



South-Dade Venture
Community Development District

<http://southdadecdd.com>

Jessica Cabrera, Chair

Mike Cruz, Vice Chair

Curtis Cooper, Supervisor

Victor Valladares, Supervisor

Desiree Rivera, Supervisor

November 20, 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
November 20, 2025
4:00p.m.**

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

Join the meeting now

**Meeting ID: 260 025 122 836 6 and Passcode: up78zi9u
1 872-240-4685 and Phone Conference ID: 118 743 357#**

1. Roll Call and Pledge of Allegiance
2. Approval of the Minutes of the October 23, 2025 Meeting – **Page 3**
3. Consideration of **Resolution #2026-01** Budget Amendment for Fiscal Year 2025 – **Page 37**
4. Discussion of:
 - A. Revocable License Agreement with Waterstone Charter School Holding, Inc. – **Page 41**
 - B. First Amendment to Revocable License Agreement – **Page 58**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field/Club Manager – Monthly Report – **Page 69**
 - D. Manager
6. Financial Reports
 - A. Approval of Check Run Summary – **Page 81**
 - B. Acceptance of Unaudited Financials – **Page 89**
7. Supervisors Requests and Audience Comments
8. Adjournment

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

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, October 23, 2025, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera	Chairman
Mike Cruz	Vice Chairman
Curtis Cooper	Supervisor
Victor Valladares	Supervisor
Desiree Rivera	Supervisor

Also present was:

Scott Cochran	District Counsel
Alejandro Aleman	District Engineer
Ben Quesada	District Manager
Paul Winkeljohn	Governmental Management Services
Terry Gynn	Governmental Management Services (by phone)
Mayra Padilla	Field Manager
Brian Correa	Club Manager
Vincent Fernandez	BrightView Landscaping
Captain Yanko Rodriguez	Homestead Police Department (by phone)
Carlos Perez	City of Homestead
Crystal Ollivierre	City of Homestead
Alejandro Ramos	City of Homestead
Cairo Cangas	City of Homestead Public Works Director
Several Residents	

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

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

FOURTH ORDER OF BUSINESS

Discussion of Correspondence for Off-Duty Homestead Police

Mr. Cabrera: Alright, so we are going to jump right into Captain Yanko Rodriguez who's on the phone, he has some information he has to share but, he also has the State of Address at 6:00 p.m. so I know he's really busy and has to go, so we're going to jump right into him, Captain are you there?

Captain Rodriguez: Good afternoon everyone, yes, I'm on, can you hear me?

Ms. Cabrera: Yes, good afternoon, the floor is yours.

Captain Rodriguez: Ok, so we had sent out back in September a letter to all our vendors that we were transitioning to a new management company and form of payment for off duty services. We transitioned to a company called Roll Kall Services, and we're requiring part of that transition all vendors to prepay for services to guarantee continuity of the officers. I noticed some concerns came up with other vendors in regards to paying an estimate that turns into an invoice after the job is worked, somehow they worked that out and everybody is currently coming on board and doing the prepayment, and know there was a concern possibly with Waterstone CDD being able to fulfill the requirements for prepayment prior to the job being worked. So, I kind of want to see what your take is on that and where you all feel the solution is but, that's something that we're requiring for all vendors which is not anything new for Homestead PD, just in the past we've done net 30 for you guys, and other HOAs but, every other vendor that we have, whether you're having a birthday party or you're having a big event in Homestead Harris Field Pavilion, everybody is required to prepay which is industry standard for law enforcement across the board.

Ms. Cabrera: Ok, thank you. Paul, what's your feedback?

Mr. Winkeljohn: Yes, Captain please hang on the phone, we've sent through email the concept that we are not a vendor, this is in essence an interlocal government agreement, we are a form of government and our auditing and financial requirements are just like the city, and I bet the city does not prepay any of its bills, and because of that it's going to create nightmare for us with our auditors and maintaining government accounting standards, and the work orders for your accounting staff would be significant to track and we'd have to reconcile these bills individually, that's not in our contract. So you're running

up the costs of the District in essence, and again, it's government to government, so I don't believe that was the intent so we're happy to listen to options but, I don't know of any government that prepays anything other than a deposit, and the major events I can see, those are a one off, but to do an ongoing merely for 20 hours a day of off duty services there's another way we can do this perhaps.

Captain Rodriguez: The only other way I can say would be timeliness would be Monday morning, all the invoices are finalized for the previous week and somebody from you staff go in and make the payment for the previous week and be posted by close of business by Monday, that would probably be the simplest solution because now you're paying for services that were provided and you can go ahead and pay for it.

Mr. Winkeljohn: Captain, that certainly fixes the huge element of it, however, it's going to be a weekly payment, I'd have to go to accounts payable first of all on that, and there were definitely be a cost, so I'd have to add some sort of processing fee to be able to conduct business that way.

Mr. Cooper: What's the typical turnaround time now to receive payment?

Mr. Winkeljohn: Well, the law is I believe 30-day net from a back order receipts, if there's an invalid receipt that gets paid at that time.

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

Mr. Cochran: And we're subject to the Florida Prompt Payment Act as a local government entity, so we have to pay by law but, there's also, as Paul mentioned, a process if there's a problem with the invoice.

Mr. Winkeljohn: So, we can have this conversation with staff, with the city and come up with a solution, I appreciate his flexibility, I know he's offered as much flexibility as humanly possible so I think we can work something out from what he just said, I just have to figure out a way to make it work, and then I'll come back to you with a recommendation.

Ms. Cabrera: Yes, I think that's the best route.

Mr. Winkeljohn: Yes.

Ms. Cabrera: Any questions?

Captain Rodriguez: Here's the concern that I have, while you guys work out the particulars, that's why it was sent out a month ago, the officers won't get paid until you

guys pay the bill, so you're not going to have officers signed up for the detail if it's taking 30 days to get payment, and this is going to be for every HOA, I understand that you guys are set up differently but, there's also loop holes or requirements in the law where if it's a maintenance or if it's a subscription or if there's other ways you can prepay a service, I think prepayment of service, yes, you're a government entity hiring off duty services but, it's a service we're providing, so if you're saying that you're going to stick hard on with the net 30, the other option would be to pay the officers and you could charge an additional 2% to do the net 30 so the officers get paid weekly because I'm going to tell you we're going to have a hard time filling the details when officers aren't getting paid for 30 days to 45 days, and the CDD right now is the only one that has not paid. Malibu has already gone in and paid their bills, and other entities have already gone in and paid.

Mr. Winkeljohn: Well I'll be frank with you, I consider our, as I'm sure our Board does, consider us a significant stakeholder in your off duty services. (inaudible comment) The fact that we weren't consulted before you selected your vendor, my firm manages multiple off duty systems for the City of Coral Gables, and for the Village of Biscayne Park, and I personally manage them, and we understand why municipalities have great off duty services in house to a contractor because there was some legislation and some conflicts with a lawsuit in Miami Beach but, when that came out I actually went to the City of Homestead and asked how they were going to proceed and you guys continued to do it the old way. (inaudible comment) So, I understand where you are and why you have to do it, and totally understand that we can work with you but, I think this is a conversation best held with at the staff level and I think we can certainly schedule that and be put it on our calendar to have that resolution.

Captain Rodriguez: I appreciate that, like I said, all I ask is that it could be resolved as quick as possible, we're three weeks, or the month of October is almost done and it's going to be the same thing once the city moves towards to with any HOA or any requests or any details. Again, I think the simplest solution would be if the invoices are processed on Monday for the prior week, obviously those services were rendered and you're just paying the invoices then, I think that's the best way around it and the time invested would be easier.

Mr. Valladares: (inaudible comment)

Mr. Winkeljohn: We had an agreement if you will, the contract is a little bit stronger than what we had before, but we pulled that up just recently and looked at it to make sure we had modern terms and stuff like that.

Captain Rodriguez: Yes, under the previous contract it was net 30, basically we fronted it and obviously you guys paid your bills which I have no complaints on getting paid from the CDD, you guys have always been one of the best payers, this is just something you just need to try to work through the kinks on this.

Mr. Winkeljohn: Right and the rules changed, I understand.

Mr. Cooper: Are you guys not allowed to prepay anymore?

Captain Rodriguez: Say that again.

Mr. Cooper: Are you not allowed to prepay anymore because I know like even county, and fire, just being in fire watch, the fire fighters they do the job and then the county pays and then obviously they collect from the vendor at least on that side, and it sounds like you were just saying you were prepaying the officers previously so are you guys no longer prepaying?

Captain Rodriguez: So, the way the payments are being done now is it's being done from the company Roll Kall they're handling the invoicing, the billing and the payments to the officers, that's where we're requiring them to prepay. The way we had it set up before was to a different vendor and we made the payments in advance and that was net 30 when the CDD or other entities paid for, but when we transition to Roll Call, we're doing everything prepaid for all vendors. Like I said, I'm willing to work with you guys, we've had a great partnership with the Waterstone CDD, I think that net 30 is not going to be realistic in regards to the processing of payment for this stuff that we currently have.

Mr. Winkeljohn: I'll research what he suggested but, I can't answer now, but I'll certainly figure out how to find some way to do that in my office.

Ms. Cabrera: Ok, great. Thank you. Does anybody else have any other questions?

Mr. Cooper: I would just like to see some traffic enforcement along Waterstone Way and the Boulevard if that's possible.

Captain Rodriguez: I will pass that on to the traffic unit, any particular time you're seeing an issue with it?

Mr. Cooper: I mean typically in the past you all have put the signs out and it tells you kind of the hours specifically when the highest peak of people breaking the traffic law or speed and then you would I guess dispatch officers associated with those times.

Captain Rodriguez: Ok, I'll get with Major Owens on that and make him aware of it.

Mr. Cooper: Ok, thank you.

Captain Rodriguez: You guys have a great night.

Ms. Cabrera: Thank you.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the September 25, 2025 Meeting

Ms. Cabrera: Alright, so we'll move into item No. 2, approval of the minutes for September, is there a motion to approve?

Mr. Winkeljohn: I had received a few typos and grammatical errors that are our expert, Scott, had crossed off, so with those submitted we'll take care of it.

Mr. Quesada: So, the motion would be to approve as amended.

Ms. Cabrera: Ok, so a motion to approve as amended with the grammatical errors.

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, the Minutes of the September 25, 2025 Meeting with the submitted changes were approved.

THIRD ORDER OF BUSINESS

City of Homestead CDD Board Presentation

Ms. Cabrera: Item No. 3, City of Homestead CDD Board presentation.

Mr. Quesada: Is there anybody from the city here today that's ready to make any type of presentation?

Ms. Ollivierre: Yes, for those of you who don't know me, my name is Crystal Ollivierre and work for the City of Homestead and I just wanted to share some things with you. I appreciate your time, and Homestead is launching a brand new initiative. (inaudible comment) So, it's a community calendar to get more residents involved in the goings on within the city and the outlining areas of the City of Homestead, so it's going to be a centralized calendar that everyone can go to and see what's happening in the city and downtown Homestead. (inaudible comment) So, that is our first thing, and along those

same lines what is going on in Homestead for the winter season is we're going to have an ice skating rink, so we want our ice skating in downtown at the park starting around the 22nd and it's going to run 60 days. (inaudible comment) The first time to launch it is also around the tree lighting ceremony not here but, the city has one also, so that's going to be the first night and the city is inviting everyone to attend. Also, throughout this we're going to have different theme nights between November 25th and January 1st where we have adults nights, kids nights, different themes which will be done, so I wanted to pass around to you guys so we could get the word out to the residents because I feel like people don't necessarily come to city hall but they will come for this, and word of mouth especially for good things travels a lot faster, so I did want to discuss that. We also have a director from public works who is going to discuss the future of GO bonds, which is going to be on the ballot in November, so some people may have gotten that already the mineral amount, but it's just to explain what the ballot question is for educational purposes so everyone knows, and we can give you information that details what the two items are on the bonds.

Mr. Cooper: What was the date again for the ice skating rink?

Ms. Rivera: November 22nd.

Mr. Cooper: Ok.

Ms. Ollivierre: Yes, and everybody attends it. (inaudible comment)

Mr. Cangas: Hello everyone, I'm Cairo Cangas, I'm the public works director and as Crystal mentioned I'm willing to go over for educational purposes the gold bond that you will see on the ballot in November, unless you've already done your voting you may have already seen it. So, first of all what a GO bond is and some of you may not know, is a general bond, and that's one of the ways that the city can borrow money. (inaudible comment) It is paid through the property taxes, as an Ad Valorem tax, and it must be approved by voters through a referendum, and that is why it will be on the ballot. (inaudible comment) Why a gold bond, this is a way to fund major capital improvement projects, in this case, the city is asking for, pertaining to the residents, the option to approve the bond for park upgrades, and also roadway and bridge improvements, which in our case it's canal crossings, so there will be two questions on the ballot. The resident will vote on two bond questions, as I mentioned one for parks and one for roads. You could have the case where one passes and the other one doesn't, vice versa, or both pass or none. The financial impact, this line details how much you can anticipate for an average capital value

in the City of Homestead to pay, nevertheless, (inaudible comment) you can also calculate it for your specific property without having to go with the average, so this one is telling you how much the average taxable property is. (inaudible comment) That would come out for the park project, \$62.73 per year, approximately \$5.00 per month, and for the roadway project \$68.23 a year or approximately \$6.00 per month. However, we want to make this understood and clear that the bonds are issued in Series, in other words in phases, so the cost per phase is added to it as they're taken out, and that won't be the case if the bonds are approved and you start taking from them, that maximum allowance won't happen from the get-go there are some restrictions that we talked about why that would be double dipping. We also wanted to give an example as to what taxable means and how these calculations are performed because when we say the average taxable amount is \$171, a lot of people say, that's not the case. (inaudible comment) So, that could be estimated as \$484, or \$700 it depends, the doesn't mean that it's the assessed valued, it also doesn't mean that is the taxable value. As you can see for this property in particular, on the grey boxes at the bottom, we highlighted how much the taxable value, city taxable value would come to and it's \$149,882, even though it was estimated or it could very easily sell on the market for \$500,000 or around there. If you were to take this example and do the calculations, the easiest way to see what the maximum table is, again, I don't foresee that being the case. (inaudible comment) So, for the park project you take the rate of 0.3661 per \$1,000 of city taxable value, and in this case you would divide the \$149,882, by \$1,000, you can \$149,882 multiplied by that rate I just mentioned and for park bonds the maximum value on an annual basis would \$54. 87. For the roadway bond you would do the same calculation except instead of using 0.3661 you would use 0.3983 and if you do the multiplication and the taxable amount that you pay, if I was that property owner is \$59.70, and again bonds are issued in Series. (inaudible comment) Those amounts that we mentioned, the \$1,000 came from these numbers, this is the total bond amount that the city is proposing to take out for park improvements, \$35.8 million dollars and for the roadway improvements \$39.1 million dollars. The estimated interest if all of the bonds were to be taken out would be \$78.6 million dollar over 30 years, if they're all issued at once. If you do it per Series, each Series has a 30 year lifetime, the actual bond will mature over several years as projects are ready. The way the city came up with the \$35.8 million dollars is based on the example of potential projects that could be funded via this

bond for parks and roadways. Something that you have to keep in mind and why these are examples of potential projects it's because it doesn't mean that the city would be doing these projects, these are projects that are large enough to fit the need for the capital improvement bond but, the city is always trying to look for funds, whether it be state or federal or any other agency, so you may see a project here that will be funded by other means so the bonds would be used for those but, these are large ticket items. (inaudible comment) For the roadway improvements these are examples of potential project that could be funded via the bonds, Mowry Drive, we included the bridge replacement and I'm not sure if you guys are familiar but, Mowry Drive crosses along three canals just east of SW 162nd Avenue, and a two lane two-way bridge which would be replaced with a four lane bridge and the road itself from US 1 to 162nd will be widened to accommodate the four lanes as an example project, and along 162nd Avenue, they're going to replace it and widening to four lanes. (inaudible comment) SW 147th bridge needs replacement and also widened to four lanes, same as Mowry and East 6th Avenue from Lucy to US 1, widening it from two to three lanes, including drainage upgrades. All these projects will include facility enhancements physically wider bike lanes, share use path or to be able to ride safely along the road. (inaudible comment) So, we're finalizing the transportation master plan, and city-wide we've had multiple meetings for the community, we've also had meetings with the council and a lot of these projects came from that. When it comes to parks, a lot of community input and also part of their strategic plan programming, we also used resident feedback. (inaudible comment) So, that's just a couple of examples of how we collected that information. Now, the bonds can only be used for capital projects, meaning for parks and roads, and they cannot be used for operating and events, and they ensure the investment go directly into the community improvements. There's a timeline, and I don't remember what it is but, there's a timeline that needs to be maintained whenever one of these are taken out to ensure that the projects are done and as agreed. So, let's assume that one of the projects is approved by council, which they all have to be approved by council, so let's assume that one of the projects, the widening of one of the roads, if approved by council the only time that money can be taken out is once we're ready to use that amount of money within 3 years and by Statute it has to be used within those 3 years. So, there isn't a way for the money to be taken and start accruing interest, making payments on those interests and the money is not doing anything, that's not the

intent of bonds, nor can it be used that way. Bond issuance and project timelines, so the bonds will not exceed 30 years from issuance, that for each phase that's taken out, they're issued in Series or phases that they gradually, not all at once, and that goes back to the first slide where I said the maximum that you can take. (inaudible comment) So, an example of Series 1 is to be taken out in 2026, it will mature in 2056, for Series 2, if it's taken out in 2028, it will mature in 2058, the bonds must be spent within that timeline like I said before and this ensures that every project will move forward quickly and residents see the benefits without delay. (inaudible comment) Who pays, all property owners within the City of Homestead, residents, businesses, non-residents and landowners, and as I said mentioned before it's based on city taxable property value, not market value. So, what's next is Election Day, that's on November 4th and again there will be two separate bond questions on the ballot, one is for approval or rejection of the parks improvement bond, and the other one is for the road improvement bond. If you have any questions, our chief public information officer that created a really nice website and multimedia links so you can follow if you just click on that, or take a picture of that but, it's available, it's on the website, it's on Instagram, it's everywhere so you can relay that to all the residents.

Ms. Padilla: Can you send one of us the link?

Mr. Cangas: Sure, yes.

Mr. Winkeljohn: So, we can put it on our website.

Ms. Padilla: Yes.

Mr. Winkeljohn: Are there any questions?

Mr. Valladares: (inaudible comment) The extra cost would be added to our taxes for 2026?

Mr. Cangas: No, there is a world in which both referendums are approved, and are not used. If we get funding in other matters they wouldn't be needed, you don't see it right away, you only see once council approves the project and approves for us to go get that portion of it, not the \$39 million, maybe one project is \$5 million, council approves that project, it's going to be \$5 million, finance goes and they do their magic, they get the \$5 million and that's when you'll see it in the next tax bill.

Mr. Valladares: Ok.

Ms. Cabrera: It has be approved by council.

Mr. Cangas: It will be when it's approved, the year after it's approved.

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

Mr. Copper: I think one of the challenges here that you're going to be, from what I see is all this is on the west side of Homestead for the most part, and actually one of our things here since we've been living in Waterstone is the lack of services on this side and previously we've had conversations with Erica Avila and the city trying to get a park over to this side for Oasis, Malibu Bay, Waterstone, and then nothing was ever done or approved because the land purchased never happened and whatnot, so I think one of the big hurdles is you have the highest tax base on the east but then we're going to be funding a lot of things over on the west side for 30 years and that's going to be a huge hurdle that you're going to have to overcome, seeing what I'm seeing right now.

Mr. Cangas: Again, these are examples of potential projects, it does not mean that these are the ones that are going to get approved.

Ms. Ollivierre: Right. (inaudible comment)

Mr. Cangas: (inaudible comment)

Ms. Ollivierre: (inaudible comment)

Mr. Cooper: The residents over here because obviously we were landlocked with the development, in 2003 or 2005, that big boom and this was on park space, and more emphasis on the building and now it's time to progress, and so there's huge areas we they can have get together, it's a little bit more convenient because I know traffic obviously is a concern, that's why you're doing the roadway improvements but, not a lot of residents go over to that side because of traffic and the draw of it, but it's valuable, the improvements but I don't see a lot of the residents over here wanting to go for 30 years, and I think the average home taxable is like \$400,000 to \$600,000.

Ms. Ollivierre: No, that's resale value, not city taxable.

Mr. Cooper: Right, the \$400,000 are some of the homes, not all, but like if they resold or whatever, \$400,000 is like a good medium.

Ms. Ollivierre: Right, that's not the taxable value on your property tax.

Mr. Cooper: No, I looked up a house in my community there, it's \$571,000 city taxable, and that's the higher end of the spectrum, and it's not a lot \$200 I think over the course of the 30 years but, that's still a lot to swallow when everything else is going up

around you and the residents are all getting hit with all these higher taxes and whatnot, so I'm just speaking the truth.

Ms. Ollivierre: Yes, I understand.

Mr. Cangas: (inaudible comment)

Ms. Ollivierre: (inaudible comment) So, now it's a land acquisition for the city in this area. (inaudible comment) We find that same challenge in finding a good location to put that in, that doesn't mean that's something that we're constantly looking forward to try to get, it's just that we don't have that yet. (inaudible comment)

Mr. Cangas: And there's local coordination with the county for property that could be turned into parks. (inaudible comment)

Mr. Quesada: Any other comments from the Board?

Ms. Cabrera: Thank you so much for the presentation. Any more questions?

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

Mr. Winkeljohn: Just a little bit of feedback, I know most of these your millage rate has gone down a little bit so that's a good story to add to this. (inaudible comment)

Mr. Quesada: Alright, thank you for your presentation.

Ms. Cabrera: Thank you so much.

Mr. Valladares: Thank you.

Ms. Ollivierre: (inaudible comment)

FOURTH ORDER OF BUSINESS

Discussion of Correspondence for Off-Duty Homestead Police

Ms. Cabrera: Ok, so we've already gone through item No. 4.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: We can jump into item No. 5, staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: Yes, just one follow up item from the last meeting, the security contractor has mentioned the possibility of doing body one cameras and you all asked me to look into a couple of things related to that. So, the two items were record retention and then public records application, the records retention piece it looks like it would be treated

the same way as regular video surveillance so it would be a 30 day retention. There is for law enforcement agencies for officers who are wearing body one cameras, it's a longer period, it's 90 days generally, if there's a specific incident it can increase, if there's a reason for certain footage but, since this would be a security contractor of the District, and not a sworn law enforcement officer that retention requirement wouldn't apply so I believe it would be the 30 days. So, if they had the ability to retain it for 30 days that would be sufficient as far as the retention. As far as the public records, it would be a public record and there's a specific exception, a limited exception for law enforcement officer body one cameras in one part of the public records Statutes, again, that doesn't really apply to non-law enforcement officer security companies so I don't think that some of those pieces would apply, so I think it would be treated pretty much like a normal video. There is something called a security and fire safety plan exemption, so for our static fixed camera recordings legally those can be exempt from the public records, but since the body one camera is really not stationary, it's on somebody that's moving around and it's really just kind of capturing interactions with people, it doesn't seem like it would fall within that exemption. There's no law on it, I researched it to see if there are any cases or opinions like construing whether a body one camera for a security check would fit and there's nothing that says it but, just kind of looking at the thing I don't think it would. So, the bottom line is I think it would be a public record so pretty much anybody that asked for it, it would have to be provided to them. There's certain exceptions for the law enforcement officers if they're in like private homes and things like that, places that there wouldn't be an expectation of privacy these would all be in public areas where it's open to the public, so I don't think that there would be much grounds for it to be withheld. So, that's the answer to those, you all can do with that what you will, other than that, I don't have anything else specific unless anybody has any questions.

Ms. Cabrera: Thank you. In regards to that, I can't remember, but what we talked about was that he would refrain from putting it on a vest, right?

Mr. Quesada: Unless instructed otherwise.

Mr. Cochran: I think he was saying that he wasn't going to do it unless you guys gave him the go ahead, and my understanding was you wanted answers to those questions before you were going to make that decision.

Ms. Cabrera: Right, thank you. So, do we want have a discussion about that now? Do we agree with them being able to use the body camera to find a different means to wear it. (inaudible comment) But if they find a different way to wear it, we know now that we would have access to the records if we needed to.

Mr. Quesada: Who'd be responsible for maintaining that Scott, the video?

Mr. Cochran: Well, they would be responsible for it but, it would be a District record, so if they don't meet their obligation to that, and in our contracts with all our contractors we have specific public records retention that we have to comply with so, ultimately it would their responsibility but, it would also be an issue for the District if they don't do that.

Mr. Cooper: Would we have to make an amendment to the agreement or contract that we have with them to assume that they keep everything within the required law?

Mr. Cochran: I'll take a look I don't think so, I think our usual public records provision requires them to comply with Chapter 119 as far as any of the records pertaining to it, so I don't think that would require a specific amendment, we could do one if you wanted to make it more explicit.

Mr. Quesada: I know we were going to do some potential housekeeping that goes back to the last increase so, maybe while you're doing that, we can look at that too and see if we can button that up if the Board decides to go with the body camera.

Mr. Cochran: Yes sure.

Mr. Cooper: I just would want it be clear that this way, if it does get requested and then all of sudden he says, I didn't know I was supposed to do that out, so we want to make sure everything is very clear if we decide to go through with that, and I'm fine with it as long as they show us what they're looking to mount on the guards and if it's going to be ok with everybody else on the Board, so I'm not for the vest like they had before.

Ms. Cabrera: Right, given the nature of our history, I would recommend that we do put that in writing somehow, very specific, where they know exactly what we're requesting, I mean we do need to cover our bases.

Mr. Cochran: And again, this was prompted by his request because he was the one that asked for it, it wasn't your direction.

Ms. Cabrera: Right, and I personally don't have a problem with any of it, with the body camera, and we got the information that we needed so, I'm still in favor of it, I don't really care for the vests, and Curtis already said he doesn't care for it either, so if they can

come up with some other idea. If they can become more creative with where they put it on the body, then we can consider it.

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

Mr. Cochran: My recollection of what he said is that there would just be some kind of a clip that would be put on the vest but that would sag or whatever and he wasn't going to spend money on a different mounting.

Ms. Cabrera: Yes. (inaudible comment) So long is it's not a tactical or intimidating vest then I don't have a problem with it, does everybody else agree with that?

Mr. Valladares: I agree.

Mr. Cruz: I agree.

Ms. Cabrera: Ok, so do you have your direction then.

Mr. Cruz: And it's not an additional cost, right?

Ms. Cabrera: Right.

Mr. Quesada: Alright, so we'll provide the direction to Maverick. (inaudible comment) to make sure that anything that needs to be maybe reworded in the public records provisions as to the body cameras.

Mr. Valladares: Ok.

Ms. Cabrera: And then the body cameras don't replace the other requirements.

B. Engineer ArcGIS Presentation

Ms. Cabrera: Ok, moving on to the engineer.

Mr. Aleman: Yes, so this web interface is shared to a link, so it could be as easy as just sending out an email to everyone, having that link accessible and that will bring you to this page. So, just for you guys with the interface, for example, if you were to use the map, the home footage right here on your left that would bring you straight back to the map, obviously you can zoom in and zoom out. You can key in any address if you want to look for any address in particular and that should give it to you, I set the clubhouse as an address, but any address will work which is powered by Google and then you can just bring it back home. Right now what you're seeing are the plats, I'll get into that right now as soon as we go through this. (inaudible comment) We have on the top right, we have the widgets, the corner one is legends, and whatever you layers you have turned on, this

legend will show you exactly what the colors or what the icons represent. In this case right now we're looking at the plats that's what is turned on so that's what the legends shows. These are all the plats that the entire District is composed of. Moving on to the layers, this is going to be what's going to turn off and on, whatever information we turn on or off. So, for example, right now we have the plats turned on so you can see the check mark is on, and if I turned that off you should be able to see the aerial view of the entire District. The same thing when we toggle on, for example roads, we've got a gray structure, so we'll get into that in a second. The next widget up here is the base, this also helpful in the event that you want to, for example turn off the streets, right now it's the world imagery with tables. (inaudible comment) Sometimes people prefer this for clarity, it does show some contours and shows where the buildings are located. (inaudible comment) Then another function I wanted to show is the print function, so let's say we're trying to convey a message about this lake for example, we go to the top right, print function, and then you can name it lakes, for example if we're trying to get a quote from a contractor to do shoreline restoration and whatnot, that would be an example, so you hit print and then it will generate a map of this lake, it will show scale bars, etc., so we'll keep this here running here in the meantime. Now also, back to layers which is where all the information is going to be stored, so starting with the first layer will be drainage infrastructure and this is probably the biggest one as you can see it on the drop down, it's shows main holes, control structures, headwalls, french drains pipes and lakes, and again, once you have these layers turned on you can always go back to legends and it will show you exactly what each icon represents. We had our field technician onsite, and he was able to survey all the structures, so flipping on any structure will show you the picture of the structure and it will show you the state that structure is in, in this case it's a manhole, but we can show for example some catch basins, obviously it's critical to have these in good shape so the road is probably drained, and we have come critical information here, as far as that drain structure, it has a structure name, it's got the elevation of the grade and the other elevation which is the elevation of the pipe that comes out of the structure, the elevation of that. So, service dates, I'm going to probably get with Ben and update this, again, typically we recommend each structure to be serviced once every 5 years, and we typically like to split every District into 5 year phases, so that's what these previous service dates are going to represent. This is also a good way of keeping with structures for services, and a good way

to avoid a redundant servicing. So, anytime that any structure gets serviced is considered dewatering by the county, so we have plat 5 permit issued, and typically the contractor will walk in with that permit but, it's important to have that permit number here. The county is now on the lookout so if they see any work being done on a structure they're going to want to see that permit number and this is critical in avoiding a citation. So, again, these are renewed once every year, so it's good to have this for you every year, because maybe the contractor is disorganized and you don't have the permit number at hand, we can also obtain it through here. Just some general notes, the landscaper, for example main space, in the future, there is a 5-year phase in plan if you guys want to proceed with or that you would like us to prepare, we could assigned a space for any structure, again, typically it will just break down of 5 phases every 5 years, so 1 phase per year. Elevation system, that's a little bit more technical regarding what frame of reference the elevation is in. (inaudible comment) Community names, obviously where the structure is located, what plat the structure is on, and then this last link over that I just clicked, that's going to bring you directly to the plats of that particular community. One particular challenge with this District is that we had over 14 or 15 sets of drainage plans, one pertaining to every community. So, we went ahead and separated all those 15 set of plans so that way whenever you click on a particular structure, it will generate a set of plans for that particular community. So, as you can see most of these plans are somewhat outdated, the resolution is subpar, but that's where we abstracted all that information from those partly legible plans and now you can obtain the same level of information by just clicking on any one of these structures. So, this information that we tabulated here, this structure mainly convention, the elevations of the grade, and the other elevations, all of that is populated into this GIS, and obviously far more legible. So, with that being said, I could move on to any other layers here, we have roads, and the District does maintain the center roads, and again it's the same idea, we tabulated some useful information like speed limit, road name, amount of lanes, and then again provided a link that will arrive you to the plans for the roadway component. So, again, this is a very detailed set of plans showing you the main road components, some of the underground infrastructure like sewer mains and water mains, so again if there's any obstruction on any of the sewer mains or whatnot, this would be the go to source of information for fixing that. So, the contractor will be able to access that information, with that information on the web, and this is where all the sewer water goes to, it's pressurized,

and gets sent out to the county main. So again, that information is now also part of your latest model. The rest of the GIS System is self-explanatory. You do have the latest information as far as roadways, but these drainage plans do contain at least a good portion of them, do contain some typical sections, and things of that nature, paving and grading information that could also be added on to the roadway information we're proving on the roadway component. Some of these typical details and whatnot could also offer information on the roadway, again, these are not very legible but, they can be, they represent the pavement thickness, base thickness, etc. and for any maintenance work or contracting a job on the roadway, this is relative information to be able to match the existing paving grade, etc. So, I've already covered drainage and roads, we can cover electrical. The main electric component in the District is obviously lighting, we've identified every light post that the District is responsible for, they're represented by these small "X's", and they've also been numbered, and they currently have stickers that identify them but, also we went ahead and followed that same number in succession, and that corresponds to the next exhibit that was created by our office. Again, this exhibit will shed some light, again if the contractor is needing to do some work, or check the lighting system, or maybe some retrofit, or whatnot this exhibit shows all the light posts, the name and condition of those light post. I wasn't able to get original plans when this was built out but, I did find through communication with the City of Homestead, I was able to find this set of plans from work that was done here in the District, this shows where the electrical panel is for the entire lighting system, it also shows some details for the luminaire, the height, the type of luminaire, it will show the foundation depth, so again, if there's ever an infrastructure that needs to get work on, information like this, depth of the foundation is also the information to no encounter any conflicts when working on the underground projects. So, I wanted to mentioned that and if we have some issues, or whatever we've also got the electrical transformer. (inaudible comment) In this case we have the transformer down here, and that's also useful. (inaudible comment) Moving on to landscape areas, this is also important when contracting landscape contractors. We've added some key information to these landscape plans, we auto track everything by the CDD, and again it provides a track, the book number, page number when that was assigned to the District and the area. Area being one of the key pieces of information, the contractor is going to come and revamp a certain vegetative area, they could rely on this number as a form to estimate the effort that

it would take to do whatever work is being proposed on those specific tracts. (inaudible comment) So, we covered landscape, and then the CDD boundaries, very self-explanatory, it shows the limits of the CDD such as the CDD entry, noted by this black dashed line, and this gets overlapping with the vegetative area, you can turn that off and you'll see the dark bold back line of the CDD limits. Parcels, those are these light lines, again it will show where each property line limits, this is also used for in the event that if there's ever a doubt where the property extends to, what is the front base of the property line, typically property lines trace the back of the sidewalk, and it shows what the resident is responsible for not just what the District would be responsible for. We included these shapes pods for the clubhouses, and you can go ahead and click these as well, it will show sets of plans for the clubhouses, and that would be the potential set of plans for the clubhouse, and these are very detailed so again, any improvements that are going to be done to the clubhouse, this is key information, this is what would be at the pool, and then you have all sorts of architectural renderings, and if you click on it, it will tell you. (inaudible comment) So, you'll be able to see light fixtures, anything that needs to get touched up on, maybe a stucco refinish outside, this is the set of plans that would be for any contractor or any vendor to do work on the clubhouse, that applies to the pool. I know we've been working on pool repairs recently, these are the pool plans that we've using for that, again, these offer details on the pool, the way it was built, where the returns are, all the technical information you can imagine regarding the pool, with structural plans, etc., and the last piece of information on the plat, this is how we started off with, and again, clicking any of these plats should prompt a pop up and then this is the plat name but, clicking on the actual link will link you to the original plat information. So, this shows the limits of the plat, the legal description of that plat, so with that I'll turn it over to the Board for any questions.

Ms. Cabrera: That's very good work.

Mr. Aleman: Thank you I appreciate it.

Mr. Cooper: Thank you.

Mr. Aleman: And any information that comes up, any additional plans or work that gets done, as long as we have the space on it, it takes about 10 minutes to go add it in and connect it, so things like for example the cleaning of the structures, logging this information if 5 minutes tops, so any information that needs to be added to this system is very easy to do.

Mr. Quesada: We're actually going to start working on our stormwater maintenance this year, and I actually wanted to wait for this map to get finished so that we can start tracking everything with the classified dewatering permit, so we'll have some updates for you guys at the next meeting and then I'll pair any information with Alejandro's office needs to keep tracking with the map.

Ms. Cabrera: Thank you.

Mr. Cooper: I had two things, one of the questions was on if the community wanted to get their streetlights put into this system, obviously it would be on them, but what would be like the process for like an interested community to be able to get their streetlights put on that, or street signs as well.

Mr. Aleman: We would just have to assess the volume of work that it entails, and we would prepare a proposal for that. (inaudible comment)

Mr. Cooper: Like if one of the 16 HOAs are interested in having the same accessibility for their streetlights which typically isn't a lot or the street signs.

Mr. Aleman: Well, for their advantage we already have the case file in this, so they'd be spending a lot of money in doing so. We would just quantify the amount of hours that it would take for a field technician to go out there survey those structures and prepare a quote for that. (inaudible comment)

Mr. Cooper: So would it be something to say like if we get the information out, and those communities that are interested, then they kind tell you what they want and then they come out and survey and assess the cost associated with it, so you're not getting one, one month, and then two another month, and then a week later, so it's more official I guess is what you're saying on your side.

Mr. Aleman: Absolutely, yes. (inaudible comment) So, let's say 3 or 4 communities jump on board, and we do it all in one shot, and therefore offer a savings.

Mr. Cooper: Ok.

Mr. Aleman: (inaudible comment)

Mr. Cooper: Ok, the second question is, I'm sorry I forgot what it was, give me a second, oh, I remember, our street signs is that something that we're looking hopefully this coming year, I want to make sure to put on the proposal to be able to street signage.

Mr. Aleman: So, we can definitely log street signage, yes, and from my understanding the street signage is maintained by the District.

Mr. Quesada: Anywhere that we own the roads, Waterstone Way, Waterstone Boulevard, and NE 41st Terrace, we're responsible for the signage.

Mr. Cooper: And like along 137th Avenue, there's some signs there as well.

Mr. Quesada: Yes, so along the tracts, along the perimeter of the buffers of the District on 137th and 312th, there's also some signage that we maintain on our side. So, you said you look at the parcels up to the sidewalk, everything inside the sidewalks that are county and city on the perimeter of the community, there's additional signage there too, so it's Waterstone Way, Waterstone Boulevard, NE 41st Terrace, and the buffer tracts along that outer perimeter of those roads are within the boundaries of the District, so he's asking if that's possible to add to the map.

Mr. Aleman: Yes, so we can add those if those are the street signs and add it to the map, it would be an additional layer, so we'll just identify it as such, and add that on to the model.

Mr. Cooper: So, is that something you all are interested in adding to the map?

Ms. Cabrera: I think that would be good, any additional information is good.

Mr. Cooper: Yes.

Mr. Aleman: Absolutely. (inaudible comment)

Mr. Cooper: Thank you.

Mr. Cabrera: Thank you very much. Does anyone have any other questions?

Mr. Quesada: Thank you Alejandro, it's great.

Mr. Aleman: You're welcome.

C. Field/Club Manager – Monthly Report

Ms. Cabrera: Ok, moving to field and club manager reports.

Ms. Padilla: I'll go first, so for the field, right now as you guys can see we have no items, they are getting the soil ready, and Vince is here, and just to let you guys know, he did bring you guys, as per your request last time for us to stay on schedule, so he did bring a calendar.

Mr. Quesada: And I distributed it.

Ms. Padilla: Ok, so this is for the annuals with the change regardless of what condition they are in, so I just wanted to let you know that.

Mr. Fernandez: And at the last meeting you requested that I try to come up with some type of chart more or less, so what you have here is basically something that I came up with Mayra. I started with November, we'll be doing on November 4th, we'll be getting the annuals installed, as Mayra said, we already prepped the soil and we've already added soil where it should be, and pretty much all the beds. Then the first phase after that, as we've done in the past where the one that we already have ordered was a 3 to 1 ratio, red to white sun visions. Typically we let them go in because they're red and white and they're in for Valentine's Day, and then depending on what the Board asks, we let them after Valentine's we leave them until the end of February and then we hit March where we replace them but, I know Curtis was saying that he wants to do the four changes so I'm trying to make that work, and I put on there that it's going to be third week that we replace them, so Valentine's you still have your red and white, give us a day or two to remove it, and have the next annuals start going in. Now with that, then we go into April, and then for March for one of those, maybe it will be hot, maybe we'll get wind, we don't know, they're those crazy ones, that's really why you have four, and in the past, Dennis would do marigolds, and marigolds don't last as long as the other ones, so again, recommendation would be to go with this one and we thought of having the white and purple pentas, pentas are pretty good, they did good with no water, with water, sun no sun, so they're pretty good, so that's why we recommended those. Then in August, we come back with the coleus for that, and I do have one quote, we don't use that vendor, as per your request but, they do have a store, and you can look at them and you can see more of what we chose and you a better visual. (inaudible comment)

Mr. Cooper: Do you know anything about plant life farms at all?

Mr. Fernandez: Plant Life is a large nursery that's buying out all the mom and pop places and then growing it.

Mr. Cooper: Yes.

Mr. Fernandez: And Plant Life is more like for landscaping, not necessarily tropical or annuals, they do at times at the request do pentas, yes. They're like a sub, so if you went to them, and they say we don't have any, and they're going to locate some, but when that happens, they'll get some red, some are big, and that's what happens, and that's why we tend not to go with them.

Mr. Cooper: Ok, this looks great to me.

Mr. Fernandez: Ok. (inaudible comment) Again, these are the recommendations, but I'll wait for you guys, what do we do.

Mr. Quesada: They're here to discuss it.

Mr. Fernandez: (inaudible comment) So, I put four colors every year in the past, we've done four colors, and then we did three colors, and then when I put the last ones, and you can see it in there, the picture should be in there. (inaudible comment)

Mr. Quesada: (inaudible comment)

Mr. Fernandez: Well, let's just say you did that, it was three colors, the pink, coral, lavender, hot pink, and then maybe have your hanging baskets for your guardhouses, that was a suggestion.

Ms. Cabrera: Do you have any yellow?

Mr. Fernandez: I didn't see yellow.

Mr. Quesada: The yellows are marigolds, and they don't last.

Ms. Cabrera: Ok.

Mr. Fernandez: We tried them before, they only last 6 weeks, you won't even get 2 months.

Ms. Cabrera: Ok.

Mr. Fernandez: If they do have any marigolds that are orange-yellow but they're not big ones, they're small, they grow more like a ground cover.

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

Ms. Cabrera: Ok, that looks good to me, anybody else?

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

Mr. Quesada: So, I think we're good until February, so once you have the February thing down we can come back to the Board and we can revisit May if there's any other options that pop up as far as yellow or something like that.

Ms. Cabrera: Ok.

Mr. Quesada: So, there's plenty of time as far as looking into it.

Mr. Fernandez: I will be honest, pentas, to me, it's just a bulletproof, it's not going to be nice, it's a slow grower, and if you plant it a year from now it will still be nice but, you're not going to get that fullness that you're used to but, pentas will make it, they don't die.

Ms. Cabrera: Ok.

Mr. Cooper: I'd just like to make a suggestion that maybe we don't veno, I don't know it kind of looks dark, I don't know if you guys want to take a look at that.

Mr. Fernandez: The veno is what we've done in the past, that's the one that sticks out. (inaudible comment)

Mr. Cooper: The caladiums, we went away from them because they didn't work or what was the issue with that?

Mr. Fernandez: We went away because they ask us to go to go a different route.

Mr. Cooper: Ok.

Mr. Quesada: Caladiums are a good summer plant.

Mr. Fernandez: With that we are not sure if they would be ready for May. (inaudible comment)

Mr. Quesada: Ok.

Mr. Fernandez: (inaudible comment)

Ms. Cabrera: So, I like the heartbreakers overall.

Mr. Fernandez: That's the ones that would be the easiest.

Ms. Cabrera: The combination of the lighter one with the darker one.

Mr. Fernandez: And you're looking for that for the begging of summer.

Ms. Cabrera: August, instead of the veno.

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

Mr. Fernandez: Ok.

Ms. Cabrera: So, the combination of the two.

Mr. Fernandez: Ok, and we can do a test.

Ms. Cabrera: Ok.

Mr. Quesada: I think direction is enough for now but, just in case we'll circle back when we get closer to the spring and summer.

Ms. Cabrera: Ok.

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

Mr. Quesada: Any other comments or questions for landscaping?

Mr. Fernandez: And we'll be doing the trees here, the lifting of the royal, everything that we went over. (inaudible comment)

Ms. Cabrera: Thank you very much. Anything else from the field/club manager?

Ms. Padilla: Yes, so while we're on that subject, so we had a resident from Portofino Palms, so these trees back here that are by the clubhouse, the HOA did send them violations just because they need to trim them or whatever, so as you guys can see some of those trees are coming through the fence. So, we had this resident here reach out to us, and they already had it approved by the HOA, the only thing is I wanted to bring it to you guys because they want to bring machinery and they want to do it through the clubhouse because they're no way for them to do it in front of the house, so they want to do it during the weekend and I just kind of wanted to see how you guys wanted to go about that.

Ms. Cabrera: Do they have a timeline, like how long to get it done?

Ms. Padilla: I mean what they told me was that it's one week.

Mr. Valladares: Preferably a Saturday.

Ms. Padilla: Yes, they're going to do it Saturday, they were going to do it last Saturday but, I told them to hold off until I spoke to you guys because I just wanted to remind you guys that we have a weekend attendant here, and we can accommodate two people be here just to make sure that they direct people to park somewhere else because it is a big tree and I'm just concern that someone's car is going to get damaged or something is going to happen.

Ms. Cabrera: I mean I think the most important thing is that somebody is here to supervise it on our end.

Ms. Padilla: Ok.

Ms. Cabrera: Not that they have to get involved or anything but, just kind of be here, so I don't maybe our attendant maybe we can just extend the hours or something for her.

Ms. Padilla: So, what I was thinking is to schedule Robert a Saturday or we have a floater that we have, maybe schedule a floater to come in and aske them, hey what time

are you guys going to do it just because as you guys can see that tree is huge. So, what I was thinking is maybe we could instruct people to park like on the grass which is way, for the time being until they're done because the concern is that if they start cutting then it can damage trees.

Ms. Cabrera: I mean I'm ok with giving you the authorization to oversee that however if you see fit.

Ms. Padilla: Ok.

Ms. Cabrera: Does everybody ok with that?

Mr. Cooper: Yes.

Ms. Rivera: Yes.

Ms. Padilla: Ok, I'll do a follow up.

Ms. Cabrera: Thank you. Anything else?

Ms. Padilla: So, another thing is, I did just want to document this, the same trees that we trimmed where Portofino Bay is at, they're going to build that wall, and I did have someone reach out to me and say, hey they're cutting back there, they were concerned because we cut that area, remember we cut them, so as you guys can see on page 3 of the field report, I just wanted to document it, I did go out there and I did speak to them, the phone numbers are there, they worked for FDOT, and they are going to start the construction of that wall there, so I just wanted to document it.

Ms. Cabrera: But they're not cutting those trees down are they?

Ms. Padilla: No, what they explained to me was that they were just cutting their area because as you guys can see in that picture, they're only going to start with the project.

Ms. Cabrera: Ok.

Mr. Valladares: They did it about a month ago, and it was a bulldozer that did that, and then they stopped right there, and never came back with anything else, and then they came back like 2 weeks later and chopped the trees down, and that's it.

Ms. Padilla: We also did the pressure cleaning, and just one more thing, so we did do a inspection on lake #4, you guys can see that on page 7, we did send a letter to the resident, they have a pipe that is coming out from the back of our house into the lake and it smells really bad. I did send them a letter and I'm going to contact DERM, but I just wanted to document it just in case there is any damage there.

Mr. Quesada: (inaudible comment) There's already some erosion, you can see it's already deforming the slope.

Ms. Cabrera: Well, they're draining something out there.

Ms. Padilla: Yes and it's Pebble Brooke I but, other than that, I don't have anything else, unless you guys have anything for me.

Ms. Cabrera: Ok.

Mr. Quesada: Thank you Mayra. Sorry for the technical issues, so if you want to look at Brian's report, I put it on the tablets and it's also been emailed to you but, I'm going to load it here, just give me one second.

Mr. Correa: I guess I can get started, just a few things from me, as per our last meeting the Board requested we reach out to Ortiz Construction regarding the water cooler and get an alternative estimate from them, and possible everything included, so we did that and it came out to \$3,600. (inaudible comment) So, that's includes the electrical, the purchase, labor and materials.

Ms. Cabrera: The other quote was how much?

Mr. Correa: Well, the other quotes was charging like \$2,000 something just for the installation, and there was plumbing, and the additional, I think it was like \$1,400 for the water cooler.

Mr. Cooper: But it was also in a different location.

Mr. Correa: Correct, and a different location as well, and it was a different location but it's the same system.

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

Mr. Correa: There was some painting touchups to the front of the clubhouse, I don't know if you guys saw it, they painted the front porch, the handrails, in addition the back porch floor, they painted, so they took care of that. Then the last thing for me was, you guys also asked for an update regarding the gym equipment, I didn't include it in last month's report because it was tabled, and you guys were trying to focus on some of the big ticket items like the pool and whatnot but, since you appointed a gym liaison from the Board, we met, and I reached out to The Fitness Solutions and you'll see that they provided us with several estimates that we requested.

Mr. Quesada: So, on page 11 of his report, I'm pulling up here where he left off because this was the question at the last meeting, so a proposal was for the inflight liberator multi-station with the liberator assembly, it came out to \$10,693.44, and that's from before which is where we left off. Now, jumping into where we picked up, on page 12 there's one for flooring, which is \$5,500, and that conversation came up with them as far as would it would cost to replace the floor with gym mat flooring, and it would be interlocking, and then on page 13, this is the update equipment proposal, so this was after further discussion, it was \$10,666, now it would be \$16,772 as far as making upgrades to the equipment.

Mr. Correa: The idea was that, of course you have the multi-station that is in need of some repairs and that was the initial estimate of \$10,666 but, there was also a discussion at some point about possibly doing something instead of having just the Smith machine, which is not a multi-purpose use for it, to exchange it for something else that's multi-functional, and just to try to save some of the cost, I know when I requested it, I had them put together estimates to include several opinions.

Ms. Cabrera: So, that was the \$16,000, that's all-in-one?

Mr. Correa: It would be the current machine, and then instead of the Smith machine it's like a two-pulley multi-purpose machine.

Ms. Cabrera: So, it's like for squats and other things?

Mr. Correa: If you put the bar connected to the two pulleys, you can do squats, you can do triceps, biceps, the whole 9 yards, you get the pull ups, it has everything.

Ms. Cabrera: So, the \$16,000 is two pieces of equipment, and it's moving the dumbbells closer.

Mr. Correa: Correct.

Mr. Cooper: So, that one doesn't include the flooring.

Mr. Correa: That one does not include the flooring.

Mr. Quesada: That would be the other \$5,500.

Mr. Correa: Right, and the idea of the flooring is instead of having a bunch of mats where it can be a trip hazard, and they're constantly sliding, and just getting worn down, like a puzzle covering the entire gym, which the reason it's interlocking pieces is if it's damaged for whatever reason you could change out that piece.

Ms. Cabrera: Ok.

Mr. Cooper: And more than likely if we decided to do everything, then they would probably be able to knock off some of this price on installing the flooring because they're going to be moving it to put the other stuff in at the same time.

Mr. Correa: Yes, because even for the floor, they'd have to take out all the machinery, and that kind of thing.

Ms. Cabrera: But as a price, doing it separately, like the \$16,000 and the \$5,000 what about we do both things, is there a savings there or no?

Mr. Quesada: Potentially on the labor, that Curtis was eluding to which is the delivery and installation part, I'm sure there would be some kind of discount. Right now you're looking at roughly like \$22,000, so you would probably save it' \$1,200 on the labor for one, for the floor, and \$3,200 for delivery and installation on the two pieces of equipment. I'm sure there's some negotiating that could be done on that to maybe get closer to \$20,000 I don't know, I don't want to speak for them but, that would be the idea if everything was done at once.

Ms. Cabrera: I mean if there's an option, it's just \$20,000.

Mr. Cooper: I mean it's an area that we haven't upgraded since we got the clubhouse, that machine has been there, that's one of the oldest machines that we have in there.

Ms. Cabrera: Yes, correct. Do you have a picture of it?

Mr. Correa: Yes, towards the end of the report, I think both of them are there. The first one is the multi-station one.

Mr. Quesada: I don't see the specs in here.

Ms. Padilla: We'll get them.

Ms. Cabrera: Ok.

Mr. Cooper: The \$22,000 I just did 1,100 people, it's \$20 per household is really what it breaks down to. (inaudible comment)

Ms. Cabrera: Ok, so do we want to move on the water fountain at all?

Mr. Quesada: Just so you guys know, the fountain, he was updating you, but since it within the \$2,000 discretionary amount, we're fine.

Ms. Cabrera: Ok, great and what is that going to done?

Mr. Quesada: So, he's already sent the approval, I think everything just needs to get ordered, so it's when everything arrives they can come in and do the installation, so I'm assuming by the next time we meet.

Ms. Cabrera: Ok.

Mr. Quesada: And the only thing that was brought to you guys as far as discussion was the gym stuff because everything else he was just updating you on that.

Ms. Cabrera: Alright.

D. Manager – Final Approval of the FY 2024 Report Performance Measures and Standards

Ms. Cabrera: Do we have anything else, oh yes, item D, the final approval right?

Mr. Winkeljohn: Yes, so that's the annual performance measure requirements, we completed the performance evaluation that the Board adopted, so yes, we need a motion to adopt the final report and then we start over again.

Ms. Cabrera: Ok, does anyone want to motion that?

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, accepting the FY 2024 Report Performance Measures and Standards was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Cabrera: Approval of the check run summary and also the acceptance of the unaudited financials, is there a motion for that?

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Cabrera: And then are there any Supervisor's requests and audience comments.

Mr. Cooper: I believe this is what it is, that should be what that quote is associated with.

Ms. Cabrera: That's for the Smith machine.

Ms. Padilla: Yes.

Ms. Cabrera: Ok.

Mr. Cooper: Unless that's not it, but that should be it with everything else.

Ms. Cabrera: Ok, is there anything else under Supervisor's requests?

Mr. Valladares: Yes, looking at the scheduling for the calendar for the month of November and December, it doesn't look like there's anything big pending that we would have a special meeting to fall on the holidays. Now, because of that, there's two things that I would like to bring up. We have cleaned the area, we're preparing for the lighting ceremony, and the holidays, but if you come from gate #2, those cones are so dirty and ripped, and I believe that if they're not extremely costly we could either clean them or replace them because we want to have a clean area, and that definitely not something you want to come in and see and that's not inviting.

Mr. Winkeljohn: Consider it done.

Mr. Valladares: Ok. Then the second thing is, like I said before we have November and December, and I hope everybody has a nice holiday because we're not going to be sitting here as a Board, I don't think.

Mr. Winkeljohn: Well, I know what you're saying, specifically December 18th is your December meeting, and I was going to ask if we could cancel that meeting officially because of the timing of the holiday but, it's up to you.

Mr. Valladares: And the November meeting falls on Thanksgiving, right?

Mr. Winkeljohn: We moved that meeting.

Mr. Valladares: Ok.

Mr. Winkeljohn: It's more of the December one that's going to be a problem.

Mr. Valladares: Well, what I wanted to bring up the fact that the management people here, they have a limit or a cap of \$400 for anything they need to do for purchase or fix without Board approval. Everything is going up, prices are going up, I think it would be a good thing to do an increase on that amount to either \$500 or \$600 or somewhere in between there to give them a little bit more leeway to deal with things, especially now since we're coming up on the holidays and everything else that's in question whether we're

going to have another meeting before the end of the year. So, I make a motion that we raise the cap of \$400 to either \$500 or \$600.

Mr. Winkeljohn: Well, I think the amount is \$2,500 for me.

Mr. Valladares: No, I'm talking about them.

Mr. Winkeljohn: Right, and anything they need, they bring it to me and I can approve it up to that amount, as long as it doesn't exceed the budget.

Mr. Quesada: Working within the approved line item.

Mr. Winkeljohn: Right, so that's the final discretion I think.

Ms. Padilla: So, they don't need that because it's up to \$2,500.

Mr. Valladares: Ok.

Mr. Winkeljohn: And then there's the emergency factor as well.

Mr. Valladares: Ok.

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

Ms. Cabrera: Ok, so if you don't mind, I'd like to continue the meeting because I have like maybe 10 more minutes that I can stay. So, somebody here celebrated an anniversary, a 10-year anniversary, and you are an incredible asset to the South Dade Venture CDD, you've been here 10 years, and you've done incredible work, amazing work, you are really the heart of the South Dade Venture CDD here and I think the whole Board is very honored to present to you a very small token for the occasion for the 10 years of service that you have given us here, and we hope it will come with many more. I am very grateful you're always there for us and you always have our best interest at heart and I think the Board agrees as well, so thank you, and congratulations.

Mr. Quesada: Thank you everybody.

Ms. Cabrera: On that note, I just want to say thank you as well to all of you guys as well for giving your time. (inaudible comment) So, thank you guys for all your hard work and all the time that you put in, and Mayra and Brian, and of course you as well Scott, and Paul, so thank you.

Mr. Winkeljohn: Thank you.

Ms. Cabrera: Are there any other Supervisor's requests?

Mr. Cooper: I just have some real brief, and it's not something that we need to move upon now but, I'm just putting it out there. So, I had an opportunity to go to a

conference for trustees and they're working on a database for being able to search information, like real time, like how it's going around now, you can type and it's like a fake person that you're talking to, and then it comes back with a virtual response and all of that, and one of the things I've noticed with us is that we have such great knowledge and then obviously when each one of us are no longer here, a lot of that leaves, and so I would like to see if we could potentially, and what it is, they're called AI/bots. So, like being able to get all of our agendas, all the meetings that have been transcribed, and be able to convert them into this bot so that anybody or any of us that have a question about when the tree lighting event happened or whatever you can put a little search query in there and then the bot comes up with the information. So, that could be very valuable just like we just had a gentleman here with the searchable stuff for the engineering and stuff, and whatnot, so that's just something, and I don't know what that entails, I don't know the cost associated with it and they're going even further because it's like something where they can have like leadership components on there as well, mixed in with all the history of the classes that they offer, and then it's more entailed, but a bot is basically just a searchable panel that gives you the information that you're looking for. So, that's one of the things here, like if you want to go to an agenda, we can go back to 2008, and then have to find the agenda, click on it, and it's like an extra step, and if it's not in that agenda then you have to go to the next one if you're trying to find something. So, that's all, I think it would be a valuable asset to maybe see if we can explore that, and like I said, I don't know the cost.

Ms. Padilla: If you share that information, we can look into it

Mr. Cooper: Ok. Outside of that, I think we just had some website updates I believe that GMS is working on doing for us, and I don't have anything else.

Mr. Quesada: Yes, we got Dennis' memorial updated, we had the event added, long story short, it took a while but we had a domain name problem with our website so we had to get somebody to redesign the website, we went back to our original southdadeventurecdd.com, we still own that, the rights to that, so that documentation got transferred over and we had a couple of technical issues pop up, so it's been a collaborative thing but I think now as of this week we should be pretty much up to speed, so if there's anything missing we'll take another look at that. (inaudible comment)

Ms. Cabrera: Ok, Mike do you have anything?

Mr. Cruz: No.

Ms. Cabrera: And Desiree, you said you had nothing.

Ms. Rivera: No.

Mr. Winkeljohn: (inaudible comment) So, if you can hold off, it's also the beginning of the fiscal year, and we really don't get this year's money until December or January, so that's just FYI, I would advise trying to push this into the February thought process.

Ms. Cabrera: Well, is the leg press working or not?

Mr. Correa: So, the technical answer is yes, it still works, we have a sign on it for liability purpose because if something happens to someone, at least there was a sign that says, out of order, and usually if someone asks me, I just say, yes, just put it on a higher weight because the top two weight are broken.

Ms. Cabrera: Alright.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Cabrera: Ok, we just need a motion to adjourn.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-01

WHEREAS, the Board, hereinafter referred to as the “Board”, of the South-Dade Venture Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for fiscal year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF THE SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 20th day of November, 2025 be reflected in the monthly and fiscal Year End 9/30/25 Financial Statements and Audit Report of the District.

South-Dade Venture Community Development District

by: _____
Chairman

Attest:

by: _____

South-Dade Venture

Community Development District

Amended Budget - General Fund
Fiscal Year 2025

Presented by:



South-Dade Venture
Community Development District
Amended Budget - General Fund
Resolution 2026-01

Description	Adopted Budget Fiscal Year 2025	Actuals Through 9/30/25	Proposed Increase/ Decrease	Amended Budget Fiscal Year 2025
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REVENUES:

Special Assessments - Tax Roll	\$ 2,065,689	\$ 2,078,314	\$ 12,625	\$ 2,078,314
Interest Income	20,000	48,705	28,705	48,705
Miscellaneous Income-Vehicle Registration	15,000	9,105	(5,895)	9,105
Miscellaneous Income-Clubhouse	600	2,339	1,739	2,339
Miscellaneous Income-Other	-	275	275	275
Unassigned Fund Balance	125,570	130,939	80,530	206,100
TOTAL REVENUES	\$ 2,226,859	\$ 2,271,472	\$ 119,775	\$ 2,346,634

EXPENDITURES:

General and Administrative

Supervisor Fees	\$ 12,000	\$ 9,000	\$ -	\$ 12,000
Payroll Taxes	918	689	-	918
Engineering	8,000	52,078	44,078	52,078
Arbitrage Calculation	600	600	-	600
Assessment Roll Administration	2,000	2,000	-	2,000
Attorney	25,000	25,772	-	25,000
Annual Audit	4,400	4,400	-	4,400
Trustee Fees	12,174	12,205	-	12,174
Management Fees	66,467	66,467	-	66,467
Information Technology	1,000	1,000	-	1,000
Postage and Delivery	2,000	3,391	-	2,000
Insurance General Liability	12,031	11,702	-	12,031
Printing and Binding	1,000	551	-	1,000
Rental and Leases	2,400	2,400	-	2,400
Legal Advertising	1,000	5,399	4,399	5,399
Other Current Charges	2,500	3,355	-	2,500
Office Supplies	250	184	-	250
Dues, Licenses and Subscriptions	175	175	-	175
TOTAL GENERAL AND ADMINISTRATIVE	\$ 153,915	\$ 201,367	\$ 48,477	\$ 202,392

South-Dade Venture
Community Development District
Amended Budget - General Fund
Resolution 2026-01

Description	Adopted Budget Fiscal Year 2025	Actuals Through 9/30/25	Proposed Increase/ Decrease	Amended Budget Fiscal Year 2025
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Operations and Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 5,000	\$ 3,705	\$ -	\$ 5,000
Electric - Street Lighting	32,000	32,424	-	32,000
Electric - Street Lighting Lease	27,612	28,612	-	27,612
Electric - Irrigation	3,500	2,094	-	3,500
Electric - Guardhouse	8,000	6,965	-	8,000
Cable/Internet	26,000	29,160	-	26,000
Telephone-Wireless	720	646	-	720
Landscape Maintenance	473,211	453,134	-	473,211
Tree Trimming	33,475	48,160	-	33,475
Plant Replacement	20,000	16,094	-	20,000
Irrigation Maintenance	10,000	9,379	-	10,000
Field Management	-	-	-	-
Lake Maintenance	19,164	19,816	-	19,164
General Maintenance	10,000	21,833	-	10,000
Pressure Cleaning	16,500	16,735	-	16,500
Culvert Cleaning	18,000	-	-	18,000
Property Insurance	32,657	29,614	-	32,657
Banner/Holiday Decorations	115,000	129,454	-	115,000
Security Gate Guards	467,640	502,331	34,691	502,331
Gate Maintenance/Repairs	82,000	94,448	-	82,000
Enhanced Security	292,045	202,529	-	292,045
Web Design/Maintenance	3,000	3,000	-	3,000
Newsletter Printing	4,000	2,226	-	4,000
Contingency	10,000	26,425	-	10,000
Capital Reserve	-	2,847	-	-

TOTAL GENERAL MAINTENANCE EXPENDITURES	\$ 1,709,525	\$ 1,681,630	\$ 34,691	\$ 1,744,216
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Clubhouse Expenditures

Security	\$ 71,000	\$ 73,531	\$ -	\$ 71,000
Telephone	6,750	6,765	-	6,750
Utilities	33,000	28,200	-	33,000
Property Insurance	14,850	13,466	-	14,850
Alarm Monitoring	3,000	1,455	-	3,000
Pool Maintenance and Repairs	37,000	62,116	25,116	62,116
Club Operation/Staff	115,000	115,000	-	115,000
Workers Compensation Insurance	1,620	955	-	1,620
Fitness Equipment Maintenance	6,000	10,256	-	6,000
Office Supplies and Printing	4,000	2,061	-	4,000
Repairs and Maintenance	35,000	46,491	11,491	46,491
Janitorial Supplies	7,000	6,525	-	7,000
Landscape Maintenance	8,000	7,103	-	8,000
Licenses and Permits	1,200	1,162	-	1,200
Contingency	20,000	13,387	-	20,000

TOTAL CLUBHOUSE EXPENDITURES	\$ 363,420	\$ 388,475	\$ 36,607	\$ 400,027
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TOTAL OPERATIONS AND MAINTENANCE	\$ 2,072,944	\$ 2,070,105	\$ 71,298	\$ 2,144,242
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TOTAL EXPENDITURES	\$ 2,226,859	\$ 2,271,472	\$ 119,775	\$ 2,346,634
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EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 0	\$ (0)	\$ (0)
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PLEASE REPLY TO:
FORT LAUDERDALE

March 8, 2011

Paul Winkeljohn, District Manager
Governmental Management Services
5701 N. Pine Island Road, Suite 370
Fort Lauderdale, Florida 33321

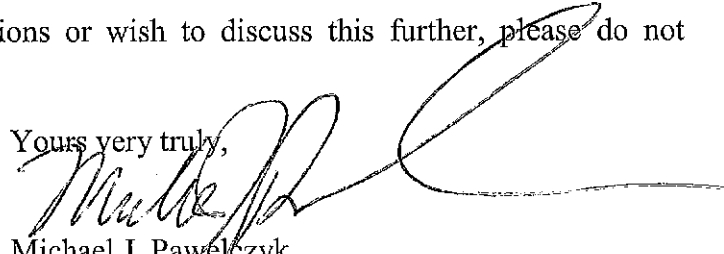
**Re: South-Dade Venture Community Development District ("District")
Revocable License Agreement with Waterstone Charter School
Holding, Inc.
Our File No. 579.03530**

Dear Paul:

Enclosed for the official records of the District, please find the ORIGINAL Revocable License Agreement between the District and Waterstone Charter School Holding, Inc. dated February 15, 2011, and recorded at Official Records Book 27599, Page 1419 of the Public Records of Miami-Dade County, Florida. We will maintain a copy of this instrument in our files.

Should you have any questions or wish to discuss this further, please do not hesitate to contact me.

Yours very truly,


Michael J. Pawelczyk
For the Firm

MJP/rm
Enclosure

cc: Mike Strader, Waterstone Charter School Holding, Inc. (via email only)
Melissa Aguilar, Principal Waterstone Charter School (via email only)
Alex Diaz de Villegas, Chairman Board of Supervisors (via email only)
Dennis Baldis, Governmental Management Services (via email only)



PREPARED BY AND RETURN TO:

Michael J. Pawelczyk, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

CFN 2011R0127595
DR Bk 27599 Pgs 1419 - 1434 (16pgs)
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MIAMI-DADE COUNTY, FLORIDA

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REVOCABLE LICENSE AGREEMENT

15 day of FEB., 2011 ("Effective Date"), by and between:

SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, located in Homestead, Miami-Dade County, Florida, and having the principal address of 5701 N. Pine Island Road, Suite 370, Fort Lauderdale, Florida 33321 (the "District"),

and

WATERSTONE CHARTER SCHOOL HOLDING, INC., a Florida corporation, having as its principal address 305 Alcazar Avenue, Suite #3, Coral Gables, Florida 33134 ("Licensee").

WHEREAS, Licensee owns real property immediately adjacent to the boundary of the South-Dade Venture Community Development District and the Waterstone Way Right-of-Way in Homestead, Miami-Dade County, Florida, said property located on the northeast corner of the intersection of Campbell Drive and Waterstone Way, Homestead, Miami-Dade County, Florida, and having been assigned the Folio No. 10-7910-000-0095 (the "Charter School Property"); and

WHEREAS, the Charter School Property is located adjacent to the District-owned property just east of the Waterstone Way right-of-way, said real property being more particularly described in Exhibit "A", which is attached hereto and incorporated herein (the "District Property"); and

WHEREAS, the Licensee desires to occupy and use a portion of the District Property for purposes of constructing, installing, and maintaining a landscape berm, monument sign, and related facilities, as more particularly described and shown in Exhibit "B", which is attached hereto and incorporated herein (the "Sign"); and

WHEREAS, the portion of District Property which may be utilized for the construction, installation, and maintenance of the Sign is more particularly shown in Exhibit "C", which is attached hereto and incorporated herein (the "License Area"); and

WHEREAS, in exchange for the use of the District Property, Licensee will allow District to, subject to the terms of this Agreement, advertise its meetings, public service announcements, community events, and other announcements, as more particularly described herein; and

WHEREAS, the District Board of Supervisors finds it in the best interest of the District and its residents to permit the construction of the Sign in the License Area in exchange for the ability to provide necessary information pertaining to the operation and maintenance of the District to those residing within the District; and

WHEREAS, the parties have agreed to enter into a Revocable License Agreement to allow Licensee to use a portion of the District Property for the Sign pursuant to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Revocable License Agreement, and other valuable considerations, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing recitals are true and correct and are herein adopted.
2. Grant of License. District hereby grants to Licensee the revocable right, license and privilege of using the District Property subject to the limitations, conditions, and purposes set forth herein.
3. Term. The term of this License shall commence on the Effective Date, and shall expire ten (10) years from that date, unless terminated earlier as hereafter set forth. Upon the mutual agreement of the parties, this Revocable License may be renewed for renewal terms of five (5) years each until terminated as provided herein.
4. Use of License Area. Licensee shall use and occupy the License Area only for the purpose constructing, installing, and maintaining the Sign. The License Area shall not be used for any other purpose by Licensee without the advance written amendment of this Agreement.
5. Compensation. The parties agree that Licensee is not required to provide or furnish monetary compensation to District in exchange for the use of District property. However, in exchange for the use of District Property, Licensee shall provide or otherwise make available to District the following:

- a. During school operating hours, at least one (1) parking space in the parking lot of the Charter School Property for the use of the District or District-contracted security personnel.
- b. Reasonable and regular daily use of the Sign and its LED messaging capability for purposes of public announcements, public meeting notices, District and community events, emergency information, and any other information pertaining or related to the District. All such postings on the LED sign shall be coordinated with the Principal of the Licensee charter school or her or his designee. Licensee agrees to post messages requested by the District within forty-eight (48) hours (excluding Saturdays, Sundays, and school holidays) of the District's request. Licensee acknowledges that Licensee and the District are subject to all restrictions under local, state, or federal laws, rules or regulations pertaining to the display of public messages, including but not limited to, the prohibition against the display of endorsements for political candidates for any public office.

6. Limitations on Use. Licensee agrees that it shall not:

- a. Permit the License Area, without the advance written consent of the District, to be used or occupied by any person, firm, entity or corporation other than Licensee and its agents.
- b. Permit or allow any nuisance or hazardous activity, trade, or occupation to be permitted or carried on, in or upon the License Area.
- c. Keep in or about the License Area any material, supplies, equipment, item(s) or thing(s) that have the effect of increasing the risk of any hazard, fire, or catastrophe.
- d. Permit or commit any waste, injury or damage to the License Area.
- e. Permit the License Area to be used or occupied in any manner which violates any laws, rules, policies or regulations of any federal, state, or local governmental entity, including District.
- f. Permit, install, or construct any other structures other than the Sign in the License Area.
- g. Make any alterations, additions, or enhancements to the Sign, excepting routine maintenance and repairs, without the approval of the District Board of Supervisors.
- h. Permit or implement any commercial advertisements on the Sign or on the LED messaging display for products, goods, or services.
- i. Permit or install any banners within the License Area or on District Property.

- j. Permit the lighting or illumination of the Sign or of the LED display to interfere with or cause a nuisance to vehicular or pedestrian traffic or any residential units within the District and their occupants. Should the LED display of the sign constitute a real nuisance to vehicular or pedestrian traffic, Licensee agrees to make every effort to work with the Sign manufacturer, the Sign installer, and the District to ensure a safe environment for vehicular and pedestrian traffic.
- k. Permit the Sign and its LED display to fall into disrepair.
7. Property Right. Licensee expressly acknowledges that it gains no property or contract right to the continued maintenance of the Sign or License Area contemplated herein and further acknowledges that the License granted herein is revocable at the will of the District and in the District's sole and unfettered discretion.
8. Damage to Premises. The Licensee shall not, by its use or occupancy, cause damage to the License Area or the District Property. Licensee agrees that all personal property placed upon the License Area shall remain the property of Licensee and shall be placed upon the License Area at the sole risk of Licensee. Licensee shall give the District, or its designated agent, prompt written notice, in the manner provided herein, of any occurrence, incident or accident occurring on the License Area.
9. Permits. Licensee shall obtain any and all required permits from governmental units, including but not limited to the City of Homestead, having jurisdiction thereof, , and is further responsible for any and all fees, costs, and expenses related to the design, permitting, approval, and construction, maintenance, operation or repairs associated with the Sign. Upon receipt of a completed permit application (with required and necessary attachments) for the Sign and review by District staff, the Chairman of the District Board of Supervisors is authorized to execute any permit applications consistent with the approval(s) granted by this Agreement.
10. Inspection of License Area. The District, its agents and its authorized employees or representatives may enter upon the License Area at all reasonable times and hours to examine same to determine if Licensee is properly maintaining the License Area and Sign allowed by this Agreement.
11. Use of License Area by District. Nothing herein shall be construed to prohibit or limit the right of the District to add, remove, or maintain and landscaping, irrigation, or hardscaping materials or facilities within the License Area, provided such materials and facilities do not block the message board of the Sign.
12. Indemnification.
- a. Licensee shall indemnify, defend and hold harmless the District, its officers, agents and employees, from and against any and all claims, suits, actions, damages, liabilities, expenditures or causes of action of any kind arising directly or indirectly from this Agreement and resulting or accruing from any intentional act or any negligent act, omission or error of Licensee, its officers, agents, or employees, which in turn results in or relates to injuries to body, life, limb or

property sustained in, about or upon the License Area, the Sign, or the District Property, arising from the use of the License Area.

b. Licensee shall defend, at its sole cost and expense, and legal action, claim or proceeding institute by any person against the District as a result of any claim, suit or cause of action accruing or in any way arising out of this Agreement for injuries to body, life, limb or property as set forth above.

c. Licensee shall save the District harmless from and against all judgments, orders, decrees, attorneys' fees, costs, expenses and liabilities incurred in and about any claim, and the investigation or defense of them, which maybe entered, incurred or assessed as result of the foregoing.

13. Insurance.

a. Without limiting any of the other obligations or liabilities of Licensee, Licensee shall provide, pay for, and maintain in force the insurance coverages set forth in this paragraph, at all times as well assure the District coverage of the protection contained in the foregoing indemnification provision undertaken by the Licensee.

b. Comprehensive general liability with minimum limits of one million dollars (\$1,000,000.00) per occurrence, combined single limit for body injury liability and property damage liability coverage, must be afforded and must include:

- (1) premises, operations or both.
- (2) District is to be included as an "additional named insured".
- (3) Notice of Cancellation and/or Restriction – the policy(ies) must be endorsed to provide District with thirty (30) days advance written notice of cancellation or restriction.

c. Licensee shall provide the District with a copy of all insurance policies required by this paragraph showing that District has been named as an additional named insured under such policies.

d. Renewal of the insurance and provision of a copy of such renewal to the District on an annual basis is the responsibility of the Licensee.

14. Maintenance and Repair of License Area and Sign.

a. It shall be the responsibility of Licensee to keep the License Area and Sign operational, clean, sanitary, and free from trash, debris, and graffiti. The upkeep and maintenance of the License Area and Sign licensed under this Agreement shall be borne solely by Licensee, and Licensee agrees to maintain the License Area in accordance with the terms and conditions of this Agreement and consistent with prudent and reasonable maintenance procedures and techniques. Licensee specifically agrees to install and maintain the Sign in a manner that will

not pose a hazard to persons and/or vehicles on adjacent property or the improved right-of-way. Notwithstanding the above, it is understood and agreed that District will be responsible for regular and routine landscaping and irrigation maintenance within the License Area.

b. Licensee agrees that it will replace any and all landscaping and District improvements which are damaged as a result of the maintenance and upkeep of the License Area or Sign by Licensee, its officers, agents, and employees, utilizing the same quality of materials and workmanship as approved by the District Manager of District or his/her designee.

c. Licensee acknowledges that it will bear any and all costs and expenses associated with removal of any improvements not permitted under this Agreement and which encroach on the License Area within three (3) calendar days of receipt of notice to remove from District. In the event Licensee fails to remove all or any part of such improvement or encroachment within said time period, District is authorized to remove the encroachment or any portion thereof and all costs and expenses associated with the removal shall become a lien against the Charter School Property, which lien may be enforced through foreclosure and shall include court costs and reasonable attorneys' fees.

15. Termination/Revocation of License. This Agreement shall terminate immediately upon termination or revocation of this Agreement by either party pursuant to notice delivered to the other party in accordance with this Agreement. Licensee shall peaceably surrender and deliver the License Area to the District immediately upon termination of this Agreement or expiration of the term of this Agreement. In any event, Licensee agrees to bear the full cost of removal of the Sign and waives any and all claims Licensee may have or may have had against District with regard to the cost of removal of such Sign and further waives any and all defenses Licensee may have or may have had against the removal of the Sign. In the event Licensee removes the Sign, Licensee shall restore License Area at Licensee's cost and expense. It is agreed that Licensee shall remove the Sign or any portions thereof at any time the District determines, at District's discretion, that the continuation of such Sign within the License Area is not in the best interests of the District. Such removal shall be at Licensee's sole cost and expense, and Licensee shall repair or pay for any damage to the License Area or District Property that result from the removal of the Sign. In the event Licensee fails to remove all or any part of such Sign within thirty (30) days after written demand by the District to do so, the District is hereby authorized to remove the Sign or any portion thereof and all costs associated with the removal shall become a lien against the Charter School Property owned by Licensee, which lien may be enforced through foreclosure and shall include the award of costs and reasonable attorneys' fees incurred by the District.

16. Special Exception. It is agreed that this revocable license is granted to Licensee for Licensee's sole benefit and is a special exception to the policy of the District and that this revocable license and Agreement shall be construed most strictly in favor of the District and against Licensee and in accordance with the laws of the State of Florida.

17. Observance of Laws. Licensee shall observe all rules, laws, and ordinances of the City of Homestead, Miami-Dade County, the State of Florida, and the United States, their respective agencies and departments, having jurisdiction. Licensee is responsible for assuring that its agents observe all such laws, rules, and ordinances.

18. Assignment. Licensee shall have no authority to assign any of its rights under this Agreement at any time during any term of this Agreement without a written amendment to this Agreement. Should Licensee attempt to assign this Agreement or any portion of this Agreement, then the Agreement shall be terminated immediately without prior notice to Licensee.

19. Amendment. No modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

20. Waiver. Failure of the District to insist upon strict performance of any covenant or condition of this Agreement or to exercise any right contained in this Agreement shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right, but the same shall remain in full force and effect. None of the conditions, covenants or provisions of this Agreement shall be waived or modified except in writing by the parties to this Agreement.

21. Notice. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

AS TO THE DISTRICT: South-Dade Venture Community Development District
5701 N. Pine Island Road, Suite 370
Fort Lauderdale, Florida 33321
Attention: District Manager

With a copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
Fort Lauderdale, Florida 33301
Attention: Dennis E. Lyles

AS TO LICENSEE: Waterstone Charter School Holding, Inc.
305 Alcazar Avenue, Suite #3
Coral Gables, Florida 33134
Attention: President

With a copy to: The Charter School at Waterstone
c/o Charter School Associates, Inc.
4300 N. University Drive, Suite C-01
Sunrise, Florida 33351
Attention: President

22. Taxes, Assessments; Operating Costs and Utility Charges. Licensee shall pay or cause to be paid all real estate taxes, assessments and other similar payments, usual or unusual, extraordinary as well as ordinary, which shall during the term of this Agreement

or any renewal thereof, be imposed upon, become due and payable, or become a lien upon the License Area or any part thereof, but specifically limited to such taxes or assessments which accrue after the Effective Date hereof, by virtue of any present or any future law of the United States of America or of the State of Florida or of any county or municipal authority. Licensee shall, upon request, exhibit receipt for such payments to the District annually. Further, Licensee shall pay or cause to be paid all operating expenses, such as those for light, electricity, charges for water, and all costs attributable to the maintenance and operation of the Sign to be erected upon the License Area.

23. License, not Lease. It is acknowledged and stipulated by and between the parties hereto that this Agreement shall NOT be deemed a lease of the License Area by Licensee but rather a License granted to Licensee by District to use and occupy the License Area under the terms and conditions stated herein.

24. Recordation. This Agreement shall not be effective until it has been executed by all parties and recorded by Licensee or at Licensee's expense in the Public Records of Miami-Dade County, Florida.

25. Covenants running with the land. The provisions of this Agreement are covenants running with the lands described herein, and are binding upon Licensee and its respective successors and assigns.

26. Venue. Venue for purposes of any litigation arising out of this Agreement shall be Miami-Dade County. To the extent authorized by Florida law, the prevailing party in litigation arising out of this Agreement shall be entitled to recover reasonable attorney's fees.

27. Entire Agreement. This Agreement represents the entire and integrated agreement between the District and the Licensee and supersedes all prior negotiations, representations or agreements, either written or oral.

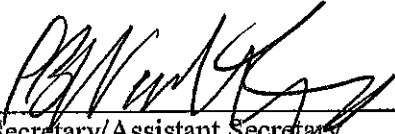
28. Execution of Agreement. This Agreement shall be of no force and effect if not properly executed by all parties within ninety (90) days from the date first appearing above unless the parties by mutual agreement in writing shall, for good cause, extend the time for execution.

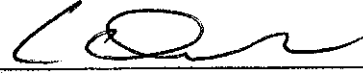
[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

ATTEST:

**SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT
DISTRICT**


Secretary/Assistant Secretary


Chairman/Vice Chairman

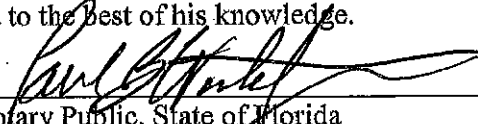
Address:
c/o District Manager
5701 N. Pine Island Road, Suite 370
Fort Lauderdale, Florida 33321

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 14 day of FEB, 2011, by A. Diaz de la Pina as Chairman/Vice Chairman of the Board of Supervisors of the **SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.



PAUL B. WINKELJOHN
MY COMMISSION # DD 963940
EXPIRES: June 21, 2014
Bonded Thru Budget Notary Services

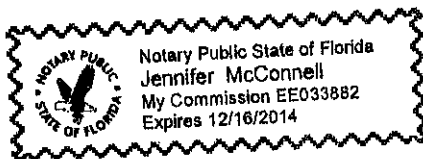

Notary Public, State of Florida

My Commission Expires:

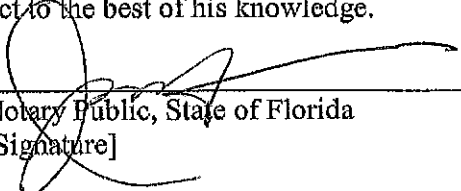
Name of Notary
[Typed, Printed or Stamped]

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 22 day of February, 2011, by Paul Winkeljohn as Secretary/Assistant Secretary of the Board of Supervisors of the **SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.



Notary Public State of Florida
Jennifer McConnell
My Commission EE033882
Expires 12/16/2014


Notary Public, State of Florida
[Signature]

Name of Notary
[Typed, Printed or Stamped]

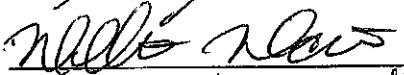
My Commission Expires:

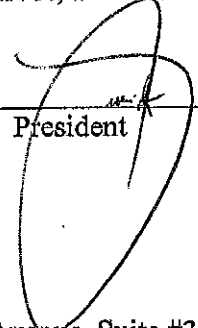
License (Charter School Sign)
Rev. 02-10-11

WITNESSES:

**WATERSTONE CHARTER SCHOOL
HOLDING, INC.,** a Florida corporation


Print Name: Junarda Gonzalez Benitez


Print Name: Melissa Medina

By:  _____
President

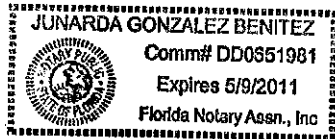
Address:
305 Alcazar Avenue, Suite #3
Coral Gables, Florida 33134

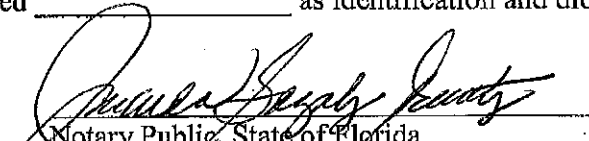
STATE OF FLORIDA

}
} ss

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 10 day of February, 2011, by Junarda Gonzalez Benitez, as President of **WATERSTONE CHARTER SCHOOL HOLDING, INC.**, a Florida corporation, who is personally known to me or has produced _____ as identification and did not (did) take an oath.




Notary Public, State of Florida
[Signature]

Junarda Gonzalez Benitez
Name of Notary
[Typed, Printed or Stamped]

My Commission Expires:

S:/57903530/Agreements/Revocable License Agmt (Charter School Sign) rev2.doc

EXHIBIT "A"

DISTRICT PROPERTY

FOLIO NO.: 10-7910-000-0089

LEGAL DESCRIPTION: A portion of the Southeast $\frac{1}{4}$ of Section 10, township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the said Southeast $\frac{1}{4}$ of Section 10; thence North 89 degrees 15 minutes 04 seconds East along the South line of the said Southeast $\frac{1}{4}$ of Section 10, for 294.43 feet; thence North 00 degrees 44 minutes 56 seconds West for 40.00 feet to a point on the North right-of-way line of S.W. 312th Street, said point being the POINT OF BEGINNING of the parcel herein described; thence from the above established Point of Beginning run south 89 degrees 15 minutes 04 seconds West along the said North right-of-way line of S.W. 312th Street with its intersection with the Easterly right-of-way line of Waterstone Way, as said Waterstone Way is shown on the Plat of Waterstone Roads South, according the Plat thereof recorded in Play Book 163, Page 67, of the Public Records of Miami-Dade County, Florida; thence run the following courses and distances along the said Easterly right-of-way line of Waterstone Way; North 46 degrees 10 minutes 51 seconds West for 49.87 feet; thence North 01 degrees 36 minutes 47 seconds West for 235.03 feet; thence departing the said Easterly right-of-way line of Waterstone Way, run North 89 degrees 15 minutes 05 seconds East for 82.12 feet; thence South 44 degrees 01 minutes 34 seconds East for 230.76 feet; thence North 89 degrees 15 minutes 04 seconds East for 17.25; thence South 01 degrees 36 minutes 47 seconds East for 102.01 feet to the POINT OF BEGINNING.

AND

FOLIO NO. 10-7910-020-0010

LEGAL DESCRIPTION: Tract A, WATERSTONE ROADS SOUTH Plat as recorded in Plat Book 163, Page 67 of the Public Records of Miami-Dade County, Florida.

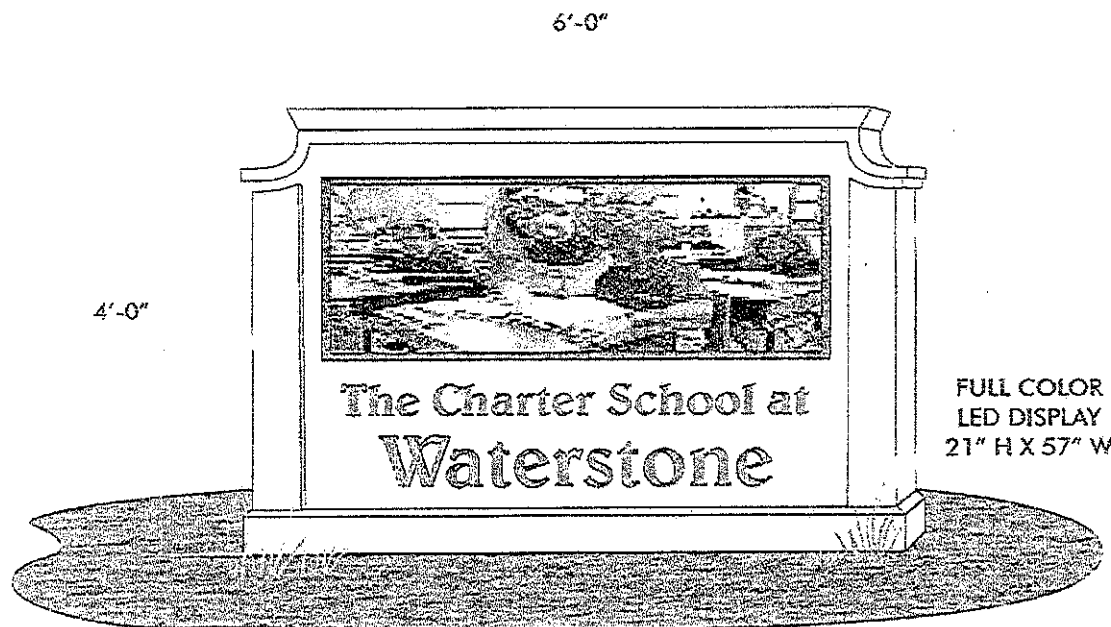
EXHIBIT "B"

MONUMENT SIGN

The Sign consists of (1) a 4' high by 6' wide monument sign having a full color LED display (21" high x 57" wide), (2) to be placed on a berm (if permitted by the City of Homestead) at a height, length and width approved by the District Manager or his designee, and (3) all related electrical facilities associated with the monument sign. The monument sign shall be of substantially the same design and construction as is depicted on the Sign Layout prepared by American Tropical Signs & Services, Inc., and which is attached and made a part of this Exhibit "B."

SIGN LAYOUT

PROJECT: ILLUMINATED MONUMENT SIGN WITH LED DISPLAY



1475 W 2ND CT PALM BEACH, FL 33411
Ph: 305.512.1223

SIGN NAME: THE CHARTER SCHOOL AT
WATERSTONE

ADDRESS:

DATE: 09/20/2016

REV DATE: 02/08/2017

DRAWN BY: LIESSEL FERRER
LIESSEL@TROPICALSIGNSOFFLORIDA.COM



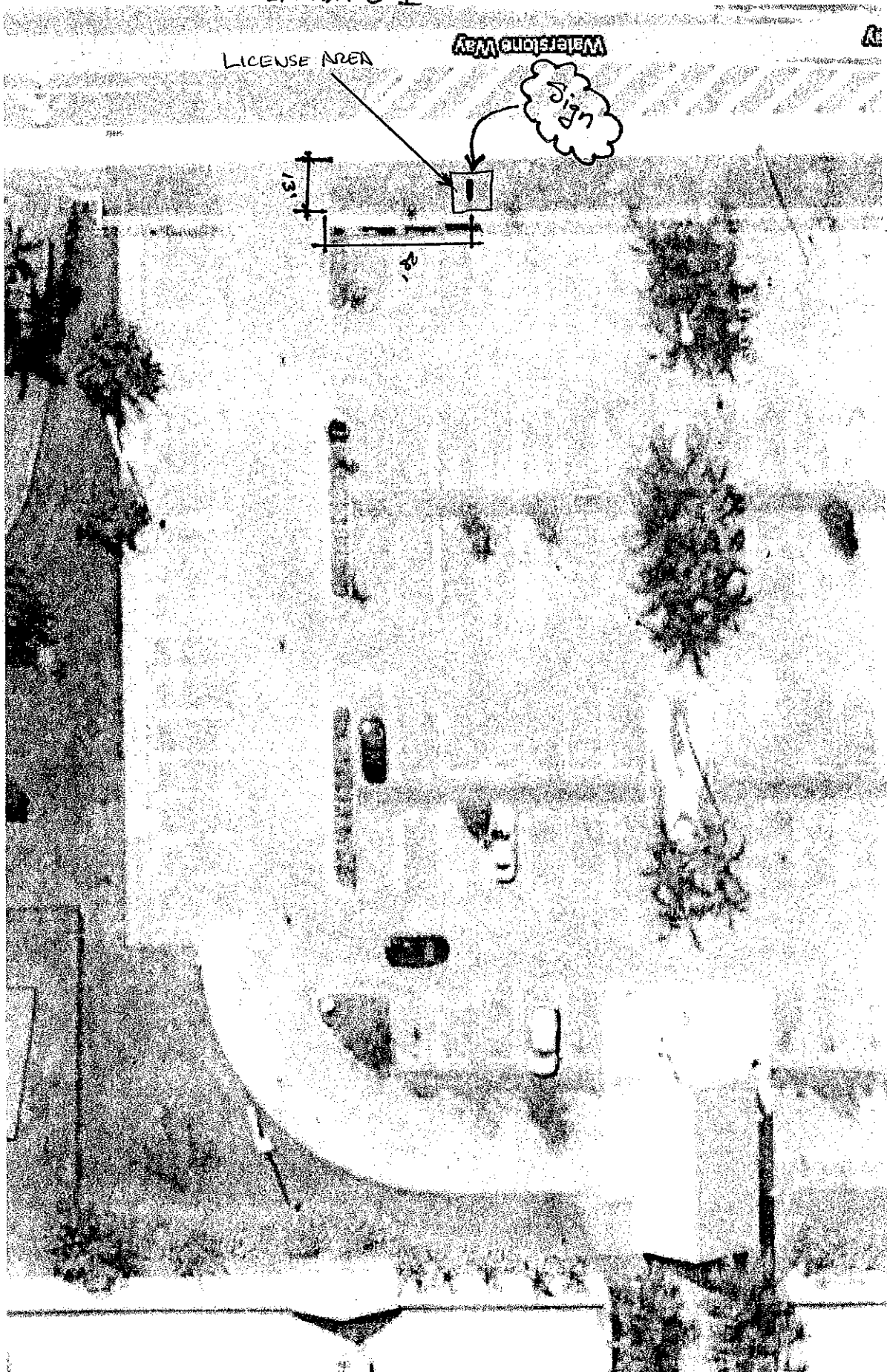
THIS DRAWING IS THE PROPERTY OF AMERICAN TROPICAL SIGNS & SERVICES, INC.
AND MAY NOT BE LOANED OR REPRODUCED
OR IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE OWNER

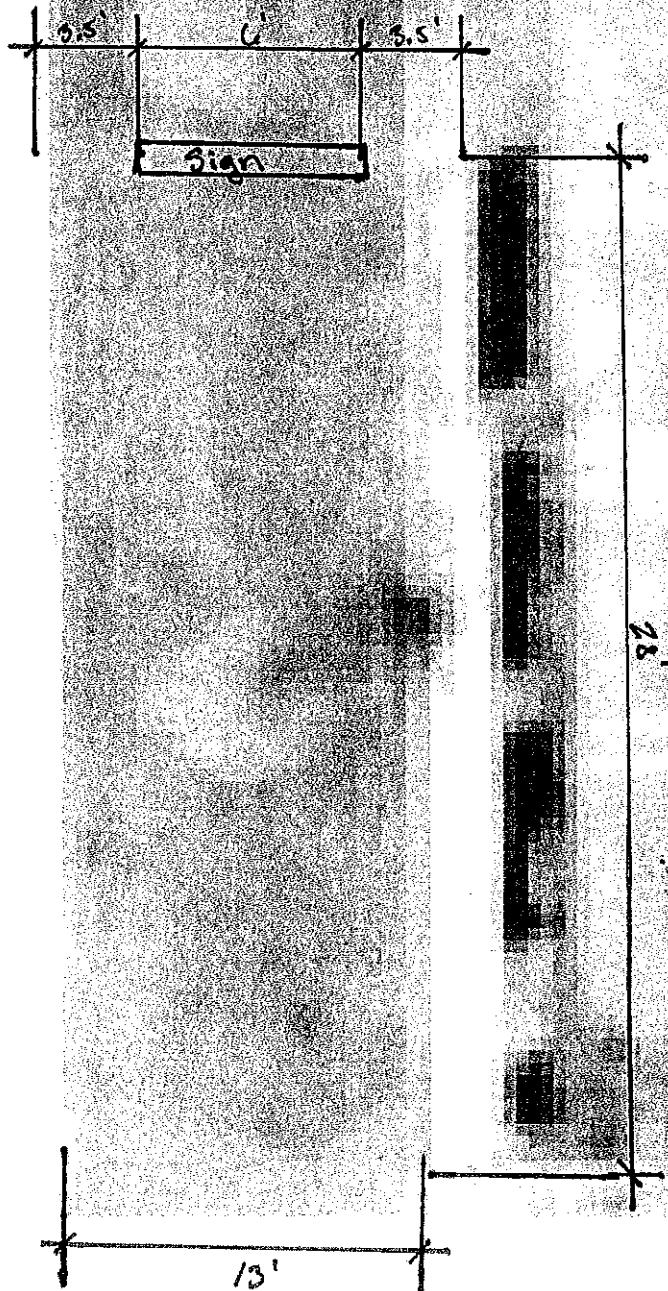
Exhibit B

EXHIBIT "C"

LICENSE AREA

Exhibit C-1





BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

CLARK J. COCHRAN, JR.
DENNIS E. LYLES
JOHN W. MAURO
W. TUCKER CRAIG
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
SUSAN F. DELEGAL
GERALD L. KNIGHT
CAROL J. HEALY GLASGOW
MICHAEL V. BAXTER
MICHAEL J. PAWELCZYK

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

SUNTRUST CENTER
SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279

CENTURION TOWER
1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

CHRISTINE A. BROWN
SCOTT C. COCHRAN
ERIC P. CZELUSTA
RACHEL TURNER DAVANT
SHIRLEY A. DeLUNA
VIVIAN H. FAZIO
DONNA M. KRUSBE
JEFFERY R. LAWLEY
DANIEL L. LOSEY
SHAWN B. McKAMEY
ANDREW A. RIEF
MATTHEW K. SCHWENCKE

PLEASE REPLY TO:
FORT LAUDERDALE

December 22, 2011

Paul Winkeljohn, District Manager
Governmental Management Services
5701 N. Pine Island Road, Suite 370
Fort Lauderdale, Florida 33321

**Re: South-Dade Venture Community Development District ("District")
First Amendment to Revocable License Agreement**

Dear Paul:

Enclosed for the official records of the District please find the original First Amendment to Revocable License Agreement between the District and Waterstone Charter School Holding, Inc., dated October 31, 2011, and recorded in the Public Records of Miami-Dade County, Florida at Official Records Book 27918, Page 2698. We will maintain a copy of this instrument in our files.

Should you have any questions or wish to discuss this further, please do not hesitate to contact me.

Yours very truly,



Michael J. Pawelczyk
For the Firm

MJP/rm

Enclosures

cc: Melissa Aguilar, Principal Waterstone Charter School (via email only)
Mike Strader, Waterstone Charter School Holding, LLC (via email only)
Alex Diaz DeVillegas, Chairman, Board of Supervisors (via email only)

PREPARED BY AND RETURN TO:

Michael J. Pawelczyk, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

THIS FIRST AMENDMENT TO REVOCABLE
LICENSE AGREEMENT AMENDS THE REVOCABLE
LICENSE AGREEMENT RECORDED AT O.R. BOOK
27599, PAGE 1499 OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

**FIRST AMENDMENT
TO REVOCABLE LICENSE AGREEMENT**

31 THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this
day of Oct, 2011 by and between:

**SOUTH-DADE VENTURE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of special
purpose government created pursuant to Chapter 190,
Florida Statutes, located in Homestead, Miami-Dade
County, Florida, and having the principal address of 5701
N. Pine Island Road, Suite 370, Fort Lauderdale, Florida
33321 (the "District"),

and

**WATERSTONE CHARTER SCHOOL HOLDING,
INC.**, a Florida corporation, having as its principal address
305 Alcazar Avenue, Suite #3, Coral Gables, Florida 33134
("Licensee").

WHEREAS, Licensee owns real property immediately adjacent to the boundary
of the South-Dade Venture Community Development District and the Waterstone Way
Right-of-Way in Homestead, Miami-Dade County, Florida, said property located on the
northeast corner of the intersection of Campbell Drive and Waterstone Way, Homestead,
Miami-Dade County, Florida, and having been assigned the Folio No. 10-7910-000-0095
(the "Charter School Property"); and

WHEREAS, the Charter School Property is located adjacent to the District-
owned property just east of the Waterstone Way right-of-way, said real property being
more particularly described in Exhibit "A-1", which is attached hereto and incorporated
herein (the "District Property"); and

WHEREAS, the District and Licensee entered into a Revocable License Agreement for placement of an identification sign within the Waterstone Way Right-of-Way said Revocable License Agreement having been recorded at Official Records Book 27599, Page 1419 of the Public Records of Miami-Dade County, Florida ("Agreement"); and

WHEREAS, the Agreement defines the License Area in which the Sign is permitted to be located; and

WHEREAS, after the Licensee submitted for permitting, it was determined that the specifications for the Sign as defined in the Agreement, required certain modifications, which modifications are reflected in the new Composite Exhibit "B-1", attached hereto and made a part hereof (the "Sign"); and

WHEREAS, the District Board of Supervisors finds that it is in the best interest of the District and its residents to amend the Agreement to replace Exhibit "B" of the main Agreement with Composite Exhibit "B-1" attached hereto.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this First Amendment to Revocable License Agreement, and other valuable considerations, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are herein adopted.

Section 2. Composite Exhibit "B-1" is attached hereto and made a part hereof, and providing for new specifications for the Sign, and which hereby replaces Exhibit "B" of the main Agreement. Composite Exhibit "B-1" shall, from this point forward and unless otherwise amended, constitute the revised specifications for the Sign, which is permitted to be located in the License Area pursuant to the Agreement.

Section 3. In all other respects not specifically amended by this First Amendment, the Agreement shall remain in full force and effect.

[THE REMAINDER OF THE PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

ATTEST:

**SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT
DISTRICT**


Secretary/Assistant Secretary


Chairman/Vice Chairman

Address:
c/o District Manager
5701 N. Pine Island Road, Suite 370
Fort Lauderdale, Florida 33321

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 31 day of OCTOBER, 2011, by Alex Daz de Villegas Chairman/Vice Chairman of the Board of Supervisors of the **SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.



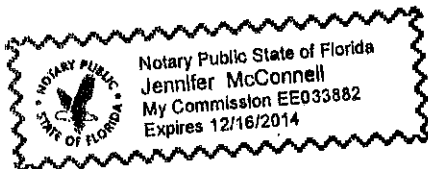
PAUL B. WINKELJOHN
MY COMMISSION # DD 983940
EXPIRES: June 21, 2014
Bonded Thru Budget Notary Service


Notary Public, State of Florida

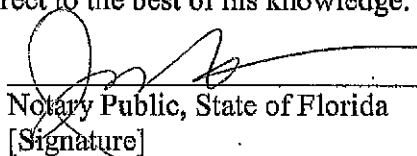
My Commission Expires:

Name of Notary
[Typed, Printed or Stamped]

The foregoing instrument was acknowledged before me this 31 day of October, 2011, by Paul Winkeljohn, as Secretary/Assistant Secretary of the Board of Supervisors of the **SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.



My Commission Expires:
License Amd (Charter School Sign)
Rev. 10-13-11


Notary Public, State of Florida
[Signature]

Name of Notary
[Typed, Printed or Stamped]

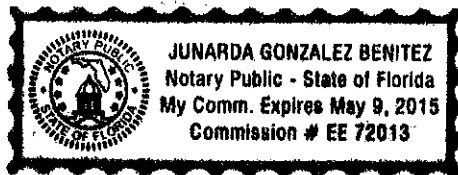
Print Name: Juniper G. Beniter

Print Name: Nellissa Medina

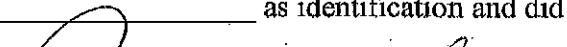
By: 
President

STATE OF FLORIDA }
 } ss
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 17 day of October, 2011, by Rui (Francis), as President of **WATERSTONE CHARTER SCHOOL HOLDING, INC.**, a Florida corporation, who is personally known to me or has produced _____ as identification and did not (did) take an oath.



as identification and did


Notary Public, State of Florida
[Signature]

Funarua González Benítez
Name of Notary
[Typed, Printed or Stamped]

My Commission Expires:

S:\57903530\Agreements\Revocable License Agmt 1st Amend (Charter School Sign)2.doc

EXHIBIT "A-1"

DISTRICT PROPERTY

FOLIO NO.: 10-7910-000-0089

LEGAL DESCRIPTION: A portion of the Southeast $\frac{1}{4}$ of Section 10, township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the said Southeast $\frac{1}{4}$ of Section 10; thence North 89 degrees 15 minutes 04 seconds East along the South line of the said Southeast $\frac{1}{4}$ of Section 10, for 294.43 feet; thence North 00 degrees 44 minutes 56 seconds West for 40.00 feet to a point on the North right-of-way line of S.W. 312th Street, said point being the POINT OF BEGINNING of the parcel herein described; thence from the above established Point of Beginning run south 89 degrees 15 minutes 04 seconds West along the said North right-of-way line of S.W. 312th Street with its intersection with the Easterly right-of-way line of Waterstone Way, as said Waterstone Way is shown on the Plat of Waterstone Roads South, according the Plat thereof recorded in Play Book 163, Page 67, of the Public Records of Miami-Dade County, Florida; thence run the following courses and distances along the said Easterly right-of-way line of Waterstone Way; North 46 degrees 10 minutes 51 seconds West for 49.87 feet; thence North 01 degrees 36 minutes 47 seconds West for 235.03 feet; thence departing the said Easterly right-of-way line of Waterstone Way, run North 89 degrees 15 minutes 05 seconds East for 82.12 feet; thence South 44 degrees 01 minutes 34 seconds East for 230.76 feet; thence North 89 degrees 15 minutes 04 seconds East for 17.25; thence South 01 degrees 36 minutes 47 seconds East for 102.01 feet to the POINT OF BEGINNING.

AND

FOLIO NO. 10-7910-020-0010

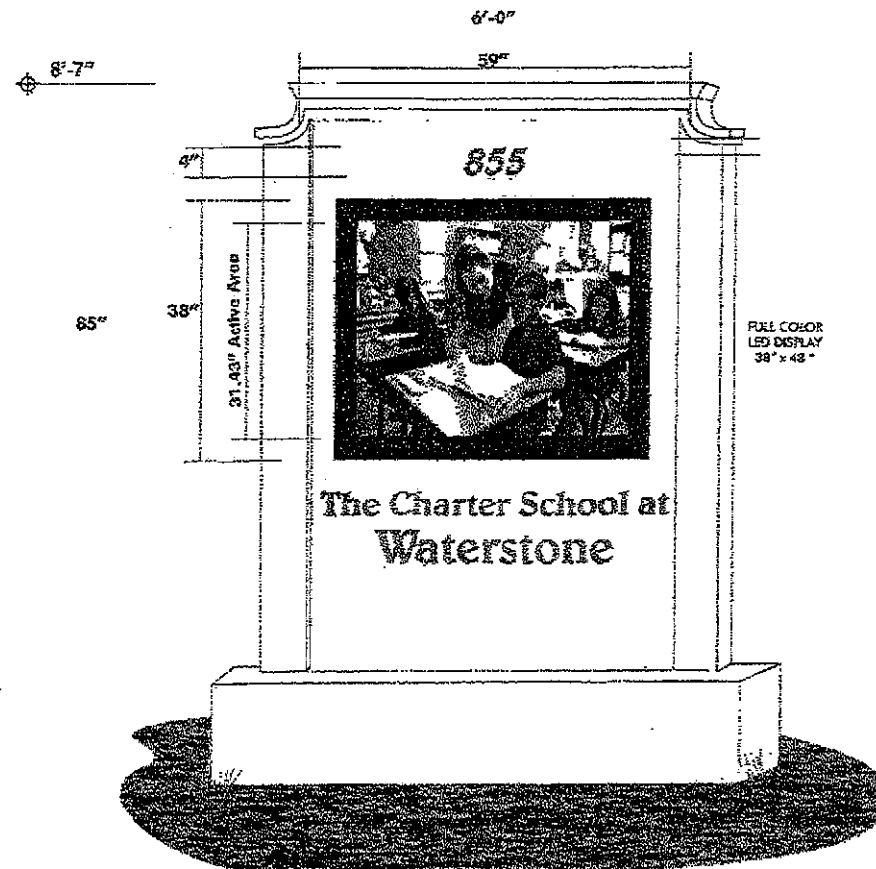
LEGAL DESCRIPTION: Tract A, WATERSTONE ROADS SOUTH Plat as recorded in Plat Book 163, Page 67 of the Public Records of Miami-Dade County, Florida.

COMPOSITE EXHIBIT "B-1"

MONUMENT SIGN

The Sign consists of (1) a 8'7" high by 6' wide monument sign having a full color LED display (38" high x 48" wide), (2) to be placed on a berm (if permitted by the City of Homestead) at a height, length and width approved by the District Manager or his designee, and (3) all related electrical facilities associated with the monument sign. The monument sign shall be of substantially the same design and construction as is depicted on the Permit Drawing prepared by American Tropical Signs & Services, Inc., and which is attached and made a part of this Composite Exhibit "B-1."

PERMIT DRAWING



**AMERICAN
TROPICAL
SIGNS
& SERVICES, INC.**
7675 W 2ND CT MIAMI, FL 33154
Ph: 305.512.1223

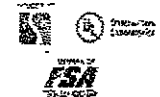
FOR NAME THE CHARTER SCHOOL AT
WATERSTONE

ADDRESS: 855
MIAMI, FL 33154

DATE: 06/01/2011

DESIGNED BY: JESSIE PEREZ

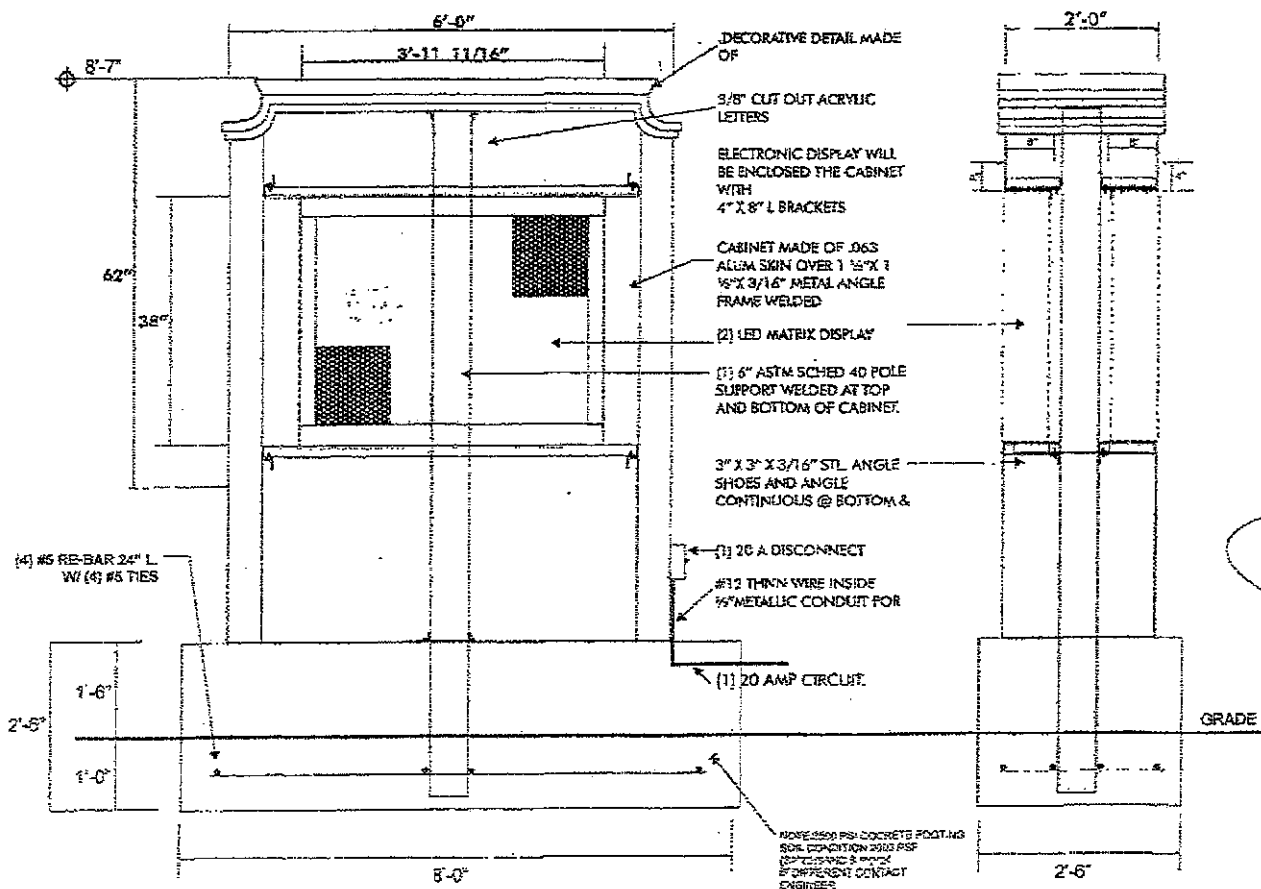
DESIGNED BY: JESSIE PEREZ



OK 10/12/11
[Signature]

PERMIT DRAWING

PROJECT: NEW SIGNAGE FOR THE CHARLES SCHOOL OF WHEELING



7670 W 2ND CT MIAMI FL 33074
Ph: 305.512.1223

FOR THE CHARLES SCHOOL OF
WHEELING

ADDRESS: 1500 W 10TH ST
MIAMI, FL 33136

DATE: 06-02-2011

DESIGNED BY: JUAN GONZALEZ

CHECKED BY: JUAN GONZALEZ

ENGINEER

Juan Gonzalez P.E. #18937
7815 N.W. 58th St. Miami, FL 33196

AMERICAN TROPICAL SIGNS & SERVICES, INC.

1500 W 10TH ST MIAMI, FL 33136

TEL: 305.512.1223 FAX: 305.512.1224

[Handwritten signature]



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OK 10/12/11
[Handwritten signature]

Juan O. Gonzalez
12581 S.W. 78th St.

P.E. #18937
Miami, Florida 33183

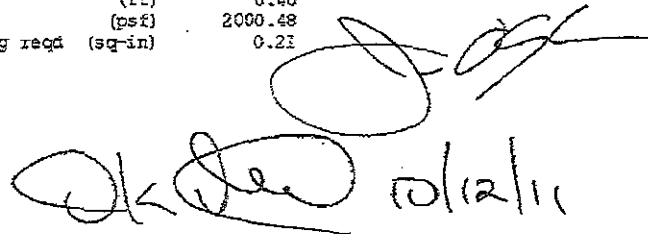
Sign calculations for :The Charter School at Water Stone
Date :10-06-2011

Pole type : Round

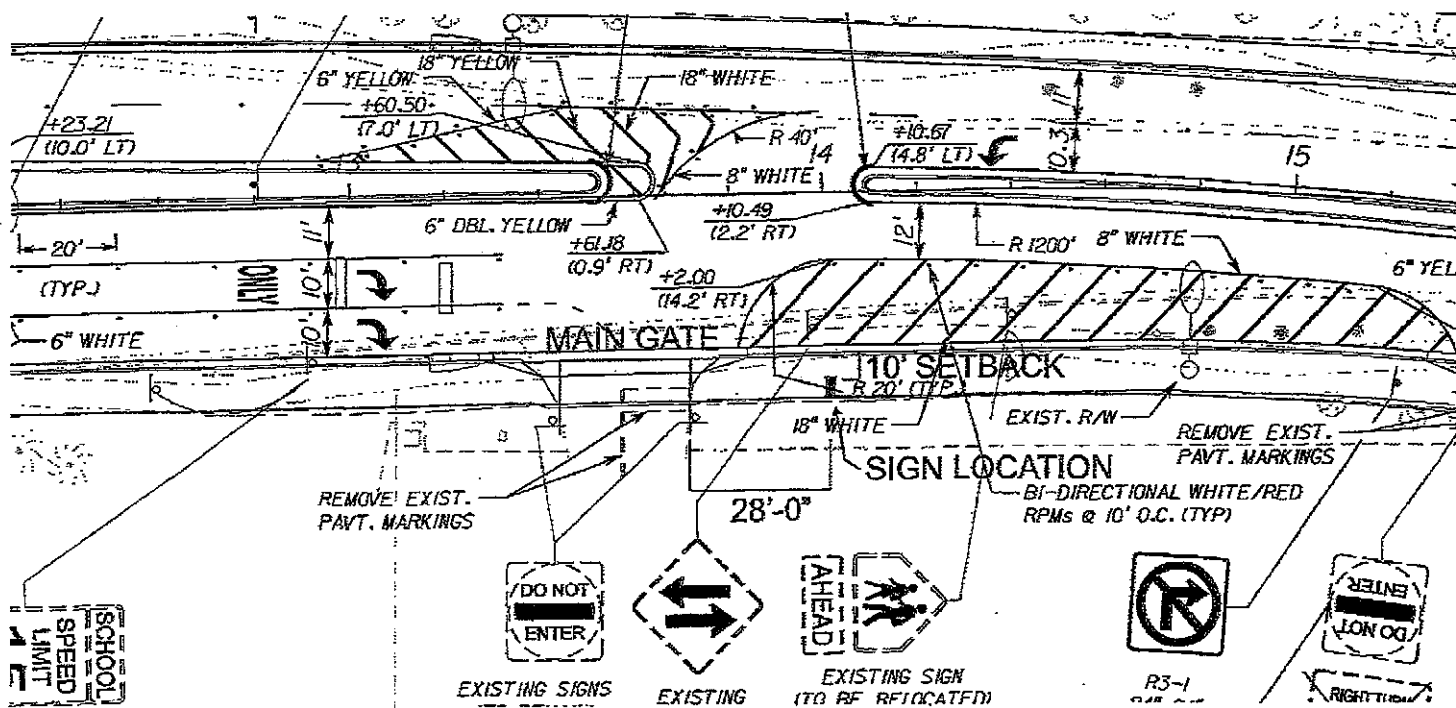
Sign	(#)	1	2	3
Sign height	(ft)	7.1000	0.0000	0.0000
Sign width	(ft)	6.0000	0.0000	0.0000
Pressure	(psf)	47.3000	0.0000	0.0000
Ground Heights	(ft)	7.1000	0.0000	0.0000
Moments	(ft-lb)	7153.1780	0.0000	0.0000
Section Mod	(in-3)	2.6824	0.0000	0.0000
Spacing	(ft)	0.0000	0.0000	
Moment at base	(ft-lb)	7153.1780		
Base modulus	(ft-lb)	2.6824		

Sign Spread Footing

Moment at base	(ft-lb)	7153.18
Weight of sign and pole	(lbs)	1225.00
Footing width	(ft)	8.00
Footing height	(ft)	2.50
Length of footing	(ft)	2.40
Resultant	(lbs)	8425.09
Point of application-e	(ft)	0.85
L/6	(ft)	0.40
Max edge pressure	(psf)	2000.48
Bottom reinforcing reqd	(sq-in)	0.21


10/12/11

ORDER INFORMATION	QTY:	DESCRIPTION:
PROJECT:	ILLUMINATED DOUBLE FACE MONUMENT SIGN WITH LED DISPLAY	



OBSERVATIONS	GENERAL GRAPHIC COLORS		CONTACT INFORMATION		CLIENT					
	COLOR:		NAME:		THE CHARTER SCHOOL AT WATERSTONE					
	TONE:		PHONE:		ADDRESS:			STATE:		
	TEXTURE:		ADDRESS:		1355 WATERSTONE WAY			FL		
			DATE:	STATE:	JOB NUMBER:		SHEET:	OR:	SCALE:	SALES REP:
					TITLE:		DRAWN BY:		IVETTE ROSA, Graphic Designer	
					CHECKED BY:		DATE:	APPROVED BY:	DATE: 06/16/11	



7675 W 2ND CT, HIALEAH, FL 33014
Ph: 305.512.1223

[illegible]

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OK Jan 10/12/11



South- Dade Venture CDD

FIELD REPORT



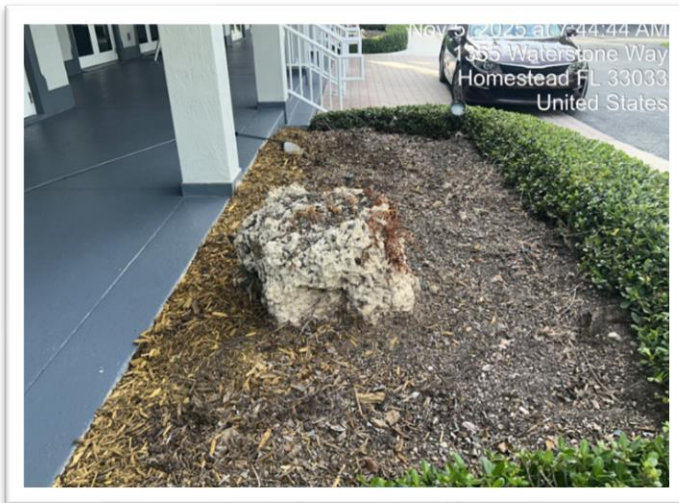
November 20, 2025

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

Landscaping

Before

After



- Annuals were replaced.
- Sod was repaired by the Miami-Dade County on SW 137 AVE.

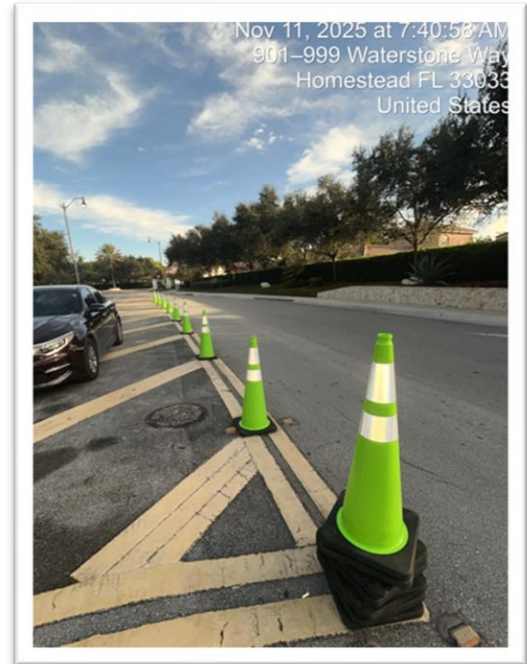
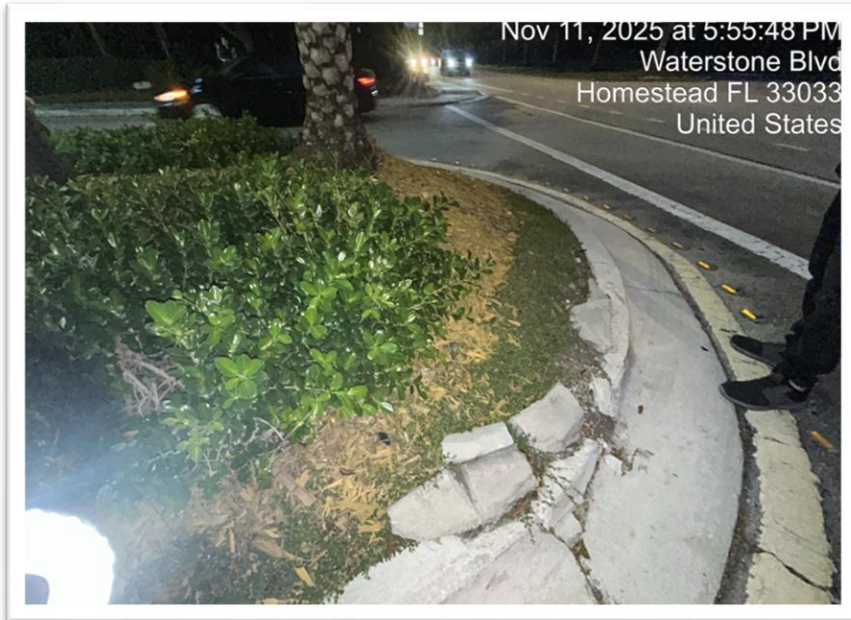
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Christmas Décor

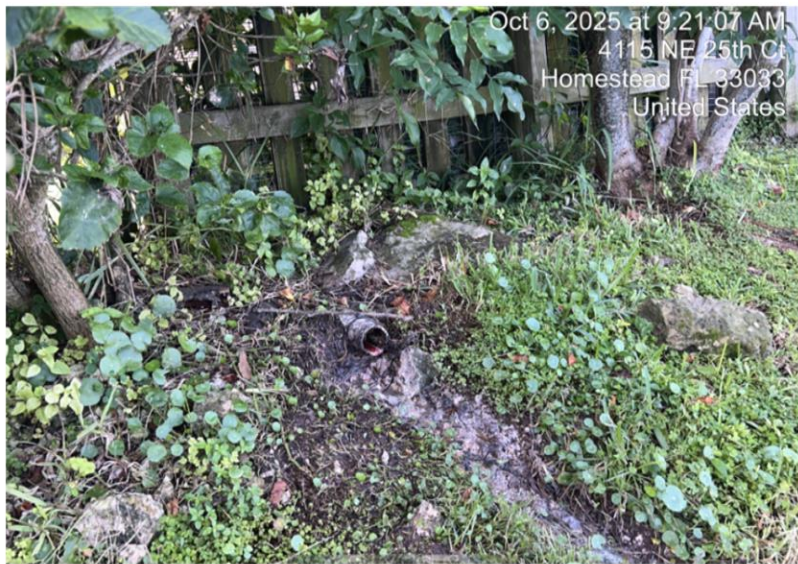


- Holiday Lighting and banners were installed.

Field Maintenance



- Damaged curb will be repaired at Waterstone BLVD.
- Traffic Cones were replaced at GH2.



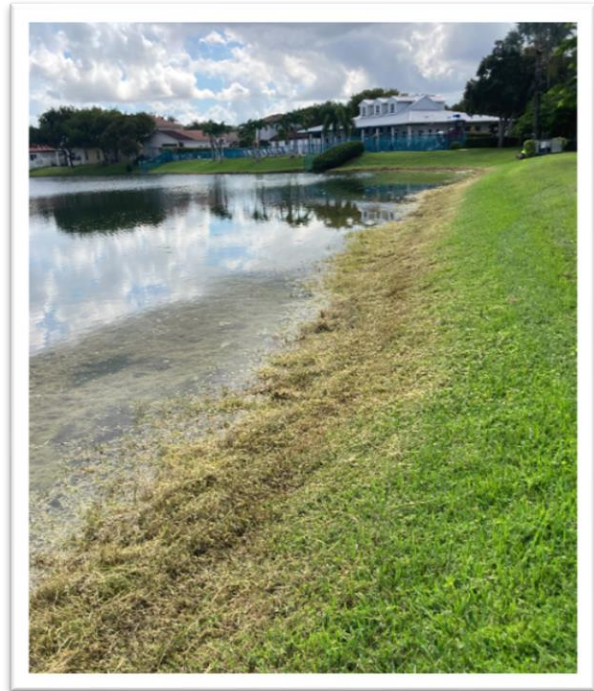
- Certified letter was sent to 4115 NE 25 CT draining water into Lake 4. Most recent inspections show that it has been removed.

Light Repairs



- Light Repairs will be completed by 11/15/2025.

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

November Landscaping Schedule

NOVEMBER <i>WATERSTONE</i>							2025
you get what you give							
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
							1
2 Daylight Saving Time (Ends)	3 <i>DRIVE</i> <i>9:30 A.M.</i>	4 Election Day	5	6	7	8	
9	10 <i>- DRIVE</i> <i>9:30 A.M.</i>	11 Veterans Day	12 <i>- HERBICIDE - Mow</i> <i>HELP.</i>	13	14	15	
16	17 <i>- DRIVE</i> <i>9:30 A.M.</i>	18	19	20	21	22	
23	24 <i>DRIVE</i> <i>9:30 A.M.</i>	25	26 <i>- Mow</i>	27	28 Thanksgiving	29	
30							

EXHIBIT B

BV October Wet Check

	
4155 East Mowry Dr. Homestead FL 33033 Ph: (305) 258-0011. Fax: (305) 258-0009	
Date: 10/29/2025	Time: 7:00am
Job Name: Waterstone	Water Management:
Job Address: 137th Ave & Waterstone way Homestead FL	Program A: Program B:
Wet Check Report for October	
Scope of Work / Labor & Materials	
Timer #1 Waterstone Way	
Irrigation Schedule Pro: Online	
Zone7: Repaired broken pipe.	BV
Zone12: Replaced 3 clogged nozzles.	BV
Zone15: Replaced broken 4" pop-up.	BV
Zone21: Working progress zone not coming on, troubleshooting issue.	BV
Zone23: Replaced broken 4" pop-up.	BV
Zone26-29: Replaced 2 clogged nozzles.	BV
Zone37: Replaced rotor stop turning.	BV
Zone40and47: Replaced 2 clogged nozzles.	BV
Rest of Zones - OK	
Note: Found small leak in mainline, working progress to repair	
Timer #2 Waterstone Clubhouse	
Irrigation Schedule Pro: Online	
Working progress building and setting up new box to further protect new VFD. See pic below.	
	
Timer #3 Waterstone Blvd	
Irrigation Schedule Pro: Online	
Zone4: Replaced rotor stop turning.	BV
Zone6: Adjusted rotor head.	BV
Zone13: Replaced clogged nozzel.	BV
Zone15: Lifted and straightened tilted rotor.	BV
Rest of Zones Ok	
Total Labor & Materials, including Sales Tax	
THIS IS NOT AN INVOICE	

EXHIBIT C

October Lake Reports

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 10/23/05

WEATHER CONDITIONS 77°-84°, 4-10mph NW, Partly cloudy BIOLOGIST Bobby

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

REMARKS: Treated the lakes for algae, shoreline grasses.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H ₂ O	<u>81</u> °F.	☐ High	☒ Normal	☐ Low
DISSOLVED OXYGEN	<u>7</u> ppm.	☐ High	☒ Normal	☐ Low
pH READING	<u>7.7</u>	☐ Acid 1-7	☐ Neutral 7	☒ Base 7-14
WATER CLARITY	<u>2-5'</u>	☒ 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

OTHER WILDLIFE _____
REMARKS: This, Herons, Egrets, Turtles, Limpkin

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 10/14/20
WEATHER CONDITIONS 72°-78°, mostly sunny, 6-10 mph NE BIOLOGIST Bobby

ALGAE/AQUATIC WEED CONTROL

	WATERWAY I.D.									
	11	13	3	4	5	6	7	8	9	10
ALGAE TREATMENT	✓	✓	✓	✓		✓				✓
BORDER GRASSES										✓
SUBMERSED AQUATICS	✓									✓
FLOATING WEEDS										
WATER LEVEL	+	+	+	+		+				+
RESTRICTION (# HRS.)	Ø	Ø	Ø	Ø		Ø				Ø

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

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 76 °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 2-5' ☒ 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 ☒ Muscovies ☐ Coot ☒ Gallinule
☒ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

OTHER WILDLIFE _____
REMARKS: Ibis, Egrets, Herons, Turtles.

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

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

DEBRIS/TRASH REMOVAL



Allstate

RESOURCE MANAGEMENT, INC.

(954) 382-9766 • Fax: (954) 382-9770

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

CUSTOMER South Dade Ventures ACCOUNT# 1647 DATE 10-8-25

WEATHER CONDITIONS Sunny A.M./Partly Cloudy BIOLOGIST TCN

WATERWAY I.D.

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

REMARKS Cleared the area for any debris. Including - Bags,
Cans, Toys, Wrappers, etc. All debris was removed from
the area & disposed of onsite.

FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED _____

SPORT FISH ☐ Largemouth Bass ☐ Bream ☐ Catfish

BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☐ Mosquitofish ☐ Gar ☐ Exotics _____

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

☐ Wading ☐ Wild Ducks ☐ Muscovies ☐ Coot ☐ Gallinule

OTHER WILDLIFE _____

REMARKS _____

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

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
10/22/25	21037-21044	\$31,548.05
10/29/25	21045-21054	26,391.89
10/29/25	21055-21065	11,950.00
11/5/25	21066-21078	64,714.07
11/5/25	21079-21090	8,450.00
TOTAL		\$143,054.01

AP300R
*** CHECK NOS. 021037-021090

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

RUN 11/08/25

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
10/22/25	00235	10/15/25 906997	202510 320-57200-46000		*	79.50	
			PEST CONTROL 10/25				
				ALL FLORIDA PEST CONTROL			79.50 021037
10/22/25	00366	10/09/25 0854352-	202509 320-53800-41005		*	132.55	
			SVCS 09/25				
		10/09/25 0854352-	202510 320-53800-41005		*	147.55	
			SVCS 10/25				
				COMCAST			280.10 021038
10/22/25	00007	10/14/25 90275651	202510 310-51300-42000		*	20.52	
			DELIVERY THRU 10/09/25				
				FEDEX			20.52 021039
10/22/25	00023	10/15/25 80401-10	202510 320-53800-43000		*	191.84	
			SVCS 10/25				
		10/15/25 80401-10	202510 320-53800-43100		*	27.20	
			SVCS 10/25				
		10/15/25 80401-10	202510 320-53800-43200		*	1,854.64	
			SVCS 10/25				
		10/15/25 80401-10	202510 320-53800-43400		*	179.28	
			SVCS 10/25				
				FLORIDA POWER & LIGHT			2,252.96 021040
10/22/25	00533	9/26/25 EAI-0926	202510 320-53800-34501		*	3,045.90	
			SECURITY SVCS 10/25				
		10/13/25 I-101325	202510 320-53800-34501		*	1,927.65	
			SECURITY SVCS 10/25				
		10/15/25 I-101525	202510 320-53800-34501		*	702.90	
			SECURITY SVCS 10/25				
		10/16/25 I-101625	202510 320-53800-34501		*	937.20	
			SECURITY SVCS 10/25				
				ROLLKALL TECHNOLOGIES, LLC			6,613.65 021041
10/22/25	00477	10/21/25 3344	202510 320-53800-34500		*	9,669.20	
			SVCS 10/13-10/19/25				
				MAVERICK SECURITY SERVICES, LLC			9,669.20 021042
10/22/25	00496	10/15/25 10152025	202510 320-57200-51000		*	44.12	
			REIMB OFFICE SUPPLIES				
		10/21/25 10212025	202510 320-57200-55000		*	228.00	
			REIMB LIGHTING CEREMONY				
				MAYRA PADILLA			272.12 021043
10/22/25	00180	10/20/25 19334-B	202510 320-53800-46005		*	11,375.00	
			BALANCE 10/25				

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 021037-021090

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

RUN 11/08/25

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		10/20/25 19335	202510 320-53800-46005		*	985.00	
		PRESSURE WASH 10/25		PEOPLE'S CHOICE PRESSURE CLEANING			12,360.00 021044
10/29/25 00239		8/06/05 42393355	202508 320-57200-52000	LOGO MAT 08/25	*	35.00	
		7/16/25 42371325	202507 320-57200-52000	LOGO MAT 07/25	*	35.00	
		7/23/25 42378474	202507 320-57200-52000	LOGO MAT 07/25	*	35.00	
		7/30/25 42385885	202507 320-57200-52000	LOGO MAT 07/25	*	35.00	
		8/13/25 42400547	202508 320-57200-52000	LOGO MAT 08/25	*	35.00	
		8/20/25 42407838	202508 320-57200-52000	LOGO MAT 08/25	*	35.00	
		8/27/25 42415355	202508 320-57200-52000	LOGO MAT 08/25	*	41.56	
		9/04/25 42423602	202509 320-57200-52000	LOGO MAT 09/25	*	41.56	
		9/10/25 42430140	202509 320-57200-52000	LOGO MAT 09/25	*	41.56	
		9/17/25 42437417	202509 320-57200-52000	LOGO MAT 09/25	*	41.56	
		10/15/25 42466981	202510 320-57200-52000	LOGO MAT 10/25	*	41.56	
				CINTAS CORP.			417.80 021045
10/29/25 00442	10/18/25	1129044-	202510 320-53800-41005	SVCS 10/25	*	361.05	
				COMCAST			361.05 021046
10/29/25 00435	9/02/25	6253	202508 320-53800-46100	VIDEO SURVEIL AGREE 08/25	*	3,750.00	
	9/18/25	6299-1	202509 320-53800-46100	QRTLY 700 BAL DECALS	*	3,780.00	
				DML SECURITY SYSTEMS LLC			7,530.00 021047
10/29/25 00384	10/01/25	0221342	202510 320-57200-45300	POOL SVCS 10/25	*	1,300.00	
				FLORIDA'S BRIGHT & BLUE POOLS, INC			1,300.00 021048
10/29/25 00533	10/17/25	EAI-1017	202510 320-53800-34501	SECURITY SVCS 10/25	*	3,652.95	
				ROLLKALL TECHNOLOGIES, LLC			3,652.95 021049

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 021037-021090

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

RUN 11/08/25

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/29/25	00534	10/07/25 10072025	202510 320-57200-49100	REIMB REFUND 10/25	*	150.00	
				KARLA ARZE			150.00 021050
10/29/25	00477	10/28/25 3345	202510 320-53800-34500	SVCS 10/20-10/26/25	*	9,676.40	
				MAVERICK SECURITY SERVICES, LLC			9,676.40 021051
10/29/25	00496	10/23/25 10232025	202510 320-57200-51000	REIMB SDV SUPPLIES 10/25	*	504.40	
		10/23/25 10232025	202510 310-51300-49000	REIMB PUBLIX FOOD ORDER	*	145.53	
		10/28/25 10282025	202510 320-57200-51000	SDV SUPPLIES 10/25	*	99.95	
				MAYRA PADILLA			749.88 021052
10/29/25	00211	10/24/25 29907	202510 320-53800-46000	REPAIR LIGHTPOST 10/25	*	975.00	
		10/24/25 29907	202510 320-53800-46005	PRESSURE CLEAN FLOOR	*	650.00	
		10/24/25 29907	202510 320-57200-46000	REPAINT FLOOR 10/25	*	875.00	
				ORTIZ CONSTRUCTION SERVICES			2,500.00 021053
10/29/25	00432	10/21/25 96125150	202511 320-53800-41000	SVCS 11/25	*	53.81	
				T-MOBILE			53.81 021054
10/29/25	00536	10/28/25 10282025	202510 320-57200-12001	BONUS 10/25	*	2,000.00	
				ANICANDRO DIAS RUBIO			2,000.00 021055
10/29/25	00535	10/28/25 10282025	202510 320-57200-12001	BONUS 10/25	*	500.00	
				BRIAN CORREA			500.00 021056
10/29/25	00489	10/28/25 10282025	202510 320-57200-12001	BONUS 10/25	*	500.00	
				CARMEN HERNANDEZ			500.00 021057
10/29/25	00512	10/28/25 10282025	202510 320-57200-12001	BONUS 10/25	*	750.00	
				LAURA R CERISOLA			750.00 021058
10/29/25	00514	10/28/25 10282025	202510 320-57200-12001	BONUS 10/25	*	750.00	
				LUIS E SUNEZ MORALES			750.00 021059
				SDVN SOUTH DADE VEN JWASSERMAN			

AP300R
*** CHECK NOS. 021037-021090

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

RUN 11/08/25

PAGE 4

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
10/29/25	00496	10/28/25 10282025	202510 320-57200-12001		*	3,500.00	
		BONUS 10/25					
		10/28/25 10282025	202510 320-57200-12001		V	3,500.00-	
		BONUS 10/25					
				MAYRA PADILLA			.00 021060
10/29/25	00532	10/28/25 10282025	202510 320-57200-12001		*	200.00	
		BONUS 10/25					
				MILENA SIERRA			200.00 021061
10/29/25	00386	10/28/25 10282025	202510 320-57200-12001		*	3,000.00	
		BONUS 10/25					
		10/28/25 10282025	202510 320-57200-12001		V	3,000.00-	
		BONUS 10/25					
				BEN QUESADA			.00 021062
10/29/25	00526	10/28/25 10282025	202510 320-57200-12001		*	750.00	
		BONUS 10/25					
				ROBERTO JIMENEZ			750.00 021063
10/29/25	00497	10/29/25 10292025	202510 320-57200-12001		*	3,000.00	
		BONUS					
				BEN QUESADA *USE-FOR 1099*			3,000.00 021064
10/29/25	00498	10/29/25 10292025	202510 320-57200-12001		*	3,500.00	
		BONUS					
				MAYRA PADILLA *USE-FOR 1099*			3,500.00 021065
11/05/25	00107	10/17/25 78177	202510 320-57200-46000		*	80.00	
		EMBROIDERY 10/25					
				BILMOR WITH ADVERTISING			80.00 021066
11/05/25	00041	10/22/25 102025	202510 320-53800-43000		*	34.92	
		SVCS 10/25					
		10/22/25 102025	202510 320-53800-43100		*	19.49	
		SVCS 10/25					
		10/22/25 102025	202510 320-53800-43200		*	1,051.13	
		SVCS 10/25					
		10/22/25 102025	202510 320-53800-43300		*	16.99	
		SVCS 10/25					
		10/22/25 102025	202510 320-53800-43400		*	312.54	
		SVCS 10/25					
		10/22/25 102025	202510 320-57200-43000		*	2,238.42	
		SVCS 10/25					
				CITY OF HOMESTEAD			3,673.49 021067

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 021037-021090

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

RUN 11/08/25

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
11/05/25	00135	10/31/25 19428	202510 320-57200-52000	SUPPLIES 10/25	*	435.83	
DISCOUNT LIGHTING AND SUPPLIES, INC							435.83 021068
11/05/25	00435	7/01/25 6074	202506 320-53800-46100	VIDEO AGREE 06/25	*	3,750.00	
		11/03/25 6428	202510 320-53800-46100	VIDEO AGREE 10/25	*	3,750.00	
DML SECURITY SYSTEMS LLC							7,500.00 021069
11/05/25	00007	10/28/25 9-046-31	202510 310-51300-42000	DELIVERY THRU 10/23/25	*	48.77	
FEDEX							48.77 021070
11/05/25	00053	11/02/25 092025	202509 320-53800-34501	SVCS 09/25	*	14,760.90	
		11/02/25 102025	202510 320-53800-34501	SVCS 10/25	*	3,631.95	
FRATERNAL ORDER OF POLICE							18,392.85 021071
11/05/25	00038	11/01/25 738	202511 320-53800-46100	GATE MGMT FEE 11/25	*	833.33	
		11/01/25 739	202511 300-20700-10500	SERIES 2013 BOND AGENT	*	208.33	
		11/01/25 739	202511 700-51700-73000	SERIES 2013 BOND AGENT	*	208.33	
		11/01/25 739	202511 700-13100-10000	SERIES 2013 BOND AGENT	*	208.33	
		11/01/25 740	202511 320-57200-34000	CLBHOUSE/FIELD SVCS 11/25	*	9,583.33	
		11/01/25 741	202511 310-51300-34000	MGMT FEE 11/25	*	5,871.25	
		11/01/25 741	202511 310-51300-44000	RENT 11/25	*	200.00	
		11/01/25 741	202511 310-51300-35100	COMPUTER TIME 11/25	*	83.33	
		11/01/25 741	202511 320-53800-49300	WEBSITE ADMIN 11/25	*	250.00	
		11/01/25 741	202511 310-51300-42000	POSTAGE&DELIVERY 11/25	*	37.82	
		11/01/25 741	202511 310-51300-42500	COPIES 11/25	*	1.80	
GOVERNMENTAL MANAGEMENT SERVICES							17,069.19 021072
11/05/25	00529	11/03/25 836	202511 320-53800-49100	PERMIT/DOC SUBMITS 11/25	*	1,500.00	

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 021037-021090

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

RUN 11/08/25

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		11/04/25 838	202511 320-53800-49100		*	90.00	
		PERMIT/DOC SUBMITS 11/25		HEADLEY CONSTRUCTION GROUP			1,590.00 021073
11/05/25 00477		11/04/25 3365	202511 320-53800-34500		*	9,686.40	
		SVCS 10/27-11/02/25		MAVERICK SECURITY SERVICES, LLC			9,686.40 021074
11/05/25 00496		11/04/25 11042025	202511 320-57200-46000		*	201.00	
		REIMB SDV STORAGE 11/25					
		11/04/25 11042025	202511 320-57200-46000		*	797.98	
		REIMB SDV TRAFFIC SUPPLIE		MAYRA PADILLA			998.98 021075
11/05/25 00211		10/31/25 29912	202510 320-53800-46100		*	575.00	
		REPAIR STUCCO 10/25					
		10/31/25 29912	202510 320-53800-46000		*	425.00	
		REPAIR PAVERS 10/25					
		10/31/25 29912	202510 320-53800-46000		*	150.00	
		REPAIR OUTLET 10/25		ORTIZ CONSTRUCTION SERVICES			1,150.00 021076
11/05/25 00533		11/03/25 I-110325	202511 320-53800-34501		*	3,631.65	
		SECURITY SVCS 11/25		ROLLKALL TECHNOLOGIES, LLC			3,631.65 021077
11/05/25 00430		11/01/25 INV-VCI-	202511 320-53800-34501		*	342.69	
		M-POST LICENSE 11/25					
		11/01/25 INV-VCI-	202511 320-53800-34501		*	57.11	
		POST 11/25					
		11/01/25 INV-VCI-	202511 320-53800-34501		*	57.11	
		M-POST LICENSE 11/25		TRACKFORCE - RTM SOFT, INC.			456.91 021078
11/05/25 00510		11/15/25 47668375	202511 320-57200-55000		*	6,100.00	
		BALANCE 11/25		ALL STAR EVENTS, INC.			6,100.00 021079
11/05/25 00497		11/04/25 11042025	202511 320-57200-55000		*	250.00	
		SDV LIGHTING CEREMONY					
		11/04/25 11042025	202511 320-57200-55000		V	250.00-	
		SDV LIGHTING CEREMONY		BEN QUESADA *USE-FOR 1099*			.00 021080
11/05/25 00535		11/04/25 11042025	202511 320-57200-55000		*	250.00	
		SDV LIGHTNING CEREMONY		BRIAN CORREA			250.00 021081
				SDVN SOUTH DADE VEN JWASSERMAN			

AP300R
*** CHECK NOS. 021037-021090

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

RUN 11/08/25

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/25	00499	11/04/25	11042025	202511 320-57200-55000	SDV LIGHTING CEREMONY	*	250.00		
					CARIDAD GUEVARA			250.00	021082
11/05/25	00516	11/04/25	11042025	202511 320-57200-55000	SDV LIGHTING CEREMONY	*	250.00		
					DANIEL PIMENTEL			250.00	021083
11/05/25	00537	11/15/25	00022	202511 320-57200-55000	SOUND SYSTEM 11/25	*	200.00		
					TERENCE GLYNN			200.00	021084
11/05/25	00517	11/04/25	11042025	202511 320-57200-55000	SDV LIGHTNING CEREMONY	*	250.00		
					JOSUE GAMEZ			250.00	021085
11/05/25	00500	11/04/25	11042025	202511 320-57200-55000	SDV LIGHTING CEREMONY	*	250.00		
					LAURA P. MEDINA			250.00	021086
11/05/25	00498	11/04/25	11042025	202511 320-57200-55000	SDV LIGHTING CEREMONY	*	250.00		
		11/04/25	11042025	202511 320-57200-55000	SDV LIGHTING CEREMONY	V	250.00-		
					MAYRA PADILLA *USE-FOR 1099*			.00	021087
11/05/25	00471	8/13/25	08132025	202511 320-57200-55000	PHOTOGRAPH SVCS 11/25	*	400.00		
					MICHELE ALGARIN			400.00	021088
11/05/25	00497	11/04/25	11042025	202511 320-57200-55000	SDV LIGHTING CEREMONY	*	250.00		
					BEN QUESADA *USE-FOR 1099*			250.00	021089
11/05/25	00498	11/04/25	11042025	202511 320-57200-55000	SDV LIGHTING CEREMONY	*	250.00		
					MAYRA PADILLA *USE-FOR 1099*			250.00	021090
					TOTAL FOR BANK A		143,054.01		
					TOTAL FOR REGISTER		143,054.01		

SDVN SOUTH DADE VEN JWASSERMAN

South-Dade Venture
Community Development District

Unaudited Financial Reporting
October 31, 2025



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

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Operating Account	\$ 12,890	\$ -	\$ 12,890
Due from Other-PayPal	3,240	-	3,240
Investments:			
State Board of Administration - Surplus	10,553	-	10,553
State Board of Administration - Guardhouse Reserves	91,857	-	91,857
State Board of Administration - Clubhouse Reserves	185,083	-	185,083
BankUnited Money Market Account	88,031	-	88,031
Series 2008			
Revenue	-	18,452	18,452
Prepayment	-	2,660	2,660
Series 2013			
Reserve	-	25,000	25,000
Revenue	-	293,541	293,541
Prepayment	-	3,232	3,232
Series 2022			
Reserve	-	34,028	34,028
Revenue	-	94,855	94,855
Deposits	2,434	-	2,434
Total Assets	\$ 394,088	\$ 471,770	\$ 865,858
Liabilities:			
Accounts Payable	\$ 31,019	\$ -	\$ 31,019
Due to Debt Service		-	-
Total Liabilities	\$ 31,019	\$ -	\$ 31,019
Fund Balance:			
Nonspendable:			
Deposits	\$ 2,434	\$ -	\$ 2,434
Restricted for:			
Debt Service	-	471,770	471,770
Assigned for:			
Clubhouse Reserves	185,083	-	185,083
Guardhouse Reserves	91,857	-	91,857
Unassigned	83,695	-	83,695
Total Fund Balances	\$ 363,069	\$ 471,770	\$ 834,839
Total Liabilities & Fund Balance	\$ 394,088	\$ 471,770	\$ 865,858

South-Dade Venture
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Through 10/31/25	Through 10/31/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 2,440,987	\$ -	\$ -	\$ -
Interest Income	30,000	2,500	1,590	(910)
Miscellaneous Income-Vehicle Registration	8,000	667	340	(327)
Miscellaneous Income-Clubhouse	1,000	83	-	(83)
Miscellaneous Income-Other	-	-	300	300

Total Revenues	\$ 2,479,987	\$ 3,250	\$ 2,230	\$ (1,020)
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Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ -
Payroll Taxes	918	77	77	-
Engineering	23,000	1,917	-	1,917
Arbitrage Calculation	600	50	-	50
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	30,000	2,500	-	2,500
Annual Audit	5,000	417	-	417
Trustee Fees	13,288	8,472	8,472	-
Management Fees	70,455	5,871	5,871	0
Information Technology	1,000	83	83	0
Postage and Delivery	2,000	167	90	77
Insurance General Liability	13,844	13,844	12,405	1,439
Printing and Binding	500	42	-	42
Rental and Leases	2,400	200	200	-
Legal Advertising	1,500	125	-	125
Property Tax	-	-	-	-
Other Current Charges	3,000	250	375	(125)
Office Supplies	50	4	-	4
Dues, Licenses and Subscriptions	175	175	175	-

Total General and Administrative	\$ 181,730	\$ 37,193	\$ 30,748	\$ 6,445
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Operations and Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 4,000	\$ 333	\$ 227	\$ 107
Electric - Street Lighting	31,000	2,583	2,906	(322)
Electric - Street Lighting Lease	33,285	2,774	-	2,774
Electric - Irrigation	2,500	208	64	145
Electric - Guardhouse	6,000	500	492	8
Cable/Internet	29,000	2,417	2,503	(86)
Telephone-Wireless	720	60	54	6
Landscape Maintenance	473,211	39,434	-	39,434
Tree Trimming	33,475	2,790	-	2,790
Plant Replacement	20,000	1,667	-	1,667
Irrigation Maintenance	10,000	833	-	833
Lake Maintenance	20,000	1,667	1,644	23

South-Dade Venture
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Through 10/31/25	Through 10/31/25	Variance
General Maintenance Expenditures (Continued)				
General Maintenance	20,000	1,667	1,550	117
Pressure Cleaning	17,000	17,000	17,885	(885)
Culvert Cleaning	18,000	1,500	-	1,500
Property Insurance	31,983	31,983	29,906	2,077
Banner/Holiday Decorations	120,000	10,000	-	10,000
Security Gate Guards	396,442	33,037	38,693	(5,656)
Gate Maintenance/Repairs	88,000	7,333	5,158	2,175
Enhanced Security	220,000	18,333	13,899	4,435
Web Design/Maintenance	3,000	250	250	-
Newsletter Printing	4,000	333	-	333
Contingency	10,000	833	-	833
Reserves	238,745	19,895	-	19,895
Subtotal General Maintenance Expenditures	\$ 1,830,361	\$ 197,431	\$ 115,229	\$ 82,202
Clubhouse Expenditures				
Security	\$ 78,036	\$ 6,503	\$ 16,948	\$ (10,445)
Telephone	6,750	563	565	(3)
Utilities	26,000	2,167	2,238	(72)
Property Insurance	14,543	14,543	13,598	945
Alarm Monitoring	3,000	250	-	250
Pool Maintenance and Repairs	37,000	3,083	1,300	1,783
Club Operation/Staff	115,000	9,583	9,583	0
Workers' Compensation Insurance	1,050	1,050	938	112
Fitness Equipment Maintenance	10,000	833	205	628
Office Supplies and Printing	4,000	333	648	(315)
Repairs and Maintenance	35,000	2,917	1,236	1,681
Janitorial Supplies	7,000	583	521	62
Landscape Maintenance	8,000	667	-	667
Licenses and Permits	1,200	100	-	100
Contingency	20,000	1,667	6,944	(5,277)
Reserves	101,317	8,443	-	8,443
Subtotal Clubhouse Expenditures	\$ 467,896	\$ 53,285	\$ 54,726	\$ (1,441)
Total Operations and Maintenance	\$ 2,298,257	\$ 250,716	\$ 169,955	\$ 80,761
Total Expenditures	\$ 2,479,987	\$ 287,909	\$ 200,703	\$ 87,206
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ (284,659)	\$ (198,473)	\$ (88,226)
Fund Balance - Beginning			\$ 561,543	
Fund Balance - Ending			\$ 363,069	

South-Dade Venture

Community Development District

Debt Service Fund Series 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 10/31/25	Through 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 169,312	\$ -	\$ -	\$ -
Interest Income	-	-	63	63
Total Revenues	\$ 169,312	\$ -	\$ 63	\$ 63
Expenditures:				
Interest - 11/1	\$ 9,679	\$ -	\$ -	\$ -
Interest - 5/1	9,521	-	-	-
Principal - 5/1	153,540	-	-	-
Total Expenditures	\$ 172,741	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (3,429)	\$ -	\$ 63	\$ 63
Fund Balance - Beginning			\$ 21,258	
Fund Balance - Ending			\$ 21,320	

South-Dade Venture

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 10/31/25	Through 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 796,457	\$ -	\$ -	\$ -
Interest Income	50	4	1,042	1,038
Total Revenues	\$ 796,507	\$ 4	\$ 1,042	\$ 1,038
Expenditures:				
Interest - 11/1	\$ 137,849	\$ -	\$ -	\$ -
Interest - 5/1	137,849	-	-	-
Principal - 5/1	520,000	-	-	-
Total Expenditures	\$ 795,698	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 810	\$ 4	\$ 1,042	\$ 1,038
Other Financing Sources/(Uses):				
Arbitrage Rebate Calculation	\$ (600)	\$ (50)	\$ -	\$ 50
Dissemination Agent Fees	(2,500)	(208)	(208)	-
Total Other Financing Sources/(Uses)	\$ (3,100)	\$ (258)	\$ (208)	\$ 50
Net Change in Fund Balance	\$ (2,291)	\$ (254)	\$ 834	\$ 1,088
Fund Balance - Beginning			\$ 320,732	
Fund Balance - Ending			\$ 321,566	

South-Dade Venture

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 10/31/25	Through 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 597,373	\$ -	\$ -	\$ -
Interest Income	-	-	402	402
Total Revenues	\$ 597,373	\$ -	\$ 402	\$ 402
Expenditures:				
Interest - 11/1	\$ 54,306	\$ -	\$ -	\$ -
Interest - 5/1	54,306	-	-	-
Principal - 5/1	495,000	-	-	-
Total Expenditures	\$ 603,612	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (6,239)	\$ -	\$ 402	\$ 402
Fund Balance - Beginning			\$ 128,482	
Fund Balance - Ending			\$ 128,884	

South-Dade Venture
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	1,590	-	-	-	-	-	-	-	-	-	-	-	1,590
Miscellaneous Income-Vehicle Registration	340	-	-	-	-	-	-	-	-	-	-	-	340
Miscellaneous Income-Clubhouse	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income-Other	300	-	-	-	-	-	-	-	-	-	-	-	300
Donations	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,230

Expenditures:

General and Administrative:

Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Payroll Taxes	77	-	-	-	-	-	-	-	-	-	-	-	77
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	8,472	-	-	-	-	-	-	-	-	-	-	-	8,472
Management Fees	5,871	-	-	-	-	-	-	-	-	-	-	-	5,871
Information Technology	83	-	-	-	-	-	-	-	-	-	-	-	83
Postage and Delivery	90	-	-	-	-	-	-	-	-	-	-	-	90
Insurance General Liability	12,405	-	-	-	-	-	-	-	-	-	-	-	12,405
Printing and Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental and Leases	200	-	-	-	-	-	-	-	-	-	-	-	200
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	375	-	-	-	-	-	-	-	-	-	-	-	375
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 30,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,748

Operations & Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	227
Electric - Street Lighting	2,906	-	-	-	-	-	-	-	-	-	-	-	2,906
Electric - Street Lighting Lease	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric - Irrigation	64	-	-	-	-	-	-	-	-	-	-	-	64
Electric - Guardhouse	492	-	-	-	-	-	-	-	-	-	-	-	492
Cable/Internet	2,503	-	-	-	-	-	-	-	-	-	-	-	2,503
Telephone-Wireless	54	-	-	-	-	-	-	-	-	-	-	-	54
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,644	-	-	-	-	-	-	-	-	-	-	-	1,644

South-Dade Venture
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
General Maintenance Expenditures (Continued)													
General Maintenance	1,550	-	-	-	-	-	-	-	-	-	-	-	1,550
Pressure Cleaning	17,885	-	-	-	-	-	-	-	-	-	-	-	17,885
Culvert Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	29,906	-	-	-	-	-	-	-	-	-	-	-	29,906
Banner/Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Gate Guards	38,693	-	-	-	-	-	-	-	-	-	-	-	38,693
Gate Maintenance/Repairs	5,158	-	-	-	-	-	-	-	-	-	-	-	5,158
Enhanced Security	13,899	-	-	-	-	-	-	-	-	-	-	-	13,899
Web Design/Maintenance	250	-	-	-	-	-	-	-	-	-	-	-	250
Newsletter Printing	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 115,229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,229
Clubhouse Expenditures													
Security	\$ 16,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,948
Telephone	565	-	-	-	-	-	-	-	-	-	-	-	565
Utilities	2,238	-	-	-	-	-	-	-	-	-	-	-	2,238
Property Insurance	13,598	-	-	-	-	-	-	-	-	-	-	-	13,598
Alarm Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance and Repairs	1,300	-	-	-	-	-	-	-	-	-	-	-	1,300
Club Operation/Staff	9,583	-	-	-	-	-	-	-	-	-	-	-	9,583
Workers' Compensation Insurance	938	-	-	-	-	-	-	-	-	-	-	-	938
Fitness Equipment Maintenance	205	-	-	-	-	-	-	-	-	-	-	-	205
Office Supplies and Printing	648	-	-	-	-	-	-	-	-	-	-	-	648
Repairs and Maintenance	1,236	-	-	-	-	-	-	-	-	-	-	-	1,236
Janitorial Supplies	521	-	-	-	-	-	-	-	-	-	-	-	521
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	6,944	-	-	-	-	-	-	-	-	-	-	-	6,944
Subtotal Amenity Expenditures	\$ 54,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,726
Total Operations & Maintenance	\$ 169,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169,955
Total Expenditures	\$ 200,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,703
Excess (Deficiency) of Revenues over Expenditures	\$ (198,473)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (198,473)
Net Change in Fund Balance	\$ (198,473)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (198,473)

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 - 9/30/2025		\$479,432
Less:	May 1, 2026 (Mandatory)	-
Current Bonds Outstanding		\$479,432

Series 2013, Special Assessment Refunding Bonds		
Interest Rate;	3.95%	
Maturity Date:	5/1/28	\$3,950,000
Interest Rate;	5.25%	
Maturity Date:	5/1/34	\$4,030,000
Bonds outstanding - 9/30/2025		\$5,655,000
Less:	May 1, 2026 (Mandatory)	-
Current Bonds Outstanding		\$5,655,000

Series 2022, Special Assessment Refunding Bonds		
Interest Rate;	2.52%	
Maturity Date:	5/1/33	\$5,710,000
Bonds outstanding - 9/30/2025		\$4,310,000
Less:	May 1, 2026 (Mandatory)	-
Current Bonds Outstanding		\$4,310,000

Total Current Bonds Outstanding		\$10,444,432
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