationary costs. (inaudible comment)

Mr. Rijos: I understand that part but, it never goes down, you can also look for stuff to fix in other areas.

Mr. Cooper: We actually did though twice reduce, so I know you said it never goes but, I can speak for this Board since I've been on the Board the longest, I've been on since 2008, and I've resided here since 2005, I've been to these very uncomfortable meetings and it's never fun coming to an increase, or a proposal meeting, it's be a privilege but, if we did this every year, none of us would be sitting up here, and there's Homestead, which obviously they have their taxes, and then the county has their taxes, and I can't speak for those other entities and how their management is and how the county is in \$4 million debt.

Mr. Rijos: Most people feel that we have like a triple tax just for living in Homestead and it makes it even harder to swallow.

Mr. Cooper: And that's not something that we created, and that's the developer and how they decided to set it up with the CDD, we've just tried to make the most and the best of it and be fiduciarly responsible with everybody's finances over the course of this time, and it is definitely tough and we don't take it likely and any type of increase is an increase for our neighbors for our family, because I like to consider Waterstone a family. We talk about welcoming home, and when you come through the gates, and all the traffic and everything else going out there, the last thing you want to do is just be able to relax and your body feels different, you see the kids playing, like we created this environment here and Paul, I don't know if you were here before while I was talking abut like our community is one of the most sought after communities in the entire State of Florida. I mean do things that no other communities do and I know sometimes the gates obviously

that's been a headache since I've been on the Board, it was a problem were people were not wanting it but, then it was good because realtors were wanting to come and we were selling houses because they said, oh they have these gates, but then it handcuffed us because we couldn't make them private, so we have to allow people in and that's why we have our gates. So, there's so many different things and moving parts and we try to do the best we possibly can over the years from what I've seen from the different Boards that I've had the privilege of sitting up here with but, yes, this is definitely not a meeting that easy.

Mr. Rijos: Well, I don't know, sometimes maybe before having these meetings to get the feedback from the community would be nice, not just coming after the fact because it makes people upset, and it comes off like it was already done, we're just listening to you after the fact. So, I think I the future, and it's never comfortable but it's at least better, at least we know that you guys are listening and it's not been a done deal when we showed up.

Mr. Winkeljohn: That's fine, and just so you know, and for the whole audience, if somebody could translate it afterwards that would be great, the budget process starts as early as February believe it or not. So, this Board sees a draft budget, and for staff, and I don't know it was about a \$600 increase is what I proposed, and this Board wasn't that happy so after two or three versions they said, I think we have to do \$200 or less, or \$150 or less depending on where you live but, that process was every meeting almost. So, February, March, April, May, June and July.

Mr. Rijos: Right, and the last meeting, I came to the last meeting when you guys voted on it to get the gates to go automated.

Mr. Winkeljohn: So, this is an illustration that it's not one time, it's not a done deal, it's a work in progress the whole year, and this budget as it was approved will start October 1st for the whole community through next year, so it's never a done deal.

Mr. Rijos: And I get how it's done because I'm the VP of our Board so I understand that but, I think opening it up to the floor before you guys are going to vote on it, maybe a meeting before or something like that, it allows everybody to have a say, and I know it drags it out a little bit but, a least people get a say, and you get a temperature of what people are thinking in the community, versus kind of like, it's seems like, hey this is a

done deal already, and for a lot of people it doesn't sit well with the rest of the neighbors, so I get it, and that's all I wanted to say, thank you.

Mr. Winkeljohn: Thank you.

Mr. Valladares: Just a couple of comments. I've heard from the audience comments about maybe we should cut some of the parties so that we have more money, and it goes to that affect, let me just clarify one thing. I can tell you of two events that we do here, or we have planned to do here, they had no impact on your budge whatsoever. On August 2nd we're going to be giving 150 backpacks with supplies to needed families and children, not once cent is coming out of here, those are donations that have been presented to us. The other one is the lighting ceremony, at the end of the year, most of that if not all of the money, and I cannot tell how the dollars are going to fall but, it's not something that we pay for, those are donations, so we do take that very clearly in our minds that those things are done for the better of the community at no cost to the community, thank you.

A resident: (inaudible comment, resident speaking Spanish)

Mr. Winkeljohn: So, if you want to announce that we're finished with the public comment portion of the meeting and they're invited to refreshments, we can take a brief recess.

Mr. Cooper: I just wanted to say one other thing real quick, so the clubhouse, how many of you all are Waterstone II residents? Ok, so the reason why we're talking about this clubhouse and obviously not Waterstone Grand clubhouse is because back around 2012 when the crises hit and everybody was having to struggle with being able to pay stuff and then the HOA dues kept going up, the tax bill was the only bill that was a majority collected, so there wasn't any deficiencies. So, at that time we thought that the Waterstone II Master as well as the South Dade Venture CDD thought that would behoove us to bring it over to the CDD side because it would be cheaper in the long run and over the course of the time that we have been overseeing the clubhouse we've had very minimal increases which I was just actually just reminded of just recently now. So, to be able to manage this facility, to be able to manage the pool, and all the staffing, there's a lot of that, so it's hard to like \$50, and obviously that is \$50 but, if you're in Waterstone II we're actually probably, and I don't know if anybody in Waterstone I is here tonight but, it would be interesting to see how much your clubhouse Master assessment



is for your side because I think we're like \$26 now per household from what I can see, so that's if you would break it down per month to equal the \$309, so I think we're a lot cheaper than that, and we're providing the services that we're providing and it's been a huge benefit over the course to have it where it's at right now, and any time down the future if it's something that we need to change we can revisit and look at it but, I just wanted to comment on that because there's a lot of new people that are here and so they may not know and understand why we're just talking about this clubhouse and not the Grand clubhouse over there.

A resident: Just one final question, when we will see the change in the monthly assessments, when does that begin?

Ms. Rivera: It's in your taxes.

Mr. Winkeljohn: There is no monthly change, that's between you and your escrow, and how you pay your property taxes, this is the property tax bill, the tax bill that goes out November 1st, and that's when you'll see the bill. So, if you look at your tax bill you'll get the notice from the county.

A resident: Ok.

Mr. Winkeljohn: So, it's a one time payment and it every year on November 1st.

A resident: Ok. (inaudible comment)

Mr. Winkeljohn: So, in your escrow they probably won't bring it up until January or February.

A resident: Ok.

Ms. Brown: I have a question, I'm sorry, I'm Shatara Brown, so we recently had an increase for our garbage, so with that, that's going to be on our tax bill as well.

Ms. Rivera: That's the city.

Ms. Brown: Wo we're going to have that increase, and also an increase in the assessments.

Mr. Valladares: That's from the city.

Ms. Brown: So, you said it was from the city, what do you mean by that?

Mr. Winkeljohn: We have nothing to do with the garbage.

Mr. Quesada: If you don't mind, so the Non Ad Valorem Tax Assessments is how we assess, so you have multiple entities, so I encourage some of you because I think some of you have brought up a larger number, in this case I think the highest number that

anybody is paying, and I'm not diminishing the fact that it's taxes, and the amount but, of the amount that you're being taxed through the Non Ad Valorem, the most anybody here is paying combined with the debt and the operation and maintenance is \$2,200 in Waterstone in general. The highest ones are \$2,204, plus I see a \$2,219 there, so the highest community is paying \$2,219 just out of the CDD, meaning the debt and the operations and maintenance. So, you have the City of Homestead also assessing millage for their assessments and you have Miami-Dade County is also coming out of there, and now you're going to see your garbage collection. So, again, not diminishing the fact that you guys pay high taxes but, you want to keep in perspective what portion of that tax is coming from the CDD, what it's going towards, that's what we're talking about today.

Ms. Brown: That's why I'm saying, because that's going to be like two increases that's going to be on our taxes.

Mr. Winkeljohn: So, was it a direct bill before?

Ms. Brown: Yes.

Mr. Winkeljohn: They can do it either way. Thank you all. I think we need to move on with our agenda items.

## **FOURTH ORDER OF BUSINESS      Audit Selection Committee Meeting**

### **A. Opening the Audit Selection Committee Meeting**

### **B. Roll Call**

### **C. Ranking of Respondents to RFP**

### **D. Adjournment**

Mr. Winkeljohn: So, at this time I'd like to open the audit selection committee meeting and the members of the Board are the sitting member of that committee. Today is the second half of that meeting, so this is just a continuation of the previous audit selection meeting. You authorized the proposal requests as well as the ranking system, and it's not going to work out too well for ranking because you only have one respondent but, this year they expanded the amount of years that the auditor can propose. (inaudible comment) So, I just need a motion for somebody to name the #1 ranked firm which is Grau & Associates.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, ranking of respondents to RFP, ranking Grau & Associates as the #1 ranked auditing firm was approved.

Mr. Winkeljohn: With that we can adjourn that portion of today's audit selection committee meeting.

## **FIFTH ORDER OF BUSINESS**

### **Selection of Audit Firms**

Mr. Winkeljohn: Next I would ask for a motion to select Grau & Associates as the auditing firm for the District.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, selecting Grau & Associates as the auditing firm for the District was approved.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

Mr. Winkeljohn: I recommend we table the remaining items on the agenda under staff reports to the next meeting.

#### **A. Attorney – Memorandum – 2025 Legislative Update**

#### **B. Engineer**

#### **C. Field Manager – Monthly Report**

#### **D. Club Manager – Monthly Report**

#### **E. Manager**

##### **1) Form 1 Financial Disclosure Due July 1, 2025**

##### **2) Reminder to Complete Annual Ethics Training by December 31, 2025**

##### **3) Consideration of Proposed Fiscal Year 2026 Meeting Schedule**

##### **4) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694**

*(These items were tabled to be discussed at the next Board meeting)*

## **SEVENTH ORDER OF BUSINESS**

### **Financial Reports**

#### **A. Approval of Check Run Summary**

#### **B. Acceptance of Unaudited Financials**

Mr. Winkeljohn: And I just ask for a motion to approve the financials.

On MOTION by Mr. Cooper seconded by Mr. Valladares with all in favor, accepting the Check Run Summary and the Unaudited Financials were approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and  
Audience Comments (Cont.)**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Winkeljohn: I just need a motion to adjourn meeting.

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

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Chairman / Vice Chairman



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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September 8, 2025

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

We are pleased to confirm our understanding of the services we are to provide South-Dade Venture Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2025, with an option for nine (9) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of South-Dade Venture Community Development District as of and for the fiscal year ended September 30, 2025, with an option for nine (9) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

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

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

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

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

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

## Audit Objectives

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

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

**Examination Objective**

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

**Other Services**

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

**Management Responsibilities**

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

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

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

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

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

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

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

**Audit Procedures—General**

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

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

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

**Audit Procedures—Internal Control**

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

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

**Audit Procedures—Compliance**

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

**Engagement Administration, Fees, and Other**

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

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

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



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

This agreement provides for a contract period of one (1) year with the option of nine (9) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,000 for the September 30, 2025 audit. The fees for the fiscal years 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, and 2034 will not exceed \$4,100, \$4,200, \$4,300, \$4,400, \$4,500, \$4,600, \$4,700, \$4,800 and \$4,900, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



Antonio J. Grau

**RESPONSE:**

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

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

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

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



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



Peer Review  
Program

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

**March 17, 2023**

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

**Dear Antonio Grau:**

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

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

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

**SOUTH-DADE VENTURE  
COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA**

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
South-Dade Venture Community Development District  
Miami-Dade County, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of South-Dade Venture Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 31, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of South-Dade Venture Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,598,951.
- The change in the District's total net position in comparison with the prior fiscal year was \$755,648, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,103,626, a decrease of (\$4,071) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to capital reserves and for subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreational functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.



## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Assets, excluding capital assets	\$ 1,235,376	\$ 1,255,165
Capital assets	11,555,481	11,824,709
Total assets	12,790,857	13,079,874
Deferred outflows of resources	660,505	729,951
Liabilities, excluding long-term liabilities	315,807	346,585
Long-term liabilities	11,536,604	12,619,937
Total liabilities	11,852,411	12,966,522
Net position		
Net investment in capital assets	679,382	(65,277)
Restricted	250,098	191,036
Unrestricted	669,471	717,544
Total net position	\$ 1,598,951	\$ 843,303

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceed the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 3,650,429	\$ 3,648,078
Operating grants and contributions	38,987	24,923
General revenues		
Unrestricted investment earnings	43,411	29,560
Miscellaneous	20,929	25,340
Total revenues	3,753,756	3,727,901
Expenses:		
General government	154,567	156,290
Maintenance and operations	1,836,325	1,816,612
Recreation	471,575	434,178
Interest	535,641	574,250
Total expenses	2,998,108	2,981,330
Change in net position	755,648	746,571
Net position - beginning	843,303	96,732
Net position - ending	\$ 1,598,951	\$ 843,303

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$2,998,108. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase revenues by \$53,439, increase appropriations by \$156,675, and increase other financing sources by \$103,236. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2024, the District had \$17,263,707 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$5,708,226 has been taken, which resulted in a net book value of \$11,555,481. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2024, the District had \$11,572,025 Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the South-Dade Venture Community Development District Finance Department at 5385 N. Nob Hill Road Sunrise, Florida 33351.

**SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 390,437
Investments	341,516
Accounts receivable	2,362
Prepaid items and deposits	66,906
Restricted assets:	
Investments	434,155
Capital assets:	
Nondepreciable	9,149,388
Depreciable, net	2,406,093
Total assets	<u>12,790,857</u>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding (debit)	<u>660,505</u>
Total deferred outflows of resources	<u>660,505</u>
 <b>LIABILITIES</b>	
Accounts payable	131,750
Accrued interest payable	184,057
Non-current liabilities:	
Due within one year	1,127,593
Due in more than one year	10,409,011
Total liabilities	<u>11,852,411</u>
 <b>NET POSITION</b>	
Net investment in capital assets	679,382
Restricted for debt service	250,098
Unrestricted	669,471
Total net position	<u><u>\$ 1,598,951</u></u>

See notes to the financial statements

**SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Grants and Contributions	Revenue and Changes in Net Position
Primary government:				
Governmental activities:				
General government	\$ 154,567	\$ 154,567	\$ -	\$ -
Maintenance and operations	1,836,325	1,451,584	-	(384,741)
Recreation	471,575	471,575	-	-
Interest on long-term debt	535,641	1,572,703	38,987	1,076,049
Total governmental activities	2,998,108	3,650,429	38,987	691,308
General revenues:				
				20,929
				43,411
				64,340
				755,648
				843,303
				\$ 1,598,951

See notes to the financial statements

**SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash and cash equivalents	\$ 390,437	\$ -	\$ 390,437
Investments	341,516	434,155	775,671
Accounts receivable	2,362	-	2,362
Prepaid items and deposits	66,906	-	66,906
Total assets	<u>\$ 801,221</u>	<u>\$ 434,155</u>	<u>\$ 1,235,376</u>
 <b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 131,750	\$ -	\$ 131,750
Total liabilities	<u>131,750</u>	<u>-</u>	<u>131,750</u>
 Fund balances:			
Nonspendable:			
Prepaid items and deposits	66,906	-	66,906
Restricted for:			
Debt service	-	434,155	434,155
Assigned to:			
Capital reserves	263,606	-	263,606
Subsequent year's expenditures	125,570	-	125,570
Unassigned	213,389	-	213,389
Total fund balances	<u>669,471</u>	<u>434,155</u>	<u>1,103,626</u>
 Total liabilities and fund balances	<u>\$ 801,221</u>	<u>\$ 434,155</u>	<u>\$ 1,235,376</u>

See notes to the financial statements

**SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 1,103,626

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	17,263,707	
Accumulated depreciation	<u>(5,708,226)</u>	11,555,481

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

660,505

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(184,057)	
Bonds payable	<u>(11,536,604)</u>	<u>(11,720,661)</u>

Net position of governmental activities		<u><u>\$ 1,598,951</u></u>
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See notes to the financial statements



**SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds		Total
	General	Debt Service	Governmental Funds
<b>REVENUES</b>			
Assessments	\$ 2,077,726	\$ 1,572,703	\$ 3,650,429
Miscellaneous	20,929	-	20,929
Interest	43,411	38,987	82,398
Total revenues	<u>2,142,066</u>	<u>1,611,690</u>	<u>3,753,756</u>
<b>EXPENDITURES</b>			
Current:			
General government	151,467	3,100	154,567
Maintenance and operations	1,621,878	-	1,621,878
Recreation	390,582	-	390,582
Debt service:			
Principal	-	1,086,876	1,086,876
Interest	-	477,712	477,712
Capital outlay	26,212	-	26,212
Total expenditures	<u>2,190,139</u>	<u>1,567,688</u>	<u>3,757,827</u>
Excess (deficiency) of revenues over (under) expenditures	(48,073)	44,002	(4,071)
Fund balances - beginning	<u>717,544</u>	<u>390,153</u>	<u>1,107,697</u>
Fund balances - ending	<u>\$ 669,471</u>	<u>\$ 434,155</u>	<u>\$ 1,103,626</u>

See notes to the financial statements

**SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (4,071)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	26,212
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,086,876
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(295,440)
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(69,446)
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(3,543)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	15,060
Change in net position of governmental activities	<u>\$ 755,648</u>

See notes to the financial statements

**SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

South-Dade Venture Community Development District ("District") was created on November 20, 2001 by Ordinance 01-194 of Miami-Dade County pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by an annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	10-30
Improvements other than buildings	10-25
Buildings – clubhouse	20-30
Equipment	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$69,446 was recognized as a component of interest expense in the current fiscal year.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A Public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.



## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	\$ 341,516	S&P AAAm	Weighted average of the fund portfolio: 39 days
First American Govt Obligation Fund Class Z	297,395	S&P AAAm	Weighted average of the fund portfolio: 31 days
US Bank Gcts 0490	136,760	N/A	N/A
	<u>\$ 775,671</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – No limits are required and the District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District is not required to, nor does it have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*External Investment Pool* – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 9,149,388	\$ -	\$ -	\$ 9,149,388
Total capital assets, not being depreciated	9,149,388	-	-	9,149,388
Capital assets, being depreciated				
Infrastructure	5,249,369	-	-	5,249,369
Improvements other than buildings	1,760,007	-	-	1,760,007
Buildings - clubhouse	665,917	-	-	665,917
Equipment	412,814	26,212	-	439,026
Total capital assets, being depreciated	8,088,107	26,212	-	8,114,319
Less accumulated depreciation for:				
Infrastructure	3,162,267	200,935	-	3,363,202
Improvements other than buildings	1,668,380	13,512	-	1,681,892
Buildings - clubhouse	332,518	30,946	-	363,464
Equipment	249,621	50,047	-	299,668
Total accumulated depreciation	5,412,786	295,440	-	5,708,226
Total capital assets, being depreciated, net	2,675,321	(269,228)	-	2,406,093
Governmental activities capital assets, net	\$ 11,824,709	\$ (269,228)	\$ -	\$ 11,555,481

## NOTE 5 – CAPITAL ASSETS (Continued)

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 214,447
Recreation	80,993
Total depreciation expense	<u>\$ 295,440</u>

## NOTE 6 – LONG-TERM LIABILITIES

### **Series 2008**

On July 25, 2008, the District issued \$2,300,000 of Special Assessment Revenue Bonds, Series 2008 due on May 1, 2028, with an original interest rate of 5.7%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2009 through May 1, 2028. In connection with the issuance of the Series 2013 Bonds, the Bondholder agreed to reduce the interest rate on the outstanding Bonds from 5.07% to 3.95% effective during fiscal year 2014.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

### **Series 2013**

On June 28, 2013, the District issued \$10,590,000 of Special Assessment Revenue Refunding Bonds, Series 2013 consisting of \$6,560,000 Term Bonds due on May 1, 2028 with a fixed interest rate of 3.95% and \$4,030,000 Term Bonds due on May 1, 2034 with a fixed interest rate of 5.25%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2014. The Series 2013 Bonds were issued to advance refund the District's outstanding Special Assessment Revenue Bonds, Series 2004.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

### Series 2022

On February 28, 2022, the District issued \$5,710,000 of Special Assessment Refunding Bonds, Series 2022 due on May 1, 2033 with a fixed interest rate of 2.52%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023. The Series 2022 Bonds were issued to currently refund the District's outstanding Special Assessment Revenue Refunding Bonds, Series 2012.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2008	\$ 768,901	\$ -	\$ 141,876	\$ 627,025	\$ 147,593
Series 2013	6,635,000	-	480,000	6,155,000	500,000
Less: original issue discount	(38,964)	-	(3,543)	(35,421)	-
Series 2022	5,255,000	-	465,000	4,790,000	480,000
Total	<u>\$ 12,619,937</u>	<u>\$ -</u>	<u>\$ 1,083,333</u>	<u>\$ 11,536,604</u>	<u>\$ 1,127,593</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 1,127,593	\$ 441,529	\$ 1,569,122
2026	1,168,541	403,773	1,572,314
2027	1,209,727	364,609	1,574,336
2028	1,251,164	323,978	1,575,142
2029	1,115,000	281,883	1,396,883
2030-2034	5,700,000	704,844	6,404,844
Total	<u>\$ 11,572,025</u>	<u>\$ 2,520,616</u>	<u>\$ 14,092,641</u>

## NOTE 7 – OPERATING LEASES

In 2003, District entered into an operating lease for lighting facilities with Florida Power and Light Company. The lease term is for a period of 20 years and expires in December 2024 and includes monthly payments of \$2,301 or \$27,612 per annum. The lease is subject to a monthly maintenance charge of \$1,066 which may be adjusted subject to review and approval by the Florida Public Service Commission. The lease may be terminated at the direction of the District; however, a fee will be assessed based partly on the year of termination.

**NOTE 8 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 9 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
<b>REVENUES</b>				
Assessments	\$ 2,065,689	\$ 2,077,726	\$ 2,077,726	\$ -
Miscellaneous	15,600	18,590	20,929	2,339
Interest	5,000	43,412	43,411	(1)
Total revenues	2,086,289	2,139,728	2,142,066	2,338
<b>EXPENDITURES</b>				
Current:				
General government	147,646	157,983	151,467	6,516
Maintenance and operations	1,620,980	1,662,547	1,621,878	40,669
Recreation	317,663	396,222	390,582	5,640
Capital outlay	-	26,212	26,212	-
Total expenditures	2,086,289	2,242,964	2,190,139	52,825
Excess (deficiency) of revenues over (under) expenditures	-	(103,236)	(48,073)	55,163
<b>OTHER FINANCING SOURCES (USES)</b>				
Carryforward surplus	-	103,236	-	(103,236)
Total other financing sources (uses)	-	103,236	-	(103,236)
Net change in fund balance	\$ -	\$ -	(48,073)	\$ (48,073)
Fund balance - beginning			717,544	
Fund balance - ending			\$ 669,471	

See notes to required supplementary information

**SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase revenues by \$53,439, increase appropriations by \$156,675, and increase other financing sources by \$103,236. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	10
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	\$71,832
Independent contractor compensation	\$237,278
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance \$831 - \$1,095.05 Debt service \$510.94 - \$924.87
Special assessments collected	\$3,650,429
Outstanding Bonds:	
Series 2008, due May 1, 2028	\$627,025
Series 2013, due May 1, 2028 - May 1, 2034	\$6,155,000
Series 2022, due May 1, 2033	\$4,790,000





**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
South-Dade Venture Community Development District  
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of South-Dade Venture Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 31, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 31, 2025



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
South-Dade Venture Community Development District  
Miami-Dade County, Florida

We have examined South-Dade Venture Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of South-Dade Venture Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 31, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
South-Dade Venture Community Development District  
Miami-Dade County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of South-Dade Venture Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated March 31, 2025.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 31, 2025, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of South-Dade Venture Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank South-Dade Venture Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 31, 2025

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

## MEMORANDUM

TO: District Manager

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

DATE: June 30, 2025

RE: 2025 Legislative Update

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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’s<sup>1</sup> 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

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<sup>1</sup> 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/>.



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

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### ***FIELD REPORT***



**September 25, 2025**

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

**Landscaping**



- Landscaping was maintained by Brightview Landscaping.

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



**Tree Trimming**



- Brightview Trimmed palms for the Holiday Lighting.

**Tree Concern**

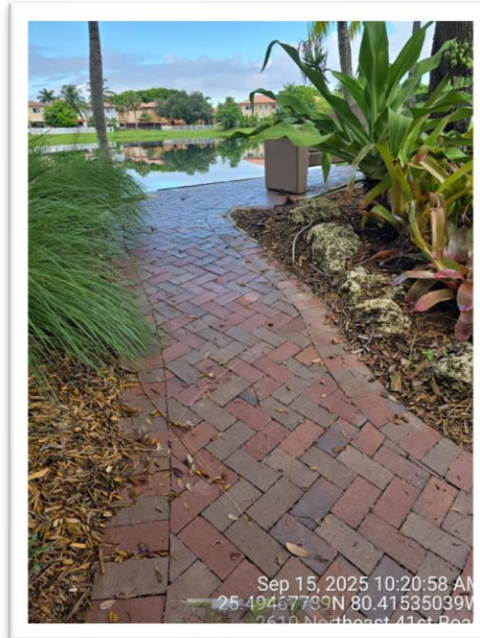
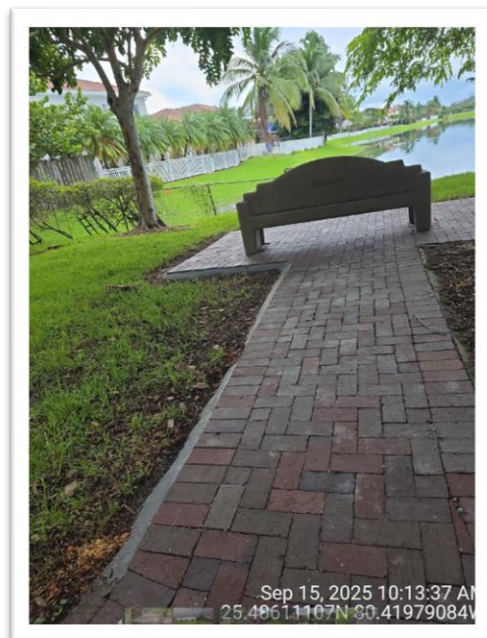


- Brightview inspected some ficus trees behind Portofino Lakes that were improperly cut. Corrective pruning to balance the fulcrum may be necessary. Certified letters will be sent to 4 homeowners.

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



**Paver Repairs**



- Pavers and headers were repaired at Lake 6 and Lake 4.
- Paver repairs being conducted at GH3. Photos could not be included at the time of this report.



**LAKES**



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

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

**EXHIBIT A**

**September Landscaping Schedule**

*Waterstone*




SEPTEMBER

	MON	TUE	WED	THU	FRI	SAT
		2	3 Herbicide Help	4 mow	5	6
7	8 Drive 9:30	9	10	11 mow	12	13
14	15 Drive 9:30	16	17	18 mow	19	20
21	22 Drive 9:30	23	24	25 mow	26	27
28	29 Drive 9:30	30				



**EXHIBIT B**

**BV August Wet Check**

BrightView	
4155 East Mowry Dr. Homestead FL 33033 Ph: (305) 258-8011. Fax: (305) 258-0809	
Date: 8/15/2025	Time: 7:00am
Job Name: Waterstone	Water Management:
Job Address: 137th Ave & Waterstone way	Program A:
Homestead FL	Program B:
<b>Wet Check Report for August</b>	
Scope of Work / Labor & Materials	
	<b>Timer #1 Waterstone Way</b>
	Irrigation Schedule Pro: Online
	Zone1: Repaired a broken lateral line BV
	Zone12: Replaced 3 clogged nozzles BV
	Zone15: Replaced 1 clogged nozzle BV
	Zone17: Repaired cut funny pipe BV
	Zone21-22: Straightened 2 tilted pop-ups BV
	Zone25: Replaced 1 clogged nozzle BV
	Zone32: Replaced 1 broken pop-up BV
	Zone35-36: Replaced 2 clogged nozzles BV
	Zone39: Pending to replace bad valve BV
	Zone43: Replaced 1 clogged nozzle BV
Rest of Zones - OK	
	<b>Timer #2 Waterstone Clubhouse</b>
	Irrigation Schedule Pro: Online
	Zone3: Repaired cut funny pipe BV
	Zone8: Straightened 1 tilted pop-up BV
	Zone9: Replaced 1 clogged nozzle BV
	Zone11: Replaced 1 broken pop-up BV
	Zone14: Pending to replace bad valve BV
	Zone16: Replaced 1 broken riser BV
	Zone19: Replaced 1 bad rotor, not turning BV
	Zone21: Adjusted 2 tilted rotors BV
	Zone27: Straightened 1 tilted rotor BV
	Zone28: Repaired cut funny pipe BV
Rest of Zones - OK	
	<b>Timer #3 Waterstone Blvd</b>
	Irrigation Schedule Pro: Online
	Zone8: Replaced 1 clogged nozzle BV
	Zone13: Re-installed missing maxijet from planter BV
	Zone14: Replaced 1 broken rotor BV
Rest of Zones Ok	
<b>Total Labor &amp; Materials, including Sales Tax</b>	
<b>THIS IS NOT AN INVOICE</b>	


**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**

**SOUTH-DADE VENTURE CDD**  
(WATERSTONE)

FIELD DIVISION REPORT  
Mayra Padilla  
Phone 954-721-8681 Ext.221

**EXHIBIT C**



**Allstate**  
RESOURCE MANAGEMENT, INC.

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

**WATERWAY MANAGEMENT REPORT**

CUSTOMER South Dade Ventures ACCOUNT # 11617 DATE 8/26/15  
 WEATHER CONDITIONS 79°-83°, mostly sunny, 2-5 mph NE BIOLOGIST Bobby

ALGAE/AQUATIC WEED CONTROL

	1	2	12	3	4	5	6	7	8	9	10
ALGAE TREATMENT	✓	✓									✓
BORDER GRASSES		✓	✓				✓				✓
SUBMERSED AQUATICS	✓	✓									✓
FLOATING WEEDS											
WATER LEVEL	+	+	+				+				+
RESTRICTION (# HRS.)	0	0					0				0

REMARKS: Treated the lake for submersed aquatics, algae and shoreline grasses

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H<sub>2</sub>O 84 °F. ☐ High ☒ Normal ☐ Low  
 DISSOLVED OXYGEN 7 ppm. ☐ High ☒ Normal ☐ Low  
 pH READING 7.6 ☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14  
 WATER CLARITY 2-3' ☒ Good ☐ Fair ☐ Poor  
 WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: 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: Tibis, Limpkin, Egrets, Herons

Fountains & Aeration • Weed & Algae Control • Environmental Services  
 Etek Station • Wetland Planting • Water Testing

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

**SOUTH-DADE VENTURE CDD**  
(WATERSTONE)

FIELD DIVISION REPORT  
Mayra Padilla  
Phone 954-721-8681 Ext.221

**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 7/30/25  
WEATHER CONDITIONS 83°-89°, mostly sunny, 4-8mph S BIOLOGIST Bobby

	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	+		+		+			+	+	+
RESTRICTION (# HRS.)	0		0		0			0	0	0

REMARKS: Treated the lakes for shoreline grasses and algae

**WATER TESTING (COMBINED AVERAGE)**

TEMPERATURE H<sub>2</sub>O 84 °F. ☐ High ☒ Normal ☐ Low  
DISSOLVED OXYGEN 7 ppm. ☐ High ☒ Normal ☐ Low  
pH READING 7.9 ☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14  
WATER CLARITY 2-4' ☒ Good ☐ Fair ☐ Poor  
WATER SAMPLE TO LAB ☐ Yes ☐ No ☐ Test

REMARKS: 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

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

**SOUTH-DADE VENTURE CDD**  
(WATERSTONE)

FIELD DIVISION REPORT  
Mayra Padilla  
Phone 954-721-8681 Ext.221

**CUSTOMER REPORT**



(954) 382-9766 • Fax: (954) 382-9770

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

**Bobby**

**SERVICE REQUEST**

CALL IN DATE: 7.29.25  
CUSTOMER NUMBER: 1647  
CUSTOMER ADDRESS: South Dade Ventures  
CONTACT PHONE: Ben Quesada  
REASON FOR CALL: (954) 721-8681 Ext. 219

Please see attached pictures of the South-Dade Venture Lakes. The lake banks need to be treated for shoreline invasives. The lake that seems to be the worst is lake 12.

**ACTION TAKEN / TECHNICIAN COMMENTS**

Treated the lakes for shoreline grasses and algae

Aquatic Technician: Bobby Ray

Date: 7/30/25

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



**SOUTH-DADE VENTURE CDD**  
(WATERSTONE)

FIELD DIVISION REPORT  
Mayra Padilla  
Phone 954-721-8681 Ext.221

**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 7/31/25  
WEATHER CONDITIONS 79°-84°, mostly sunny, 3-6 mph NE BIOLOGIST Bobby

	WATERWAY I.D.									
ALGAE/AQUATIC WEED CONTROL	(12)	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT	✓	✓								
BORDER GRASSES	✓	✓								
SUBMERSED AQUATICS	✓									
FLOATING WEEDS										
WATER LEVEL	+	+								
RESTRICTION (# HRS.)	0	0								

REMARKS: Treated the lakes for algae, shoreline grasses and submersed aquatics.

**WATER TESTING (COMBINED AVERAGE)**  
TEMPERATURE H<sub>2</sub>O 84 °F. ☐ High ☒ Normal ☐ Low  
DISSOLVED OXYGEN 6.5 ppm. ☐ High ☒ Normal ☐ Low  
pH READING 7.8 ☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14  
WATER CLARITY 2-4' ☒ Good ☐ Fair ☐ Poor  
WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

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

**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 ☒ Mucovies ☐ 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

**SOUTH-DADE VENTURE CDD**  
(WATERSTONE)

FIELD DIVISION REPORT  
Mayra Padilla  
Phone 954-721-8681 Ext.221

**DEBRIS/TRASH REMOVAL**



**Allstate**

**RESOURCE MANAGEMENT, INC.**

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

CUSTOMER South Dade Ventures ACCOUNT# 1147 DATE 8-11-25  
WEATHER CONDITIONS Sunny BIOLOGIST JLU

WATERWAY I.D.

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

REMARKS Cleaned the area for any debris. Including Cops, Galls, Toys, Wrappers, etc. All debris was removed from the area & disposed of off-site.

**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 \_\_\_\_\_

**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**

**EXHIBIT D**



August 26, 2025  
Page 1 of 2

**Proposal for Extra Work at  
Waterstone**

Property Name	Waterstone	Contact	Ben Quesada
Property Address	5701 N Pine Island Rd #370 Fort Lauderdale, FL 33321	To	South Dade Venture CDD
		Billing Address	Attn Paul Winklejohn Manager 5385 N Nob Hill Rd Sunrise, FL 33351
Project Name	Light pole & Roadway Clearance		
Project Description	Light Pole Clearance & Large truck clearance along roadway from Clubhouse to Main roundabout		

**Scope of Work**

Material/Description	Unit Price	Total
Light Pole Clearance & Large truck clearance along both sides of roadway from Clubhouse to Main roundabout.	\$3,600.00	\$3,600.00

For internal use only

SO# 8744320  
JOB# 352104030  
Service Line 300

**Total Price** \$3,600.00

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

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



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

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### ***CLUBHOUSE REPORT***



**September 12, 2025**

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

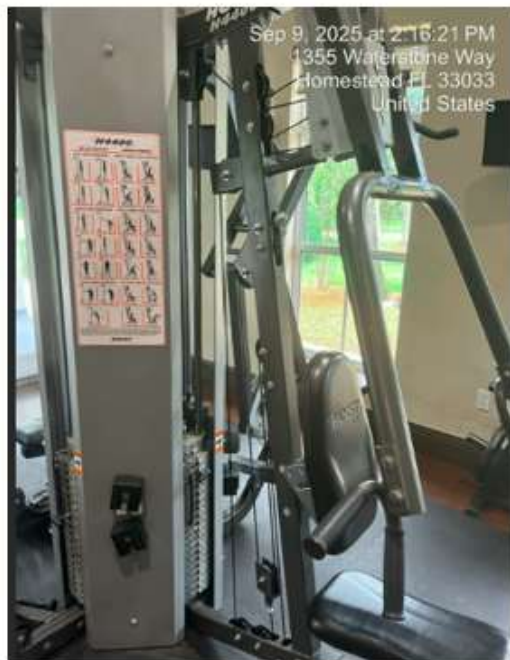
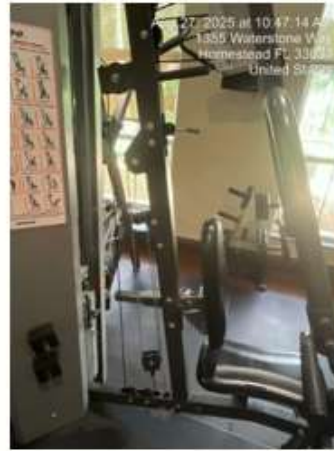


**Landscaping Maintenance and Repairs**



- Landscaping maintained by Brightview.
- Plants in front of clubhouse struggling were removed and are pending replacement.
- See landscaping estimate for improvement of pool pump area on pages 20 and 21.

**Gym Maintenance and Repair**



- Gym equipment maintained by The Fitness Solution.
- The Fitness Solution replaced frayed bench press cable and the short overhead cable which prevent racked weights from sitting at base position as seen in photos provided.
- Estimate on page 13 acquired from The Fitness Solution as per director request to move dumbbell rack closer to the Smith machine.

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



**Pool Maintenance and Repairs**



- Pool maintained by Bright and Blue.
- B&B shock treated the pool to remove remaining algae as approved. In addition, they recommended to acid wash the pool. Standing by for estimate.
- See page 18 for pool deck shade sail pricing.

**Side Walks**

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



- **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 19 received to repair and repaint clubhouse fence and entrance hand rails.
- Pending electrostatic estimate from Alex Aguiar.



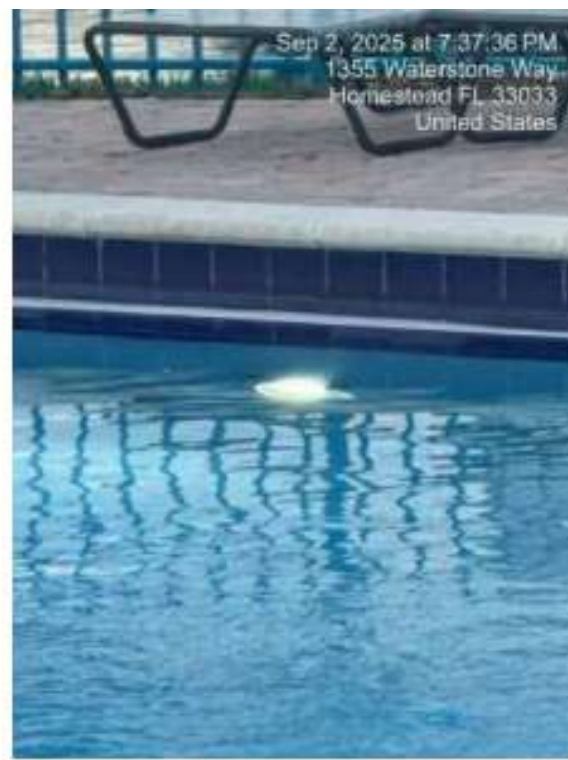
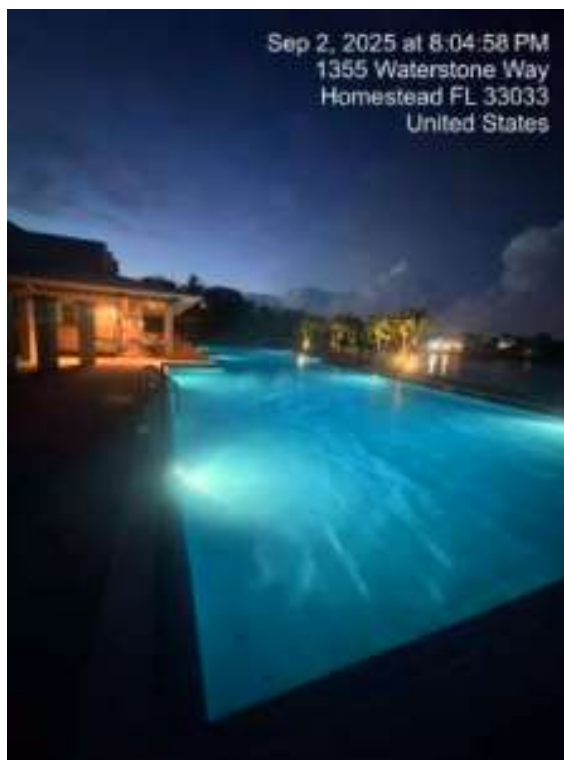


**Miscellaneous exterior**



- Hose rack short hose connection which was leaking was replaced with Amazon hose pictured.





- Pool light on NE side which was out repaired by Ortiz construction.
- Ortiz Construction made hole to attempt to locate water source that resulted in pavers sinking. Cause still unknown.
- Ortiz Construction replaced pavers to original position. Remaining hole which is taped off where water is pooling.
- See pages 14 through 17 for water cooler options and estimate for installation by Douglas Orr plumbing.

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





- Broken pool deck furniture and debris picked up by Adrian for disposal.



- Sent message requesting for HOA to organize items and discard debris





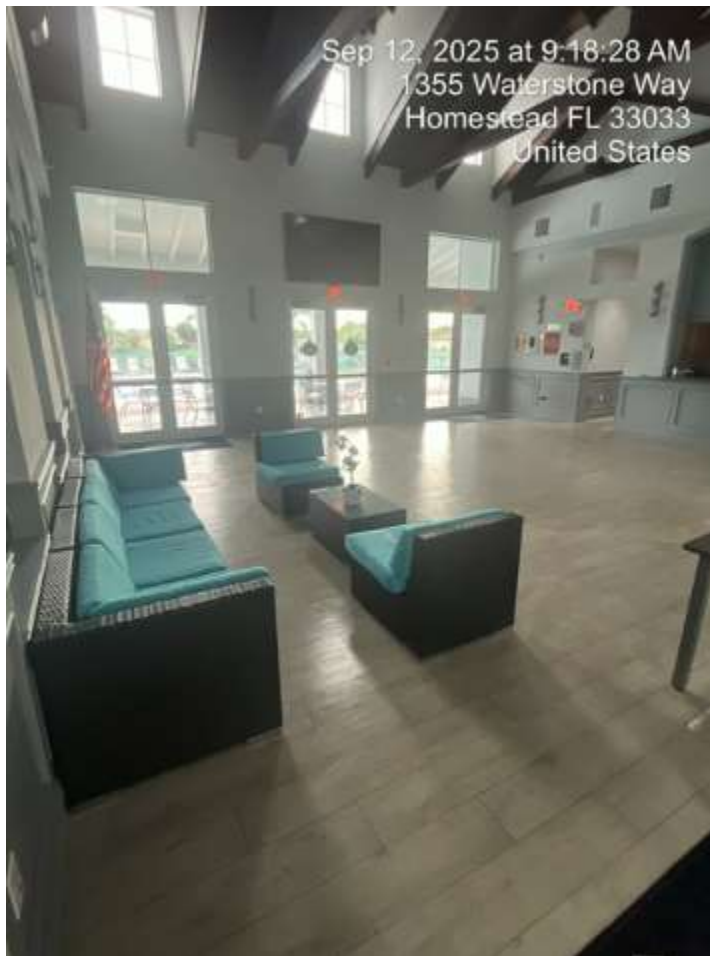
- **Milena pressure cleaned the clubhouse soffit and will continue to maintain every two weeks with newly purchased pressure cleaner.**

**Playground Maintenance and Repair**



- **Park was inspected and is in satisfactory condition.**

**Clubhouse Lobby/Restrooms Maintenance and Repair**



- Repaired broken toilet seat.
- Pending estimate from Alex Aguiar for decorative artificial grass wall and neon sign over bar area and electrostatic paint for perimeter fence.

**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
			<b>Subtotal</b>	\$350.00
			<b>Sales Tax (0.0%)</b>	\$0.00
			<b>Total</b>	\$350.00

Signature \_\_\_\_\_

info@TheFloridaFitnessSolution.com

**Please sign and return when approved.**

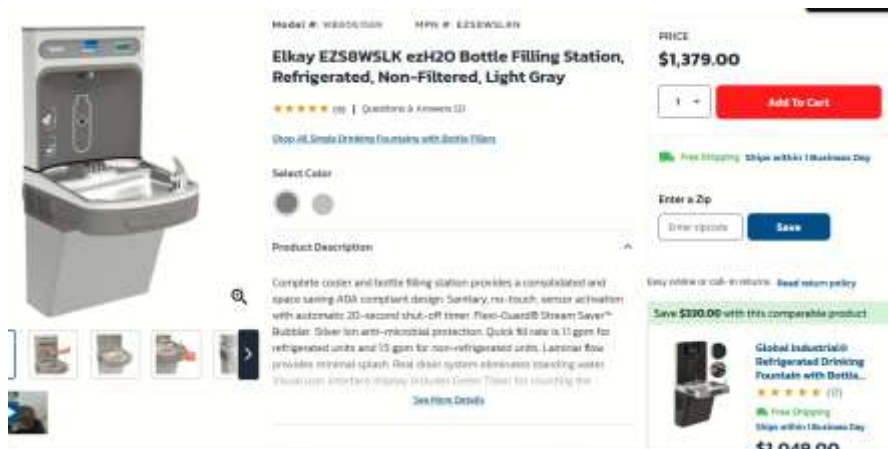
TheFloridaFitnessSolution.com

**Governmental Management Services-South Florida, LLC**

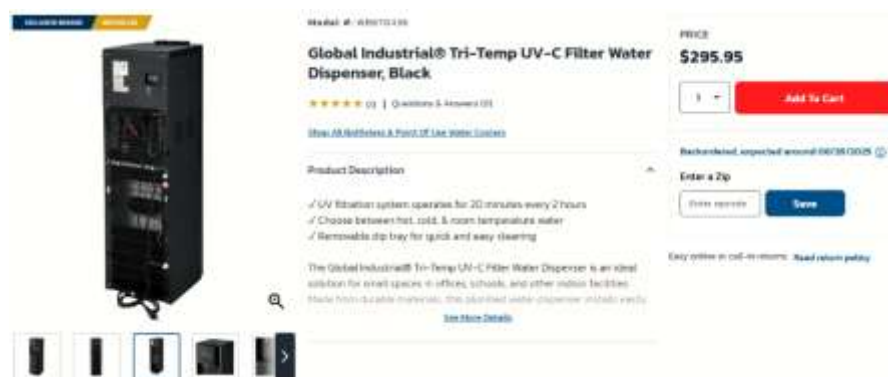
**5385 N. Nob Hill Road Sunrise, FL 33351**

### **Estimate: Water coolers**

**Option 1**



**Option 2**



- The estimate provided by Douglas Orr on pages 15 - 16 are 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	
<b>We propose hereby to furnish material and labor in accordance with specifications below for the sum of:</b>			
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: _____			
<b>Note: This proposal may be withdrawn by us within 30 days.</b>			

**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





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

[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** ★★★★★ (1,040)

228 sold in last 48 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: 198"X198" (12'X12')

**Size**

Please order based on the **finished sail size** (+2" tolerance) **NOT** the distance between anchor points. For best tension, choose a sail about 10% smaller than your anchor-to-anchor measurements. For detailed information, please refer to the **Measurement & Installation Guide (Download)** [View](#)

We offer custom sizes and irregular shapes. Please contact us at [servus@kings.com](mailto:servus@kings.com).

78"X78" (6.5'X6.5')	78"X120" (6.5'X10')	96"X120" (8'X10')	120"X120" (10'X10')
78"X156" (6.5'X13')	78"X207" (6.5'X18')	120"X156" (10'X13')	<b>198"X198" (12'X12')</b>
120"X180" (10'X15')	120"X240" (10'X20')	198"X180" (12'X15')	198"X198" (12'X12')
198"X240" (12'X20')	198"X276" (12'X23')	198"X348" (16'X29')	198"X276" (12'X23')

**MAANTA**  
Smart Outdoor Solutions

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CURTAIN SHADE SAILS SHADE SAILS POLES AND FITTINGS CANOPY OUTDOOR SHADES FURNITURE

Info & Guides Contact us

**Solaria +Plus Full Breathable**  
The evolution of our best rapid roll fabric sail  
★★★★★ 1,151 [on Amazon](#)

Solaria +Plus Full Breathable is the best performing rolling sail with metal set with reinforced panel Aluminum reinforcements.

The further along Solaria +Plus Full roll is set around itself quickly making it the ideal option for an recreation area in gardens, terraces, patios, and decks.

The new structure made with twice as many sail panels as Solaria gives it unparalleled gusty wind resistance.

This version with breathable **Reinforced™** HDPE 220 fabric protects against intense heat, fall and air flow 50% less.

- Manual winding opening and closing mechanism in less than 20 seconds thanks to the Full roll
- Reinforced rapid roll fabric tension distribution and greater wind resistance up to 40 mph
- Zipping opening with triple pleats increases flexibility and tension strength
- Aluminum reinforcements uniquely designed reinforced sail corners that eliminate a compromised, clean and essential shadow play
- Adjustable straps give perfect calibration of tension distribution across the surface

Color: Cloud White™

See under tension: Triangle +PLUS 12' x 12' x 12'

Triangle +PLUS 12' x 12' x 12'

**\$3,007.29**

Create your custom size roll-up sail  
Configure your sail size with our online configurator

Discover **2518A**  
The reinforced retractable shade sail that comes down 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		<b>Total</b>	\$6,000.00

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

**Estimate: Pool pump area landscaping improvement**



- Estimate to plant a podocarpus hedge and artificial turf on page 21 which follows.

**SOUTH-DADE VENTURE CDD**  
**(WATERSTONE)**

CLUBHOUSE REPORT  
Brian Correa  
Phone 786-650-2011



September 12, 2025  
Page 1 of 2

**Proposal for Extra Work at  
Waterstone**

Property Name Waterstone  
Property Address 4002 Waterstone Way  
Homestead, FL 33033

Contact Ben Quesada  
To South Dade Venture CDD  
Billing Address Attn Paul Winklejohn Manager 5385 N  
Nob Hill Rd  
Sunrise, FL 33351

Project Name Clubhouse pool area.  
Project Description Install hedge and artificial turf.

**Scope of Work**

QTY	UoM/Size	Material/Description	Unit Price	Total
20.00	EACH	Podocarpus 3 gal.	\$15.13	\$302.66
1.00	UNIT	Artificial turf labor and material. Subcontractor	\$2,806.46	\$2,806.46

For internal use only

SO# 8758024  
JOB# 352100210  
Service Line 130

**Total Price \$3,109.12**

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
4155 E Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0609

**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 WIMBERLY (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 Carrasques	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 9 AMENITY ACCESS 3

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
KRYSTAL ALPREDN	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 BELL	6/6/25		EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
DESMIA 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 Moya	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.
RUTH 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.
CLAUDIE FARSA	6/9/25	11:37am	EPASS	NO	REPLACEMENT OF DAMAGED EPASS STICKER.
JJ Jaramy Park	6/9/25	11:46am	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
MIA CASEY	6/9/25	12:15p	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
ALEXANDER RAMOS	6/9/25	12:40p	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
MARISA PACHECO	6/9/25	2:46p	MONEY ORDER P.M.	NO	PICKED UP CLUBHOUSE (SECURITY) RENTAL MONEY ORDER (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.

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Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



**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 <del>REPAIR</del>	NO	FACIAL RECOGNITION FOR POOL STILL HAVING ISSUES. <sup>UPDATED</sup> PHOTO.
HECTOR HERRANDEZ	6/10/25	2:22pm	EPASS	NO	EPASS REPLACEMENT OF DAMAGED STICKER.
GLORIA MUNOZ	6/10/25	2:47pm	QUESTION REGARDING CDD 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 <del>REQUIREMENT</del> REQUIREMENT INFORMATION.
MICHAEL BIZ	6/10/25	4:17pm	EPASS QUESTION	NO	PROVIDED EPASS REQUIREMENT INFO.
MAURO DIAZ	6/10/25	5:41pm	EPASS	NO	Bought Pay Pg 1 (8)
ALFARO GONZALEZ	6/11/25	11:46pm	CLUBHOUSE QUESTION CDD EASEMENT	NO	RESIDENT ASKED IF PORTOFINO ESTATES 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.
Walker Ramsey	6/11/25	3:41pm	EPASS Inquiry	NO	Inquired EPASS Details (8)

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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 NOLO	6/11/25	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	<del>REGULAR</del> SERVICE VISIT POOL MAINTENANCE.
VICTOR VILLANARES	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.
ADRIAN BISONO	6/12/25	11:24am	CLUBHOUSE RENTAL QUESTION	NO	RESIDENT INTERESTED IN RENTING CLUBHOUSE. PROVIDE EMAIL TO MAKE FORMAL REQUEST.
GRACEY FIGUEROA	6/12/25	2:15pm	AMENITY ACCESS	NO	PROVIDED CLUBHOUSE AND AMENITY ACCESS.
JOAQUIN DEL RIO	6/12/25	3:57pm	EPASS QUESTIONS	NO	<del>PROVIDED CLUBHOUSE AND AMENITY ACCESS.</del> <del>PROVIDED INFO.</del>
TECHNICIAN (R&B)	6/12/25	4:05pm	SERVICE VISIT	NO	REGULAR SERVICE VISIT
Yerson A. Veldin	6/12/25	4:58pm	EPASS	NO	EPASS / Pay for
Bill / Luis	6/12/25	5:02pm	Damaged EPASS	NO	Replaced EPASS
ADRIANA TARTA	6/13/25	11:07am	AMENITY QUESTION	NO	AMENITY <del>QUESTION</del> 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.
JIM HOLT	6/13/25	12:12pm	AMENITY QUESTIONS	NO	QUESTIONS ABOUT POOL & Gym hours.
MELISHA MENDEZ	6/13/25	1:05pm	EPASS/ AMENITY ACCESS	NO	PROVIDED BOTH.
VICTOR VILLANARES	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	3:53pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS.
Kristel Alarcon	6/13/25	5:58pm	EPASS	NO	Purchased Epass (P)
VICTOR VALLANAR	6/16/25	10 AM	SPEAK TO MAYRA	NO	UNKNOWN.
MARIA RIVILLA	6/16/25	11:08am	AMENITY QUESTIONS	NO	ASKING IF THE POOL WAS OPEN.
WALKER JZQUEZ	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 VARGUES	6/17/25	2:22pm	HOA QUESTION	NO	PROVIDED CONTACT FOR FIRST SERVICE.
Manuel Clavera	6/17/25	22:24	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS.
RICARDO PAZ	6/17/25	3:07pm	EPASS	NO	<del>PROVIDED EPASS</del> WILL RETURN (RAIDING) FOR EPASS.
Arlet Sanchez	6/17/25	4:55pm	EPASS	NO	epass was not working
Michel Llorens	6/17/25	5:44pm	EPASS	NO	Bought epass / PAYPAL
JOSE OTERO	6/18/25	9:41am	<del>AMENITY</del> EPASS QUESTION	NO	ASKING HOW HE CAN ACQUIRE <del>EPASS</del> A NEW EPASS. REPLACED
DAVID WOLIN	6/18/25	1:05pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
MARIA CARRILLO	6/18/25	2:37pm	AMENITY ACCESS	NO	PROVIDE AMENITY ACCESS TO POOL.
Abe Rodriguez	6/18/25	4:48pm	EPASS	NO	Purchased Epass
Monica Rodriguez	6/18/25	7:40pm		NO	
MARIE STARR	6/19/25	11:00am	AMENITY QUESTION	NO	RESIDENT OF NEARBY COMMUNITY ASKING HOW TO BECOME A MEMBER.



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**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 ORRIGO	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 / Pay 2
Ana Belen	6/19/25	4:50	EPASS	NO	purchase / Pay / Pay 2
AMAZON	6/24/25	10:57am	AMAZON DELIVERY	NO	DROPPED OFF ORDER
VICTOR 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 QUESTION	NO	PROVIDED REQUIREMENTS
ARGENTINA APANA	6/24/25	2:00pm	AMENITY QUESTION	NO	QUESTION REGARDING POOL OPERATING HRS & RENTALS DEVICES
SANDRA ANDELO	6/24/25	3:30pm	EPASS QUESTION	NO	PROVIDED INFO AND CONTACT IF HAS ANY ADDITIONAL QUESTIONS
LIVNET 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
VANCEY PALMA	6/24/25	4:00pm	AMENITY QUESTION	NO	REQUIREMENT FOR AMENITY ACCESS
CARLOS VALLANARES	6/24/25	4:20pm	RENTAL QUESTION	NO	PROVIDED INFO AND RENTAL APPLICATION

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WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>6</u> AMENITY ACCESS <u>1</u>					

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	<del>RENTAL</del> RENTAL INQUIRY
CURTIS 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.
ANGIE CONTI	6/23/25	4:00pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
Allen Gray	6/23/25	7:24	Epacs	NO	purchased Epacs PayPal ①
AGUSTO (BEB)	6/24/25	10:00am	REPAIRS/LEAK TEST	NO	PERFORMING LEAK TEST.
BOBBY ASBERRY	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
BAUDY HERRAMIZ	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.
Christina Infante	6/24/25	5:01pm	Amenities Access	NO	Facial Recognition

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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	10:30am	CHECK LEAK	NO	CAME IN TO INSPECT REPAIRED LEAK. FOUND ANOTHER LEAK.
ORTIZ 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 & SHOWER 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 Contreras	6/25/25	5:18pm	EPASS	NO	PURCHASED EPASS/PAYPAL
Samela Joyer	6/25/25	7:20	AMENITY ACCESS	NO	Inquired information
VICTOR VALLANARAS	6/25/25	9:20am	EVENT INFO	NO	PROVIDE MAYRA WITH EVENT INFO.
DANIEL MATEJILDO	6/25/25	9:30am	EPASS	NO	PURCHASED & ACQUIRED EPASS.
ALIEITE DIAZ	6/26/25	12:50pm	EPASS QUESTION	NO	REQUESTED VEHICLE & DECAL INFO UPDATE ON HER MYO
AGUSTO/ANA (B&B)	6/26/25	1:00pm	INSPECTION FOR LEAKS	NO	LOOKING FOR LEAK SOURCE IN POOL
CHRISTOPHER SANTIAGO	6/26/25	5:20 PM	EPASS	NO	PURCHASED EPASS/PAYPAL
FEDERICO DEVEERS	6/27/25	10:30am	EPASS	NO	PURCHASED AND ACQUIRED EPASS
TECHNICIAN (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.
Unigve Clark (Security)	6/27/25	5:20pm	Restroom	NO	Restroom (Security)
Fernando Villa	6/27/25	7:37	Amenity Access	NO	Inquired information for Amenities
Unigve Clark	6/28/25	6:00pm	(Security)	NO	Security Meeting up Lunch
Odalis Garcia	6/28/25	6:31pm	Restroom	NO	To use Restroom

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WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>6</u> AMENITY ACCESS <u>1</u>					
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 ALBA	6/30/25	2:57	Access Amenity	NO	Facial Recognition.
ANGEL (A/C)	6/30/25	2:50pm	SERVICE VISET	NO	REGULAR MAINTENANCE VISIT.
Juan Lopez	6/30/25	3:34	EPASS	NO	Exchange EPASS / Previous not working.
Namuel Arce	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
CRIZ 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/	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 (DUG OR)	7/1/25	3:15pm	SERVICE/ SITE VISIT	NO	INSPECTED CLUBHOUSE FOR POTENTIAL WATER LOCATIONS.
ALARM & ELECTRONICS	7/1/25	3:40pm	SITE VISIT	NO	RE-INSPECT ALARM SYSTEM.
CRIZ 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.
ELIEZER REYES	7/2/25	2:53pm	EPASS	NO	PURCHASED & ACQUIRED EPASS.

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WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>7</u> AMENITY ACCESS <u>3</u>					

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.
Karia 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	4:40 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.
Arisney Gonzalez	7/8/25	2:30	Amenity Access	NO	New Resident
Jennifer Murador	7/8/25	3:03 pm	HHA info	NO	Received HHA Document
BRIGHT & BLUE	7/9/25	9:00 AM	SERVICE	NO	LOOKING FOR LEAK CAUSING WATER TO DROP.
VICTOR VALLANAROS	7/9/25	9:30 AM	SPEAK TO MAYRA	NO	SPEAK TO MAYRA

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WATERSTONE CLUBHOUSE LOGIN SHEET
VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
MILANA 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
MILANA 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	7/14/25	12:34	EPASS	NO	purchased Epass
Sosian Garcia	7/14/25	6:00	Amenity Access	NO	Amenity Access

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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 VALLANARES	7/14/25	9:15am	N/A	NO	N/A
RENNEN (DAL)	7/14/25	10:13am	SERVICE VISIT	NO	RESTART CAMERAS WHICH SHOW NO DISPLAY
ABUSTO (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 VALANZ	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 DOORS TO SUSPECT POSSIBLE LEAK LOCATION BUT RATCHETING HARD.
CARLOS (DISCOUNT LOANERS)	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 VALLANARES	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

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WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>5</u> AMENITY ACCESS <u>6</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Brenda Hernandez	7/16/25	6:10	Amenity Access	NO	New Resident / Amenity Access
Kidro Guzman	7/16/25	7:30	Amenity Access	Yes	New Resident / Amenity Access
ORTEZ CONSTRUCTION	7/17/25	7:30pm	SERVICE VISIT	NO	REMOVE POOL DECK PAVERS FOR FURTHER INVESTIGATION
LORENA MUÑOZ	7/17/25	11:25am	Gym INFO	NO	REPORTING LBB EXTENSION IN GYM STUCK.
B&B	7/17/25	11:30am	SERVICE VISIT	NO	INSPECTING FOR LEAK.
Carlos Juncosa	7/17/25	8:12pm	Amenity Epass	NO	Epass Replacement
Jessica Ramirez	7/17/25	7pm	New Resident	No	Retrieved HPA Form
ORTEZ CONSTRUCTION	7/18/25	7am	SERVICE VISIT	NO	REMOVING PAVERS & DIRT TO LOCATE LEAK.
Jordan Ramirez	7/18/25	4pm	Epass Replacement	No	Epass Damaged - Replaced
Martin Frey	7/18/25	4pm	Amenity Access	No	New Resident / Amenity Access
Charles Felten	7/18/25	6pm	Amenity Access	NO	Amenity Access
Blanca Ordaz	7/21/25	1:20pm	Exchanged Epass	NO	owner Exchanged Epass
Bright Blue	7/21/25	1:30pm	Service pool	Yes	Service Pool
Christopher Light	7/21/25	3:04	Epass	NO	purchased Epass / Replaced
Martha Ayala	7/21/25	3:09	Exchanged Epass	No	Damaged Epass - Replaced
Erin James	7/21/25	3:15	Epass	No	purchased Epass
Jason Usantini	7/21/25	3:10	Epass	NO	purchased Epass
Mario Exama	7/21/25	3:36	Amenity Info	NO	Amenity Access requiring info
Joe Serrano	7/21/25	6:20	Amenity Access	NO	Amenity Access / Info

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WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	6
AMENITY ACCESS	2

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Sylvia Ferrera	7/24/25	7/24/25	Inquiring clubhouse	NO	Inquiring Clubhouse Rental
Proxina (B&B)	2:20pm	7/24/25	Servicing pool	NO	Following up on Pool Leak
Sarah Pimentel	2:53	7/24/25	EPASS	NO	Exchanging EPASS - Damaged
Yanico Garmoz	3:30pm	7/24/25	Amenity Access	NO	Amenity Access
Victor Valbados	3:36pm	7/24/25	N/A	NO	N/A
Joseph Taribo	12:00pm	7/24/25	EPASS	NO	purchased EPASS / PayPal
Sofia Taribo	12:40	7/24/25	EPASS	NO	purchased EPASS / PayPal
Tania Worschell	2:00	7/24/25	Damaged EPASS	NO	Exchanged Damaged epass
Jeffrey Victoria	2:25	7/24/25	EPASS	NO	purchased EPASS
Soundy Guevara	1:30	7/24/25	Inquiring EPASS	NO	Inquiring ABOUT EPASS
Alphonse Milligan	2:14	7/25/25	Inquiring EPASS	NO	Inquiring EPASS Info
Dwayne Alonzo	2:30	7/25/25	EPASS	NO	purchased EPASS / PayPal
Ingrid Burnfield	5:22	7/25/25	Amenity Access	NO	Amenity Access
Sandy Pineda	1:30pm	7/25/25	Rental	Yes	Clubhouse Rental
B&B	9:00am	7/28/25	SERVICE VISIT	NO	LOOKING FOR REMAINING LEAK
TERLY (GMS)	9:00am	7/28/25	INSPECTION w/ BEN & MAYRA	NO	INSPECTION OF COMMUNITY WITH BEN & MAYRA
MARTIN ACOSTA	12:41pm	7/28/25	EPASS QUESTION	NO	ASKING WHAT THE REQUIRED DOCUMENTS ARE? PROVIDED
NELIS GARCIA	12:42pm	7/28/25	AMENITY QUESTION	NO	ASKING WHAT REQUIRED DOCUMENTS ARE? PROVIDED.
Enrique Garcia	8pm	7/28/25	EPASS	No	purchased EPASS

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WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>5</u> AMENITY ACCESS <u>1</u>					

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Kadir Valls	7/28/25	4:46pm	EPASS	NO	purchased EPASS
B&B	7/29/25	8:30am	SERVICE VISIT	NO	SEARCHING FOR LEAKS
BRIAN WASSERMAN	7/29/25	11:30am	EPASS	NO	PURCHASED EPASS
Luis Angulo Garcia	7/29/25	6:20pm	New Resident	NO	Amenity Inquiry
B&B	7/30/25	9:00am	SERVICE VISIT	NO	REPAIRING LEAK
ANGEL (A/C)	7/30/25	11:45am	SERVICE VISIT	NO	REGULAR MAINTENANCE.
Marie Carmen	7/30/25	3:04pm	Clubhouse Rental	Yes	Clubhouse Agreement Perked
Yadia Motos	7/30/25	1:24pm	EPASS	NO	EPASS / purchased Pay Per L
Carlos Roberts	7/30/25	4:56	EPASS	NO	purchased epass
Maxi Joseph	7/30/25	6:48pm	EPASS Inquiry	NO	Inquired EPASS info
B&B (TECH)	7/31/25	10:00am	SERVICE	NO	OPEN LINES. & CHECK FOR ADDITIONAL LEAKS.
VICTOR VALADARES	7/31/25	10:00am	SPEAK W/ MAYRA	NO	N/A
BRITNEY JONES	7/31/25	4:28pm	EPASS QUESTION	NO	PROVIDED INFO. ON HOW TO OBTAIN EPASS
Amy Garcia	7/31/25	4:30pm	AMENITY QUESTION	NO	PROVIDED INFO.
VICTOR VALADARES	7/31/25	4:47pm	N/A	NO	N/A
Walter Rosales	7/31/25	6pm	EPASS	NO	purchased EPASS / Pay Per L
Karina Teran	7/31/25	7:20pm	Rental deposit	NO	Resident Retrieved Rental Deposit
Lincoln Felix	7/31/25	7:50pm	Access Amenity	NO	Facial Recognition
VICTOR VALADARES	8/1/25	10:00am	N/A	NO	N/A

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**WATERSTONE CLUBHOUSE LOGIN SHEET**

VISIT COUNT FOR: EPASS 6 AMENITY ACCESS 3

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Kelvin Matos	8/1/25	2:45pm	EPASS	NO	purchase EPASS
Jonathan Litt	8/1/25	3:15	EPASS	NO	purchase EPASS / paypal
Jorge Santos	8/1/25	3:40	EPASS	NO	purchase EPASS
Jonathan Cabrera	8/1/25	3:50pm	Amenity Access	NO	Amenity Access
ORTEZ CONSTRUCTION	8/4/25	8:30am	SERVICE	NO	RE-PLACING POOL DECK PAVERS
VICTOR VALLADARES	8/4/25	9:30am	N/A	NO	SPEAK TO MAYRA
CURTIS COOPER	8/4/25	9:30am	N/A	NO	TALK ABOUT THE POOL.
PRENDA HERNANDEZ	8/4/25	1:45pm	CLUBHOUSE RENTAL QUESTION	NO	PROVIDED INFO & EMAIL
MELISSA GARCIA	8/4/25	1:52pm	AMENITY QUESTION	NO	PROVIDED INFO.
NADLET APONTE	8/4/25	2:08pm	EPASS	NO	PURCHASED EPASS.
Daniel Chavez	8/4/25	3:40pm	Amenity Access	NO	Amenity Access
Emilio Sanchez	8/4/25	3:54	EPASS	NO	purchase EPASS / PayPal
Chris Evans	8/4/25	4:19pm	Damaged EPASS	NO	Replaced owners EPASS
Erick Mantilla	8/4/25	5:06pm	New Amenity Access	NO	New Resident Amenity Access
Jorge Sotelo	8/4/25	5:26	Retrieved HAA	NO	Retrieved HAA Form
ORTEZ CONSTRUCTION	8/5/25	8:30am	SERVICE	NO	REPLACE PAVERS
THE FITNESS SOLUTION	8/5/25	9:30am	MONTHLY SERVICE	NO	PERFORM MONTHLY MAINTENANCE
B&B	8/5/25	10:22am	SERVICE VISIT	NO	REGULAR SERVICE VISIT.
VICTOR VALLADARES	8/5/25	11:25am	N/A	NO	N/A

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WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	<u>8</u> AMENITY ACCESS <u>5</u>

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Ana Martel	8/5/25	1:51	Amenity Access	No	Amenity Access (2)
Camila Cardes	8/5/25	2:02pm	Camila Cardes	No	Amenity Access Epas purchased
Juana Cardes	8/5/25	5:07pm	Amenity Access	No	Amenity Access
Chanco Rosa	8/5/25	6:40pm	Damaged Epas	No	Replaced Owners Epas
CINTAS REP	8/6/25	1:02pm	SERVICE	NO	CLEAN MATS
Roger Garcia	8/6/25	2:52pm	New Resident	Yes	Wanted HAA Form (2)
Ludmilla Garcia	8/6/25	4:33	Exchange Epas	No	Epas Damaged Exchange / Repair
Ullisis Ront	8/6/25	4:55	Epas	NO	Purchased Epas (2)
Blas Aquilino Sales	8/6/25	1:35	Amenity Access	Yes	Amenity Access
B&B	8/7/25	11:30am	SERVICE	NO	REGULAR SERVICE VISIT / BRUSHED GREEN ALGAE
Jose Otero	8/7/25	2pm	Amenity Access	No	Amenity Access (2)
Jexid Otero	8/7/25	2pm	Amenity Access	NO	Amenity Access (2)
Terasa Rosecar	8/7/25	2:46	Epas	NO	purchased Epas / Repair (2)
Alberto Varnado	8/7/25	2:50	Epas	No	purchased Epas (2)
Sarah Chacon	8/7/25	6pm	Received HAA	Yes	Received HAA Form New Resident (HAA)
Lester Dill	8/7/25	7:11pm	pick up park	Yes	picked up parking pass
Ariel Santos	8/8/25	2:41	Replaced Epas	NO	Replaced Owners Epas (2)
Angelo Benitez	8/8/25	3:15	Epas	NO	purchased epas / Repair (2)
VICTOR VALADARES	8/11/25	9:02am	N/A	NO	N/A

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WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	<u>6</u> AMENITY ACCESS <u>6</u>

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Roger Estef	8/11/25	2:30	Damaged Epas	Yes	Exchange Epas/owner
Esteban Salaman	8/11/25	2:30pm	purchased epas	No	purchased epas
Adriana Torres	8/11/25	3:30	purchased epas	No	purchased epas
Tanya Martinez	8/11/25	4:18	Amenity Access	No	Amenity Accessed
Roselope Sanchez	8/11/25	6:53pm	Amenity Access	Yes	Amenity Access
ALEX AGUIAR	8/12/25	9:45am	PROTECTO	NO	TAKE A LOOK AT SAILS & BAR PROTECT.
B&B	8/12/25	10:00am	SERVICES	NO	REGULAR SERVICE
ANA AZOGUE	8/12/25	10:15am	AMENITY ACCESS	NO	RETOOK PHOTO & RESTORED ACCESS.
MARIA ARANA	8/12/25	1:00pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS
Simone Lucian	8/12/25	2:28	Inquired about Epas	NO	Inquired ABOUT Epas (AP)
Cinda Gifford	8/12/25	3:02	Amenity Access	Yes	Amenity Access
VICTOR VALLABARES	8/12/25	3:10pm	N/A	NO	N/A
Luca Redu	8/12/25	4:25pm	Amenity Access	NO	Amenity Access
Hernan Ramirez	8/12/25	5:00pm	Inquiring Epas information	NO	Inquiring ABOUT Epas
Crista Vargas	8/12/25	7:00pm	Tenant Retrieved HAA Form	Yes	New Tenant Retrieved HAA Form
VICTOR VALLABARES	8/13/25	9:30am	DROP OFF	NO	DROP SOMETHING OFF FOR MAYRA.
Jose Gonsco	8/13/25	1:41pm	Epas	NO	purchased paypal Epas
Longi Arcees	8/13/25	1:54pm	Epas	NO	purchased Epas/paypal
Julian Vago	8/13/25	2:46	Epas	NO	purchased Epas

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WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	<u>10</u> AMENITY ACCESS <u>3</u>

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Henry Detenon	8/13/25	3:17p	Replaced owners Epas	NO	Replaced owners Damaged Epas
Julie Garcia	8/13/25	4:41p	Rnw Epas	NO	purchased Epas
VICTOR VALLABES	8/13/25	4:42p	N/A	NO	N/A
Henry Olaren	8/13/25	5:42	Epas	NO	purchased Epas / Pay Pal
Carlos Ruera	8/14/25	4:03pm	Amenity Access	NO	Amenity Access
Olivia Salum	8/14/25	4:43pm	Epas	NO	purchased Epas
Chris Sullivan	8/14/25	4:51	Epas	NO	purchased Epas
Graci Garcia	8/14/25	5:35pm	Retrieved clubhouse info	yes	Retrieved clubhouse information
Nardene Blunso	8/14/25	7:40	Inquired Epas	NO	Tenant Received HAA form, will come back to purchase Epas.
FERRA Hill	8/15/25	3:17	Epas	NO	Epas / Pay Pal
Julio Fernandez	8/15/25	4:30pm	Amenity Access	NO	Amenity Access (1)
Rebecca Hill	8/15/25	4:54pm	Amenity Access	NO	Amenity Access (1)
Sergio Vargas	8/15/25	7:30pm	Inquired about Amenity	NO	Inquired about Amenity / Tenant Received HAA form
MARILYN MARTINEZ	8/18/25	10:25a	EPASS	NO	ACQUIRE EPASS
CURTIS COOPER	8/18/25	11:00a	N/A	NO	BRING w/ MAYRA TO CHECK LANDSCAPING
VICTOR VALLABES	8/18/25	11:10a	N/A	NO	N/A
Michael Hunter	8/18/25	2:30	Epas	NO	purchased Epas
Alonso Alvarez	8/18/25	2:44	Epas	NO	purchased Epas
Chris Angelo	8/18/25	4:13pm	Damaged Epas	NO	changed Damaged Epas

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WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>8</u> AMENITY ACCESS <u>3</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Jonathan Amor	8/18/25	4:29pm	Epas	NO	purchased Epas / PayPal
Julio Perez	8/18/25	4:55pm	Damaged Epas	NO	Replaced owners Damaged Epas
B&B	8/19/25	9:00a	SERVICE	NO	REGULAR SERVICE VISIT
Madelin Pereira	8/19/25	2:53pm	Amenity Access	NO	Amenity Access
Orlando Falcon	8/19/25	3:00pm	Damaged Epas	NO	owner Replaced Damaged Epas & Amenity Access
Maricella Garcia	8/19/25	4:30pm	Amenity Access	NO	Amenity Access
Martina Simons	8/19/25	5pm	Replaced Damaged Epas	NO	Replaced Damaged Epas
Hector Gonzalez	8/19/25	5:54	Amenity Access	NO	Amenity Access
Yarelis Nolasco	8/20/25	10:00a	QUESTION ABOUT AMENITIES	NO	AMENITY QUESTION
All Florida Post	8/20/25	12:20p	SERVICE	NO	REGULAR SERVICE VISIT.
Veronica Paz	8/20/25	12:30p	AMENITY QUESTION	NO	AMENITY QUESTION
Eden Smith	8/20/25	1:25	Epas	NO	purchased Epas / PayPal
Alba Rivero	8/20/25	3:52	Damaged Epas	NO	Replaced Damaged Epas
Hannah Darnett	8/20/25	7:51pm	Received HAA	NO	Tenant Received HAA
B&B	8/21/25	8:30a	SERVICE	NO	SERVICE VISIT.
Vitor Valladares	8/21/25	11:19a	N/A	NO	N/A
Mario Castro	8/21/25	1:57p	Epas	NO	purchased Epas
BOBBY ASBURY	8/21/25	2:32p	Epas	NO	purchased Epas
Nick Hunter	8/21/25	2:40p	Epas	NO	purchased Epas

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WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>8</u> AMENITY ACCESS <u>3</u>					
Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
ALBA PIERALTA	8/22/25	10:45a	AMENITY QUESTIONS	NO	AMENITY QUESTION
Danis Medines	8/22/25	3:30pm	AMENITY ACCESS	NO	AMENITY ACCESS
Luigi Fernandez	8/22/25	3:50	EPASS	NO	purchased EpasS
Miguel Ros	8/22/25	4:40	EPASS	NO	purchased EpasS
VICTOR VALLANES	8/25/25	9:00A	N/A	NO	N/A
JANIEL ACOSTA	8/25/25	11:10A	CLUBHOUSE RENTAL	NO	QUESTIONS REGARDING CLUBHOUSE RENTALS
Pari Rodriguez	8/25/25	1:45pm	EPASS	NO	purchased EpasS / Partial
Carlos Huertas	8/26/25	2:53	EPASS	NO	purchased EpasS
Carmelo Garcia	8/26/25	3:15	Replaced Damaged EpasS	NO	Replaced Damaged EpasS
Lisandra Da Silva	8/26/25	4:16	EPASS	NO	purchased EpasS / Partial
SARA Gomez	8/26/25	5:40pm	Inquiring clubhouse	NO	Inquiring about Rental
Luis Miguel	8/26/25	7:20pm	Replaced EpasS	NO	Replaced Damaged EpasS
B&B	8/26/25	9:00A	SERVICE	NO	REGULAR SERVICE VISIT
VICTOR VALLANES	8/26/25	1:02p	N/A	NO	N/A
Carlo Jimenez	8/26/25	2:20pm	AMENITY ACCESS	NO	AMENITY ACCESS
Karla Jimenez	8/26/25	2:22	AMENITY ACCESS	NO	AMENITY ACCESS
Mar Carrion	8/26/25	3:10	Retrieve Deposit	NO	Retrieve Rental Deposit
LARRY FORRA	8/26/25	5:26	EPASS	NO	purchased EpasS / Partial
THE FITNESS SOLUTION	8/27/25	9:00A	SERVICE VISIT	NO	REGULAR SERVICE VISIT

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WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>10</u> AMENITY ACCESS <u>1</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
MARK REYES	8/27/25	11:27A	CLICKER QUESTION	NO	ASK FOR BEN/MAYRA REGARDING GH CLICKERS.
Carlos Rein	8/27/25	2:42pm	Epas	NO	purchased Epas
Cesar Fills	8/27/25	7:09pm	Inquired HAA Form	NO	Inquired HAA Form
BEB	8/28/25	8:30A	SERVICE	NO	REGULAR SERVICE VISIT.
ORTEZ CONSTRUCTION	8/28/25	8:30A	REPAIR	NO	DIGGING HOLE UNDER SINKING PIPES TO FIND WATER SOURCE.
VICTOR VALLABARES	8/28/25	11:00A	N/A	NO	N/A
Omar Vokan	8/28/25	2:00pm	Epas	NO	purchased Epas / pay P/L
Karla Contreras	8/28/25	4:15pm	Epas	NO	purchased Epas / pay P/L
Cludia Casas	8/28/25	6:34pm	Epas	NO	purchased Epas / pay P/L
DISCOUNT LIGHTING	8/29/25	10:03A	DROP OFF	NO	DROPPED OFF ORDERED SUPPLIES
Genia Hernandez	8/29/25	1:38pm	Epas	NO	purchased Epas
Charika Quintero	8/29/25	2:37pm	Epas	NO	purchased Epas
Aleir Burton	8/29/25	3:16pm	Epas	NO	purchased Epas
Daniel Espinoza	8/29/25	3:26pm	Epas	NO	purchased Epas
VICTOR VALLABARES	8/29/25	4:50p	N/A	NO	N/A
Martha Rodriguez	8/29/25	7:24pm	Amenity Access	NO	Amenity Access
VICTOR VALLABARES	9/2/25	10:15A	N/A	NO	N/A
Sider Morales	9/2/25	12:25	Epas	NO	purchased epas
Renee Ashore	9/2/25	12:40	Epas	NO	purchased epas / pay P/L

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(23)

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	<u>7</u> AMENITY ACCESS <u>6</u>

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Renee Catalina	12:35	9/2/25	Replaced Epass	NO	Replaced Damaged Epass
Mariafern	2:24	9/2/25	Amenity Access	NO	Amenity Access.
Caribel Quera	7:40pm	9/2/25	HAA Form	NO	Tenant Received HAA
VICTOR VALLANES	9:30A	9/3/25	N/A	NO	N/A
Barbara Conley	3:27	9/3/25	Epass	NO	purchased Epass/Repair
Joseph Torres	3:42	9/3/25	Amenity Access	NO	Amenity Access
Carlos Fellingano	7:58pm	9/3/25	Amenity Access	NO	Amenity Access
Carla Sablonero	8:08pm	9/3/25	HAA Form	NO	New Tenant Received HAA Form
B&B	9:00 A	9/4/25	SERVICE VISIT	NO	REGULAR SERVICE VISIT
NANETTE HERNANDEZ	1:13p	9/4/25	AMENITY QUESTION	NO	ASKING HOW TO OBTAIN CLUB MEMBERSHIP. INFO PROVIDED.
Nathalie Ortiz	3:06pm	9/4/25	Replaced Epass	NO	Replaced Damaged Epass
Nanelle Hernandez	3:34	9/4/25	Amenity Access	NO	Amenity Access
Jose Rodriguez	3:34	9/4/25	Amenity Access	NO	Amenity Access
Claudio Hernandez	3:57pm	9/4/25	Epass	NO	purchased Epass
Julio Conrado	8:27pm	9/4/25	Amenity Access	NO	Amenity Access
Leticia Ruano	4:40		Epass	NO	purchase Epass
Karla Arzen	4:48	9/6/25	money order	NO	Dropping off money order/Partial
Carlos Alarado	2:00	9/6/25	Epass	NO	purchased Epass/Repair
Wendy Cis	2:20	9/6/25	Replaced Epass	NO	Replaced Epass/Repair

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WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>12</u> AMENITY ACCESS <u>2</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Julio Roman	9/8/25	8:00	Epass	NO	purchased Epass / PayPal
Angel Castro	9/8/25	4:55	Epass	NO	purchased Epass / PayPal
Orsion Castro	9/8/25	7:44pm	Epass Form	NO	New team retrieved 1st Form
VICTOR VALLEDALES	9/9/25	11:12A	N/A	NO	N/A
B&B	9/9/25	11:23A	SERVICE	NO	PERFORMED REGULAR SERVICE IN ADDITION TO SHOCK TREATING POOL
William Cardon	9/9/25	8:55	Epass	NO	purchased Epass / PayPal
Joselito Hernandez	9/9/25	4:26	Epass	NO	purchased epass / nonorder
THE FITNESS SOLUTION	9/11/25	11:40A	SERVICE	NO	REPLACED OVERHEAD MULTISTATION CABLE
Carolina Alvar	9/10/25	7:55pm	Amenity Access	NO	Amenity Access
B&B	9/11/25	9:16A	SERVICE	NO	SERVICE VISIT.
Carolina Rodriguez	9/11/25	8:57pm	Epass	NO	purchased Epass
Shirley Rios	9/11/25	4:31pm	Replaced Epass	NO	Owner Replaced Epass
Modellin Torres	9/12/25	7pm	purchased Epass	YES	purchase Epass / PayPal
James Blackburn	9/15/25	2:18	purchased Epass	NO	purchased Epass
Grays Orwin	9/15/25	2:57	Exchanged Epass	NO	Exchanged Damaged Epass
Renee Perez	9/15/25	3:24pm	Amenity Access	NO	Amenity Access
Kimberly Lopez	9/15/25	3:37	Epass	NO	purchased Epass
Augustine Quash	9/16/25	1:50	Epass	NO	purchased Epass
Alex Patrini	9/16/25	1:52	Epass	NO	purchased Epass / PayPal

Page 1 of 1

## **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:** September 25, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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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
7/16/25	20919-20921	\$40,699.40
7/18/25	20922-20923	360.85
7/30/25	20924-20940	55,458.91
8/6/25	20941-20950	57,861.93
8/13/25	20951-20956	77,813.68
8/20/25	20957-20967	37,494.02
8/27/25	20968-20971	10,064.25
9/3/25	20972-20987	153,435.88
9/10/25	20988-20996	14,804.80
9/17/25	20997-21003	61,827.19
<b>TOTAL</b>		<b>\$509,820.91</b>

AP300R  
\*\*\* CHECK NOS. 020919-021003

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

RUN 9/18/25

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/16/25	00021	6/30/25 193978	202506 310-51300-31500		*	2,070.00	
		SVCS 06/25		BILLING COCHRAN LYLES MAURO &			2,070.00 020919
7/16/25	00406	7/01/25 9403514	202507 320-53800-46200		*	33,917.39	
		LANDSCAPE MAINT 07/25					
		7/01/25 9403514	202507 320-53800-46202		*	2,391.80	
		LANDSCAPE MAINT 07/25					
		7/01/25 9403514	202507 320-57200-46200		*	425.21	
		LANDSCAPE MAINT 07/25		BRIGHTVIEW LANDSCAPE SERVICES, INC.			36,734.40 020920
7/16/25	00211	7/12/25 29818	202507 320-57200-46000		*	1,895.00	
		REPAIRS 07/25 PAVERS		ORTIZ CONSTRUCTION SERVICES			1,895.00 020921
7/18/25	00366	7/09/25 0854352-	202507 320-53800-41005		*	132.55	
		SVCS 07/25		COMCAST			132.55 020922
7/18/25	00496	7/17/25 07172025	202507 320-57200-52005		*	92.77	
		AMERICAN FAN FLAG 07/25					
		7/17/25 07172025	202507 310-51300-49000		*	23.70	
		SDV CUSTOM CARDS 07/25					
		7/17/25 07172025	202507 320-57200-46000		*	111.83	
		HEAVY DUTY GARDEN HOSE		MAYRA PADILLA			228.30 020923
7/30/25	00235	7/16/25 899538	202507 320-57200-46000		*	79.50	
		PEST/RODENT SVCS 07/25		ALL FLORIDA PEST CONTROL			79.50 020924
7/30/25	00022	8/01/25 1503	202508 320-53800-46800		*	1,644.00	
		LAKE SVCS 08/25		ALLSTATE RESOURCE MANAGEMENT, INC.			1,644.00 020925
7/30/25	00049	7/07/25 8532	202506 310-51300-31100		*	6,492.50	
		SVCS 06/25		ALVAREZ ENGINEERS, INC.			6,492.50 020926
7/30/25	00489	7/24/25 07242025	202507 320-57200-46000		*	300.00	
		WASH/DEEP CLEANED 07/25		CARMEN HERNANDEZ			300.00 020927
7/30/25	00239	3/05/25 42230729	202503 320-57200-52000		*	35.00	
		LOGO MAT 03/25					

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

RUN 9/18/25

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/12/25 42239032	202503 320-57200-52000		*	35.00	
		LOGO MAT 03/25					
		4/14/25 42272282	202504 320-57200-52000		*	35.00	
		LOGO MAT 04/25					
		4/21/25 42280255	202504 320-57200-52000		*	35.00	
		LOGO MAT 04/25					
		4/28/25 42287489	202504 320-57200-52000		*	35.00	
		LGO MAT 04/25					
		5/19/25 42309636	202505 320-57200-52000		*	35.00	
		LOGO MAT 05/25					
		5/27/25 42316667	202505 320-57200-52000		*	35.00	
		LOGO MAT 05/25					
		6/02/25 42324165	202506 320-57200-52000		*	35.00	
		LOGO MAT 06/25					
		6/09/25 42331363	202506 320-57200-52000		*	35.00	
		LOGO MAT 06/25					
		6/18/25 42342151	202506 320-57200-52000		*	35.00	
		LOGO MAT 06/25					
		6/25/25 42349424	202506 320-57200-52000		*	35.00	
		LOGO MAT 06/25					
		7/02/25 42357408	202507 320-57200-52000		*	35.00	
		LOGO MAT 07/25					
		7/09/25 42363559	202507 320-57200-52000		*	35.00	
		LOGO MAT 07/25					
				CINTAS CORP.			455.00 020928
7/30/25	00442	7/18/25 1129044-	202507 320-53800-41005		*	279.07	
		SVCS 07/25					
				COMCAST			279.07 020929
7/30/25	00135	7/15/25 19243	202507 320-57200-52000		*	26.98	
		SUPPLIES 07/25					
				DISCOUNT LIGHTING AND SUPPLIES, INC			26.98 020930
7/30/25	00007	7/15/25 89247072	202507 310-51300-42000		*	41.30	
		DELIVERY THRU 07/03/25					
		7/22/25 89307294	202507 310-51300-42000		*	20.52	
		DELIVERY THRU 07/11/25					
				FEDEX			61.82 020931
7/30/25	00384	6/30/25 0221122	202506 320-57200-45300		*	1,020.00	
		REPAIR BROKEN MAIN DRAIN					
				FLORIDA'S BRIGHT & BLUE POOLS, INC			1,020.00 020932
7/30/25	00023	7/15/25 072025	202507 320-53800-43000		*	202.29	
		SVCS 07/25					

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

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/15/25	072025	202507 320-53800-43100	*	27.20	
			SVCS 07/25				
		7/15/25	072025	202507 320-53800-43200	*	1,854.48	
			SVCS 07/25				
		7/15/25	072025	202507 320-53800-43400	*	207.06	
			SVCS 07/25				
				FLORIDA POWER & LIGHT			2,291.03 020933
7/30/25	00053	7/31/25	0625	202506 320-53800-34501	*	6,264.60	
			SVCS 06/25				
		7/31/25	072025	202507 320-53800-34501	*	15,041.40	
			SVCS 07/25				
				FRATERNAL ORDER OF POLICE			21,306.00 020934
7/30/25	00530	7/24/25	25-2093	202507 320-53800-49100	*	650.00	
			SPOT ELEVATIONS 07/25				
				GRAUPHICS GEOMATICS SERVICES CORPS			650.00 020935
7/30/25	00014	7/25/25	28033	202507 300-20700-10500	*	600.00	
			ARBITRAGE SVCS 07/55				
		7/25/25	28033	202507 700-51700-73000	*	600.00	
			ARBITRAGE SVCS 07/55				
		7/25/25	28033	202507 700-13100-10000	*	600.00-	
			ARBITRAGE SVCS 07/55				
				GRAU & ASSOCIATES			600.00 020936
7/30/25	00477	7/17/25	3199	202507 320-53800-34500	*	9,686.40	
			SVCS 07/07-07/13/25				
		7/31/25	3200	202507 320-53800-34500	*	9,686.40	
			SVCS 07/14-07/20/25				
				MAVERICK SECURITY SERVICES, LLC			19,372.80 020937
7/30/25	00496	7/25/25	07252025	202507 310-51300-49000	*	190.96	
			SDV MEETING LUNCH 07/25				
		7/25/25	07252025	202507 310-51300-49000	*	42.28	
			SDV DRINKS 07/25				
		7/25/25	07252025	202507 320-57200-46000	*	158.00	
			STORAGE UNIT 07/25				
				MAYRA PADILLA			391.24 020938
7/30/25	00432	7/21/25	96125150	202508 320-53800-41000	*	53.80	
			SVCS 08/25				
				T-MOBILE			53.80 020939
7/30/25	00430	7/01/25	INV-VCI-	202507 320-53800-34501	*	380.77	
			M-POST LICENSE 07/25				

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

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/25	INV-VCI- 202507 320-53800-34501 POST 07/25		*	54.40	
				TRACKFORCE - RTM SOFT, INC.			435.17 020940
8/06/25	00406	7/16/25	9431220 202507 320-53800-35000 REPAIRS-JULY 25 IRRIGATIO		*	660.00	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			660.00 020941
8/06/25	00041	7/23/25	JULY 202 202507 320-53800-43000 SVCS JULY 2025		*	32.41	
		7/23/25	JULY 202 202507 320-53800-43100 SVCS JULY 2025		*	55.27	
		7/23/25	JULY 202 202507 320-53800-43200 SVCS JULY 2025		*	879.32	
		7/23/25	JULY 202 202507 320-53800-43300 SVCS JULY 2025		*	52.87	
		7/23/25	JULY 202 202507 320-53800-43400 SVCS JULY 2025		*	442.44	
		7/23/25	JULY 202 202507 320-57200-43000 SVCS JULY 2025		*	2,356.96	
				CITY OF HOMESTEAD			3,819.27 020942
8/06/25	00435	7/24/25	6152 202507 320-53800-46100 SVCS JULY 2025 GUARD HSE		*	3,750.00	
				DML SECURITY SYSTEMS LLC			3,750.00 020943
8/06/25	00007	7/29/25	89388440 202507 310-51300-42000 DELIVERIES THRU 07/18/25		*	20.57	
				FEDEX			20.57 020944
8/06/25	00384	5/16/25	0220963 202505 320-57200-45300 SVCS 05/16/25 DOH REQ		*	3,321.21	
		6/25/25	0221151 202506 320-57200-45300 REPAIRS-JUNE 2025 DOH REQ		*	824.99	
		7/01/25	0221072 202507 320-57200-45300 SVCS JULY 2025		*	1,300.00	
		8/01/25	0221165 202508 320-57200-45300 MAINT AUGUST 2025		*	1,300.00	
				FLORIDA'S BRIGHT & BLUE POOLS, INC			6,746.20 020945
8/06/25	00038	8/01/25	721 202508 320-57200-34000 CLBHSE&FIELD SVCS 08/25		*	9,583.33	
		8/01/25	722 202508 320-53800-46100 GATE MTG FIELD SVCS 08/25		*	833.33	
		8/01/25	723 202508 300-20700-10500 S2013 BONDS DISSEMINATION		*	208.33	

SDVN SOUTH DADE VEN JWASSERMAN

AP300R  
\*\*\* CHECK NOS. 020919-021003

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

RUN 9/18/25

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/01/25 723	202508 700-51700-73000		*	208.33	
			S2013 BONDS DISSEMINATION				
		8/01/25 723	202508 700-13100-10000		*	208.33-	
			S2013 BONDS DISSEMINATION				
		8/01/25 724	202508 310-51300-34000		*	5,538.92	
			MGMT FEES AUGUST 2025				
		8/01/25 724	202508 310-51300-44000		*	200.00	
			RENT				
		8/01/25 724	202508 310-51300-35100		*	83.33	
			COMPUTER TIME				
		8/01/25 724	202508 320-53800-49300		*	250.00	
			WEBSITE ADMINISTRATION				
		8/01/25 724	202508 310-51300-51000		*	183.92	
			OFFICE SUPPLIES				
		8/01/25 724	202508 310-51300-42500		*	1,605.07	
			COPIES				
		8/01/25 724	202508 310-51300-42500		*	484.60	
			COPIES				
			GOVERNMENTAL MANAGEMENT SERVICES				18,970.83 020946
8/06/25 00477		7/28/25 3219	202507 320-57200-34500		*	9,687.65	
			SVCS-07/21/25-07/27/25				
		8/05/25 3224	202508 320-57200-34500		*	9,686.40	
			SVCS-07/28/25-08/03/25				
			MAVERICK SECURITY SERVICES, LLC				19,374.05 020947
8/06/25 00496		8/05/25 08052025	202508 320-57200-51000		*	58.95	
			REIMB-AMAZON OFFICE DESK				
			MAYRA PADILLA				58.95 020948
8/06/25 00430		8/01/25 INV-VCI-	202508 320-53800-34501		*	380.77	
			M-POST LICENCE 08/25				
		8/01/25 INV-VCI-	202508 320-53800-34501		*	54.40	
			POST				
			TRACKFORCE - RTM SOFT, INC.				435.17 020949
8/06/25 00059		7/25/25 7831360	202507 310-51300-32300		*	1,006.72	
			ADMIN FEE 7/01/25-6/30/26				
		7/25/25 7831360	202507 300-15500-10000		*	3,020.17	
			ADMIN FEE 7/01/25-6/30/26				
			U.S. BANK				4,026.89 020950
8/13/25 00230		8/11/25 164140	202508 320-57200-34501		*	363.87	
			MONITOR 09/01-11/30/25				
			ALARM AND ELECTRONICS SYSTEMS LLC				363.87 020951
			SDVN SOUTH DADE VEN JWASSERMAN				

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8/13/25	00049	8/05/25 8662	202507 310-51300-31100		*	4,670.00	
		SVCS 07/25					
		8/05/25 8663	202507 310-51300-31100		*	21,500.00	
		DIGITIZATION CDD DATA					
				ALVAREZ ENGINEERS, INC.			26,170.00 020952
8/13/25	00406	8/01/25 9440017	202508 320-53800-46200		*	11,081.27	
		QRTLY RETAINAGE JUNE-AUG					
		8/01/25 9440017	202508 320-53800-46202		*	806.90	
		QRTLY RETAINAGE JUNE-AUG					
		8/01/25 9440017	202508 320-57200-46200		*	356.63	
		QRTLY RETAINAGE JUNE-AUG					
		8/01/25 9440017	202508 320-53800-46200		*	33,917.39	
		LANDSCAPE MAINT 08/25					
		8/01/25 9440017	202508 320-53800-46202		*	2,391.80	
		LANDSCAPE MAINT 08/25					
		8/01/25 9440017	202508 320-57200-46200		*	425.21	
		LANDSCAPE MAINT 08/25					
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			48,979.20 020953
8/13/25	00007	8/05/25 89459189	202507 310-51300-42000		*	20.61	
		DELIVERY THRU 07/31/25					
				FEDEX			20.61 020954
8/13/25	00361	8/05/25 68228	202508 320-57200-46100		*	205.00	
		PREVENTIVE MAINT 08/25					
				THE FITNESS SOLUTION			205.00 020955
8/13/25	00211	8/11/25 29832	202508 320-53800-46000		*	375.00	
		REPAIR CHAIN/VINYL FENCE					
		8/11/25 29832	202508 320-57200-46000		*	1,700.00	
		REPAIR POOL PAVERS 08/25					
				ORTIZ CONSTRUCTION SERVICES			2,075.00 020956
8/20/25	00401	7/30/25 6316	202507 320-57200-46000		*	225.00	
		SVCS 07/25					
		7/30/25 6317	202507 320-53800-46100		*	225.00	
		SVCS 07/25					
				ANGEL J. MARTIN			450.00 020957
8/20/25	00021	7/31/25 194491	202507 310-51300-31500		*	2,887.50	
		SVCS 07/25					
				BILLING COCHRAN LYLES MAURO &			2,887.50 020958
8/20/25	00406	7/31/25 9462453	202507 320-53800-46200		*	1,050.00	
		EXTRA BUSH HOG MAY-SEPT					

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		7/31/25 9462463	202507 320-53800-46205		*	495.00	
		REMOVE SEEDS 07/25					
		8/08/25 9465218	202508 320-53800-35000		*	1,590.00	
		IRRIGATION REPAIRS 08/25					
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			3,135.00 020959
8/20/25 00366		8/09/25 0854352-	202508 320-53800-41005		*	132.55	
		SVCS 08/25					
				COMCAST			132.55 020960
8/20/25 00007		8/12/25 89520202	202507 310-51300-42000		*	20.61	
		DELIVERY THRU 07/31/25					
				FEDEX			20.61 020961
8/20/25 00384		7/09/25 0221141	202507 320-57200-45300		*	15,000.00	
		GUTTER LINE REPAIR 07/25					
				FLORIDA'S BRIGHT & BLUE POOLS, INC			15,000.00 020962
8/20/25 00023		12/01/25 18004862	202412 320-53800-43250		*	2,301.00	
		SVCS 12/24					
		12/01/25 18004862	202412 320-53800-43250		V	2,301.00-	
		SVCS 12/24					
				FLORIDA POWER & LIGHT			.00 020963
8/20/25 00023		8/14/25 082025	202508 320-53800-43000		*	166.82	
		SVCS 08/25					
		8/14/25 082025	202508 320-53800-43100		*	27.20	
		SVCS 08/25					
		8/14/25 082025	202508 320-53800-43200		*	1,853.34	
		SVCS 08/25					
		8/14/25 082025	202508 320-53800-43400		*	201.60	
		SVCS 08/25					
				FLORIDA POWER & LIGHT			2,248.96 020964
8/20/25 00477		8/01/25 3243	202508 320-53800-34502		*	9,686.40	
		SVCS 08/04-08/10/25					
				MAVERICK SECURITY SERVICES, LLC			9,686.40 020965
8/20/25 00211		8/16/25 29839	202508 320-53800-46000		*	1,632.00	
		REPLACE LIGHT BULB 08/25					
				ORTIZ CONSTRUCTION SERVICES			1,632.00 020966
8/20/25 00023		12/01/24 18004862	202412 320-53800-43250		*	2,301.00	
		SVCS 12/24					
				FLORIDA POWER & LIGHT			2,301.00 020967

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8/27/25	00235	8/20/25 902062	202508 320-57200-46000	PEST CONTROL 08/25	*	79.50	
							79.50 020968
ALL FLORIDA PEST CONTROL							
8/27/25	00442	8/18/25 1129044-	202508 320-53800-41005	SVCS 08/25	*	360.80	
							360.80 020969
COMCAST							
8/27/25	00007	8/19/25 89591751	202508 310-51300-42000	DELIVERY THRU 08/14/25	*	41.22	
							41.22 020970
FEDEX							
8/27/25	00477	8/21/25 3261	202508 320-53800-34500	SVCS 08/11-08/17/25	*	9,582.73	
							9,582.73 020971
MAVERICK SECURITY SERVICES, LLC							
9/03/25	00401	8/29/25 6318	202508 320-57200-46000	SVCS 08/25	*	225.00	
							225.00
							450.00 020972
ANGEL J. MARTIN							
9/03/25	00489	8/25/25 08252025	202508 320-57200-46000	WASH BUNTING/ MOVE COOLER	*	25.00	
							25.00 020973
CARMEN HERNANDEZ							
9/03/25	00041	8/22/25 082025	202508 320-53800-43000	SVCS 08/25	*	32.98	
							30.59
							912.33
							26.25
							476.96
							2,674.40
							4,153.51 020974
CITY OF HOMESTEAD							
9/03/25	00135	7/30/25 19267	202507 320-57200-52000	SVCS 07/25	*	406.83	
							303.60
							710.43 020975
DISCOUNT LIGHTING AND SUPPLIES, INC							

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9/03/25	00007	8/26/25 89678884	202508 310-51300-42000	DELIVERY THRU 08/14/25	*	20.57	
				FEDEX			20.57 020976
9/03/25	00053	8/31/25 082025	202508 320-53800-34501	SVCS 08/25	*	16,640.63	
				FRATERNAL ORDER OF POLICE			16,640.63 020977
9/03/25	00038	9/01/25 725	202509 320-57200-34000	CLBHOUSE/FIELD SVCS 09/25	*	9,583.33	
		9/01/25 726	202509 320-53800-46100	GATE MGMT/FIELD SVCS 9/25	*	833.33	
		9/01/25 727	202509 300-20700-10500	S2013 BONDS DISSEMINATION	*	208.33	
		9/01/25 727	202509 700-51700-73000	S2013 BONDS DISSEMINATION	*	208.33	
		9/01/25 727	202509 700-13100-10000	S2013 BONDS DISSEMINATION	*	208.33	
		9/01/25 728	202509 310-51300-34000	MGMT FEES 09/25	*	5,538.92	
		9/01/25 728	202509 310-51300-44000	RENT 09/25	*	200.00	
		9/01/25 728	202509 310-51300-35100	COMPUTER TIME 09/25	*	83.33	
		9/01/25 728	202509 320-53800-49300	WEBSITE ADMIN 09/25	*	250.00	
		9/01/25 728	202509 310-51300-51000	OFFICE SUPPLIES 09/25	*	.15	
		9/01/25 728	202509 310-51300-42000	POSTAGE&DELIVERY 09/25	*	31.82	
				GOVERNMENTAL MANAGEMENT SERVICES			16,729.21 020978
9/03/25	00477	8/28/25 3262	202508 320-57200-34500	SVCS 08/18-08/24/25	*	9,083.21	
		9/02/25 3264	202508 320-57200-34500	SVCS 08/25-08/31/25	*	9,686.41	
				MAVERICK SECURITY SERVICES, LLC			18,769.62 020979
9/03/25	00496	9/03/25 09032025	202509 320-57200-46000	STORAGE UNIT 09/25	*	201.00	
				MAYRA PADILLA			201.00 020980
9/03/25	00211	9/02/25 29849	202509 320-57200-45300	SVCS 09/25 FIX LEAK	*	1,250.00	
				ORTIZ CONSTRUCTION SERVICES			1,250.00 020981

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9/03/25	00097	9/03/25 092025	202509 300-20700-10700	TRANSFER OF TAX RECEIPTS	*	9,962.31	
				SOUTH-DADE VENTURE COMMUNITY			9,962.31 020982
9/03/25	00233	9/03/25 092025	202509 300-20700-10500	TRANSFER OF TAX RECEIPTS	*	44,889.30	
				SOUTH-DADE VENTURE COMMUNITY			44,889.30 020983
9/03/25	00494	9/03/25 092025	202509 300-20700-10300	TRANSFER OF TAX RECEIPTS	*	35,056.22	
				SOUTH-DADE VENTURE COMMUNITY			35,056.22 020984
9/03/25	00432	9/21/25 96125150	202509 320-53800-41000	SVCS 09/25	*	53.80	
				T-MOBILE			53.80 020985
9/03/25	00430	9/01/25 INV-VCI-	202509 320-53800-34501	M-POST LICENSE 09/25	*	380.77	
		9/01/25 INV-VCI-	202509 320-53800-34501	POST 09/25	*	54.40	
				TRACKFORCE - RTM SOFT, INC.			435.17 020986
9/03/25	00059	8/25/25 7868105	202508 300-15500-10000	ADMIN 08/01/25-07/31/26	*	3,407.59	
		8/25/25 7868105	202508 310-51300-32300	ADMIN 08/01/25-07/31/26	*	681.52	
				U.S. BANK			4,089.11 020987
9/10/25	00433	9/08/25 09082025	202509 320-57200-46000	BROKEN POOL DECK FURNITUR	*	200.00	
				ADRIAN SUAREZ MARTINEZ			200.00 020988
9/10/25	00510	6/30/25 47668375	202509 300-15500-10000	EVENT 11/15/25 DEPOSIT	*	6,100.00	
				ALL STAR EVENTS, INC.			6,100.00 020989
9/10/25	00022	9/01/25 2268	202509 320-53800-46800	LAKE MGMT 09/25	*	1,644.00	
				ALLSTATE RESOURCE MANAGEMENT, INC.			1,644.00 020990
9/10/25	00406	8/24/25 9471984	202508 320-53800-46205	REPLACE WOOD 08/25	*	527.44	
		8/24/25 9471985	202508 320-53800-35000	REPAIR AT BOULEVARD 08/25	*	547.66	
		8/29/25 9497396	202508 320-53800-46205	TREE REMOVALS 08/25	*	777.60	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			1,852.70 020991

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9/10/25	00007	9/02/25 89772215	202508 310-51300-42000	DELIVERY THRU 08/28/25	*	66.30	
				FEDEX			66.30 020992
9/10/25	00496	9/04/25 09042025	202509 320-57200-46000	REIMB SDV AMAZON 09/25	*	176.56	
				MAYRA PADILLA			176.56 020993
9/10/25	00523	8/31/25 INV47899	202508 310-51300-48000	LEGAL AD #IPL0248203	*	2,635.24	
				MCCLATCHY COMPANY LLC			2,635.24 020994
9/10/25	00532	9/08/25 09082025	202509 320-57200-46000	PRESSURE WASH SOFFIT 9/25	*	150.00	
				MILENA SIERRA			150.00 020995
9/10/25	00211	8/19/25 29866	202508 320-53800-46000	REPLACE SIGNS/POST 08/25	*	1,980.00	
				ORTIZ CONSTRUCTION SERVICES			1,980.00 020996
9/17/25	00049	9/03/25 8711	202508 310-51300-31100	SVCS 08/25	*	785.00	
				ALVAREZ ENGINEERS, INC.			785.00 020997
9/17/25	00021	8/31/25 194916	202508 310-51300-31500	SVCS 08/25	*	522.50	
				BILLING COCHRAN LYLES MAURO &			522.50 020998
9/17/25	00406	9/01/25 9475991	202509 320-53800-46200	LANDSCAPE MAINT 09/25	*	33,917.39	
		9/01/25 9475991	202509 320-53800-46202	LANDSCAPE MAINT 09/25	*	2,391.80	
		9/01/25 9475991	202509 320-57200-46200	LANDSCAPE MAINT 09/25	*	425.21	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			36,734.40 020999
9/17/25	00435	9/11/25 6239-1	202509 320-53800-46100	POOL/LAKE CAMERAS SVCS	*	295.80	
		9/11/25 6262-1	202509 320-53800-46100	PMSA& WEATHER SVCS 09/25	*	2,438.12	
		9/11/25 6271-1	202509 320-53800-46100	QTY 20 TRANSMITTERS 9/25	*	650.75	
		9/11/25 6273-1	202509 320-53800-46100	VIDEO EXPORT 09/25	*	36.00	
				DML SECURITY SYSTEMS LLC			3,420.67 021000

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9/17/25	00007	9/09/25 89854570	202509 310-51300-42000	DELIVERY THRU 09/04/25	*	40.88	
				FEDEX			40.88 021001
9/17/25	00361	8/27/25 68553	202508 320-57200-46100	SUPPLIES 08/25	*	460.16	
		9/08/25 68796	202509 320-57200-46100	PREVENTIVE MAINT 09/25	*	175.00	
		9/08/25 68797	202509 320-57200-46100	SUPPLIES 09/25	*	315.78	
				THE FITNESS SOLUTION			950.94 021002
9/17/25	00477	9/10/25 3283	202509 320-53800-34500	SVCS 09/01-09/07/25	*	9,686.40	
		9/15/25 3284	202509 320-53800-34500	SVCS 09/08-09/14/25	*	9,686.40	
				MAVERICK SECURITY SERVICES, LLC			19,372.80 021003
				TOTAL FOR BANK A		509,820.91	
				TOTAL FOR REGISTER		509,820.91	

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

***Unaudited Financial Reporting***  
***August 31, 2025***



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**South-Dade Venture**  
**Community Development District**  
**Balance Sheet**  
**August 31, 2025**

	General Fund	Debt Service Fund	Totals Governmental Funds
<b>Assets:</b>			
Operating Account	\$ 36,592	\$ -	\$ 36,592
Due from Other-PayPal	3,240	-	3,240
Due from General Fund	-	90,116	90,116
<b>Investments:</b>			
State Board of Administration - Surplus	459,315	-	459,315
State Board of Administration - Guardhouse Reserves	91,195	-	91,195
State Board of Administration - Clubhouse Reserves	183,748	-	183,748
BankUnited Money Market Account	87,575	-	87,575
<b>Series 2008</b>			
Revenue	-	8,613	8,613
Prepayment	-	2,642	2,642
<b>Series 2013</b>			
Reserve	-	25,000	25,000
Revenue	-	246,656	246,656
Prepayment	-	3,210	3,210
<b>Series 2022</b>			
Reserve	-	33,792	33,792
Revenue	-	59,298	59,298
Deposits	2,434	-	2,434
<b>Total Assets</b>	<b>\$ 872,571</b>	<b>\$ 469,329</b>	<b>\$ 1,341,899</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 53,161	\$ -	\$ 53,161
Due to Debt Service	90,116	-	90,116
<b>Total Liabilities</b>	<b>\$ 143,277</b>	<b>\$ -</b>	<b>\$ 143,277</b>
<b>Fund Balance:</b>			
Nonspendable:			
Deposits	\$ 2,434	\$ -	\$ 2,434
Restricted for:			
Debt Service	-	469,329	469,329
Assigned for:			
Clubhouse Reserves	183,748	-	183,748
Guardhouse Reserves	91,195	-	91,195
Unassigned	443,445	-	443,445
<b>Total Fund Balances</b>	<b>\$ 729,294</b>	<b>\$ 469,329</b>	<b>\$ 1,198,622</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 872,571</b>	<b>\$ 469,329</b>	<b>\$ 1,341,899</b>

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

**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**

**For The Period Ended August 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Through 08/31/25	Through 08/31/25	Variance

**Revenues:**

Special Assessments - Tax Roll	\$ 2,065,689	\$ 2,065,689	\$ 2,078,314	\$ 12,625
Interest Income	20,000	18,333	46,502	28,169
Miscellaneous Income-Vehicle Registration	15,000	13,750	8,305	(5,445)
Miscellaneous Income-Clubhouse	600	550	1,939	1,389
Donations	-	-	1,795	1,795
Unassigned Fund Balance	125,570	115,106	-	(115,106)

<b>Total Revenues</b>	<b>\$ 2,226,859</b>	<b>\$ 2,213,428</b>	<b>\$ 2,137,130</b>	<b>\$ (76,298)</b>
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**Expenditures:**

**General and Administrative:**

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 8,000	\$ 3,000
Payroll Taxes	918	842	612	230
Engineering	8,000	7,333	50,658	(43,324)
Arbitrage Calculation	600	600	600	-
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	25,000	22,917	22,967	(50)
Annual Audit	4,400	4,400	4,400	-
Trustee Fees	12,174	12,205	12,205	-
Management Fees	66,467	60,928	60,928	0
Information Technology	1,000	917	917	0
Postage and Delivery	2,000	1,833	3,195	(1,362)
Insurance General Liability	12,031	12,031	11,702	329
Printing and Binding	1,000	917	551	366
Rental and Leases	2,400	2,200	2,200	-
Legal Advertising	1,000	1,000	5,399	(4,399)
Other Current Charges	2,500	2,292	3,081	(790)
Office Supplies	250	229	184	45
Dues, Licenses and Subscriptions	175	175	175	-

<b>Total General and Administrative</b>	<b>\$ 153,915</b>	<b>\$ 143,818</b>	<b>\$ 189,774</b>	<b>\$ (45,956)</b>
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**Operations and Maintenance**

**General Maintenance Expenditures**

Electric - Entrance Lighting	\$ 5,000	\$ 4,583	\$ 3,424	\$ 1,160
Electric - Street Lighting	32,000	29,333	29,287	47
Electric - Street Lighting Lease	27,612	25,311	5,602	19,709
Electric - Irrigation	3,500	3,208	2,025	1,183
Electric - Guardhouse	8,000	7,333	6,331	1,002
Cable/Internet	26,000	23,833	26,672	(2,839)
Telephone-Wireless	720	660	592	68
Landscape Maintenance	473,211	433,776	419,216	14,560
Tree Trimming	33,475	30,686	45,769	(15,083)
Plant Replacement	20,000	18,333	13,094	5,239
Irrigation Maintenance	10,000	9,167	9,379	(212)
Lake Maintenance	19,164	17,567	18,172	(605)

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended August 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Through 08/31/25	Through 08/31/25	Variance
<b>General Maintenance Expenditures (Continued)</b>				
General Maintenance	10,000	9,167	20,083	(10,916)
Pressure Cleaning	16,500	16,500	16,735	(235)
Culvert Cleaning	18,000	16,500	-	16,500
Property Insurance	32,657	32,657	29,614	3,043
Banner/Holiday Decorations	115,000	115,000	129,454	(14,454)
Security Gate Guards	467,640	428,670	463,586	(34,916)
Gate Maintenance/Repairs	82,000	75,167	72,648	2,519
Enhanced Security	292,045	267,708	187,333	80,375
Web Design/Maintenance	3,000	2,750	2,750	-
Newsletter Printing	4,000	3,667	2,226	1,441
Contingency	10,000	10,000	26,425	(16,425)
Capital Projects	-	-	2,847	(2,847)
<b>Subtotal General Maintenance Expenditures</b>	<b>\$ 1,709,525</b>	<b>\$ 1,581,577</b>	<b>\$ 1,533,263</b>	<b>\$ 48,314</b>
<b>Clubhouse Expenditures</b>				
Security	\$ 71,000	\$ 65,083	\$ 68,376	\$ (3,293)
Telephone	6,750	6,188	6,200	(13)
Utilities	33,000	30,250	26,240	4,010
Property Insurance	14,850	14,850	13,466	1,384
Alarm Monitoring	3,000	2,750	1,455	1,295
Pool Maintenance and Repairs	37,000	33,917	48,434	(14,518)
Club Operation/Staff	115,000	105,417	105,417	0
Workers' Compensation Insurance	1,620	1,620	955	665
Fitness Equipment Maintenance	6,000	5,500	9,765	(4,265)
Office Supplies and Printing	4,000	3,667	2,061	1,606
Repairs and Maintenance	35,000	32,083	44,887	(12,804)
Janitorial Supplies	7,000	6,417	5,788	629
Landscape Maintenance	8,000	7,333	6,678	655
Licenses and Permits	1,200	1,200	1,162	38
Contingency	20,000	18,333	13,387	4,946
<b>Subtotal Clubhouse Expenditures</b>	<b>\$ 363,420</b>	<b>\$ 334,607</b>	<b>\$ 354,271</b>	<b>\$ (19,664)</b>
<b>Total Operations and Maintenance</b>	<b>\$ 2,072,944</b>	<b>\$ 1,916,184</b>	<b>\$ 1,887,534</b>	<b>\$ 28,650</b>
<b>Total Expenditures</b>	<b>\$ 2,226,859</b>	<b>\$ 2,060,003</b>	<b>\$ 2,077,308</b>	<b>\$ (17,306)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (0)</b>	<b>\$ 153,426</b>	<b>\$ 59,822</b>	<b>\$ (58,992)</b>
<b>Fund Balance - Beginning</b>			<b>\$ 669,472</b>	
<b>Fund Balance - Ending</b>			<b>\$ 729,294</b>	



# South-Dade Venture

## Community Development District

### Debt Service Fund Series 2008

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 08/31/25	Through 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 169,312	\$ 169,312	\$ 170,799	\$ 1,487
Interest Income	-	-	2,793	2,793
<b>Total Revenues</b>	<b>\$ 169,312</b>	<b>\$ 169,312</b>	<b>\$ 173,592</b>	<b>\$ 4,280</b>
<b>Expenditures:</b>				
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	-
<b>Total Expenditures</b>	<b>\$ 172,704</b>	<b>\$ 172,704</b>	<b>\$ 172,704</b>	<b>\$ (0)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (3,392)</b>	<b>\$ (3,392)</b>	<b>\$ 888</b>	<b>\$ 4,280</b>
<b>Fund Balance - Beginning</b>			<b>\$ 20,329</b>	
<b>Fund Balance - Ending</b>			<b>\$ 21,217</b>	

# South-Dade Venture

## Community Development District

### Debt Service Fund Series 2013

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 08/31/25	Through 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 796,457	\$ 796,457	\$ 801,325	\$ 4,868
Interest Income	50	46	19,585	19,539
<b>Total Revenues</b>	<b>\$ 796,507</b>	<b>\$ 796,503</b>	<b>\$ 820,910</b>	<b>\$ 24,407</b>
<b>Expenditures:</b>				
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	-
<b>Total Expenditures</b>	<b>\$ 795,448</b>	<b>\$ 795,448</b>	<b>\$ 795,448</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,060</b>	<b>\$ 1,055</b>	<b>\$25,462</b>	<b>\$ 24,407</b>
<b>Other Financing Sources/(Uses):</b>				
Arbitrage Rebate Calculation	\$ (600)	\$ (600)	\$ (600)	\$ -
Dissemination Agent Fees	(2,500)	(2,292)	(2,292)	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (3,100)</b>	<b>\$ (2,892)</b>	<b>\$ (2,892)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (2,041)</b>	<b>\$ (1,836)</b>	<b>\$ 22,570</b>	<b>\$ 24,407</b>
<b>Fund Balance - Beginning</b>			<b>\$ 297,394</b>	
<b>Fund Balance - Ending</b>			<b>\$ 319,965</b>	

# South-Dade Venture

## Community Development District

### Debt Service Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 08/31/25	Through 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 597,373	\$ 597,373	\$ 601,024	\$ 3,651
Interest Income	-	-	11,400	11,400
<b>Total Revenues</b>	<b>\$ 597,373</b>	<b>\$ 597,373</b>	<b>\$ 612,424</b>	<b>\$ 15,051</b>
<b>Expenditures:</b>				
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	-
<b>Total Expenditures</b>	<b>\$ 600,708</b>	<b>\$ 600,708</b>	<b>\$ 600,708</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (3,335)</b>	<b>\$ (3,335)</b>	<b>\$ 11,716</b>	<b>\$ 15,051</b>
<b>Fund Balance - Beginning</b>			<b>\$ 116,431</b>	
<b>Fund Balance - Ending</b>			<b>\$ 128,147</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 196,337	\$ 1,645,673	\$ 54,335	\$ 29,404	\$ 31,342	\$ 55,473	\$ 20,211	\$ 45,236	\$ -	\$ 303	\$ -	\$ 2,078,314
Interest Income	2,187	1,806	2,033	7,066	6,163	5,950	5,000	4,904	4,100	4,005	3,287	-	46,502
Miscellaneous Income-Vehicle Registration	-	-	2,430	-	880	-	1,235	-	2,600	-	1,160	-	8,305
Miscellaneous Income-Clubhouse	-	-	-	-	1,075	-	-	-	864	-	-	-	1,939
Miscellaneous Income-Other	-	-	-	-	-	-	275	-	-	-	-	-	275
Donations	-	-	1,795	-	-	-	-	-	-	-	-	-	1,795
<b>Total Revenues</b>	<b>\$ 2,187</b>	<b>\$ 198,143</b>	<b>\$ 1,651,932</b>	<b>\$ 61,401</b>	<b>\$ 37,522</b>	<b>\$ 37,292</b>	<b>\$ 61,983</b>	<b>\$ 25,115</b>	<b>\$ 52,799</b>	<b>\$ 4,005</b>	<b>\$ 4,751</b>	<b>\$ -</b>	<b>\$ 2,137,130</b>

**Expenditures:**

**General and Administrative:**

Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 8,000
Payroll Taxes	77	-	-	153	-	77	77	-	77	77	77	-	612
Engineering	4,550	-	-	4,775	1,843	385	3,240	2,418	6,493	26,170	785	-	50,658
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	2,070	2,888	523	-	22,967
Annual Audit	-	-	-	-	2,000	2,400	-	-	-	-	-	-	4,400
Trustee Fees	8,472	-	-	-	-	-	2,045	-	-	1,007	682	-	12,205
Management Fees	5,539	5,539	5,539	5,539	5,539	5,539	5,539	5,539	5,539	5,539	5,539	-	60,928
Information Technology	83	83	83	83	83	83	83	83	83	83	83	-	917
Postage and Delivery	147	124	133	136	105	212	121	202	134	148	1,733	-	3,195
Insurance General Liability	11,702	-	-	-	-	-	-	-	-	-	-	-	11,702
Printing and Binding	13	17	10	3	7	7	0	8	0	-	485	-	551
Rental and Leases	200	200	200	200	200	200	200	200	200	200	200	-	2,200
Legal Advertising	-	-	438	-	-	627	627	1,071	-	-	2,635	-	5,399
Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	233	152	250	197	205	197	292	484	242	634	197	-	3,081
Office Supplies	-	-	-	-	-	-	-	0	-	0	184	-	184
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 37,519</b>	<b>\$ 7,408</b>	<b>\$ 8,771</b>	<b>\$ 15,919</b>	<b>\$ 13,061</b>	<b>\$ 11,855</b>	<b>\$ 16,956</b>	<b>\$ 10,582</b>	<b>\$ 15,838</b>	<b>\$ 37,745</b>	<b>\$ 14,121</b>	<b>\$ -</b>	<b>\$ 189,774</b>

**Operations & Maintenance**

**General Maintenance Expenditures**

Electric - Entrance Lighting	\$ 115	\$ 161	\$ 446	\$ 505	\$ 319	\$ 309	\$ 412	\$ 416	\$ 308	\$ 235	\$ 200	\$ -	\$ 3,424
Electric - Street Lighting	2,590	2,590	2,590	2,670	2,670	2,669	2,669	2,670	2,669	2,734	2,766	-	29,287
Electric - Street Lighting Lease	2,301	2,301	-	-	-	-	-	-	1,000	-	-	-	5,602
Electric - Irrigation	163	173	316	260	198	208	206	165	126	135	74	-	2,025
Electric - Guardhouse	618	562	504	581	526	474	526	556	657	650	679	-	6,331
Cable/Internet	2,615	2,074	2,638	2,385	2,133	2,685	2,409	2,406	2,158	2,682	2,488	-	26,672
Telephone-Wireless	54	54	54	54	54	54	54	54	54	54	54	-	592
Landscape Maintenance	33,917	44,999	33,917	33,917	44,999	34,667	33,917	44,999	33,917	34,967	44,999	-	419,216
Tree Trimming	2,392	3,199	2,392	17,392	3,199	3,623	2,392	3,199	2,392	2,392	3,199	-	45,769
Plant Replacement	3,000	-	2,776	-	3,055	1,112	796	-	555	495	1,305	-	13,094
Irrigation Maintenance	-	-	1,036	-	-	-	-	-	5,545	660	2,138	-	9,379
Field Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,597	1,597	1,597	1,644	1,644	1,644	1,873	1,644	1,644	1,644	1,644	-	18,172

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>General Maintenance Expenditures (Continued)</b>													
General Maintenance	575	1,100	1,525	3,180	2,243	4,233	100	1,695	1,445	-	3,987	-	20,083
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	-	93	-	-	129,454
Security Gate Guards	34,725	48,890	39,987	49,625	38,742	38,728	38,559	38,746	48,415	39,444	47,725	-	463,586
Gate Maintenance/Repairs	5,955	5,932	8,387	13,476	5,776	6,611	7,306	11,276	2,023	4,808	1,099	-	72,648
Enhanced Security	21,943	20,459	15,742	10,664	14,835	22,610	15,381	17,766	15,381	15,477	17,076	-	187,333
Web Design/Maintenance	250	250	250	250	250	250	250	250	250	250	250	-	2,750
Newsletter Printing	-	-	-	500	1,226	-	500	-	-	-	-	-	2,226
Contingency	-	-	-	-	14,900	10,875	-	-	-	650	-	-	26,425
Capital Projects	-	2,847	-	-	-	-	-	-	-	-	-	-	2,847
<b>Subtotal Field Expenditures</b>	<b>\$ 168,048</b>	<b>\$ 196,421</b>	<b>\$ 114,156</b>	<b>\$ 195,146</b>	<b>\$ 136,768</b>	<b>\$ 130,752</b>	<b>\$ 107,350</b>	<b>\$ 129,033</b>	<b>\$ 118,539</b>	<b>\$ 107,369</b>	<b>\$ 129,681</b>	<b>\$ -</b>	<b>\$ 1,533,263</b>
<b>Clubhouse Expenditures</b>													
Security	\$ 5,506	\$ 12,202	\$ 5,697	\$ 6,684	\$ 5,723	\$ 5,021	\$ 4,633	\$ 5,451	\$ 4,823	\$ 4,810	\$ 7,826	\$ -	\$ 68,376
Telephone	556	557	557	568	568	568	566	565	565	565	565	-	6,200
Utilities	1,924	1,362	1,165	1,249	4,299	2,425	2,122	2,659	4,003	2,357	2,674	-	26,240
Property Insurance	13,466	-	-	-	-	-	-	-	-	-	-	-	13,466
Alarm Monitoring	-	-	364	-	-	364	-	-	364	-	364	-	1,455
Pool Maintenance and Repairs	1,300	1,300	5,800	5,737	1,300	1,300	5,178	4,621	4,298	16,300	1,300	-	48,434
Club Operation/Staff	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	-	105,417
Workers' Compensation Insurance	955	-	-	-	-	-	-	-	-	-	-	-	955
Fitness Equipment Maintenance	503	673	3,052	581	205	1,712	1,818	175	205	175	665	-	9,765
Office Supplies and Printing	227	71	1,206	133	279	86	-	-	-	-	59	-	2,061
Repairs and Maintenance	2,435	1,475	2,111	4,037	923	20,098	6,406	1,070	1,293	3,010	2,030	-	44,887
Janitorial Supplies	1,140	140	459	554	475	730	753	140	590	504	304	-	5,788
Landscape Maintenance	425	1,214	567	425	782	425	425	782	425	425	782	-	6,678
Licenses and Permits	-	-	-	1,162	-	-	-	-	-	-	-	-	1,162
Contingency	243	13,144	-	-	-	-	-	-	-	-	-	-	13,387
<b>Subtotal Amenity Expenditures</b>	<b>\$ 38,263</b>	<b>\$ 41,721</b>	<b>\$ 30,562</b>	<b>\$ 30,713</b>	<b>\$ 24,137</b>	<b>\$ 42,313</b>	<b>\$ 31,485</b>	<b>\$ 25,047</b>	<b>\$ 26,149</b>	<b>\$ 37,729</b>	<b>\$ 26,152</b>	<b>\$ -</b>	<b>\$ 354,271</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 206,311</b>	<b>\$ 238,143</b>	<b>\$ 144,718</b>	<b>\$ 225,859</b>	<b>\$ 160,905</b>	<b>\$ 173,065</b>	<b>\$ 138,835</b>	<b>\$ 154,080</b>	<b>\$ 144,688</b>	<b>\$ 145,098</b>	<b>\$ 155,833</b>	<b>\$ -</b>	<b>\$ 1,887,534</b>
<b>Total Expenditures</b>	<b>\$ 243,830</b>	<b>\$ 245,551</b>	<b>\$ 153,489</b>	<b>\$ 241,778</b>	<b>\$ 173,965</b>	<b>\$ 184,919</b>	<b>\$ 155,791</b>	<b>\$ 164,662</b>	<b>\$ 160,526</b>	<b>\$ 182,843</b>	<b>\$ 169,954</b>	<b>\$ -</b>	<b>\$ 2,077,308</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (241,643)</b>	<b>\$ (47,407)</b>	<b>\$ 1,498,442</b>	<b>\$ (180,376)</b>	<b>\$ (136,444)</b>	<b>\$ (147,627)</b>	<b>\$ (93,808)</b>	<b>\$ (139,547)</b>	<b>\$ (107,727)</b>	<b>\$ (178,838)</b>	<b>\$ (165,204)</b>	<b>\$ -</b>	<b>\$ 59,822</b>
<b>Net Change in Fund Balance</b>	<b>\$ (241,643)</b>	<b>\$ (47,407)</b>	<b>\$ 1,498,442</b>	<b>\$ (180,376)</b>	<b>\$ (136,444)</b>	<b>\$ (147,627)</b>	<b>\$ (93,808)</b>	<b>\$ (139,547)</b>	<b>\$ (107,727)</b>	<b>\$ (178,838)</b>	<b>\$ (165,204)</b>	<b>\$ -</b>	<b>\$ 59,822</b>



**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)
<b>Current Bonds Outstanding</b>		<b>\$479,432</b>

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)
<b>Current Bonds Outstanding</b>		<b>\$5,655,000</b>

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)
<b>Current Bonds Outstanding</b>		<b>\$4,310,000</b>

<b>Total Current Bonds Outstanding</b>		<b>\$10,444,432</b>
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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%
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
08/01/25	INTEREST	\$0.00	\$0.00	\$0.00	\$532.95	532.95	303.34	24.93	116.96	87.72	532.95
<b>TOTAL</b>		<b>\$ 3,820,224.69</b>	<b>\$ 140,987.15</b>	<b>\$ 36,792.39</b>	<b>\$ 9,017.57</b>	<b>\$ 3,651,462.72</b>	<b>\$ 2,078,314.35</b>	<b>\$ 170,799.45</b>	<b>\$ 801,324.96</b>	<b>\$ 601,023.92</b>	<b>\$ 3,651,462.68</b>

<b>100.00%</b>	<b>Percent Collected</b>
<b>\$ 71.26</b>	<b>Balance Remaining to Collect</b>

**From:** sonia castro  
**Sent:** Wednesday, September 10, 2025 7:20 AM  
**To:** Mayra Padilla  
**Subject:** campaign

**September 10, 2025**  
**Board of Supervisors**  
SDVCDD

Dear Members of the Board,

I hope this email finds you well. My name is Sonia Castro, and I am a candidate for City Council Seat 5 currently participating in the upcoming election.

I am writing to formally request permission to advertise my campaign during the period prior to the election taking place on Nov. 4th, 2025. My request is based on the fact that this approval has been granted to other candidates in the past. I assure the Board campaign material will be removed promptly after the election concludes. Thank you for your attention.

Respectfully,  
Sonia M. Castro

Good morning Ben and Mayra,

I am writing to respectfully request board approval to display my 8x4 Campaign sign for Homestead City Council on the entrance areas of Waterstone. Please, kindly advise if you need anything additional to present this request for review, and should additional information be needed please do not hesitate to contact me directly at (786) 444-6133.

Looking forward to continuing to work together in service to our community!

Best regards,

**Erica G. Ávila**

786-444-6133

[ericaavila.amc@gmail.com](mailto:ericaavila.amc@gmail.com)