



***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

February 26, 2026



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
February 26, 2026
4:00p.m.**

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

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**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 January 22, 2026 Meeting – **Page 3**
3. Staff Reports
 - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure – **Page 27**
 - B. Engineer – Update on Pool Capital Improvement Project and Guardhouse Automation
 - C. Field Manager – Monthly Report – **Page 29**
 - D. Club Manager – Monthly Report – **Page 41**
 - E. Manager
4. Financial Reports
 - A. Approval of Check Run Summary – **Page 111**
 - B. Approval of Unaudited Financials – **Page 118**
5. Supervisors Requests and Audience Comments
6. 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://southdadecdd.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, January 22, 2026, 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 (by phone)
Curtis Cooper	Supervisor
Victor Valladares	Supervisor
Desiree Rivera	Supervisor (by phone)

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
Marcos Villanueva	Maverick Security Services
Several Residents	

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

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
November 20, 2025 Meeting**

Ms. Cabrera: Alright, let's jump right into our agenda, item No. 2, approval of the minutes for November, I need a motion to approve.

On MOTION by Mr. Cooper seconded by Ms. Cabrera with all in favor, the Minutes of the November 20, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Discussion of Proposals for Pool Replumbing

A. Frank Keys

Ms. Cabrera: Next is discussion of proposals for pool replumbing.

Mr. Quesada: Alejandro, do you want to give the Board an update on where we're at on the pool replumbing?

Mr. Aleman: Sure. Hi, good afternoon everyone, can everybody hear me ok?

Ms. Cabrera: Yes.

Mr. Cooper: Yes.

Mr. Aleman: Ok, so we've been working on obtaining proposals for the pool replumbing, we've been in contact with about 4 to 5 contractors, one of them being the maintenance contractor, and so far we've only been successful at acquiring one quote. Now, I do suggest that the Board allow us more time to collect additional quotes but, so far we have one contractor that's presented the quote for the materials and labor of the pool plumbing repairs.

Mr. Cooper: Who was is?

Mr. Quesada: Frank Keys.

Mr. Aleman: It's on page 38 of the agenda, a company that goes by Frank Keys.

Mr. Cooper: Can you tell us a little bit about this company, how did you wind up coming across their proposal, and has he done work in other Districts, or other locations you're familiar with.

Mr. Aleman: Ok, so no, they do not have a record working with other CDDs, this company, I know they branched out from a bigger company called Miami Pool Tech and they have their CPC license, they are qualified to perform the work but, that is as much as I can tell you. I could obtain warranties from this company to see about some form of coverage and backing for the work that they're presenting here to perform but, as I mentioned, aside from that I would strongly encourage the Board to allow us a little bit more time to have the rest of the contractors that have presented interest in participating in

this bid to also send their proposals in. So, not much information I can give you about these guys but, I did verify that they are working with a commercial certified license and I do feel they are confident but, they don't have a record working with other CDDs.

Ms. Cabrera: Then we need to just wait and see if we can get any other proposals.

Mr. Quesada: (inaudible comment) I know again on our end with Bright and Blue Pools, they had a question and Alejandro right away was able to answer them, so I expect them to respond too. (inaudible comment)

Ms. Cabrera: Ok, I mean as long as we can hopefully try and get something by the next meeting because we need to figure out what we're doing before the summer comes back.

Mr. Quesada: Understood.

Mr. Cooper: Can you explain a little bit about what we're looking at doing with the pool as far as the repairs, the replumbing, what's going to be different now versus what we have existing so that we're not going with the same thing moving forward with issues of leaks.

Mr. Aleman: Of course, so the intent was to excavate and dig out all of the existing plumbing, the intention is to match all the pool diameter piping so that much stays as is. We are upgrading all the materials to Schedule 80, which is a more rigid stronger pipe. What that would offer would be a less likelihood of breakages at the joints, at the elbows and whatnot. Right now another issue that we're having is the material on which the pipes are intended lay upon has erode and cavitated and that's putting stresses on the pipes themselves. They're also supposed to be supported by hangers, those hangers have also been corroded and they're no longer providing the support of those pipes, so we're proposing for the trench to get dug out, a concrete slab on the bottom that would help maintain structural rigidity of the plumbing, new material to be added to that trench, wrapped in filter fabric, again in efforts for the sediment to not be eroded away as time passes which is another reason why the pipes have started to fail, and this trench repair is going to be along the perimeter of the pool because that's where all the elbows and other joints have failed but, the rest of the run that goes to the pool equipment should remain untouched.

Ms. Cabrera: Ok, and everything is in the scope of work.

Mr. Cooper: Is there anything else looking at the big picture, is this the be it all fix, is like the repair that's going to fix all your issues or is there something else that could be done? So, is this just like a patch, or is this a repair that's going to be complete so that we're not in 5 years, because we've taken up half of the pavers already a few years ago and then we did all the plumbing and did hangers and changed out the soil and all that stuff for that repair and that was supposed to alleviate what was going on, we did that half and just never did the other half, so is this going to be the fix that we need or is there something else that could be done because we're just going to be looking to spend all this money to do it now versus pushing it down the road.

Mr. Aleman: Sure, yes, good question. So, up until now most of the repairs have been spot repairs to wherever there was failure that's where the excavation has taken place and you mentioned, it's undergone all those procedures as you mentioned. What we're proposing here is for the entire pool perimeter to be dug out and restabilized. Now, as far as what repairs has been, I would say they're more remedies than they are repairs because it has been spot failures in other instances. So, when a spot gets fixed, you have another break at another point, so the pool plumbing should be sound from this point onward with this repair and replacement however, there are cracks on the pool that are getting looked at and this does not cover any form of staples or any form of other repairs to the pool shell itself, this is only for the plumbing to be sound and to be under warranty. So, with that being said, as far as failures, we shouldn't experience any more failures after this is executed as far as plumbing is concerned. There are other things that we're looking at as far as the pool shell and some visible cracks that have appears over the years, and that's something that we'll continue to monitor but, right now I would say that the bigger concern is the pool plumbing and any time there's a leak that also wears off the sand base underneath the plumbing, and hopefully not but, it could also compromise the sand base underneath the pool structure. So, that's why we're prioritizing the pool to get replumbed and then we'll address any structural issue if they come, as they come pertaining to the pool shell.

Mr. Cooper: Ok.

Mr. Aleman: I could also add, as far as the repairs that have taken place, they replaced the plumbing in time so that they're using Schedule 40 which is lighting PVC gauge that is more susceptible to breakages due to stresses but, I also think in this

solution that we're providing, we're providing an envelope wrapped in filter fabric to avoid any potential erosion which is something that hasn't been done for any of the spot repairs that have taken place. So, if there's erosion or wash away of the sand layer that supports the pipe right now, that could also be happening at the places where the repairs that took place because there's nothing containing that envelope. Now, as far as this proposal, and as far as the exhibit that we provided to the contractors, they will be wrapping the entire plumbing envelope in filter fabric and there's going to be a concrete slab underneath to provide some form of base and efforts to stop any further sedimentation or erosion on the base of the plumbing, and I'm sorry I think I cut you off before.

Mr. Cooper: No.

Ms. Cabrera: No.

Mr. Cooper: One other thing, so with the upgraded piping what is your thought process of just redoing all the piping, going all the way to the pumps with a sturdier piping?

Mr. Aleman: Yes, good question. Most of the failures have been observed at the bends and elbows that wrap around the pool or that bend and introducing to the shell of the pool, there hasn't been any observed failures in any proximity to the pool equipment run, so our idea was to again, reinforce and replace the plumbing around the pool which has been as history shows problematic but, again, I haven't had any reports of these types of failures on the run from the pool shell to the pool equipment. So, I think as long as we secure the pool perimeter, that's a segment that has minimal bends and minimal fittings, I don't think should be problematic or present any failures in the foreseeable future. One thing I'd like to add, upgrading to Schedule 80 is costly, right, a good portion of these proposals, a good portion of their fees are going to be due to the materials themselves, so I was hesitant to add materials for that stretch to go all the way to the pool equipment just because there hasn't been any reported failures, it's going to be considerable amount of added costs to this project if we add the pool plumbing run all the way to the pool equipment so that was another reason to omit that from the total quantities.

Ms. Cabrera: Is that something that we would want to see?

Mr. Quesada: (inaudible comment) I do know this, again, based on the reputation with Bright and Blue, keep in mind the assessments remain the same next year, and Diamond Brite is a cycle and we discussed this. (inaudible comment) So, I would like to, once we get this addressed, is revisit the pumps, not that they're failing, they're operational

at this point in time but, there may be some variable drive pumps that have a little bit more common place. So, as we check boxes and we get some of our problems addressed we can revisit that next year and maybe look at our pumps, look at swapping out and that would require engineering plans, electrical plans, etc. but, I can get, assuming we keep assessments for the clubhouse at the same level we would have the additional funds there to be able to take on other items. So, just kind of going in order or priority.

Mr. Valladares: Let me ask you a question, do you foresee the pool being completely repaired or being able to stay open say by spring break?

Mr. Quesada: Right now it's part of the conversation, I think spring break starts the 20th of March and since we haven't gotten a response yet, or the amount of responses that we want, we're probably going to have to bring this back to you guys at the February meeting which is the 26th, so considering that short timeline. (inaudible comment) Alejandro, how long do you anticipate a problem like this would take from start to finish roughly, what timing do you think the pool needs to be closed for roughly?

Mr. Aleman: Yes, and that's another good question, if I'd have to give a ballpark number I'd say about a month or so, maybe a little less but, I'd say a month to be conservative.

Mr. Quesada: Ok, so assuming we get this actionable to the Board by February 26th, my recommendation would be to wait until after spring break so it would be little convenience to the community. (inaudible comment)

Mr. Valladares: And before we start getting a lot of the rain.

Mr. Quesada: Yes, so I would say April would be a good realistic window where it's closed for a month, you probably ready by Memorial Day and summer.

Mr. Cooper: With regards to this project, personally I would like to see, and I know obviously financially we're constrained with what we can do this year, to have what the cost would be for the additional run so that all the plumbing is taken care of, maybe have it on a separate part of the proposal so that it's not being included to everything else so we can kind of say to you, this is what this is, and then also too, if we're looking at upgrading the pumps, then are those pumps, or is the piping the right size of the pipes, so if we're getting these upgraded pumps does the piping go along with those pumps. So, we're not going to be constrained, like doing all this work in there, getting all this structure, 80 piping in there, and then now we're getting two new parts for the system and now the capacity is

off because we could have done different sized piping to yield a better outcome for the flow for the pool.

Mr. Aleman: Right now the pool is permitted to work under a certain amount of horsepower, I could dig through the actual horsepower rating of that pool but, as long as we're matching the horsepower rating on the proposed pump I don't see an issue with reusing the plumbing at all. Now, if the Board were to want to entertain I don't know, using a smaller pump or something like that then that would be a different scenario where we would have to reanalyze. Typically for these types of runs the suction lines and the return lines, have a certain feet per second that they have to meet to comply with code, and again, since this pool was approved using a certain horsepower rating and the certain pipe diameter, so as long as we match that horsepower rating, or give or take, we say half horsepower, we should be ok to reuse all of the plumbing but, if the Board would want to entertain I don't know, a replumb with a different size pump or something like that, then that would be a different story, so I think we should be ok to replace the pump and use the same plumbing that's currently in place.

Mr. Cooper: It was I think more so for an efficiency standpoint, not necessarily a smaller pump but, whatever we wind up going with I'm not a pool tech, I don't think any other Board members claim to be pool techs or knowing anything as far as the pool service but, I think it would be best for me to see the cautions we have for the pump, and then if the pump is compatible then with the piping that we're going to be putting in and replacing, and if so if that's a potential maybe like we've done other things, leasing is there a way to maybe do monthly installments for these pumps so that we can maybe get them done now but, pay over the course of time so it's not like a huge cost upfront, or we can maybe pay monthly for the pumps.

Mr. Quesada: Curtis, I say the price the pump themselves is not going to make or break that type of improvement, I think that would be something manageable. I think making those type of modifications to your equipment, is the engineering plans, and the electrical plans, and maybe the building department, those are probably going to be beyond what the pumps itself would cost, plus the labor or whatever, I'm just telling you. (inaudible comment) So, I think it would be more the labor and the engineering fees, drawing the plans.

Mr. Winkeljohn: And you still have some costs in engineers fees. (inaudible comment)

Mr. Cooper: I just don't want to limit us to, now we just did all this work and now we're pigeonholed into this specific pump or type that's not going to be as cost effective or savings in the long run, where it would be something where having all this information together we could make a better decision and still moving forward.

Mr. Winkeljohn: (inaudible comment) So, the goal in February is to bring you other price estimates and get a decent price for the package, as an option with a pump.

Mr. Cooper: Yes, and we just said that we're closing the pool month and then imagine we just do all this work and then all of a sudden there's another issue 8 months later or whatever and now we look really bad in front of everybody, so I just want to try and avoid that.

Ms. Cabrera: That's why I mentioned it, that I think that would probably be something that we'd want to see to just replace the plumbing that goes to the equipment because we're already doing this heavy work, it's almost like patching it because we still have this other area that's not up to date with what we just did, or all this work we did.

Mr. Quesada: (inaudible comment)

Mr. Aleman: Yes, absolutely and I guess my only question would be is would the Board like to entertain this as an optional service, or are we fully committed to replacing all the plumbing just so that I inform the contractors how to present the bids as a complete replumb or as an optional service to do the extra stretch to the pool equipment.

Mr. Quesada: (inaudible comment) And it also makes since we're discussing it now but, just to have that in front of the Board in February would be helpful and we can get better numbers like Paul said.

Mr. Aleman: Ok, and then as far as the replacement of the pump, I second what Ben said, that the pumps are going to be ranging from \$5,000 to \$10,000 so it's going to be a minimal fee compared to the rest of the repairs, is that something that we would like to also include as part of the proposal, or that could also be something that maybe the maintenance contractor to tackle as a side thing, or we could also include it as part of his fee, I would just ask the Board just to be specific what the idea is with the pump and we'll go ahead and request from the contractors.

Mr. Winkeljohn: Yes.

Ms. Cabrera: Yes, please.

Mr. Aleman: Ok, so replace the existing pump with a variable speed and kind that would be compatible with the plumbing, and include that as part of the proposal.

Ms. Cabrera: Yes.

Mr. Quesada: As an option.

Mr. Aleman: Ok.

Mr. Quesada: Or whichever, if it's not variable something that's 2026 that's more efficient.

Mr. Quesada: We have discussed this with the electrical engineer and I think everyone is on the same page with Alejandro. (inaudible comment)

Mr. Aleman: Ok, absolutely, ok we'll go ahead and introduce that to the scope and hopefully get a good amount of bids before February comes around.

Mr. Cooper: We have an automatic feeder in there now, I'm not sure if it's working or not working, would that work with the pumps that we're looking at upgrading or is that something totally separate?

Mr. Winkeljohn: We'd have to look at it.

Mr. Cooper: Ok.

Mr. Aleman: Ok, I'll take a look at the specific feeder that the pool currently has showing on the pool plans, so that's a good question, I'll go ahead and coordinate that with the contractors to make sure that the feeder will be compatible otherwise, propose the replacement of that equipment as well.

Mr. Cooper: Thank you.

Mr. Quesada: Thank you for that Alejandro.

Ms. Cabrera: Thank you.

Mr. Winkeljohn: I think we have direction.

Mr. Quesada: (inaudible comment) And before you go, since you're on the phone, before you go, if you want to talk about anything else.

Mr. Winkeljohn: Yes.

Mr. Quesada: So, we had a preconstruction meeting with Kevin, so we're probably looking at window of mid-February where he can come in and just start the installation at guardhouse 3, he would only be there at the Boulevard. It would give us enough time to get the word out to the community, he shouldn't be closing more than one lane at a time to

be able to do the things that he's doing. The City of Homestead already approved the permit for that. So, I think by then we'll have another meeting in February, the 26th, and we can dive in a little bit more and Mayra has received some pamphlets. (inaudible comment) And it summarizes what we discussed over the course of a year at all our meetings.

Mr. Winkeljohn: The parameters are built on the existing gate software and the automated gate system so we have time parameters pretty dialed in. (inaudible comment)

Mr. Quesada: So mid-February is what we're looking at as far as working with the HOA and getting the word out via email, and like I said, other than periodic one lane closure at a time with Marcos.

Ms. Cabrera: Ok, sounds good.

Mr. Quesada: And as far as guardhouse 1 goes at guardhouse 1 the emergency turnaround, the permit application was yesterday and it should not affect school traffic. (inaudible comment) We already have the blessing from the city to begin construction on the turnaround, it shouldn't take more than a week for the demo, so our plan is to try to get that done, and as far as doing it the week of spring break, because that starts on the 20th of March, which is a Friday, and it runs for the whole next week. (inaudible comment)

Mr. Aleman: Agreed, yes, absolutely, and I'll come visit.

Mr. Quesada: Ok, so that's your update on that.

Ms. Cabrera: Ok, thank you.

Mr. Cooper: So, mid-February you said it's going to start over at the Boulevard, and that's going to be how long?

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: And that's installing all the equipment and everything.

Mr. Winkeljohn: Yes. (inaudible comment)

Mr. Cooper: Ok.

Mr. Quesada: (inaudible comment)

Mr. Cooper: So then we would be looking to start that then?

Mr. Winkeljohn: Whenever we want.

Mr. Cooper: Ok.

Mr. Quesada: It's like hitting a play button so we might not go live at the beginning but, when we meet in February we'll have a lot of new items.

Mr. Cooper: Ok.

Ms. Cabrera: Ok, thank you.

Mr. Aleman: Thank you.

FOURTH ORDER OF BUSINESS Staff Reports

Ms. Cabrera: Ok, let's jump into staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: I don't have anything to report unless there are any questions.

Ms. Cabrera: Does anybody have any questions for Scott, no, ok.

B. Engineer

Ms. Cabrera: So we already talked to the engineer.

C. Field Manager – Monthly Report

Ms. Cabrera: Moving on to the field manager report.

Ms. Padilla: I don't have anything for you guys unless you guys have something for me. We did remove some coconuts but, I don't have anything else. We did remove all of the Christmas decorations and it looks like there's still some lights on, so I did call him yesterday and I'm going to send an email today just to follow up but, we did also do some fence repairs but, that's all I have, unless you guys have anything for me.

Mr. Valladares: Ben, have you been able to check the easement at lake 5 and follow up with the wall?

Mr. Quesada: Yes, we we're waiting to put it on the agenda because they were going to get back to us, I think possibly tomorrow he may be available and I'm going to circle back to him and I'm going to schedule a time where we can walk out there.
(inaudible comment)

Mr. Valladares: Ok, thank you.

Ms. Cabrera: Ok, thank you.

D. Club Manager – Monthly Report

Mr. Correa: Moving on to club manager.

Mr. Correa: For me, there's not much to report other than a few minor repairs.
(inaudible comment) Marcus noted that we were having some issues and we've been

going back and forth with the arms, and there was like a delay issue where it wasn't communicating properly with some type of signal with fire rescue and after much back and forth we finally got a new radio. (inaudible comment) Other than that, just a few minor repairs, oh there is one thing, the service agreement with Bright & Blue, it did increase slightly, it would be \$130 a month, which comes out to \$1,560 more a year.

Mr. Valladares: So, it would be \$130 more a month.

Mr. Correa: Yes, a month.

Ms. Cabrera: Additional.

Mr. Correa: Yes.

Mr. Quesada: I checked the budget we have the money here to be able to afford it, so it would be a matter of the Board authorizing counsel if you're interested in having him amend the agreement.

Mr. Valladares: Can we look for another company and get a proposal?

Mr. Winkeljohn: This is for our pool contractor?

Mr. Quesada: Pool maintenance.

Mr. Valladares: So, get a couple more proposals and compare it.

Mr. Quesada: Ok.

Mr. Cooper: When is the last time we had an increase?

Mr. Quesada: I believe it's been like 2 or 3 years but, I can look it up, it would be roughly 10% increase. (inaudible comment)

Ms. Cabrera: It was only a matter of time.

Mr. Quesada: (inaudible comment) So if you guys want to table it and we can bring some other options back to the next meeting.

Mr. Valladares: Yes.

Mr. Winkeljohn: We might be able to negotiate with them.

Ms. Cabrera: I'm good with negotiating.

Mr. Cooper: Regardless if we stay with them or not can we please just hold them accountable to clean the sides of the pool, the tile so it's blue, not white.

Mr. Quesada: Ok.

Mr. Cooper: Like when they come out their job is to clean the tile that's on the side of the pool, not underneath in scuba gear or anything like that but, the actual visible part for everybody to see.

Mr. Quesada: Ok, got it.

Ms. Cabrera: When did we start with Bright & Blue, I know it's been a while?

Mr. Quesada: I think it's been about a year.

Ms. Cabrera: Ok, and prior to them?

Mr. Quesada: We were with Blue Magic. (inaudible comment)

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: I would say maybe we can find some local vendors that want the bid, a little hungry for the bid, I mean ideally we would like them to stay but, you never know, maybe if you tell them we're going to bid it out they'll come back with something more enticing. Ok, any other reports?

Mr. Quesada: Not for that.

E. Manager

Ms. Cabrera: Ok, nothing else from the club manager, moving on to manager.

Mr. Winkeljohn: Nothing to report.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Cabrera: Ok, we can move to item No. 5, financial reports, approval of check run summary and the unaudited financials, is there a motion for that?

Mr. Winkeljohn: Nothing to remark about. (inaudible comment)

Ms. Cabrera: Ok.

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Cabrera: Supervisor's requests and audience comments, let's jump into the audience, that's you.

Mr. Villanueva: So Marcus Villaneuva from Mavrick Security, so I have a few things to report since September we received.

Ms. Cabrera: Do we have anything that goes with this, like a report or anything?

Ms. Padilla: No.

Mr. Villanueva: If you want I can send you one.

Ms. Cabrera: No, I was just asking so we can open it if we had anything.

Mr. Villanueva: So, since September we received 12 complaints, since September 11 out of 12 complaints, the guards were exonerated, there was no policy violation. We were about to have 100% compliance until January 12th, and on January we received a complaint a blue mustang that was driving around the outside of the community, somebody had a dash cam and captured the blue mustang going to the gym, the blue mustang slowed down caught the person waving and initially we received the complaint, we investigated and we looked at the camera, and evidently the camera had a time stamp of 12:00 and they're going to fix that (inaudible comment). Her response was again, he gets in twice a day, and I checked it again. Right now we're at 94% compliance (inaudible comment) so I hope you guys see the difference. I did have a conversation with Mayra last year around Christmas or New Year's, one of those nights, and I also had a meeting with you Brian and an email about the transition. So, I'm still open as far as that transition, whatever you guys need, I'll go along with whatever you guys need here. We still don't know what our future with Waterstone is but, I believe you guys know what you want, so I guess we're here to figure it out together. What I will recommend to you guys is implementing some sort of system where you hold the residents accountable for going in through the visitor gate, about 80% or 90% of the road that goes to the front gates on the visitor side or whatever, the residents just get lazy who refuse to get the FOB to go through resident side. If you actually to an automated system, it's just going to have an unnecessary road if you figure out a way, or figure out way for us to assist you with that while you go through that transition, you're going to have less gate impacts, just be prepared for that. The last meeting you asked if we were willing to come and fix the gates or whatever, yes, whatever it is that you guys need. (inaudible comment) If there's some other innovative ways that you guys can lower your security costs, while increasing enforcement provided, there are license plate reader cameras, sensors, dual live cameras, but you have somebody monitoring, so we're willing to help. (inaudible comment) And I know how difficult it is especially with the holidays where you guys discuss something, and then you have to kick the can down the road for the next month and sometimes it turns into

3 months later. (inaudible comment) So, whatever it is that you guys need I'll be contacting the staff, be in contact with Kevin from DML, we can have a sit down, a meeting of the minds, we have what's called a strategic time session and then we can come to the Board and say here's what we recommend by doing so that would give your operation the necessity, it also will make it easier so we're open to do that. (inaudible comment)

Ms. Cabrera: Does the guard keep any kind of record of the people that she or he is having to manually let in through the resident side?

Mr. Villanueva: So we can, we have tags, and we know who the residents are who come in every single day, you think if you work an 8 hour day, you know who these people are, and the problem is always complacency, and human decency, you see the same person every day, hey go ahead in, and that's where we get complaints regarding the guard popping the gate. So, we know that 89% of the people going through the gates are residents because we see them twice a day, we see them when they leave and when they come back.

Mr. Cooper: I'm sorry, maybe them asking a follow up question when they come through and they see the resident, hi just out of curiosity, is there a reason why I see you every day, why you don't have a sticker on your vehicle, is there something that we can do to help you get one because then this way then they could either jot down that license plate or whatever, and if somebody says, oh, I just don't have any time, or I don't want to spend the money, or whatever the case is and this way maybe we start having a little bit more knowledge and maybe can figure out how to get those individuals out of that lane and into the other lane.

Mr. Villanueva: Right, so we actually did that the first year that we were here, Mayra, I don't know if you remember, the guards were handed out E-Pass information.

Ms. Padilla: So, what we did was that when the guards received that, like the information for the E-Passes, and they were like, hey go get an E-Pass and they would give them the information, and the clubhouse was swamped but, it's good though because I mean we can go back to that if you want.

Ms. Cabrera: Yes, I think we need to.

Ms. Padilla: Yes.

Ms. Cabrera: I think that maybe if it's the same people over and over again, the guard maybe not so much dialogue because you have to keep people moving but, if the

same person is coming through, are you a resident, yes, ok, well he's the paperwork that you need to fill out to get the sticker because you're going to need that in order to continue to come through this lane, or whatever.

Mr. Villanueva: So, I do this my other communities, I'm just going to give you some of my experience, if you're going to do that I would strongly request just send an email to your residents saying, hey we're going to start requiring this because there's some residents that you can't have a conversation with and the guards have identified several residents. So, if you guys can help us with that by sending an email, and then we can go ahead and identify them, we'll get with staff, we'll print out 500 of those papers or whatever, we'll pass them out and say we know this is a new requirement, please go to the clubhouse. It's a step in the right direction because what has been happening is, on your visitors side, when it comes to automation, which Kevin was talking about this, the load that happens, it breaks, so the less load you have, the more longevity you have with the actual system. The last thing you need is for DML to come out here every single week, or several times a week which is going to happen in the beginning so prepare for that because you're going to have gate stress, and then also figuring out what kind of gates you can have, or yes when you strike it does it break. So, we'll report back to you guys and figure out what's what, I'll get with Brian and Mayra next week, and then, I hate to say it but, in September of last year you gave ok to reduce the hours, and when labor goes up, my costs go up, so if you guys can help me I'd really appreciate that. (inaudible comment) So, my costs go up, and I have to give my costs to my clients, I always make sure that the orders stay the same but, if you guys have that conversations I would really appreciate it. (inaudible comment) Other than that, I have nothing else unless anybody has any questions.

Ms. Cabrera: Any questions? No. Thank you Marcus.

Mr. Correa: (inaudible comment)

Ms. Cabrera: But that's not a requirement that we have in place any way.

Mr. Winkeljohn: (inaudible comment)

Mr. Valladares: It's more of a HOA deal.

Ms. Cabrera: What do you mean?

Mr. Winkeljohn: You can't make people use a decal.

Ms. Cabrera: Oh, right, but he's referring to, you have the requirement where your address has to match, right, that's what I'm saying but, that's not something that, I mean the attorney would probably know best because I might misspeak here but, I think that the county does require you when you move to register and change your address.

Mr. Quesada: They require it in the State of Florida.

Ms. Cabrera: Right, in the State of Florida.

Mr. Quesada: Well, if you change your primary residence which is anywhere you're living, you have up to 30 days to update your address..

Ms. Cabrera: Yes, so my point is that isn't really even something that we are requiring, we require it but, the State of Florida is requiring you to update your address.

Mr. Quesada: (inaudible comment) And second to that for the renter, you have to keep in mind that's why we have the system which is the homeowner that sells are what's paying the Non Ad Valorem Assessments to the District, that's when we have our tax roll that's our way to collect.

Mr. Winkeljohn: So, it's not our problem.

Mr. Quesada: Our business is with the O&M, so we just want to make sure we have that cross check.

Mr. Winkeljohn: (inaudible comment) So, we can't force it but, we can ask the HOAs to enforce that equation, so he's right about that, you want to get your known people out of the visitor lane as much as possible, so the due dates are done in time to have all the visitors arriving, so that's always the goal.

Mr. Quesada: (inaudible comment) And Mike, Pebblebrook II has that part of your application process for renters, right?

Mr. Cruz: Yes, that's correct.

Ms. Cabrera: They require the renters to change their address on their ID.

Mr. Winkeljohn: (inaudible comment) It already had a barcode on it.

Mr. Quesada: Correct.

Ms. Cabrera: Yes, to have the barcode but, are they requiring them to have their license match in order to get that barcode?

Ms. Padilla: Yes, because they can't get it without that, so with this application process that's how we do it, you have to get a sticker basically, and they have to do that to get a sticker so, yes.

Mr. Winkeljohn: Something to think about. (inaudible comment)

Mr. Cooper: Would that be a master thing to put that, link it?

Ms. Padilla: Yes, and honestly to be honest with you Curtis, when I was doing that job and it was like that, there was a time when I think Marbella did it, and I think Pebblebrook II did it, and it was like they already knew, so it was easier for them to get a pool card, it was easier for them because we were all on the same page, so when it came here, they already knew what the expectation was and so they got a pool card, they got a sticker, they got their stuff for the HOA, so it was just like everybody was on the same page.

Mr. Winkeljohn: Maybe our team can try to reach out to the managers and say, hey this is coming, the HOAs involved.

Ms. Cabrera: I don't think it would be an issue, I just want to make sure that's something we could enforce.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: Ok. Anything Supervisor's requests?

Mr. Cooper: Yes, where are we at with the contract for the streetlights for FPL?

Mr. Quesada: I spoke to Carlos and I met with him the other day, the only holdup before was some kind of invoice, that was done, he said that the construction team should be spending the day with us. (inaudible comment)

Mr. Cooper: Ok. A couple of lights are out on the bridge, I don't know if you got those reported yet but, there's like 2 or 3 of them out.

Mr. Quesada: We have that on the project list.

Mr. Cooper: Ok. Also, with regards to the alarm going off here and the fire department not having access, I'd like to see if we can get a knox box installed over here, and a knox box is basically is a fire department box that only the fire department has a key for and it basically has a key for the location of the clubhouse, and basically they would have access if an alarm does go off in the future, they don't have to break anything, they could immediately get in and address what's going on and it's a little bit more streamlined, so I don't know if you need an approval which now we just lost our quorum, so.

Mr. Quesada: (inaudible comment)

Mr. Cooper: So, unless somebody sees a problem with that, it seems like it's going to work out and be beneficial.

Mr. Quesada: Knox box?

Mr. Cooper: Yes, knox box.

Ms. Cabrera: And so the box itself would have a clicker or something that they could use to get in?

Mr. Cooper: I mean you could put a clicker in there but, typically just a key to get in, there's a key access on the outside.

Ms. Cabrera: Do we have a key access?

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Whatever access is going to be beneficial, they'll put it back and if they don't you can just call the fire department and have the guys come back out. I know Mike, maybe next meeting would be a little bit better but, if we're going to discuss having a town hall meeting again, and if we are, what date that's going to be, if that's something we want to do.

Mr. Quesada: Can I make a suggestion, I don't think it's a bad idea but, maybe moving on to more clarity of the automation that would be the perfect talking point at the town hall, make sure everybody is educated.

Mr. Cooper: You mean prior to the installation, it coming online or?

Mr. Quesada: Well, I would say right now we still haven't finalized our operational plan for how the automation is going to work, so we'll have more up to date information but, I think that's a good time to have the town hall meeting when we're ready to go live, and maybe send an invitation to the community and let them know.

Mr. Cooper: Well, March, we talked about doing like stuff during that time while school is out, correct?

Ms. Cabrera: Yes.

Mr. Quesada: Yes.

Mr. Cooper: So, I mean realistically April would be the best time I think considering May there are a lot of people graduating and then you start getting into the summer.

Mr. Winkeljohn: April is the right month.

Mr. Cooper: So April will work out.

Ms. Cabrera: Yes.

Mr. Cooper: I mean we could finalize it at the next meeting.

Ms. Padilla: Yes, I think that would be good.

Ms. Cabrera: April's meeting would be the 23rd, right?

Mr. Quesada: Yes, April 23rd is the fourth Thursday.

Ms. Cabrera: Ok.

Mr. Cooper: So, we'll have a pause and then do the meeting the second half or whatever.

Mr. Quesada: Ok, so April 23rd at 6:00 p.m.?

Mr. Cooper: Well, regular meeting time and then I guess take a pause and then 6:00 p.m., yes.

Mr. Quesada: Ok.

Mr. Cooper: Alright.

Mr. Quesada: So, we would recess and reconvene at 6:00 for the town hall.

Mr. Cooper: Yes. As far as the website, has everything been updated that's supposed to be updated, or are there still things pending?

Mr. Quesada: I haven't heard anything, I know that there was a resident who reached out to me about a month ago, and everything that was required was all done.
(inaudible comment)

Mr. Cooper: Ok. Maybe you could send an email, and I don't think it's something that we need to approve but, you know how we have our pictures in the guardhouses, have those been updated in a while?

Ms. Cabrera: They have.

Ms. Padilla: Yes, we got with the designer, and I actually just updated them, I have to put them up, I actually just got them updated.

Mr. Cooper: Ok, and then maybe, I know we go through guards like water but, maybe hopefully we're solidifying a little bit more but, maybe getting pictures of the guards with a name, kind of the same way they have ours, the we just maybe have an email address.

Ms. Padilla: Ok, so maybe what we could do is we could put like the supervisors, the ones that are the supervisors for now, you see what I'm saying, and then start from there.

Mr. Cooper: Well, not there but, maybe just like monthly showing, hey these are current guards, for us.

Ms. Cabrera: Yes, like keeping us in the know of some sort, whose working the guardhouses.

Ms. Padilla: Ok, yes.

Mr. Cooper: So, just a picture of the employee, with their name, and this is who is currently working for you this month.

Ms. Padilla: Got it.

Mr. Quesada: Once a month.

Ms. Padilla: Once a month, ok, understood.

Mr. Cooper: I don't know for me, I know we're starting out the year, we have a lot of money we're talking about for the pool and all that out aspect, I know we focused a lot on that, I kind of want to also focus on the rest of District as well and there's things that we put off for years and maybe not put off, it depends on what you're looking at but, for this year I'd like to see obviously our street signs that are need of refurbishment, and I don't know what the proper thing would be because they're pretty old, they're from 2003 and we're coming up on 30 years and so I don't know if the cost associated but, I think we're getting there, just over 23 years, anyway it's getting up there. If it would be beneficial because there's a whole bunch of them that are damaged, if the cost of painting them or stripping them, refurbishing them would be greater than just getting new signs installed, I'd like to see the two different options because I know this is a project that we talked about doing for a couple of years now, and I don't know which way is going to be beneficial.

Mr. Winkeljohn: Well, you have to do an analysis and then get pricing, and get apples to apples proposals.

Mr. Cooper: Ok.

Mr. Winkeljohn: So, if the Board would like us to start that process we could definitely, is that good for the two of you?

Ms. Cabrera: Yes.

Mr. Winkeljohn: Ok, and we do have two on the phone, as well.

Mr. Cooper: The other thing was, and I know this obviously, have everybody discuss this but, the landscape lighting, there was three phases that we initially have on there, just seeing if we could tackle doing one of those, and I guess a few things with this, it improves the look of our community, it's also safer at nighttime because it's bringing more lighting to certain areas that are dark on a consistent basis. So, as people are

walking it's a little bit safer, it also brings a different look to the community, it's also a selling feature moving down the road, like anything we do aesthetically-wise I believe from what we've seen in the past it's yielded more people wanting to be in Waterstone. So, we are very deficient, the only lighting we do have really outside of the bridges which is the newest lighting that we've done, has been the Waterstone monuments, and at one point they were all lit up with the landscape lighting behind and obviously they go damaged a lot, and then we just overlooked that and then we just went for the reverse channel lighting which is what we have now and one spotlight that goes up to the tower. So, if not the landscape lighting, at least looking at the monument area and that front part of the community coming in as seeing what we can do to brighten those areas for 2026. Only two other things, the golf cart I think is in need of change, it has a lot of years on it, it was a refurbishment, it wasn't even a brand new golf cart when we got it, and it's squeaking, and I'm not in it all the time but, Mayra is driving around, I mean it could be due for refresh and then lastly would be potential two fountains for the lakes, at least one, if we could do two that would be great. That's kind of my vision, I know we spent a lot of time with maintenance and sidewalks and all this other stuff, actually really putting into the community improving it so that when people over the next coming year see all these wonderful changes, obviously affordability-wise assuming they can say, wow, we really did some stuff in the District and it's really noticeable for residents and visitors alike. That's all I have.

Ms. Cabrera: Ok. I do agree that the lighting is something that we've heard from residents often so, if we could do something in regards to that, I think that would be a great idea, that we do have it up for repair. There's a lot of dark areas and people love to walk and run, so I agree with that. I would love to see the fountains but, I don't know what that would look like in terms of costs. I did want to ask if we had any updates on the playground, I know we were talking about lighting?

Mr. Correa: I spoke to Henry in the middle of March, I'm going to meet with him tomorrow.

Mr. Cooper: Ok, I'm on shift tomorrow.

Mr. Correa: (inaudible comment)

Mr. Cooper: I mean you could call in if anything.

Mr. Correa: Yes, absolutely. I mean we spoke about it. (inaudible comment)

Mr. Cooper: Paint the poles, six of them, 3 and 3.

Mr. Correa: Anchor it.

Mr. Cooper: Yes, anchor it in the center.

Mr. Quesada: (inaudible comment)

Mr. Cooper: Yes, paint it to match the other ones.

Mr. Correa: (inaudible comment)

Ms. Cabrera: If you could ask about maybe some flood lighting instead, just to see both because I don't know, the lighting over kind of concerns me a little bit, but maybe we can compare the two.

Mr. Correa: Ok, I'm good with that.

Ms. Cabrera: Ok.

Mr. Cooper: If it doesn't make sense, like I said, I don't know how sturdy that is up on the center, it might not be a good anchor point to do that, so if not, having the posts go up and be able to square it versus on an angle, like I said I don't want to have any issues where kids are climbing on that and fall.

Mr. Quesada: (inaudible comment)

Ms. Cabrera: I had something else, I don't remember now. When we do have more discussions about the plants for like now that we're doing the exit route or whatever we want to call that, did we include the school in any conversations or in any plans or anything like that, are they aware?

Mr. Quesada: No, other than, if we can get this confirmation from them to do the demolition that week, where there's no school, I mean as of yet, remember, the city did not include anything at the guardhouse 2, so nothing that we're going to be doing should affect school traffic but, I do think to add on to these items, we need to revisit the permitting, once we do the emergency turnaround at guardhouse 1 because what the city indicated was that was that the county needed to sign off on inspections were already done at the Boulevard. (inaudible comment) In this case because we're adding an emergency turnaround, the county may want to get involved before we get going for guardhouse 1. The city has already told us guardhouse 1 and guardhouse 3 are doable, so guardhouse 1 we're going to revisit with the county and the city, once the demolition and all that turnaround stuff is done, so I won't have any information on that until then but, I could probably when we start getting there I may want to go back to that.

Ms. Cabrera: Ok. That's it, I don't have anything else.

Mr. Cooper: I did have one other thing, the palm trees, what's going on with them in front of the guardhouse, I've never seen palm trees die before, and it's just very odd that one location is having so many issues.

Mr. Quesada: Terry, are you on the phone?

Mr. Glynn: I'm here.

Ms. Padilla: So, just to let you know Curtis, and Terry, I'm telling them a little bit about the palms the ones that are in front of the guardhouse, the ones you and I discussed.

Mr. Glynn: Ok, good, go ahead.

Ms. Padilla: So, we did report them, they did tell us that they were feeding it, Terry suspected it because it was yellow, and he said that they tested them, and do you want to piggyback on that Terry?

Mr. Glynn: Yes, we lost the other king alexanders, and I recommend that we don't put any more king alexanders in there that we use solitaire palms which are at the other Waterstone gate and not as susceptible and BrightView ensured us they would warranty those palms.

Mr. Quesada: I don't think it was the right location for those kind alexanders, we had a lot of issues around the median to the guardhouses. (inaudible comment)

SEVENTH ORDER OF BUSINESS Adjournment

Ms. Cabrera: Alright, we just need a motion to adjourn.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

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MANUEL R. COMRAS
ANDREW A. RIEF
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BRUCE M. RAMSEY
RICHARD T. WOUFLFE

February 3, 2026

VIA E-MAIL ONLY– pwinkeljohn@gmssf.com

Mr. Paul Winkeljohn
District Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure
South Dade Venture Community Development District
Our File: 579.03530**

Dear Paul:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

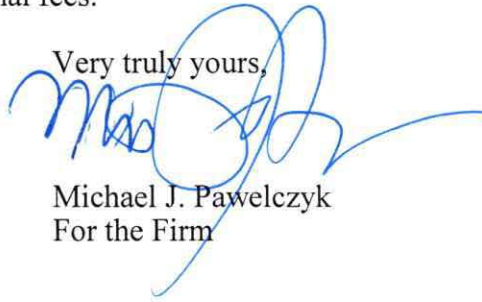
Mr. Paul Winkeljohn

February 3, 2026

Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)



South- Dade Venture CDD

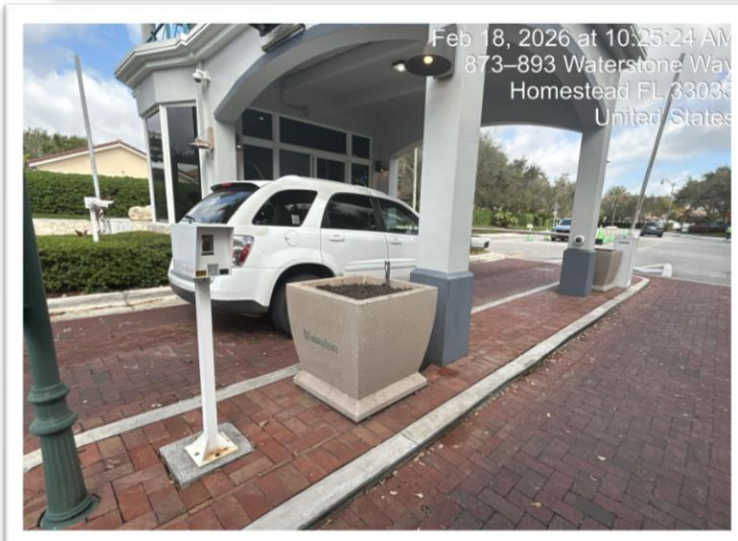
FIELD REPORT



February 26, 2026

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

Landscaping



- Annual change out is ongoing.
- Dead palms were removed by Brightview by GH1.

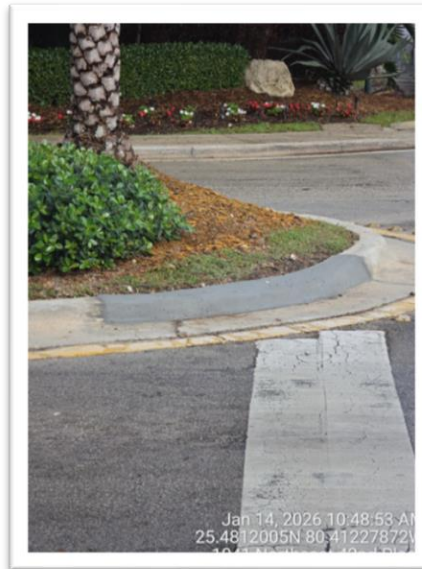
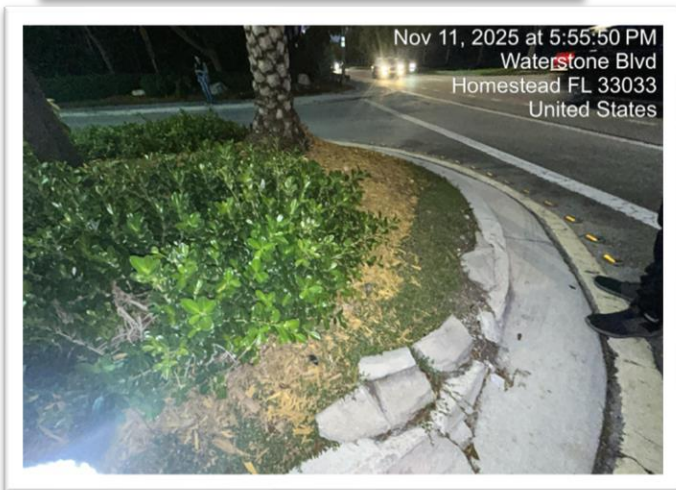
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Field Maintenance

Before

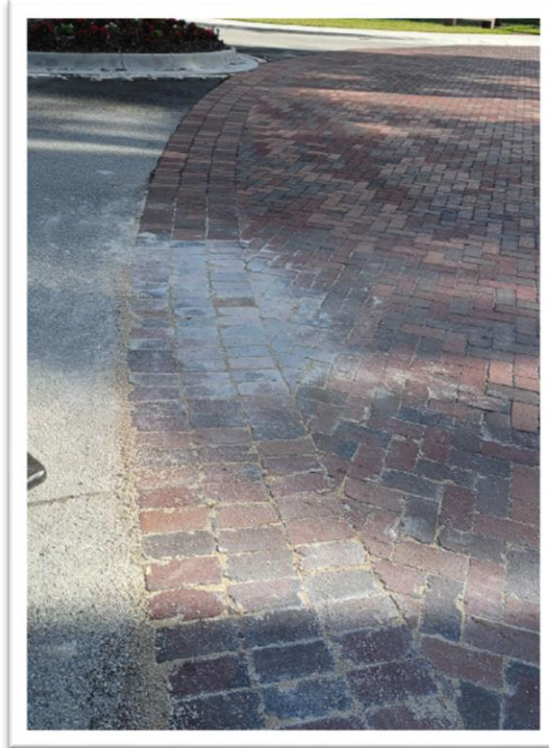


After



- Damaged 137 AVE Miami-Dade lightpole was replaced.
- Curbing was repaired at the Waterstone BLVD entrance.

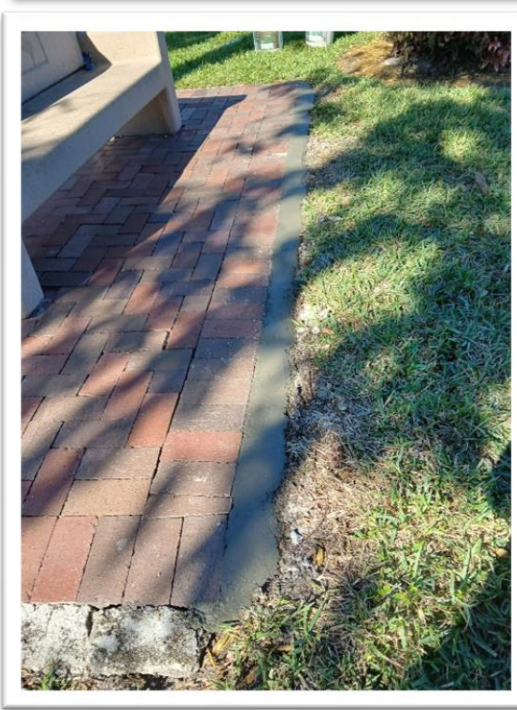
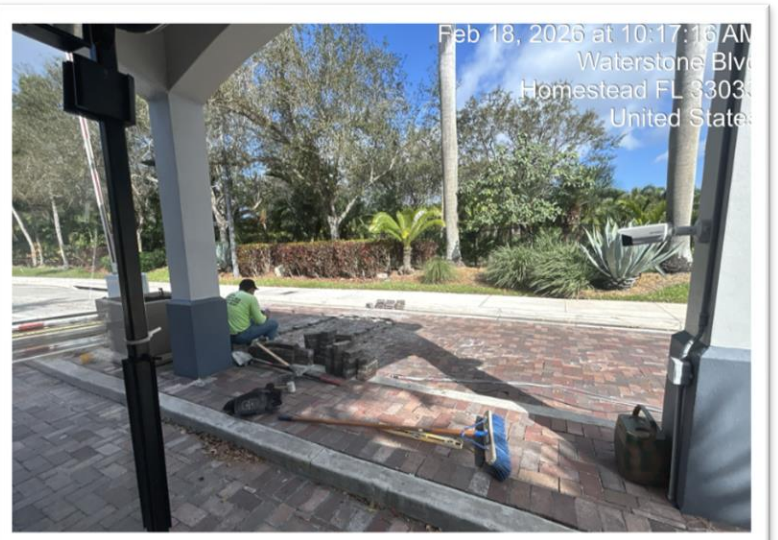
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



- Paiver were repaired on WaterstoneWay.

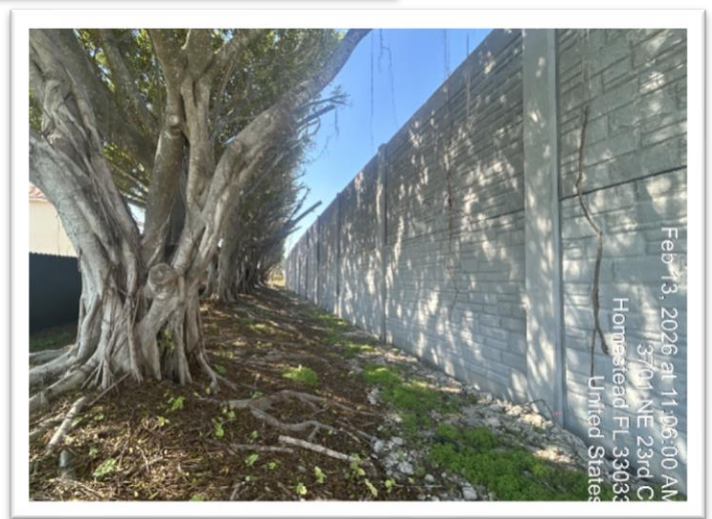
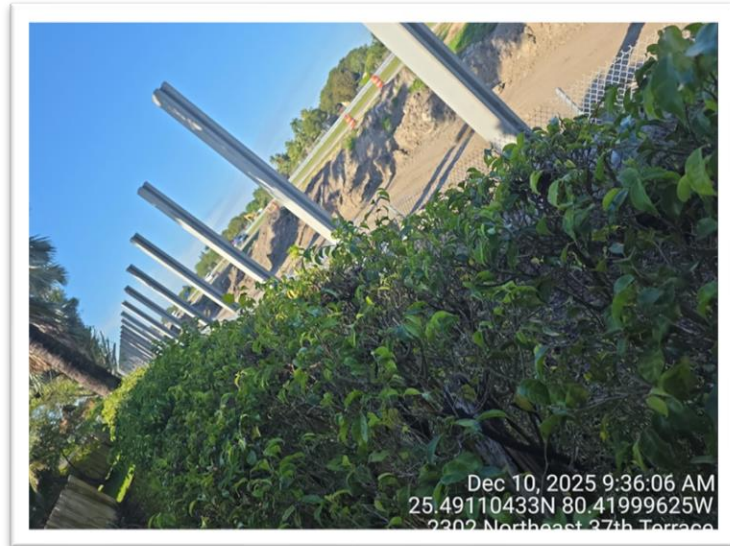
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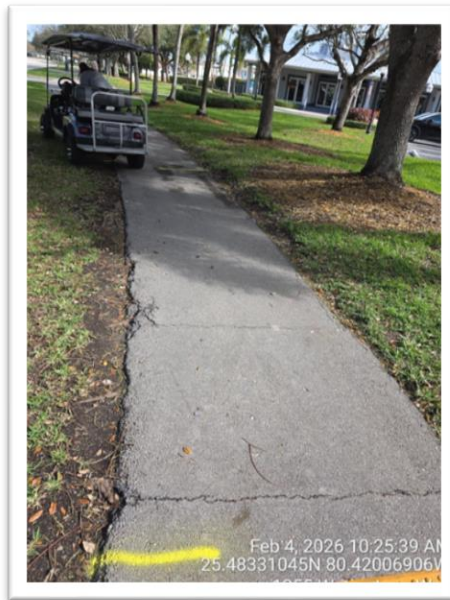
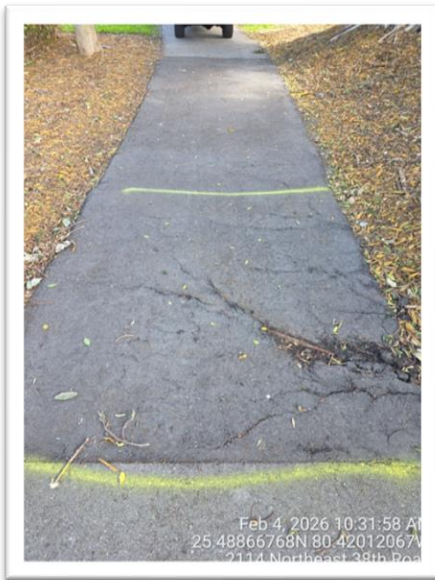
- DML insatlling loops for the Automation Project.
- Clubhouse parking lot light was repaired.
- Paivers were repaired at Friendship Park.

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



- Continue to Monitor wall that is being built by DOT.
- Engineer will review the plans.

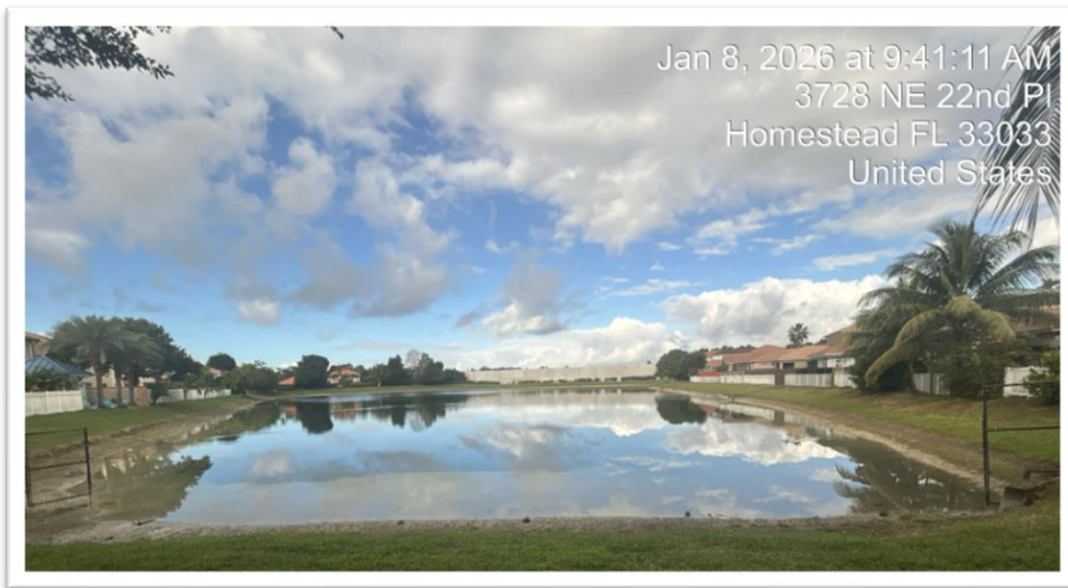
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



- Identified asphalt walkway areas that need to be repaired on Waterstone Way. An estimate was requested.

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

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

February Landscaping Schedule

FEBRUARY 2026						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 <i>Drive</i> <i>9:30</i>	3	4	5 <i>Mow</i>	6	7
8	9 <i>Drive</i> <i>9:30</i>	10	11 <i>Herbicide</i> <i>Help.</i>	12	13	14
15	16 <i>Drive</i> <i>9:30</i>	17	18	19 <i>Mow</i>	20	21
22	23 <i>Drive</i> <i>9:30</i>	24	25	26	27	28

EXHIBIT B

BV December Wet Check

	
4155 East Mowry Dr, Homestead FL 33033 Ph: (305) 258-8011, Fax: (305) 258-8859	
Date: 1/21/2026	Time: 7:05am
Job Name: Waterstone	Water Management:
Job Address: 137th Ave & Waterstone way Homestead FL	Program A: Program B:
Wet Check Report for January	
Scope of Work / Labor & Materials	
Timer #1 Waterstone Way	
Irrigation Schedule Pro: Online	
Zone1: Repaired a broken lateral line next to walkway	BV
Zone7: Straightened 2 tilted rotors	BV
Zone9: Replaced 2 clogged nozzles	BV
Zone15: Replaced 1 broken pop-up	BV
Zone17: Straightened 1 tilted rotor	BV
Zone18,20: Replaced 4 clogged nozzles	BV
Zone31: Replaced 1 bad rotor, not turning	BV
Zone38: Replaced broken 4" pop-up	BV
Zone44: Replaced 1 broken manjet	BV
Need to repair small leak in mainline. Work in progress.	BV
Rest of Zones - OK	
Timer #2 Waterstone Clubhouse	
Irrigation Schedule Pro: Online	
Zone3-4: Adjusted several rotor head for proper coverage to turf.	BV
Zone9: Replaced 1 clogged nozzle	BV
Zone13: Straightened 1 tilted rotor	BV
Zone16: Replaced 2 clogged nozzles	BV
Zone17: Replaced 2 broken rotor heads	BV
Zone20: Replaced broken 4" pop-up	BV
Zone26: Replaced broken 4" pop-up	BV
Rest of Zones - OK	
Timer #3 Waterstone Blvd	
Irrigation Schedule Pro: Online	
Zone5and7: Straightened 2 tilted rotors	BV
Zone8: Replaced 1 clogged nozzle	BV
Zone10: Replaced 1 bad rotor, not turning	BV
Zone14: Straightened 1 bad rotor head	BV
Rest of Zones OK	
Total Labor & Materials, including Sales Tax	
THIS IS NOT AN INVOICE	

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

EXHIBIT C

January Lake Reports

WATERWAY MANAGEMENT REPORT  **Allstate**
RESOURCE MANAGEMENT, INC.
(954) 382-9766 • Fax: (954) 382-9770
www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER South Dade Ventures ACCOUNT # 1647 DATE 1/21/26
WEATHER CONDITIONS 62-66; mostly cloudy, 15-18mph NE 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		-2		-2	-2	-2			-2	
RESTRICTION (# HRS.)		∅		∅	∅	∅			∅	

REMARKS: Treated the lotus for algae.

WATER TESTING (COMBINED AVERAGE)
TEMPERATURE H₂O 70 °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 2-4 Good Fair Poor
WATER SAMPLE TO LAB Yes No Test

REMARKS: Normal

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

REMARKS: _____

FISH/WILDLIFE OBSERVATIONS
SPORT FISH Largemouth Bass Bream Catfish
BIOLOGICAL CONTROL FISH Triploid Grass Carp Mosquitofish
UNDESIRABLE SPECIES Gar Exotics
BIRDS Wading Wild Ducks Kingbirds 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

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 1/13/20

WEATHER CONDITIONS 67°-74°, Partly cloudy, 5-10mph NE 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	-2	-2	-2				-2	-2		-2
RESTRICTION (# HRS.)	Ø	Ø	Ø				Ø	Ø		Ø

REMARKS: Treated the lakes for algae and shoreline grasses.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 72 °F. High Normal Low
 DISSOLVED OXYGEN 7 ppm. High Normal Low
 pH READING 7.5 Acid 1-7 Neutral 7 Base 7-14
 WATER CLARITY 2-4 Good Fair Poor
 WATER SAMPLE TO LAB Yes No Test

REMARKS: Normal

WETLAND AREA MAINTENANCE

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

REMARKS: _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH Largemouth Bass Bream Catfish
 BIOLOGICAL CONTROL FISH Triplod 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



South- Dade Venture CDD

CLUBHOUSE REPORT



February 26, 2026

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

Landscaping Maintenance and Repairs



- Landscaping maintained by Brightview.
- Flowers in bedding and hanging planters in front of clubhouse are being replaced.
- Weeds sprayed and hedges trimmed.
- Tabled estimate to improve pool pump area on pages 15 and 16.



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

Gym Maintenance and Repair



- **Gym equipment maintained by The Fitness Solution.**
- **All estimates from The Fitness Solution on rubber flooring, and replacement multistation in addition to a possible second multi-station in the following pages tabled until further notice. On pages 9 through 12.**
- **The Fitness Solution repaired multistation cushions.**
- **The Fitness Solution updated service agreement on page 17 through 20.**

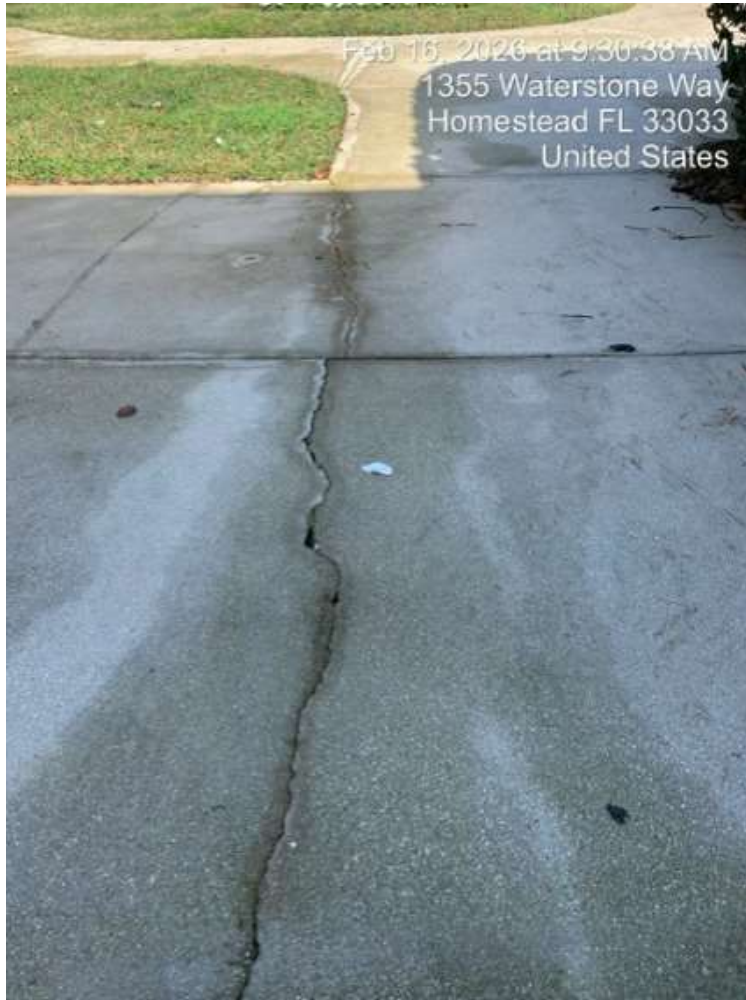
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Pool Maintenance and Repairs



- Pool maintained by Bright and Blue.
- Sail pricing tabled until further notice. On page 13.
- Alvarez Engineering working on additional bids for pool replumbing project to add to those already acquired.

Side Walks



- **Side walk cracks on north side of the clubhouse near bike rack. Not a trip hazard currently but will continue to monitor daily.**

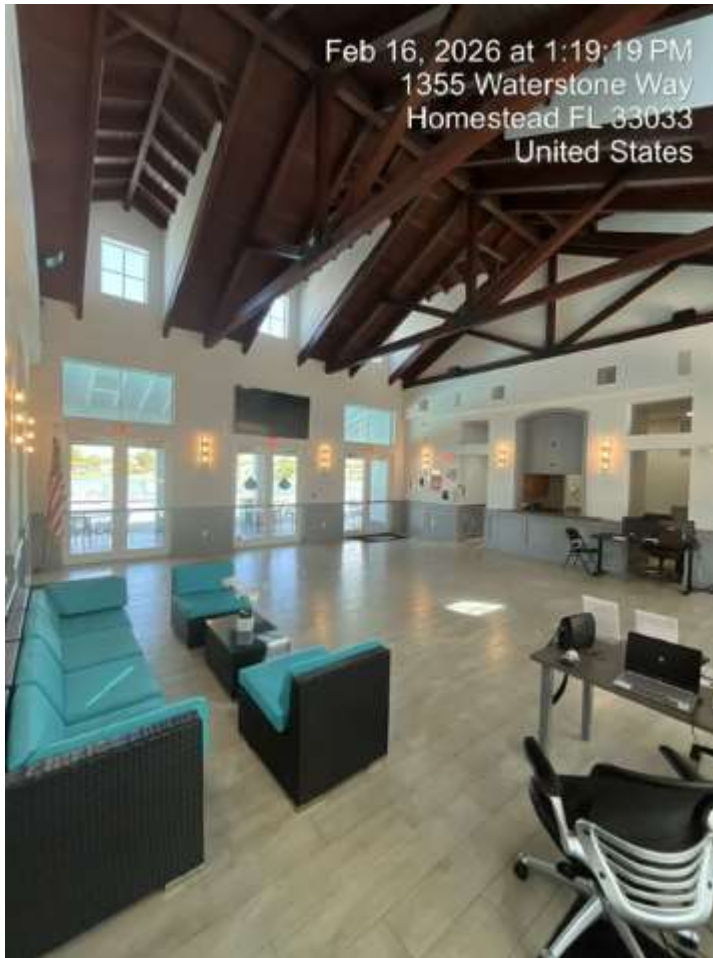
Playground Maintenance and Repair



- Additional tot lot lighting installed for special events.
- Park was inspected and is in satisfactory condition.



Clubhouse Lobby/Restrooms Maintenance and Repair



- Clubhouse inspected and is in satisfactory condition.
- Radio communication issues repaired by Armed Electronics.

Miscellaneous



1650 KnoxBox - Black - Surface Mount

Model: 1658

Not for use on Commercial Buildings

For Use on:

- Riser Rooms
- Residential Homes requiring to hold 2 keys

Only holds up to two (2) keys



- **Combination lock purchased and placed to secure tot lot lights.**
- **Knox box purchase in progress.**

Estimates: Gym



The Fitness Solution, Inc.
 PO Box 260363
 Pembroke Pines, FL 33026
 Office: 9545054178

Estimate

Date	Estimate #
6/27/25	29723

Name / Address		Ship To		
South Dade Ventures CDD- Waterstone II 5385 N. Nob Hill Road Sunrise, FL 33351		Waterstone II 1355 Waterstone Way Homestead, FL 33033		
Customer Contact	Customer E-mail	Customer Phone	P.O. No.	Terms
	jwasserman@gmscfl.com	954-721-8681 X 204		Net 30
Item	Description	Qty	Cost	Total
Equipment Move	Move Dumbbells set and rack to opposite side of room closer to Smith machine. Requested by client.	1	350.00	350.00
			Subtotal	\$350.00
			Sales Tax (0.0%)	\$0.00
			Total	\$350.00

Signature _____

info@TheFloridaFitnessSolution.com

Please sign and return when approved.

TheFloridaFitnessSolution.com

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



The Fitness Solution, Inc.
 PO Box 260363
 Pembroke Pines, FL 33026
 Office: 9545054178

Estimate

Date	Estimate #
6/6/25	29583

Name / Address		Ship To		
South Dade Ventures CDD- Waterstone II 5385 N. Nob Hill Road Sunrise, FL 33351		Waterstone II 1355 Waterstone Way Homestead, FL 33033		
Customer Contact	Customer E-mail	Customer Phone	P.O. No,	Terms
	jwasserman@gmscfl.com	954-721-8681 X 204		Net 30
Item	Description	Qty	Cost	Total
Equipment- Large	Inflight Fitness liberator Multistation- 4 station unit with leg press option, shrouds and (4) 200lb stacks. Leg press station does not have a shroud for weight stack.	1	8,519.44	8,519.44
Freight- Equipment	Delivery, assembly and installation of fitness equipment.		2,174.00	2,174.00
			Subtotal	\$10,693.44
			Sales Tax (0,0%)	\$0.00
			Total	\$10,693.44

Signature _____

info@TheFloridaFitnessSolution.com

Please sign and return when approved.

TheFloridaFitnessSolution.com

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



The Fitness Solution, Inc.
PO Box 260363
Pembroke Pines, FL 33026
Office: 9545054178

Estimate

Date	Estimate #
10/6/25	30450

Name / Address		Ship To		
South Dade Ventures CDD- Waterstone II 5385 N. Nob Hill Road Sunrise, FL 33351		Waterstone II 1355 Waterstone Way Homestead, FL 33033		
Customer Contact	Customer E-mail	Customer Phone	P.O. No.	Terms
	jwasserman@gmscfl.com	954-721-8681 X 204		Net 30
Item	Description	Qty	Cost	Total
Flooring	Flooring- Everlast 8MM rubber interlock flooring. 20% color speckle- either black with gray speckle or blue. 15% material added for cuts.	530	5.95	3,153.50
Flooring	Flooring- Reducer for doorways	3	125.00	375.00
Equipment ...	Equipment Move- Multistation needs to be disassembled to move into hallway with the rest of equipment for floor installation. Equipment will moved back in and tested after installation is complete.	1	750.00	750.00
Freight- Flo...	Delivery & installation of flooring.		1,278.31	1,278.31
			Subtotal	\$5,556.81
			Sales Tax (0.0%)	\$0.00
			Total	\$5,556.81

Signature _____

info@TheFloridaFitnessSolution.com

Please sign and return when approved.

TheFloridaFitnessSolution.com

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



The Fitness Solution, Inc.
 PO Box 260363
 Pembroke Pines, FL 33026
 Office: 9545054178

Estimate

Date	Estimate #
10/7/25	30457

Name / Address		Ship To		
South Dade Ventures CDD- Waterstone II 5385 N. Nob Hill Road Sunrise, FL 33351		Waterstone II 1355 Waterstone Way Homestead, FL 33033		
Customer Contact	Customer E-mail	Customer Phone	P.O. No.	Terms
	jwasserman@gmscfl.com	954-721-8681 X 204		Net 30
Item	Description	Qty	Cost	Total
Equipment- ...	Inflight Fitness liberator Multistation- 4 station unit with leg press option, shrouds and (4) 200lb stacks. Leg press station does not have a shroud for weight stack.	1	8,519.44	8,519.44
Equipment- ...	Inflight Fitness FT1000S- Functional trainer with racks- Does not include kettle bells or med balls- sold seperately	1	4,981.07	4,981.07
Equipment ...	Move dumbbells closer to smith machine- included		0.00	0.00
Freight- Eq...	Delivery, assembly and installation of fitness equipment.	1	3,271.61	3,271.61
			Subtotal	\$16,772.12
			Sales Tax (0.0%)	\$0.00
			Total	\$16,772.12

Signature _____

info@TheFloridaFitnessSolution.com

Please sign and return when approved.

TheFloridaFitnessSolution.com

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

Estimate: Shade sails



Outdoor Waterproof Rectangle Sun Shade Sail for Patio/Pool

~~\$442.99~~ **\$385.99** ★★★★★ (1040)

228 sold in last 41 hours

Order in the next 3 hours 22 minutes to get it between Monday, 21st July and Monday, 28th July. Free Shipping Over \$80.

COLOR: GRAY

Order sample

SIZE: 106"X106" (12'X12')

Size Customize

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

We offer custom sizes and irregular shapes. Please contact us at geyusalk@ozgo.com.

78"X78" (6.5'X6.5')	78"X102" (6.5'X8.5')	96"X102" (8'X8.5')	102"X102" (8.5'X8.5')
78"X106" (6.5'X8.8')	78"X130" (6.5'X10.8')	102"X106" (8.5'X9')	106"X106" (9'X9')
102"X102" (8.5'X8.5')	102"X130" (8.5'X10.8')	106"X102" (8.8'X8.5')	102"X130" (8.5'X10.8')
106"X106" (9'X9')	106"X130" (9'X10.8')	102"X130" (8.5'X10.8')	106"X130" (9'X10.8')

MAANTA
SMART OUTDOOR SOLUTIONS

Search for anything

CUSTOM SHADE SAILS | SHADE SAILS | POLES AND FITTINGS | CANOPY | OUTDOOR SHADES | FURNITURE

Info & Support | Contact us

Solaria +Plus Full Breathable
The evolution of our best radial cut furling sail

★★★★★ 1,101 (on Amazon)

Solaria +Plus Full Breathable is the best performing furling sail with radial cut with reinforced panel Amazon reinforcement.

The furling allows Solaria +Plus Full to wrap around itself quickly making it the ideal option for an recreation area in gardens, terraces, patios, cafes and offices.

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

This version with breathable Reinforced+HPT 220 fabric protects against intense heat, full and full UV rays.

- Radial stitching allowing wind blowing sideways in less than 2" seconds. Thanks to the Full it
- Maximize radial cut fabric tension distribution and greater wind resistance up to 80 mph.
- Zipper stitching with triple pleats increase elasticity and reduce weight.
- Reinforced + reinforcement uniquely designed reinforced sail corners that distribute a symmetrical clean and essential drainage path.
- Adjustable straps give perfect calibration of tension distribution across the surface.

Color: Cloud White®

See other version: Triangle +PLUS 13' x 13' x 13'

Triangle +PLUS 13' x 13' x 13'

\$3,007.20

- Sample pricing pictured. Two 13' x 13' sails would cover two 3 pillar sections. Prices vary and range from \$50 - \$3k for each sail.
- Pending proposal for pool deck sail installation from Alex Aguiar.

Estimate: Painting clubhouse fence and entrance hand rails



12250 SW 129 COURT, UNIT 109
 MIAMI FL 33186
 T 305 255-8884 / F 305 255-5564
 CGC # 1518016
 email: ortiz.const.svcs@gmail.com

Estimate

Date	Estimate #
6/19/2025	2025-147

Name / Address
SOUTH DADE VENTURE CDD 5385 N. NOB HILL ROAD SUNRISE, FL 33351

Project

Description	Qty	Rate	Total
Pressure wash metal fence around pool area and handrail in front of clubhouse. Wire brush loose paint Remove rust Apply anti rust primer and paint metal fence and handrail Materials & Labor		6,000.00	6,000.00
WORK CANNOT BEGIN WITHOUT SIGNED PROPOSAL		Total	\$6,000.00

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

Estimate: Pool area landscaping improvement and maintenance proposals



- Estimate to plant a podocarpus hedge and artificial turf on the following page.



September 12, 2025
 Page 1 of 2

**Proposal for Extra Work at
 Waterstone**

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

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

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

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
20.00	EACH	Podocarpus 3 gal.	\$15.13	\$302.68
1.00	UNIT	Artificial turf labor and material. Subcontractor	\$2,806.48	\$2,806.48

For internal use only

SO# 8758024
 JOB# 352100210
 Service Line 130

Total Price \$3,109.12

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 4155 E Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0929

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

13727 Sw 152 St
Suite #268
Miami Fl 33177
7864440481
jbpoolandspa@yahoo.com
www.poolservicesmiamifi.com
7864440481

JB POOL AND SPA INC.

Estimate

For: Waterstone Association
bcorrea@gmssf.com, bquesoda@gmssf.com
1355 Waterstone Way
Homestead, FL, 33033-5942

Estimate No: 1056
Date: 01/27/2026

Service Date : 1355 Waterstone Way
Homestead, FL, 33033-5942

Tracking No
Ship Via

JB POOL AND SPA INC. - Estimate 1056 - 01/27/2026

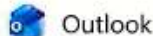
Code	Description	Quantity	Rate	Amount
SWIMMING POOL CLEANING SERVICES	SERVICE MAIN SWIMMING POOL (** 3 -TIMES A WEEK **) PAYMENT ONCE A MONTH. BELOW SERVICES INCLUDED IN OUR VISIT . 1- Test water balance levels 2- Check and update the quimicals log. 3-Vacuum the pool one or two times a week. Brush the sides and bottom of your pool, even if you have an automatic pool cleaner as this will loosen dirt and other particles that may adhere to pool finish. Thoroughly clean and vacuum the pool with commercial power vac or using pool vacuum line. 4-Check that the water level is high enough for the pump to operate correctly and add water to the desired height of necessary. 5- Inspect electrical service, filters, skimmers, drains, ladders, diving boards, plugs, gauges, and other important components of the system and notify to the management office. 6- Lubricate fittings, valves, o-rings, and plugs. 7- Inspect and clean ,tile, grout, deck gutters and skimmers with cleanser. 8-Check filter pressure and Backwash or clean filters if necessary or every week 9- Shock pool water to breakpoint levels if necessary in case of fecal accident. 10- Adopt a routine maintenance program for the season. 11- Add algaecide as required 12- Empty skimmer and pump basket (may require more frequent cleaning) 13- Remove any large accumulation of debris on the bottom with a leaf scoop. 14-Feed the pool or spa with chlorine or other sanitizer (Bromine) to satisfy its requirements either manually or automatically. 15- Test and adjust sanitizer level (may require more frequent testing depending upon bather load and environmental conditions) 16- Visually inspect pool water for clarity, color and visible contaminants. 17-Fill chemicals tanks (If applicable) every time is require,and adjust feeders if necessary in order to provide desire amount of sanitizer levels in pool.	1	\$1,800.00	\$1,800.00*
			Parts Subtotal	\$1,800.00
*indicates non-taxable item				
			Subtotal	\$1,800.00
			Shipping	\$0.00
			Total	\$1,800.00
			Total	\$1,800.00

Terms and Conditions

- 50% DEPOSIT WILL BE REQUIRED FOR ORDERS 1,000 OR MORE.

JB POOL AND SPA INC. - Estimate 1056 - 01/27/2026

- ESTIMATE APPROVAL REQUIRED.
- SERVICE IS PROVIDED MONTH TO MONTH CONTRACT.
- CANCELLATIONS SHOULD BE INFORMED 30 DAYS IN ADVANCE.



ESTIMATE COULD GO UP OR LOW*

From Customer Service <cs@flopool.com>
Date Wed 2/4/2026 3:26 PM
To Brian Correa <bcorrea@gmssf.com>

HELLO MR CORREA Property Manager.
gmssf and Water Stone

PREMIUM SERVICE

For just looking at the Satellite View we estimate your pool is about 9 to 10 times bigger than a regular residential pool. Based on this initial assessment, the estimated cost for a one-time weekly service is \$2,600* a month. though this amount may vary depending on specific conditions. for committal pools is recommended at least 3 times a week and a maintenance personal from your staff in charge when we do not service.

For a more accurate and precise estimate, we need to come and take measurements and check the pool equipment. This includes evaluating the condition of the pool, verifying that all equipment is functioning properly, and assessing ease of access to the property.

Additionally, we recommend scheduling a consultation to discuss your specific needs and to answer any questions you may have about our service options. This will help ensure that our proposed maintenance plan aligns with your expectations and the unique requirements of your pool facility. Our team is committed to providing you with high-quality service and support throughout the process. More detail of our service can be provided.

Please note that there is a fee \$TBA for us to visit the property and provide this detailed estimate.

Sincerely

More smiles per gallon

Sincerely

**Customer Service
(305) 253 POOL**



E: cs@flopool.com
W: www.flopool.com

Florida Swimming Pools LLC | Miami
Certified Contractor Swimming Pool Company

<https://outlook.office.com/mail/id/AAkALgAAAAAHYQDEapmEc2byACqAC%2FEWg0AfrY%2FaUCIR0mKI%2BIACB4d%2FgAAng2YFwAA>

1/2

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



POOL SERVICE AGREEMENT

"It's In Our Name It's What We Do"
License & Insured "CPC1458660"

This Pool Service Contract is made effective as of (Date) 01/01/26, between (FLBBP) Florida's Bright & Blue Pools & (Customer) WATERSTONE II SOUTHDADE VENTURES

located at (Address) 1355 WATERSTONE WAY HOMESTEAD FL 33033 ACCESS CODE: _____

PAYMENT AGREEMENT

Customer agrees to pay \$ 1430 every month for the services outlined below and in accordance with the terms set forth. Payment is due **15 days** from date of invoice, or a **10% late fee may be applied**.

Customer authorizes FLBBP and its agents to enter on the premises and service the following:

A Pool Technician will make (3) weekly visits to perform the following services on:

Mon Tue Wed Thu Fri Sat Sun

1 Pool(s) Kiddie Pool(s) Spa(s) Fountain(s) Pool/Spa Combo Other: _____

FLBBP WILL:

- Inspection of the overall condition of the specified bodies of water including the pumps and associated equipment, make manual adjustments to pool controls, the testing of Chlorine & PH levels in the water to maintain optimal chemistry balance in accordance with Health Department Code standards. (Chemicals included in this agreement: Liquid chlorine and Muriatic Acid, **on service days only**. Monitor water flow, Vacuum and/or Brush Pool, Clean lint traps, clean Filters, Brush and Clean tiles
- Replace necessary parts with a cost of \$250 or less with proper notification and verbal approval; Invoice will follow (Example, Baskets, Gauges, O-rings, seals etc.)
- Any additional services not specified above will be invoiced separately. An estimate will be sent for approval.

WEATHER:

- FLBBP does NOT provide outdoor pool cleaning in the presence of thunder or lightning due to the safety of our technicians. FLBBP will only add chemicals upon arrival and service enclosed pump rooms (weather permitting) Rescheduling is available upon request.
- FLBBP will test all additional chemistry once a month, to bring the water up to standards set by industry and legal requirements, an estimate will be provided prior to adding any additional chemicals not included in service agreement above.

1521 ALTON ROAD, SUITE 438, MIAMI BEACH, FL 33139 Office Tel: 305.858.4700 Email: service@FLBBP.com

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



POOL SERVICE CONTRACT

"It's In Our Name It's What We Do"
License & Insured "CPC1458660"

LANSCAPING CLEAN-UP:

- Regular Landscaping must be scheduled prior to pool service.
- Tree Trimming, Landscape Debris, Storm or Hurricane, Construction Cleanup, or additional maintenance requests (Price to be determined upon arrival/inspection)

SPACIAL CLEANUP:

- Fecal matter incidents, vomit, vandalism and/or broken glass are considered specialty cleaning and is not part of our weekly service agreement. Pool will be closed for 24 hours to ensure the safety of your visitors/residence. Cartridges Filters must be replacing for safety. If pool needs to be drained management will be notified. (Price will start at \$250 per hour plus cost of any parts or repairs)

LEAKS IN ANY BODY OF WATER:

- If water lose is reported property has 45 days to repair or amend the lose of water. If this is not done additional chemical fees will charged on a separate invoice until repair is completed.

PAYMENT TERMS:

Commercial

Residential

Residential customers must be placed on recurring auto debit.

All payments must be payable to Florida's Bright & Blue Pools

Address associated with payment option:

Account Type:

Business

Personal

Account Name:

ACH Checking:

Routing/ABA:

Account #:

CC Payments:

Card Number:

Exp:

CCV:

APPROVAL SIGNATURES. This Contract shall be signed by customer.

Executed on the date first written above with intent to be legally bound.

Customer/Manager:

(Signature)

Date:

(Print Name)

Title:

Contact Email:

@

Contact Phone ()

RELATIONSHIP OF PARTIES/TERM/TERMINATION: It is understood by the parties that FLBBP is an independent contractor and a minimum of 10% increase will apply every year. Increase will be determined by market increase.

AMENDMENT: This agreement may be modified or amended in writing, if the writing is signed by the party obligated under the amendment. This agreement may be terminated by either party at any time upon written notice to the other party.

CONFIDENTIALITY: FLBBP will not at any time or in any manner, either directly or indirectly, use for the personal benefit of FLBBP, or divulge, disclose, or communicate in any manner any information that is proprietary. FLBBP will protect such information and treat it as strictly confidential. This provision shall continue to be effective after the termination of this Contract.

1521 ALTON ROAD, SUITE 438, MIAMI BEACH, FL 33139 Office Tel: 305.858.4700 Email: service@FLBBP.com

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



SALES | FLOORING | MAINTENANCE | REPAIRS

The Fitness Solution, Inc.

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

PREVENTATIVE MAINTENANCE AGREEMENT

THIS AGREEMENT, made this 19th day of September 2025 is between **The Fitness Solution, Inc.** (Servicer), located at 10028 NW 53rd St Sunrise FL 33351, and **South Dade Ventures CDD- Waterstone II** (Customer), located at 1355 Waterstone Way Homestead, FL 33033.

Term- This Agreement shall be for a term of one (1) year, commencing on January 1st 2026. Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice. Annual renewal is automatic, unless notification is provided in writing 30 days prior to the end of term.

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

Repairs- Calls received for repairs, secondary to the PM service, will be responded to within two business days. Service calls are billed at a rate of \$175.00 for the first hour, and \$55 per hour thereafter. Servicer will use Original Equipment Manufacturer (OEM) parts when available, if not available servicer will use parts that meet the manufacturer's original equipment standards. Customer cost for parts shall be manufacturer suggested retail prices.

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

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

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

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

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

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

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

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

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

Exhibit A:

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

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

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

Preventative Maintenance Pricing-

12- Monthly visits at \$200.00 each	\$2,400.00
2- Treadmills Deck Waxes at \$15.00 each x 4 visits	\$120.00
<u>Tax Exempt</u>	<u>\$0.00</u>
Total Annual Cost	\$2,520.00

IN WITNESS THEREOF, the parties have executed this Agreement on the _____
day of _____, 20____.

**Customer: South Dade Ventures CDD-
Waterstone II**

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

By: _____
(Signature)

By: _____
Joseph Mosca, President

(Print Name & Title)

Daily logins

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>11</u> AMENITY ACCESS <u>2</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
FANETTE JOSEPH	6/2/25	11:46am	EPASS QUESTIONS	NO	ASKED FOR EPASS REQUIREMENTS. PROVIDED EMAIL W/ REQUIREMENTS.
JOSE FERNANDEZ	6/2/25	1:30pm	EPASS QUESTIONS	NO	ASKED FOR EPASS REQUIREMENTS. PROVIDED REQUIREMENTS.
ANDRES GONZALEZ	6/3/25	12:12pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS, FOR NEW VEHICLE.
REBECCA GARCIA	6/3/25	5:28pm	EPASS QUESTIONS	NO	INQUIRED ABOUT EPASS.
RUBEN (DML)	6/3/25	5:30pm	REPAIR ACCESS CONTROL SYSTEM	NO	ATTEMPTING TO REPAIR ACCESS CONTROL SYSTEM
VICTOR VALLADARES	6/4/25	11am	CLUBHOUSE RENTAL	YES	SPOKE ABOUT CLUBHOUSE RENTAL AND EVENT.
Tommy Boyken	6/4/25	11:50am	EPASS	NO	EPASS REPLACEMENT.
REYNOL FERNANDEZ	6/4/25	12:45pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS FOR NEW VEHICLE.
ANTHONY KORDYS	6/4/25	1pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS FOR NEW TENANT.
MICHAEL CRUZ	6/4/25	1:10pm	EPASS	NO	EPASS REPLACEMENT.
VICTOR VALLADARES	6/4/25	3pm	UNKNOWN/WAS AN LUNCH BREAK.	NO	N/A
ANGEL (AC)	6/5/25	11:45am	SERVICING A/C UNIT.	NO	REGULAR MAINTENANCE VISIT FOR A/C.
ANGELIE JOSEPH	6/5/25	12:16pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
KEVIN WINTERLY (DML)	6/5/25	12:30pm	REPAIRING ACCESS CONTROL SYSTEM	NO	ACCESS CONTROL SYSTEM REPAIRED.
TECH FROM (THE FITNESS SOLUTION)	6/6/25	9am	SERVICING GYM EQUIPMENT	NO	REGULAR MAINTENANCE OF GYM EQUIPMENT.
GUSTAVO MENDIBLE	6/6/25	11:40am	EPASS QUESTIONS	NO	ASKED FOR EPASS REQUIREMENTS. PROVIDED EMAIL W/ REQUIREMENTS.
Daniela Cuellar	6/6/25	12:53pm	AMENITY ACCESS	NO	PROVIDED ACCESS TO POOL & GYM.
Neyda Carrascos	6/6/25	1:07pm	AMENITY ACCESS	NO	PROVIDED ACCESS TO POOL & GYM.
JACKIE MOREL	6/6/25	1:23pm	EPASS	NO	EPASS REPLACEMENT

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>9</u> AMENITY ACCESS <u>3</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
KRYSTAL ALARCON	6/6/25	8	EPASS QUESTION	NO	PROVIDED REQUIREMENTS FOR EPASS.
ANDY GARCIA	6/6/25		EPASS	NO	PURCHASED AND ACQUIRED AN EPASS FOR NEW HOMEOWNER.
ZUALETTE BRELL	6/6/25		EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
DESMA CLARKE	6/6/25		AMENITY ACCESS	NO	PROVIDED CLUBHOUSE ACCESS TO POOL AND GYM.
VANESSA JENKINS	6/6/25		EPASS QUESTION	NO	PROVIDED EMAIL AND HAA FORM.
José Moja	6/6/25	5:39	Amenity Recognition	NO	granted Access for Amenities
MILDANIA GALAN	6/9/25	9:00am	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
RUTHA SUMNERSET	6/9/25	10:20am	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
ALFREDO BELTRAN	6/9/25	11:13am	EPASS QUESTIONS	NO	WILL RETURN WITH MONEY ORDER FOR EPASS PURCHASE.
BRITNEY (CINTAS)	6/9/25	11:35am	SERVICE OF POOL MATS	NO	REGULAR MAINTENANCE VISIT.
CLAUDETE FARSA	6/9/25	11:37am	EPASS	NO	REPLACEMENT OF DAMAGED EPASS STICKER.
JJ Young Park	6/9/25	11:46am	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
MEA CASEY	6/9/25	12:15pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
ALEXANDER RAMOS	6/9/25	12:40pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
MARISA PACHECO	6/9/25	2:46pm	MONEY ORDER P.V.	NO	PICKED UP CLUBHOUSE RENTAL MONEY ORDER (SECURITY DEPOSIT)
LORENZO MORALES	6/9/25	3:44pm	EPASSES	NO	WILL RETURN WITH MONEY ORDER PAYMENTS FOR EPASSES.
TOMMY STEELE	6/9/25	4:00pm	AMENITY ACCESS QUESTION	NO	PROVIDED INFORMATION REQUIRED FOR ACCESS.
AMANDA FELTON	6/9/25	4:05pm	AMENITY ACCESS QUESTION	NO	PROVIDED INFORMATION FOR AMENITY ACCESS.
IREM OZCAN	6/9/25	4:15pm	AMENITY ACCESS	NO	PROVIDED ACCESS.

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 7 AMENITY ACCESS 2

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Luis Botet	6/9/25	4:36pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
Luis Botet	6/9/25	7:37pm	RENTAL	NO	Inquired info for rental (4)
VICTOR VALLADARES	6/10/25	9:27am	EVENT	NO	EMAILING FLYER.
JESSICA SIMMONS	6/10/25	11:41am	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
Stephanie A.	6/10/25	1:41	AMENITY ACCESS REPAIR	NO	FACIAL RECOGNITION FOR POOL STILL HAVING ISSUES. ^{UPDATED} PHOTO.
HECTOR HERRANJES	6/10/25	2:22pm	EPASS	NO	EPASS REPLACEMENT OF DAMAGED STICKER.
GLORIA MUNOZ	6/10/25	2:47pm	QUESTION REGARDING CDB MAINTAINED AREA	NO	PROVIDED EMAIL FOR CONTACT WHO CAN PROVIDE ACCURATE INFORMATION.
YVETTE FIGUEROA	6/10/25	3:21pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS.
CLAUDIA CHAVARRIA	6/10/25	3:52pm	EPASS QUESTION	NO	PROVIDED REQUIREMENT REQUIREMENT INFORMATION.
MICHAEL DIAZ	6/10/25	4:17pm	EPASS QUESTION	NO	PROVIDED EPASS REQUIREMENT INFO.
MARCO DIAZ	6/10/25	5:41pm	EPASS	NO	Rentals Pay Pg 1 (4)
ALFARDO GONZALEZ	6/11/25	11:46am	CLUBHOUSE QUESTION CDD EASEMENT	NO	RESIDENT ASKED IF PORTOFINO ESTATES CAN UTILIZE WCII.
FLOR B. GARCIA	6/11/25	12:50pm	QUESTION	NO	PORTOFINO LAKES / TREES IN EASEMENT. (7) 4476904
HELEN RIVERA	6/11/25	1:35pm	EPASS	NO	REPLACEMENT OF DAMAGED EPASS.
JEANNETTE ANTHONY	6/11/25	2:36pm	EPASS QUESTION	NO	FOR A NEW EPASS DECAL
ANTHONY ANDERSON	6/11/25	2:37pm	EPASS	NO	PURCHASED AND ACQUIRED NEW EPASS DECAL.
VICTOR VALLADARES	6/11/25	3:25pm	UNKNOWN/HOA ADVISED	NO	WAS NOT ABLE TO SPEAK TO HIM WAS IN THE RESTROOM.
MOSES WALKER	6/11/25	3:37pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
Walter Ramirez	6/11/25	3:41pm	EPASS Inquiry	NO	Inquired Epass Details (4)

WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>4</u> AMENITY ACCESS <u>4</u>					

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Faderi Her	6/11/25	5:15	EPASS	NO	purchased EPASS (P)
MARCO NOLOLA	6/12/25	6:27	POOL ACCESS	NO	POOL / facial recognition (P)
ROBERTO FERNANDEZ	6/12/25	9:45am	EPASS QUESTIONS	NO	EPASS QUESTIONS.
TECHNICIAN (R&B)	6/12/25	9:45am	REGULAR SERVICE VISIT	NO	REGULAR SERVICE VISIT POOL MAINTENANCE.
VICTOR VALLADARES	6/12/25	9:58am	ASSISTANCE FROM MAYRA.	NO	ASSISTANCE FROM MAYRA.
TANIA GARCIA	6/12/25	10:12am	AMENITY ACCESS	NO	QUESTION ABOUT AMENITY ACCESS.
ANDREW BISONO	6/12/25	11:24am	CLUBHOUSE RENTAL QUESTION	NO	RESIDENT INTERESTED IN RENTING CLUBHOUSE. PROVIDE EMAIL TO MAKE FORMAL REQUEST.
GRACEY FIGUOLE	6/12/25	2:15pm	AMENITY ACCESS	NO	PROVIDED CLUBHOUSE AND AMENITY ACCESS.
JOAQUIN DEL RIO	6/12/25	3:57pm	EPASS QUESTIONS	NO	PROVIDED EPASS INFO. PROVIDED INFO.
TECHNICIAN (R&B)	6/12/25	4:05pm	SERVICE VISIT	NO	REGULAR SERVICE VISIT
Yessenia Velazquez	6/12/25	4:58pm	EPASS	NO	EPASS / Pay Pal
Paul Luke	6/12/25	5:02pm	Damaged EPASS	NO	Replaced EPASS
ADRIANA TAPIA	6/13/25	11:07am	AMENITY QUESTION	NO	AMENITY QUESTION INFO PROVIDED
JOAQUIN DEL RIO	6/13/25	11:29am	EPASS	NO	PURCHASED AND ACQUIRED EPASSES.
FRANCOIS THIENNE	6/13/25	12:05pm	EPASS QUESTIONS	NO	INQUIRING ABOUT HOW TO OBTAIN AN EPASS.
JIM HOLT	6/13/25	12:12pm	AMENITY QUESTIONS	NO	QUESTIONS ABOUT POOL & Gym HOURS.
MELISSA MENDEZ	6/13/25	1:05pm	EPASS/ AMENITY ACCESS	NO	PROVIDED BOTH.
VICTOR VALLADARES	6/13/25	2:07pm	UNKNOWN	NO	UNKNOWN / ON LUNCH BREAK.
MANUEL DIAZ	6/13/25	2:44pm	EPASS QUESTIONS	NO	PROVIDED EPASS INFO.

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>8</u> AMENITY ACCESS <u>4</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
YUAN GONZALEZ	6/13/25	3:59pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS.
Kristel Alarcon	6/13/25	5:58pm	EPASS	NO	Purchased EPASS
VICTOR VALDIVIA	6/16/25	10 AM	SPEAK TO MARIA	NO	UNKNOWN.
MARIA RONELLA	6/16/25	11:08am	AMENITY QUESTIONS	NO	ASKING IF THE POOL WAS OPEN.
WALKER ESCOBAR	6/16/25	12:19pm	EPASS	NO	PURCHASED AND ACQUIRED EPASSES.
CHRISTIAN RIVERA	6/16/25	1:12pm	AMENITY QUESTION	NO	ASKED FOR REQUIREMENTS TO BECOME CLUBHOUSE MEMBER.
Jose Norori	6/16/25	6:41pm	AMENITY ACCESS	NO	Sign up Facial Recognition
ALEX DIAZ	6/17/25	1:29pm	AMENITY QUESTION	NO	ASKED WHAT WAS REQUIRED TO RECEIVED AMENITY ACCESS.
KATYUSK VASQUEZ	6/17/25	2:22pm	HOA QUESTION	NO	PROVIDED CONTACT FOR FIRST SERVICE.
Manuel Cuervo	6/17/25	22:24	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS.
RICARDO PAZ	6/17/25	3:07pm	EPASS	NO	PROVIDED EPASS WILL RETURN (RAIDING) FOR EPASS.
Arlett Sanchez	6/17/25	4:55pm	EPASS	NO	epass was not working
Michel Lorenzo	6/17/25	5:44pm	EPASS	NO	Bought epass / PAYPAL
JOSE OTERO	6/18/25	9:41am	AMENITY EPASS QUESTION	NO	ASKING HOW HE CAN ACQUIRE EPASS A NEW EPASS. REPLACED
DAVID WOLIN	6/18/25	1:05pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
MARIA CABELLO	6/18/25	2:37pm	AMENITY ACCESS	NO	PROVIDE AMENITY ACCESS TO POOL.
Abel Rodriguez	6/18/25	4:48pm	EPASS	NO	purchased EPASS
Monica Rodriguez	6/18/25	7:40pm		NO	
MARIE STREBE	6/19/25	11:00am	AMENITY QUESTION	NO	RESIDENT OF NEARBY COMMUNITY ASKING HOW TO BECOME A MEMBER.

(6)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 5 AMENITY ACCESS 2

Name	Date	Time	Reason for visit	Appointment (Y/N)	Questions posed/Actions taken
VICTOR VALLANARES	6/19/25	11:05am	VISITING	NO	N/A
HENRY ORREGO	6/19/25	11:15am	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS
YASMINA ROMAN	6/19/25	11:18am	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS
JUAN PEREZ	6/19/25	12:30pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS
DANIELLE CHAVEZ	6/19/25	1:58pm	AMENITY QUESTION	NO	FACIAL RECOGNITION FOR POOL GATE HAVING ISSUES.
MARCELO CASTRO	6/19/25	2:20pm	CDD QUESTION	NO	PROVIDED EMAIL CONTACT FOR MORE DETAILED CDD INFO / BASIC INFO ON CDD
EDUARDO CRUZ	6/19/25	3:00pm	REGULAR SERVICE	NO	QC VISIT WITH BRIAN THE TECH TO SERVICE & CHECK IN WITH US.
Abraham Hernandez	6/19/25	4:30pm	EPASS	NO	purchase / Pay Pal
Ana Belen	6/19/25	4:50	EPASS	NO	purchase EPASS / Pay Pal
AMAZON	6/24/25	10:59am	AMAZON DELIVERY	NO	DROPPED OFF ORDER
VICOR VALLANARES	6/24/25	11:00am	SPEAK TO HOA REGARDING	NO	N/A
SAMANTHA RUIZ	6/24/25	12:50pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS
VANESSA SUAREZ	6/24/25	12:50pm	EPASS / AMENITY QUESTIONS	NO	PROVIDED REQUIREMENTS
ARGENTINA APANA	6/24/25	2:00pm	AMENITY QUESTION	NO	QUESTION REGARDING POOL OPERATING HRS & RENTAL DEVICES
SANDRA ANDELO	6/24/25	3:30pm	EPASS QUESTION	NO	PROVIDED INFO AND CONTACT IF HAS ANY ADDITIONAL QUESTIONS
LEANNET MARTINEZ	6/24/25	3:48pm	RENTAL QUESTION	NO	PROVIDED RENTAL INFO & APPLICATION
MIKE CRUZ	6/24/25	4:40pm	SPEAK TO HOA	NO	N/A
VANEY PALMA	6/24/25	4:05pm	AMENITY QUESTION	NO	REQUIREMENT FOR AMENITY ACCESS
CARLOS VILLABRERA	6/24/25	4:20pm	RENTAL QUESTION	NO	PROVIDED INFO AND RENTAL APPLICATION

Page 1 of 1

7

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 6 AMENITY ACCESS 1

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Orlando Villa	6/24/25	7:30	Facial Recognition	NO	Amenity Access
NANCY Palma	6/23/25	11:30a	DENTAL QUESTION	NO	RENTAL RENTAL INQUIRY
CHRIS COOPER	6/23/25	11:30am	MEASURE Gym SPACE/EQUIPMENT	YES	DISCUSS & MEASURE Gym + POOL AREAS.
MELISSA ALVAREZ	6/23/25	12:20pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS
JACKELINE RODRIGUEZ	6/23/25	12:30pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS
ANTHONY TAMAYO	6/23/25	1:22pm	EPASS QUESTIONS	NO	PROVIDED INFO ON REQUIRED DOCUMENTS.
FREDY PATERNINA	6/23/25	1:23pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS
ANGELINA RODRIGUEZ	6/23/25	1:39pm	AMENITY ACCESS QUESTION	NO	PROVIDED INFO ON REQUIRED DOCUMENTS.
ANGELA CONTI	6/23/25	4:00pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
Allen Gray	6/23/25	7:24	Epacs	NO	purchased Epacs Pay Pal [Ⓢ]
AGUSTO (BEB)	6/24/25	10:00am	REPAIRS/LEAK TEST	No	PERFORMING LEAK TEST.
BOBBY ASBERY	6/24/25	12:06pm	EPASS	NO	PURCHASED EPASS / WILL RETURN TO HAVE DECAL PLACED ON VEHICLE.
VICTOR VALLADARES	6/24/25	12:20pm	PICK UP	NO	PICKED UP DELIVERY OF ITEMS FOR CHARITY EVENT.
ALBERTO DIAZ	6/24/25	12:30pm	EPASS QUESTION	NO	REQUESTED TO REMOVE DECAL NO LONGER IN USE FROM ACCT.
ROBERTO TAMAYO	6/24/25	12:35pm	AMENITY QUESTION	NO	ASKED WHEN POOL WOULD BE REOPENED.
BRIGHTVIEW (LANDSCAPE MAINTENANCE)	6/24/25	12:45pm	REPLANT FLOWERS	NO	BRIGHTVIEW REPLANTED FLOWERS AROUND THE CLUBHOUSE
BAUDO HEVAMAR	6/24/25	3:30pm	EPASS QUESTION	NO	PROVIDED INFO ON HOW TO OBTAIN EPASS.
VICTOR VALLADARES	6/24/25	4:11pm	QUESTION	NO	QUESTION: WHETHER I WAS PROVIDED ADMIN'S NUMBER.
Christian Infante	6/24/25	5:01pm	Amenities Access	NO	facial Recognition

Page 1 of 1

(8)

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>8</u> AMENITY ACCESS <u>2</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
AGUSTO (B&B)	6/25/25	10:20am	CHECK LEAK	NO	CAME IN TO INSPECT REPAIRED LEAK. FOUND ANOTHER LEAK.
ORTEZ CONSTRUCTION	6/25/25	11:15am	REPAIR	NO	WATER FLOWING FROM OTHER LOCATION. REPAIRED SPEAKER BY POOL.
GABRIEL RODRIGUEZ	6/25/25	12:06pm	EPASS	NO	WILL RETURN FOR GYM LIGHT & CHAIRS. PURCHASED & ACQUIRED EPASS.
JIMMY WILSON	6/25/25	3:30pm	EPASSES	NO	PURCHASED & ACQUIRED 2 EPASSES
JOSEPH ISA	6/25/25	3:57pm	EPASS	NO	PURCHASED & ACQUIRED EPASS.
Clara Lopez	6/25/25	5:18pm	EPASS	NO	purchase epass / paypal
Samela Joyer	6/25/25	7:20	Amenity Access	NO	Inquired information
VICTOR VALLANAGAS	6/25/25	9:20am	EVENT INFO	NO	PROVIDE MAYRA WITH EVENT INFO.
DANIEL MORALES	6/25/25	9:30am	EPASS	NO	PURCHASED & ACQUIRED EPASS.
ALIJETTE DIAZ	6/26/25	12:50pm	EPASS QUESTION	NO	REQUESTED VEHICLE & DECAL INFO UPDATE ON HER MYID
AGUSTO/ANA (B&B)	6/26/25	1:00pm	INSPECTION FOR LEAKS	NO	LOOKING FOR LEAK SOURCE IN POOL.
CHRISTOPHER SILVANO	6/26/25	5:20 PM	EPASS	NO	purchase epass / paypal
FEDERICO DEVEAS	6/27/25	10:30am	EPASS	NO	PURCHASED AND ACQUIRED EPASS
TECHNICIAN (B&B)	6/27/25	10:30am	REPAIRS	NO	REPAIRING LEAKS & FILLING HOLES.
MIGUEL JIMENEZ	6/27/25	12:17pm	EPASS	NO	PURCHASED & ACQUIRED EPASS.
(Security) Vignve Clark	6/27/25	5:20pm	Restroom	NO	Restroom (Security)
Fernando Villa	6/27/25	7:37	Amenity Access	NO	Inquired information for Amenity
Unique Clark	6/28/25	6:00pm	(security)	NO	Security Meeting up Lunch
Odalis Garcia	6/28/25	6:31pm	Restroom	NO	To use Restroom

9

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 6 AMENITY ACCESS 1

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
AGUSTO (B&B)	6/30/25	12:00pm	RECHECKING REPAIRED LEAK	NO	CHECKED REPAIRED LEAK. LEAK REPAIRED.
MARISOL DE LA CRUZ	6/30/25	2:57	Access Account	NO	Facial Recognition.
ANGEL (A/C)	6/30/25	2:50pm	SERVICE VESIT	NO	REGULAR MAINTENANCE VISIT.
Juan Lopez	6/30/25	3:34	EPASS	NO	Exchange EPASS / Previous not working.
Manuel Arte	6/30/25	6pm	EPASS	NO	Purchased EPASS / Previous not working.
Brian Ordaz	6/30/25	7:24	EPASS	NO	purchased / paypal
BRIGHT & BLUE	7/1/25	9:30am	SERVICE	NO	INSPECT REPAIRED LEAK
CRUZ CONSTRUCTION	7/1/25	1:50pm	SERVICE	NO	FILL IN HOLES & PAVERS ON POOL DECK.
ANDRES CASTELLO	7/1/25	2:08pm	EPASS QUESTIONS	NO	REQUESTING INFO. ON EPASS ACQUISITION.
NANCY PALMA	7/1/	2:50pm	RENTAL QUESTION	NO	PROVIDED RENTAL DATES AVAILABLE / WILL RETURN
CLAUDIA NUNEZ	7/1/25	3:15pm	CDD QUESTION	NO	PROVIDED INFO & CONTACT EMAIL FOR BEN.
JOSE (DING OR)	7/1/25	3:15pm	SERVICE / SETO VISIT	NO	INSPECTED CLUBHOUSE FOR POTENTIAL WATER LOCATIONS. RE-INSPECT ALARM SYSTEM.
ALARM & ELECTRONICS	7/1/25	3:40pm	SETO VISIT	NO	
CRUZ CONSTRUCTION	7/2/25	9:00am	REPAIRS	NO	PLACING POOL PAVERS & GRAVEL TO LEVEL THEM.
THOMAS ROYAS	7/2/25	9:50am	EPASS QUESTION	NO	ASKING FOR PRICE TO REPLACE EPASS. (PROVIDED)
CINTAS	7/2/25	12:40pm	SERVICE	NO	REGULAR SERVICE VISIT TO CLEAN MATS.
CAROLINA RUIZ	7/2/25	2:00pm	EPASS	NO	PURCHASED & ACQUIRED EPASS
SANDRA ANDELO	7/2/25	2:15pm	EPASS	NO	PURCHASED & ACQUIRED EPASS.
ELITEZER ROYAS	7/2/25	2:53pm	EPASS	NO	PURCHASED & ACQUIRED EPASS.

10

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 7 AMENITY ACCESS 3

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
ANTHONY SANTIAGO	7/2/25	3:10 pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS
TERESITA FLEITAS	7/2/25	4:32 pm	EPASS QUESTION	NO	ASKING FOR REQUIREMENTS TO OBTAIN EPASS.
TERESA FLEITAS	7/2/25	5:18 pm	EPASS	NO	PURCHASED & ACQUIRED EPASS
MIGUEL MAYRA	7/2/25	5:34 pm	EPASS	NO	PURCHASED & ACQUIRED EPASS.
B&B	7/3/25	9:00 AM	REPAIR SERVICE	NO	REPAIR REMAINING LEAK / CLEAN POOL.
ORTEZ CONSTRUCTION	7/3/25	11:15 AM	REPAIR	NO	REINSTALLING PAVERS.
Johnathan L	7/3/25	8:35	EPASS	NO	PURCHASED & ACQUIRED EPASS
BRIGHTVIEW (VINCE)	7/7/25	9:20 AM	MEETING	NO	ASK VINCE ABOUT PUMP AREA
THE FITNESS SOLUTION	7/7/25	11:00 AM	SERVICE	NO	REGULAR MONTHLY VISIT FOR MAINTENANCE.
Karla Contreras	7/7/25	1:30	EPASS	NO	PURCHASED EPASS
Marcia Rodriguez	7/7/25	2:11	EPASS	NO	PURCHASED EPASS pay Pg 2
Mauricio Pardo A	7/7/25	3:52 pm	EPASS	NO	inquired information
Isidro Biez	7/7/25	4:40 pm	EPASS	NO	purchase epass / pay Pg 2
Carolina Ruiz	7/7/25	6:28	Amenity Access	NO	Amenity Access
MERCEDES BARRO	7/8/25	12:35 pm	AMENITY QUESTION	NO	ASKING IF THE POOL WAS OPEN TODAY.
Arismany Gonzalez	7/8/25	2:30	Amenity Access	NO	New Resident
Jennifer Murador	7/8/25	3:03 pm	HAA INFO	NO	Received HAA Document
BRIGHT & BLUE	7/9/25	9:00 AM	SERVICE	NO	LOOKING FOR LEAK CAUSING WATER TO DROP.
VICTOR VALLABRIGAS	7/9/25	9:30 AM	SPEAK TO MAYRA	NO	SPEAK TO MAYRA

(11)

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
MILENA SIERRA	7/9/25	10:20am	INTERVIEW	YES	INTERVIEW FOR WEEKEND POSITION.
ELENA OCHOA	7/9/25	11:57am	AMENITY QUESTION	NO	ASKING IF THE POOL WAS OPEN.
BRIGHTVIEW REP	7/9/25	12:50pm	DROP OFF	NO	DROPPING OFF VICTOR'S EVENT SUPPLIES
BRIGHTVIEW	7/9/25	12:50pm	SERVICE	NO	SPRAYING WEEDS BY POOL.
CINTAS	7/9/25	1:18pm	SERVICE	NO	REGULAR SERVICE VISIT FOR MATS.
Mercedes Lynn	7/9/25	5:17	New Resident	NO	Amenity Access
Karina Garcia	7/9/25	8:00pm	Amenity Access	NO	Amenity Access
BRIGHT & BLUE	7/10/25	8:40am	SERVICE VISIT	NO	REGULAR SERVICE VISIT
MILENA SIERRA	7/10/25	9:30am	ONBOARDING	NO	SIGNING / COMPLETING ONBOARDING DOCS
VICTOR VALLADARES	7/10/25	9:41am	VISIT MAYRA REGARDING EVENT	NO	EVENT DISCUSSION
JAVIER RAMOS	7/10/25	2:37pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
LUIS PEREZ	7/10/25	4:23pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS
REALTOR PHOTOGRAPHER	7/11/25	9:15am	PHOTOS	NO	TAKING PHOTOS FOR REALTOR LISTING
VICTOR VALLADARES	7/11/25	10:00am	N/A	NO	N/A
ORTEZ CONSTRUCTION	7/11/25	10:18am	DROP OFF	NO	DROPPING OFF REMAINING FOURTH OF JULY BANNERS
BRIGHTVIEW	7/11/25	10:20am	SERVICE	NO	TRIMMING HEDGES AT POOL & SPRAYING WEEDS.
BRIGHT & BLUE	7/11/25	12:02pm	SERVICE	NO	TRYING TO REPAIR POOL LEAK
Luis Sanchez	7/11/25	12:34	EPASS	NO	purchased epass
Osian Garcia	7/11/25	6:00	Amenity Access	NO	Amenity Access

Page 1 of 1

7-12

(12)

WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>4</u> AMENITY ACCESS <u>3</u>					

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
VICTOR VALLABRES	7/14/25	9:15am	N/A	NO	N/A
REuben (DAL)	7/14/25	10:13am	SERVICE VISIT	NO	RESTART CAMERAS WHICH SHOW NO DISPLAY
ABUSTO (B&B)	7/14/25	2:30pm	SERVICE VISIT	NO	CHECK POOL / OPEN VALVES TO BUTTERS.
Pablo Peralta	7/14/25	3pm	Amenity Access	NO	facial Recognition (2)
Henry Jimmy	7/14/25	4:13	EPASS	NO	EPASS purchased.
James Sagvira	7/14/25	4:55	Inquired EPASS	NO	Inquired EPASS information
Rose Arias	7/14/25	7pm	Amenity Access	NO	facial Recognition (1)
B&B (TECHNICIAN)	7/15/25	10:50am	SERVICE VISIT	NO	SEARCHING FOR LEAK IN POOL RETURN LINES.
JEANEY VALARDEZ	7/15/25	12:40pm	CLUBHOUSE RENTAL	NO	INQUIRING ABOUT CLUBHOUSE RENTAL.
LIZ PARRALES	7/15/25	12:50pm	CLUBHOUSE RENTAL	NO	INQUIRING ABOUT CLUBHOUSE RENTAL.
KARINA CERVANTES	7/15/25	14:30pm	CLUBHOUSE RENTAL	NO	DROPPED OFF DEPOSIT FOR JULY 26 EVENT
Alicia Gonzalez	7/15/25	5:10pm	EPASS	NO	REPLACEMENT OF DAMAGED EPASS
SANDY RIVERA	7/15/25	5:25pm	EPASS QUESTION	NO	INFO. ON HOW TO ACQUIRE EPASS.
ORTEZ CONSTRUCTION	7/16/25	7:00am	SERVICE	NO	CAME TO REMOVE POOL DECK WALKERS TO SUSPECT POSSIBLE LEAK LOCATION BUT RATCHING HARD.
CARLOS (DISCOUNT LOCKER)	7/16/25	11:00am	DROP OFF (DELIVERY)	NO	DROPPED OFF ORDERED BUST PAV.
Randy Yates	7/16/25	3pm	Amenity Access	NO	Amenity Access
VICTOR VALLABRES	7/16/25	3pm	N/A	NO	N/A
Tony Tamayo	7/16/25	3:55	EPASS	NO	purchased EPASS
Luis Serrano	7/16/25	3:58	Exchange EPASS	NO	Damage EPASS - Replaced

Page 1 of 1

13

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 5 AMENITY ACCESS 6

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

Page 1 of 1

(14)

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>6</u> AMENITY ACCESS <u>2</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Sylvia Ferrera	7/24/25	7/24/25	Inquired clubhouse servicing pool	NO	Inquiring Clubhouse Rental (K)
Proyostino (B&B)	2:20pm	7/23/25	servicing pool	NO	following up on Pool Leak
Sarah Prantal	2:53	7/23/25	EPASS	NO	Exchanging EPASS - Damaged
Yanico Garmoz	3:30pm	7/23/25	Amenity Access	NO	Amenity Access
Victor Valbados	3:36pm	7/23/25	N/A	NO	N/A
Joseph Taribo	12:00pm	7/24/25	EPASS	NO	purchased EPASS / Pay Pal
Sofia Taribo	12:40	7/24/25	EPASS	NO	purchased EPASS / Pay Pal
Tania Worschell	2:00	7/24/25	Damaged EPASS	NO	Exchanged Damaged EPASS
Jemthony victoria	2:25	7/24/25	EPASS	NO	purchased EPASS
Grandt Guzman	1:30	7/25/25	Inquiring EPASS	NO	Inquiring ABOUT EPASS
Alphonse Milligan	2:14	7/25/25	Inquiring EPASS	NO	Inquiring EPASS INFO
Pwylene Alcedo	2:30	7/25/25	EPASS	NO	purchased EPASS / Pay Pal
Ingrid Bernfield	5:22	7/25/25	Amenity Access	NO	Amenity Access
Sandy Pineda	11:30am	7/25/25	Rental	YES	Clubhouse Rental (K)
B&B	9:00am	7/28/25	SERVICE VISIT	NO	LOOKING FOR REMAINING LEAK
TERLY (GMS)	9:00am	7/28/25	INSPECTION w/ BEN & MAYRA	NO	INSPECTION OF COMMUNITY WITH BEN & MAYRA
MARTIN ACOSTA	12:41pm	7/28/25	EPASS QUESTION	NO	ASKING WHAT THE REQUIRED DOCUMENTS ARE? PROVIDED
NELIS GALCER	12:42pm	7/28/25	AMENITY QUESTION	NO	ASKING WHAT REQUIRED DOCUMENTS ARE? PROVIDED.
Enrique Garcia	Open	7/28/25	EPASS	NO	purchased EPASS

Page 1 of 1

(15)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 5 AMENITY ACCESS 1

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Kadir Valls	7/28/25	4:44pm	EPASS	NO	purchased Epass
B&B	7/29/25	8:30am	SERVICE VISIT	NO	SEARCHING FOR LEAKS
BRIAN WASSERMAN	7/29/25	11:30am	EPASS	NO	PURCHASED EPASS
Luis Angulo Garcia	7/29/25	6:20pm	New Resident	NO	Amenity Inquiry
B&B	7/30/25	9:00am	SERVICE VISIT	NO	REPAIRING LEAK
ANGEL (A/C)	7/30/25	11:45am	SERVICE VISIT	NO	REGULAR MAINTENANCE.
Marie Carmen	7/30/25	3:04pm	Clubhouse Rental	Yes	Clubhouse Agreement Rented
Yadia Motos	7/30/25	1:24pm	Epass	NO	Epass / purchased Pay Pal
Carlos Roberto	7/30/25	4:56	Epass	NO	purchased epass
Marc Joseph	7/30/25	6:48pm	Epass Inquiry	NO	Inquired Epass info
B&B (TECH)	7/31/25	10:00am	SERVICE	NO	OPEN LINES. & CHECK FOR ADDITIONAL LEAKS.
VICTOR VALLADARES	7/31/25	10:00am	SPEAK W/ MAYRA	NO	N/A
BRITNEY JONES	7/31/25	4:28pm	EPASS QUESTION	NO	PROVIDED INFO. ON HOW TO OBTAIN EPASS
Amy Garcia	7/31/25	4:30pm	AMENITY QUESTION	NO	PROVIDED INFO.
VICTOR VALLADARES	7/31/25	4:47pm	N/A	NO	N/A
Walter Rosales	7/31/25	6pm	Epass	NO	purchased Epass / Pay Pal
Karina Teran	7/31/25	7:20pm	Rental deposit	NO	Resident Retrieved Rental Deposit
Janelan Ferrer	7/31/25	7:50pm	Access Amenity	NO	Facial Recognition
VICTOR VALLADARES	8/1/25	10:00am	N/A	NO	N/A

Page 1 of 1

16

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 6 AMENITY ACCESS 3

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Kelvin Matos	8/1/25	2:45pm	EPASS	NO	purchase EPASS
Jonathan Litt	8/1/25	3:15	EPASS	NO	purchase epass / paypal
Jorge Santos	8/1/25	3:40	EPASS	NO	purchase epass
Jonathan Cabrera	8/1/25	3:50pm	Amenity Access	NO	Amenity Access
ORTEZ CONSTRUCTION	8/4/25	8:30am	SERVICE	NO	RE-PLACING POOL DECK PAVERS
VICTOR VALLADARES	8/4/25	9:30am	N/A	NO	SPEAK TO MAYRA
CURTIS COOPER	8/4/25	9:30am	N/A	NO	TALK ABOUT THE POOL.
PRENDA HERNANDEZ	8/4/25	1:45pm	CLUBHOUSE RENTAL QUESTION	NO	PROVIDED INFO & EMAIL
MELISSA GARCIA	8/4/25	1:52pm	AMENITY QUESTION	NO	PROVIDED INFO.
NAELI APONTE	8/4/25	2:08pm	EPASS	NO	PURCHASED EPASS.
Daniel Chavez	8/4/25	3:40pm	Amenity Access	NO	Amenity Access
Emilio Sanchez	8/4/25	3:54	EPASS	NO	purchase epass / paypal
Chris Evans	8/4/25	7:19pm	Damaged Epass	NO	Replaced owners epass
Erick Mantilla	8/4/25	5:05pm	New Amenity Access	NO	New Resident Amenity Access
Jorge Sakole	8/4/25	5:26	Retrieved HAA	NO	Retrieved HAA Form
ORTEZ CONSTRUCTION	8/5/25	8:30am	SERVICE	NO	REPLACE PAVERS
THE FITNESS SOLUTION	8/5/25	9:30am	MONTHLY SERVICE	NO	PERFORM MONTHLY MAINTENANCE
B&B	8/5/25	10:22am	SERVICE VISIT	NO	REGULAR SERVICE VISIT.
VICTOR VALLADARES	8/5/25	11:25am	N/A	NO	N/A

17

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 8 AMENITY ACCESS 5

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Araa Mantel	8/5/25	1:51	Amenity Access	No	Amenity Access (P)
Camila Canales	8/5/25	2:02pm	Camila Canales Epass	No	Amenity Access Epass purchased
Juana Canales	8/5/25	5:07pm	Amenity Access	No	Amenity Access
Chiraco Rosa	8/5/25	6:40am	Damaged Epass	No	Replaced Owners Epass
CINTAS REP	8/6/25	1:02pm	SERVICE	NO	CLEAN MATS
Roger Garcia	8/6/25	2:52pm	New Resident	Yes	Wanted HAA Form (P)
Ludmilla Garcia	8/6/25	4:33	Exchange Epass	NO	Epass Damaged Exchange / Payroll
Ullisis Ront	8/6/25	4:55	Epass	NO	Purchased Epass (P)
Blas Benjamin Santos	8/6/25	7:35	Amenity Access	Yes	Amenity Access
B&B	8/7/25	11:30am	SERVICE	NO	REGULAR SERVICE VISIT / BRUSHED GREEN ALGAE
Jose Otero	8/7/25	2pm	Amenity Access	No	Amenity Access (P)
Jexid Otero	8/7/25	2pm	Amenity Access	NO	Amenity Access (P)
Terasa Rosecar	8/7/25	2:46	Epass	NO	purchased Epass / Payroll (P)
Alberto Hernandez	8/7/25	2:50	Epass	No	purchased Epass (P)
Sarah Chason	8/7/25	6am	Received HAA	Yes	Received HAA Form New Resident (CPA)
Lester Dill	8/7/25	7:11pm	pick up park pass	YES	picked up parking pass
Ariel Santos	8/8/25	2:41	Replaced Epass	NO	Replaced Owners Epass (P)
Angela Benitez	8/8/25	3:15	Epass	NO	purchased epass / Payroll (P)
Victor Villanar	8/11/25	9:02am	N/A	NO	N/A

Page 1 of 1

18

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 6 AMENITY ACCESS 6

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Roger Estof	8/11/25	2:30	Damaged Epass	Yes	Exchange Epass/owner
Esteban Salaman	8/11/25	2:30pm	purchased epass	No	purchased epass
Adriana Torres	8/11/25	3:30	purchased epass	No	purchased epass
Tonia Martinez	8/11/25	4:48	Amenity Access	No	Amenity Accessed
Roselope Sanchez	8/11/25	6:53pm	Amenity Access	Yes	Amenity Access
ALEX AGUIAR	8/12/25	9:45am	PROJECT	NO	TAKE A LOOK AT SAILS & BAR PROJECT.
B&B	8/12/25	10:00am	SERVICES	NO	REGULAR SERVICE
ANA AZOGUE	8/12/25	10:15am	AMENITY ACCESS	NO	RETOOK PHOTO & RESTORED ACCESS.
MAYRA ARANA	8/12/25	1:00pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS
Simone Lucian	8/12/25	2:28	Inquired about Epass	No	Inquired ABOUT Epass (AP)
Cinda Crawford	8/12/25	3:02	Amenity Access	Yes	Amenity Access
VICTOR VALLABARES	8/12/25	3:10pm	N/A	NO	N/A
Luca Reda	8/12/25	4:25pm	Amenity Access	NO	Amenity Access
Hernan Ramirez	8/12/25	5:06pm	Inquiring Epass information	NO	Inquiring ABOUT Epass
Cristina Vargas	8/12/25	7:00	tenant returned HAA form	Yes	New Tenant Retrieved HAA Form
VICTOR VALLABARES	8/13/25	9:30am	DROP OFF	NO	DROP SOMETHING OFF FOR MAYRA.
Jose Casco	8/13/25	1:47pm	Epass	NO	purchased paypal Epass
Luigi Arnesen	8/13/25	1:54pm	Epass	NO	purchased Epass/paypal
Juliana Vega	8/13/25	2:46	Epass	NO	purchased Epass

Page 1 of 1

(19)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 10 AMENITY ACCESS 3

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Henry Detorcon	8/10/25	3:17p	Replaced owners Epas	NO	Replaced owners Damaged Epas
Julie Garcia	8/13/25	4:41p	Rxw Epas	NO	purchased Epas
VICTOR VALLABRES	8/13/25	4:42p	N/A	NO	N/A
Henry Okaren	8/13/25	5:42	Epas	NO	purchased Epas / PayPal
Carlos Ruera	8/14/25	4:03pm	Amenity Access	NO	Amenity Access
Olivia Salom	8/14/25	4:43pm	Epas	NO	purchased Epas
Chris Sullivan	8/14/25	4:51	Epas	NO	purchased Epas
Grethi Garcia	8/14/25	5:35pm	Retrieved clubhouse info	yes	Retrieved clubhouse information
Martene Blunso	8/14/25	7:40	Inquired Epas	NO	Tenant received HAA form, will come back to purchase Epas.
FRANK HILL	8/15/25	3:17	Epas	NO	Epas / PayPal
Julio Fernandez	8/15/25	4:30pm	Amenity Access	NO	Amenity Access (P)
Rebecca Hill	8/15/25	4:54pm	Amenity Access	NO	Amenity Access (P)
Sergio Vargas	8/15/25	7:30pm	Inquired about Amenities	NO	Inquired about Amenities / Tenant Received HAA form
MARLON MARTINEZ	8/18/25	10:25a	EPASS	NO	ACQUIRE EPASS
CURTIS COOPER	8/18/25	11:00a	N/A	NO	BRING w/ MAYRA TO CHECK LANDSCAPING
VICTOR VALLABRES	8/18/25	11:10a	N/A	NO	N/A
Michael Hunter	8/18/25	2:30	Epas	NO	purchased Epas
Alvaro Alvarez	8/18/25	2:44	Epas	NO	purchased Epas
Chris Angelo	8/18/25	4:13pm	Damaged Epas	NO	changed Damaged Epas

Page 1 of 1

(20)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 8 AMENITY ACCESS 3

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Jonathan Amor	8/18/25	4:29pm	Epas	NO	purchased Epas / PayPal
Julio Perez	8/18/25	4:55pm	Damaged Epas	NO	Replaced owners Damaged Epas
B&B	8/19/25	7:00a	SERVICE	NO	REGULAR SERVICE VISIT
Martin Petreia	8/19/25	2:53pm	Amenity Access	NO	Amenity Access
Cristo Falcon	8/19/25	3:00pm	Damaged Epas	NO	owner Replaced Damaged Epas & Amenity Access
Marisbella Garcia	8/19/25	4:30pm	Amenity Access	NO	Amenity Access
Martina Simon	8/19/25	5pm	Replaced Damaged Epas	NO	Replaced Damaged Epas
Alexandro Gonzalez	8/19/25	5:54	Amenity Access	NO	Amenity Access
Yarelis Nolasco	8/20/25	10:00a	QUESTION ABOUT AMENITIES	NO	AMENITY QUESTION
ALL FLORIDA POST	8/20/25	12:20p	SERVICE	NO	REGULAR SERVICE VISIT.
VERONICA PAZ	8/20/25	12:30p	AMENITY QUESTION	NO	AMENITY QUESTION
Eden Smith	8/20/25	1:25	Epas	NO	purchased Epas / PayPal
ANBA Pineda	8/20/25	3:52	Damaged Epas	NO	Replaced Damaged Epas
Hannah Derritt	8/20/25	7:51pm	Received HAA	NO	Tenant Received HAA
B&B	8/21/25	8:30a	SERVICE	NO	SERVICE VISIT.
VICTOR VALLABASS	8/21/25	11:19a	N/A	NO	N/A
Mario Castro	8/21/25	1:57p	Epas	NO	purchased Epas
BOBBY ASBURY	8/21/25	2:32p	EPASS	NO	purchase EPASS
NECK HUNTER	8/21/25	2:40p	EPASS	NO	purchase EPASS

21

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
ALBA PIERALTA	8/22/25	10:45a	AMENITY QUESTIONS	NO	AMENITY QUESTION
Danis Medines	8/22/25	3:30pm	Amenity Access	NO	Amenity Access
Luigi Fernandez	8/22/25	3:50	Epass	NO	purchased Epass
Mayer Ros	8/22/25	4:40	Epass	NO	purchased Epass
VICTOR VALLANES	8/25/25	9:00A	N/A	NO	N/A
JANISLET ACOSTA	8/25/25	11:10A	CLUBHOUSE RENTAL	NO	QUESTIONS REGARDING CLUBHOUSE RENTALS
Pari Rodriguez	8/25/25	1:45pm	Epass	NO	purchased Epass / Partial
Carlos Hueros	8/25/25	2:53	Epass	NO	purchased Epass
Carmelo Garcia	8/25/25	3:15	Replaced Damaged Epass / No		Replaced Damaged Epass
Lisandra Da Rosa	8/26/25	4:16	Epass	NO	purchased Epass / Partial
SARA Gomez	8/26/25	5:40pm	Inquiring clubhouse	NO	Inquiring about Rental
Luis Miguel	8/26/25	7:20pm	Replaced Epass	NO	Replaced Damaged Epass
BEB	8/26/25	9:00A	SERVICE	NO	REGULAR SERVICE VISIT
VICTOR VALLANES	8/26/25	1:02p	N/A	NO	N/A
Carlo Jimenez	8/26/25	2:20pm	Amenity Access	NO	Amenity Access
Karla Jimenez	8/26/25	2:22	Amenity Access	NO	Amenity Access
Mar Carnun	8/26/25	3:10	Retrieve Deposit	NO	Retrieve Rental Deposit
JANAY FORRA	8/26/25	5:26	Epass	NO	purchased Epass / Partial
THE FITNESS SOLUTION	8/27/25	9:00A	SERVICE VISIT	NO	REGULAR SERVICE VISIT

Page 1 of 1

22

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

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

Page 1 of 1

(23)

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Renee Catalina	12:35	9/2/25	Replaced Epass	NO	Replaced Damaged Epass
Mariafern	2:24	9/2/25	Amenity Access	NO	Amenity Access.
Claribel Quera	7:40pm	9/2/25	HAA form	NO	Tenant Received HAA
VICTOR VALLANES	9:30A	9/3/25	N/A	NO	N/A
Barbara Conley	3:27	9/3/25	Epass	NO	purchased Epass/repair
Joseph Torres	3:42	9/3/25	Amenity Access	NO	Amenity Access
Carlos Fettingo	7:50pm	9/3/25	Amenity Access	NO	Amenity Access
Carla Sablonero	8:00pm	9/3/25	HAA Form	NO	New Tenant Received HAA Form
B&B	9:00 A	9/4/25	SERVICE VISIT	NO	REGULAR SERVICE VISIT
NANETT HERNANDEZ	1:10p	9/4/25	AMENITY QUESTION	NO	ASKING HOW TO OBTAIN CLUB MEMBERSHIP. INFO PROVIDED.
Nathalie Ojeda	3:00pm	9/4/25	Replaced Epass	NO	Replaced Damaged Epass
Danelle Hernandez	3:34	9/4/25	Amenity Access	NO	Amenity Access
Jose Rodriguez	3:34	9/4/25	Amenity Access	NO	Amenity Access
Claudio Hernandez	3:57pm	9/4/25	Epass	NO	purchased Epass
Julio Conrado	5:27pm	9/4/25	Amenity Access	NO	Amenity Access
Leticia Ruera	4:40		Epass	NO	purchase Epass
Karla Arzeno	4:48	9/6/25	Partial money order	NO	Dropping off money order/Partial
Carlos Atarso	2:00	9/6/25	Epass	NO	purchased Epass/repair
Wenpo Gu	2:20	9/6/25	Replaced Epas	NO	Replaced Epas/epass

Page 1 of 1

(29)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS AMENITY ACCESS 2

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Julio Roman	9/9/25	8:08	Epas	NO	purchased Epas / paypal
Angel Castro	9/9/25	4:55	Epas	NO	purchased Epas / paypal
Orsion Castro	9/9/25	7:44pm	EPAS Form	NO	New team fetched 1st form
VICTOR VALLADARES	9/9/25	11:12A	N/A	NO	N/A
B&B	9/9/25	11:23A	SERVICE	NO	PERFORMED REGULAR SERVICE IN ADDITION TO STOCK TREATING POOL
William Corbin	9/9/25	8:55	Epas	NO	purchased Epas / paypal
Yacel for Hernandez	9/9/25	4:26	Epas	NO	purchased epas / non order
THE FITNESS SOLUTION	9/11/25	11:40A	SERVICE	NO	REPLACED OVERHEAD MULTISTATION CABLE
Carolina Axiari	9/10/25	7:55pm	Amenity Access	NO	Amenity Access
B&B	9/11/25	9:16A	SERVICE	NO	SERVICE VISIT.
Carolina Rodriguez	9/11/25	8:57pm	Epas	NO	purchased Epas
Walter for Ruel	9/11/25	4:31pm	Replaced Epas	NO	Owner Replaced Epas
Madellin Garcia	9/12/25	7pm	purchased Epas	YES	purchase Epas / paypal
James Blackburn	9/15/25	2:18	purchased Epas	NO	purchased Epas
Gregory Orwin	9/15/25	2:57	Exchanged Epas	NO	Exchange Damaged Epas
Renee Perez	9/15/25	3:24pm	Amenity Access	NO	Amenity Access
Kimberly Lopez	9/15/25	3:37	Epas	NO	purchased Epas
Augustina Quintero	9/16/25	1:50	Epas	NO	purchased Epas
Alex Patrini	9/16/25	1:52	Epas	NO	purchased Epas / paypal

(25)

WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>7</u> AMENITY ACCESS <u>5</u>					

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Pedro Rivera	9/16/25	2:13	EPASS	NO	purchased EPASS / Pay Pal
Eljer Lowell	9/16/25	3:03	Amenity Access	NO	Amenity Access
of Jessica Cabrera	9/16/25	6pm	visiting HOA / EPASS	NO	HOA \$ EPASS
Ray Evans	9/17/25	2:46	EPASS	NO	purchased EPASS
LITAS	9/17/25	2:33p	SERVICE	NO	RETURNING CLEAN MATS
Roberto Blair	9/17/25	4:47	EPASS	NO	purchased EPASS
B&B	9/18/25	9:00a	SERVICE	NO	REGULAR SERVICE
Brendan Montoya	9/18/25	3pm	Amenity Access	NO	Amenity Access
Bob Johnson	9/18/25	6:45pm	Amenity Access	NO	Amenity Access
Leo Morales	9/18/25	7:26pm	EPASS	NO	changed Damaged EPASS
VICTOR VALLABRES	9/19/25	11:21a	N/A	NO	N/A
Clark Retacher	9/19/25	2:44pm	Clubhouse Rental	NO	Clubhouse Rental Info.
Roberto Duran	9/19/25	3pm	Amenity Access	NO	Amenity Access
Leticia Duran	9/19/25	3:02pm	Amenity Access	NO	Amenity Access
VICTOR VALLABRES	9/22/25	11:21a	N/A	NO	N/A
Margarita Muñoz	9/22/25	2:26pm	EPASS	NO	Replaced Damaged EPASS
Graciela Diaz	9/22/25	2:47pm	HAA	NO	To get a HAA form
Desiree Ruiz	9/22/25	5:20pm	EPASS	NO	purchased EPASS
B&B	9/23/25	9:31a	SERVICE	NO	ROUTINE SERVICE VISIT.

(26)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 8 AMENITY ACCESS 2

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Rosario Huel	9/22/25	5:28 pm	EPASS	NO	Replaced owner Damaged Epas
Camila Burrow	9/23/25	6 pm	HAA form	NO	Received HAA Form
George Rodriguez	9/24/25	2:01	EPASS	NO	purchased Epas
Victor Vallabares	9/24/25		N/A	NO	N/A
Henry Valdez	9/24/25	2:53 pm	EPASS	NO	purchased Epas
Serge Bastien	9/24/25	3:28	EPASS	NO	purchased Epas / Repair
Allen Gomez	9/24/25	4:55	EPASS	NO	purchased Epas
DEB	9/25/25	9:00 a	SERVICE	NO	SERVICE VISIT
WALTER JENKINS	9/25/25	11:22 a	EPASS	NO	Purchased Epas
VICTOR VALLABARES	9/25/25	2:10 p	N/A	NO	N/A
Ana Espasito	9/26/25	2:37 pm	EPASS	NO	purchase Epas
Santo Vega	9/26/25	5 pm	Amenity Access	NO	Amenity Access
Emma Solis	9/26/25	2:10 pm	Damaged Epas	NO	Replaced Damage Epas
CATERA JACKSON	9/26/25	2:53 pm	Amenity Access	NO	Amenity Access
BRYAN (ALL FL PEST CONTROL)	9/26/25	2:53 p	SERVICE	NO	SERVICE VISIT
CARLOS (DISCOUNT LIGHTING)	9/26/25	3:00 p	DELIVERY	NO	DELIVERED ORDERED SUPPLIES
Victor Vallabares	9/26/25	4:50 pm	N/A	NO	N/A
ANGEL (AC SERVICE)	9/29/25	12:00 p	SERVICE	NO	SERVICE VISIT.
PUE BARKER	9/29/25	1:30 p	SERVICE	NO	SERVICE VISIT.

(27)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 8 AMENITY ACCESS 3

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Gabriel Santos	9/29/25	3pm	Epass	NO	purchased Epass
Carlos Silva	9/29/25	3:17	Epass	NO	purchase Epass / PayPal
B&B	9/30/25	9:00A	SERVICE	NO	REGULAR SERVICE VISIT.
WADARUS LEBESMA	9/30/25	12:36p	WANTED TO SPEAK TO SEN/MGR	NO	REGARDING GHH#2 pole BEING HIT.
Deborah Leo	9/30/25	1:45pm	Epass	NO	purchased Epass / PayPal
Ornar Dulce	9/30/25	4:08	Epass	NO	Replaced Epass
Yvonne Rodriguez	9/30/25	6pm	Amenity Access	yes	Amenity Access
Roberto Gonzalez	10/1/25	1:50pm	Epass	NO	Replaced Damaged Epass
Tyler Garcia	10/1/25	4pm	Epass	yes	purchased Epass / PayPal
B&B	10/2/25	9:00A	SERVICE	NO	SERVICE VISIT
CURTIS COOPER	10/2/25	11:00A	MEETING	yes (CALLED HEAD)	DISCUSS GYM & WATER COOLER PROJECTS
Maria Berninda	10/2/25	1:28pm	Inquire Epass	NO	Inquire ABOUT Epass
Jandy Segui	10/2/25	1:04pm	Epass	NO	purchased Epass / PayPal
Audrey Mareson	10/2/25	3:48pm	Epass	NO	Epass Replacement
DISCOUNT LIGHTING	10/2/25	3:53p	DROP OFF (DELIVERY)	NO	delivered supplies for (Hanging area)
Honey Colorado	10/2/25	6pm	Amenity Access	NO	Amenity Access
Laurie Salvo	10/2/25	6:26pm	Inquire ABOUT	NO	Inquire ABOUT clubhouse
DISCOUNT LIGHTING	10/3/25	11:35A	Delivery	NO	Delivery
Henry Cortez	10/3/25	4pm	Amenity Access	NO	Amenity Access

(28)

WATERSTONE CLUBHOUSE LOGIN SHEET
VISIT COUNT FOR: EPASS <u>8</u> AMENITY ACCESS <u>6</u>

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Monica Fuentes	10/6/25	4:33p	Epass	NO	purchased Epass
PERIA Kintara	10/8/25	5pm	Epass	NO	purchased Epass/PayPal
LARRY MONTENEGRO	10/3/25	6:42	Amenity Access	NO	Amenity Access
TATI VARGAS	10/3/25	7:28	Amenity Access	NO	Amenity Access
THE FITNESS SOLUTION	10/6/25	9:00A	SERVICE	NO	MEASURING GYM FOR ESTIMATES & SERVICING EQUIPMENT.
B&B	10/6/25	12:51p	SERVICE	NO	SERVICE
NICK GOMEZ	10/6/25	3:08pm	Amenity Access	NO	Amenity Access (NO WIFI)
MIKE STUART	10/6/25	4:46p	Amenity Access	NO	Amenity Access (NO WIFI)
B&B	10/7/25	9:08A	SERVICE	NO	REGULAR SERVICE VISIT.
AT&T	10/7/25	10:57A	SERVICE	NO	SERVICE VISIT (INTERNET DOWN)
Omar Hightom	10/7/25	2:10pm	Epass	NO	PURCHASE Epass
MARCELO JEAN PEREZ	10/7/25	2:25	Epass	NO	purchase Epass
Nicholas Gomez	10/7/25	2:30	Amenity Access	NO	Amenity Access
NATALIA MARIZ	10/7/25	3:28	Epass	NO	purchased Epass/PayPal
Luis Layardo	10/7/25	3:59pm	Epass	NO	purchased Epass
Michael Stuart	10/7/25	4:30pm	Amenity Access	Yes	Amenity Access
ERICK POLAÑO	10/7/25	4:41	Epass	NO	purchased Epass/PayPal
Federico PASTOR	10/8/25	1:50	Epass	NO	purchased Epass/PayPal
CINTAS	10/8/25	2:20p	SERVICE	NO	DROP OFF MATS

(29)

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Rory Highenun	10/8/22	2:20	Epass	NO	purchase Epass
William Gardner	10/8/22	7pm	Amenity Access	NO	Amenity Access
B&B	10/9/22	10A	SERVICE	NO	SERVICE VISIT
Bilmore	10/9/22	10:41A	DROP OFF	NO	DELIVERY OF SHORTS FOR LIGHT CEREMONY
Jean Jacobs	10/9/22	2:38	Epass	NO	Replaced Damaged Epass
Marie Malek	10/9/22	2:40	Amenity Access	NO	Amenity Access
VILLANES ESCOBAR	10/9/22	2:52p	Complaint	NO	ISSUE THAT OCCURRED ON WATERSTONE WAY.
Elmer Franco	10/9/22	5:30pm	Amenity Access	NO	Amenity Access
Kim Guest	10/9/22	6:55pm	Amenity Access	NO	Amenity Access
Carann Baza	10/9/22	7:20pm	Epass	NO	purchase Epass
Miriam Garcia	10/10/22	7:40pm	Amenity Access	NO	Amenity Access
Michael Gilbert	10/10/22	6pm	Epass	NO	purchase Epass/PayPal
Kelly Johnson	10/10/22	6:18pm	Amenity Access	NO	Amenity Access
VICTOR VILLANAS	10/13/22	11:51A	N/A	NO	N/A
Daisy Bonilla	10/10/22	2:30	Epass	NO	Replaced Damaged Epass
Jose Otero	10/10/22	3:31	Epass	NO	purchase Epass

COUNT STAFF

30

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
SARAH BLAIR	10/14/25	11:51am	RENTAL	NO	FILL OUT RENTAL APPLICATION & DROP OFF MONEY ORDERS
Bryan Lynn	10/14/25	1:36p	EPASS	NO	purchase Epass
Jose Montalvo	10/14/25	2pm	Amenity Access	NO	Amenity Access
Daniel Alvarado	10/14/25	2:24	EPASS	NO	purchase Epass
Luc Mejia	10/14/25	5:30pm	Amenity Access	NO	Amenity Access
Catalina Ostra	10/14/25	7:15pm	Amenity Access	NO	Amenity Access
ALL FL PEST CONTROL (BRIAN)	10/15/25	12:40p	SERVICE	NO	SERVICE VISIT
CINTAS	10/15/25	1:37p	SERVICE	NO	SERVICE VISIT
Roxey Deperra	10/15/25	2pm	EPASS	NO	purchase Epass / Replaced
Danny Taylor	10/15/25	3pm	EPASS	NO	purchase Epass / Pay Pk L
Harry Orjuela	10/15/25	3:40	EPASS	NO	purchase Epass / Pay Pk L
Dolores Quintana	10/15/25	4:41	EPASS	NO	purchase Epass
Henry Colon	10/15/25	4:50	EPASS	NO	purchase Epass
DEB	10/16/25	10:35A	SERVICE	NO	SERVICE VISIT.
Raul Rodriguez	10/16/25	4:58pm	Amenity Access	NO	Amenity Access
ORTEZ CONSTRUCTION	10/17/25	9:00a	SERVICE	NO	HAND RAILS & FRONT/BACK PORCH
VICTOR VALLABRES	10/17/25	12:26p	N/A	NO	(QUESTION REGARDING CLUBHOUSE RATES AVAILABLE)
VICTOR VALLABRES	10/20/25	10:21a	N/A	NO	SPEAK TO BEN/MAGRA
WISSEMAN MORA	10/20/25	2:00p	EPASS	NO	PURCHASE EPASS

31

W

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Israel Rodriguez	10/20/25	2:20	EPASS	NO	purchase Epass / (P)
Briana Robelo	10/20/25	2:48	EPASS	NO	purchase Epass / (P)
Anabel Tenen	10/20	3:11pm	EPASS	NO	purchase Epass / pay bill
Yasmin Henry	10/20/25	3:17	EPASS	NO	purchase Epass / pay bill
Darshan Sire	10/20/25	3:47	EPASS	NO	purchase Epass / pay bill
Diana Castro	10/20/25	4:49	EPASS	NO	purchase Epass
Eduardo Hill	10/20/25	7pm	Amenity Access	NO	Facial Recognition
Charibel Suarez	10/20/25	7:17pm	Inquiring clubhouse Rental	Yes	Inquiring into Rental
Luz AlBA	10/20/25	7:30pm	EPASS	NO	Replaced Damaged Epass Board
BFB	10/21/25	11:22A	SERVICE	NO	SERVICE VISIT Lboard Treasurer
Lisbeth Arce	10/21/25	2:38	EPASS	NO	purchase Epass / pay bill
Chris Casey	10/21/25	6:02pm	EPASS	NO	purchase Epass / pay bill
Leann Colon	10/21/25	7:15pm	EPASS	NO	purchase Epass / pay bill
Mari Carmen	10/20/25	2:25	pick up her pole	NO	picked up her pole / personal belonging
Artiss Burger	10/22/25	3:09	EPASS Inquire	NO	EPASS Inquire
Dany Salazar	10/22/25	3:13A	EPASS	NO	purchase Epass / pay bill
Artiss Wong	10/22/25	4:07	EPASS	NO	purchase Epass
Athana Johnson	10/22/25	5:21	Amenity Access	NO	Amenity Access
Clark Leung	10/22/25	6pm	Amenity Inquire	NO	Amenity Inquire

(32)

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Julio Corona	10/22/25	6:40	Epass	NO	purchased Epass / paypal
B&B	10/23/25	11:46A	SERVICE	NO	SERVICE VISIT
Luis Morales	10/27/25	12:41p	N/A	NO	FILL OUT W9 FOR BORRIS
DIANE FERNANDEZ	10/27/25	1:12p	N/A	NO	INQUIRE ABOUT TREE REMOVAL
SD Booker	10/27/25	1:51pm	Epass	NO	Epass Replacement.
Margi Vichat	10/27/25	2:30	Epass	NO	purchase Epass
Dallas Williams	10/27/25	4:14	Epass	NO	purchase Epass
David Quiroz	10/27/25	4:26	Epass	NO	purchase Epass
Benny W. Wiams	10/27/25	4:36	Epass	NO	purchase Epass
Trie Garcia	10/27/25	7pm	Epass	NO	purchase Epass / paypal
VICTOR VALLADARES	10/28/25	9:10A	N/A	NO	TO SPEAK WITH MAYRA
B&B	10/28/25	10:50A	SERVICE	NO	SERVICE VISIT
JESSICA CARRETA	10/28/25	1:40p	N/A	NO	SIGN DOCUMENTS
Hugo Velazquez	10/28/25	2:18pm	Amenity Access	NO	Amenity Access
Alfredo Ramos	10/28/25	2:37	Epass	NO	purchase Epass / paypal
Walter Jenkins	10/28/25	2:14	Epass	NO	purchase Epass / paypal
franceselina Tejeda	10/28/25	2:20	Epass	NO	purchase Epass
Margarita Ramirez	10/28/25	2:50	Epass	NO	purchase Epass
VICTOR VALLADARES	10/30/25	10:42A	N/A	NO	N/A

33

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
B&B	10/30/25	10:45a	SERVICE	NO	SERVICE VISIT
Rolando Perez	10/30/25	4:41pm	Epass	NO	purchase Epass / PayPal
Eric Morrell	10/31/25	5pm	Epass	NO	purchase Epass / PayPal
VICTOR VALLEJAS	10/31/25	9:00a	N/A	NO	N/A
ORIZ CONSTRUCTION	10/31/25	9:16a	SERVICE	NO	REPAIR TOILET, INSTALL HOSE REELS, PREPARE HOLE FOR FRENCH DRAIN
Denis fernan Esc	11/3/25	3:12	Epass	NO	purchase Epass / PayPal
Alex Fernandez	11/4/25	1:40pm	Epass	NO	purchase Epass / PayPal
Eman Angel	11/4/25	2:04pm	Epass	NO	purchase Epass
Veronica Soto	11/4/25	2:35	Epass	NO	purchase Epass
Pablo Gomez	11/4/25	3:26	Epass	NO	purchase Epass
Belso Coelho	11/4/25	6:30pm	Epass	NO	purchase Epass
Lidice Fraga	11/5/25	2pm	Epass	NO	purchase Epass / PayPal
Mia Cesar	11/5/25	2:45	Epass	NO	purchase Epass / PayPal
VICTOR VALLEJAS	11/5/25	4:01p	INFO	NO	ADVISE ABOUT A DOWNED TREE ON WATERSTONE WAY
Angel Mian	11/5/25	7pm	Epass	NO	purchase Epass / PayPal
HOLLYN KATIONS VANDER	11/6/25	9:00a	SERVICE	NO	INSTALL CHRISTMAS LIGHTS
B&B	11/6/25	10:02a	SERVICE	NO	REGULAR SERVICE VISIT
Juan Fernandez	11/6/25	5pm	Amenity Access	NO	Amenity Access
Pablo Sisco	11/6/25	5:50pm	Epass	NO	purchase Epass / PayPal

34

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Jesone Jones	11/7/25	2:11	Epass	NO	purchase Epass
Miriam Cires	11/7/25	2:30	Epass	NO	purchase Epass
Laura Garcia	11/7/25	2:35	Epass	NO	purchase Epass
Leider Herrera	11/7/25	2:49	Epass	NO	purchase Epass
Eden de la Cruz	11/7/25	3:10	Epass	NO	purchase Epass
Pedro Calvo	11/7/25	7:45pm	Amenity Access	NO	Amenity Access
ANGEL (AC Repair)	11/10/25	11:37pm	SERVICE	NO	SERVICE VISIT
Wendy Gray	11/10/25	3:42	Epass	NO	purchase Epass
Signin Hiron	11/10/25	3:46	Amenity Access	NO	Amenity Access
Carol Dyer	11/10/25	2:00pm	Epass Inquiry	NO	Inquiring About Epass
Daniel Ramos	11/11/25	3:44pm	Epass	NO	Replaced Damaged Epass
Chris Ramos	11/11/25	5:53pm	Epass	NO	Replaced Damaged Epass
THE FITNESS SOLUTION	11/11/25	N/A	SERVICE	NO	SERVICE VISIT
Melissa Lopez	11/11/25	5:06	Epass	NO	purchase Epass
NINO JAVIER	11/13/25	7:20	EPASS	NO	Purchase EPASS paypal
Olivas Victor	11/13/25	7:42	EPASS	NO	Purchase EPASS

(35)

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Pamela Ferreira	11/17/25	11:48	Epas	No	purchase Epas
CHARIS COOPER	11/17/25	12:00p	Clubhouse check	NO	SPEAK ABOUT clubhouse
Vicky Vencia	11/17/25	1:42	Epas	No	Replaced Damaged Epas
Alberto Rubio	11/17/25	2:21	Epas	No	purchase Epas / paypal
VICTOR VILLANARAS	11/17/25	3:41p	ADVISE OF ISSUE ON CDD PROPERTY	NO	REQUESTED TO PLACE CONES ON AREA WITH WATER ON WATERSTONE WAY
BBB Pol	11/18/25	12:30p	SERVICE	NO	SERVICE VISIT
Federico ^{Dennis} _{Paypal}	11/18/25	4:09	Epas	No	purchase Epas / paypal
Adriana Castro	11/18/25	4:45	Epas	No	purchase Epas / paypal
Ellen Castro	11/18/25	6:20pm	Amenity Access	No	Amenity Access
Roxana Garcia	11/18/25	12:45p	Epas	No	purchase Epas
Dominique Fisher	11/19/25	1:20pm	Amenity Access	No	Amenity Access / Epas Replacement
Erica Williamson	11/19/25	2:30	Epas	No	Amenity Epas / paypal
Mildred Peña	11/20/25	2:31	Epas	No	Epas Replacement / Damaged
Kelly Meder	11/20/25	3:28	Epas	No	purchase Epas
Sredi Teston	11/21/25	12:05	Epas	no	Epas Replacement
Xiomara Sanchez	11/21/25	12:48	Amenity Access	No	Amenity Access
Judge Espinoza	11/21/25	2pm	Epas	No	purchase Epas
Scamara Garcia	11/21/25	2:50	Amenity Access	NO	Amenity Access
Dennis Botto	11/21/25	3:11	Epas	NO	Replaced Owners Damaged Epas

Page 1 of 1

36

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Elyse Lovell	11/24/25	3:55pm	EPASS	NO	purchase EPASS / PayPal
Jesse Peterson	11/24/25	4:19	Amenity Access	NO	Amenity Access
Jason Frances	11/24/25	6:15	Amenity Access	NO	Amenity Access
BEB	11/25/25	10:00A	SERVICE	NO	SERVICE VISIT
MELZI TAPORA	11/25/25	12:13p	EPASS	NO	EPASS (PAYPAL)
NANCY BARLOW	11/25/25	1:00p	EPASS	NO	EPASS REPLACEMENT
LOURDES SALGADO	11/25/25	1:31p	EPASS	NO	EPASS
Bismark Vargas	11/25/25	2:37	Amenity Access	NO	EPASS Amenity Access
Laura Valentina	11/25/25	3:25	Amenity Access	NO	Amenity Access
Esmeray Hairon	12/1/25	11:52	Injured HHA	NO	Received HHA Form
Gloria Velazquez	12/1/25	1:07pm	EPASS	NO	purchase EPASS
ERIKO Valdez	12/1/25	2:41	EPASS	NO	Replaced EPASS
BEB	12/2/25	11:00A	SERVICE	NO	SERVICE VISIT
The Fitness Solution	12/2/25	12:17p	SERVICE	NO	SERVICE VISIT
Discount Lighting	12/2/25	3:27	Delivery	NO	Delivery cleaning Miterbits
Ronnis Arteaga	12/2/25	4:20	EPASS	NO	Replaced Damaged EPASS
Maria Johanna	12/3/25	3:41pm	EPASS	NO	purchase EPASS
BEB	12/4/25	10:42A	SERVICE	NO	SERVICE VISIT
VITA Mikez	12/4/25	12:30	EPASS	NO	purchase EPASS / PayPal

(37)

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Maria Y Anely Pina	12/6/25	3:47	Amenity Access	No	Amenity Access
Khurhan Davic	12/6/25	4:46	Amenity Access	No	Amenity Access
Altagracia Lopez	12/6/25	11:32	Amenity Access	No	Amenity Access
Adonis Torres	2/6/25	12pm	Epas	No	purchase Epas
Jenny Molina	12/8/25	1:36	Epas	No	purchase Epas
The Fitness Solution	12/8/25	5:00p	SERVICE	NO	service
Jessie Sosa	12/8/25	6pm	Rental	No	Rental Contract
Juanita Vazquez	12/9/25	11:15	Epas	NO	purchase Epas / pay Pal
Arnaldo Paganis	2/9/25	11:38	Epas	No	Replaced Damaged Epas
ANAS ELECTRONICS	12/9/25	12:00p	SERVICE	NO	SERVICE / INSPECTION
Luis Fernandez	12/9/25	2:45	Epas	NO	Replaced Damaged Epas
Shirley Dikes	12/9/25	11:07	Epas	No	purchase Epas
Kath Tiller	12/6/25	11:21	Amenity Access	No	Amenity Access
Rosalie Torres	12/10/25	3:38	Epas	NO	Replaced Damaged Epas
Jason Lee Guitas	12/10/25	4am	Epas	NO	Replaced Damaged Epas
Juan Magdalen	2/6/25	4:20	Epas	No	purchase Epas
George Marking	2/11/25	12:07	Epas	No	purchase Epas
Androm Dantoyan	12/11/25	3:23	Epas	NO	Replaced Damaged Epas
Jordan Bell	12/11/25	4am	Epas	NO	Replaced Damaged Epas

(38)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Clariss Murray	12/11/25	6pm	Amenity Access	No	Amenity Access
Belen Cuevas	12/12/25	12pm	Amenity Access	No	Amenity Access
THE FITNESS SOLUTION					
Claudia Aguilera	12/12/25	1:30	Epass	No	purchase Epass
Chissa Jones	12/12/25	1:37	Epass	No	Replaced Damaged Epass
Art H villegas	12/12/25	2:35	Amenity Access	No	Amenity Access
Michael Posca	12/12/25	2:38	Amenity Access	No	Amenity Access
Kennifer Marking	12/12/25	3:45	Amenity Access	No	Amenity Access
Josie Ruiz	12/12/25	4:15	Epass	No	Replaced Damaged Epass
Jane Exum	12/12/25	11:45	Amenity Access	No	Amenity Access
Murray Torralba	12/12/25	11:48	Amenity Access	No	Amenity Access
Irael Torres	12/12/25	12:10	Epass	No	Purchase Epass / Repair
José Manuel Caro	12/12/25	3:44	Epass	No	Replaced Damaged Epass
Kristel Gonzalez	12/12/25	1:07	Epass	No	purchase Epass / repair
Juan Lopez	12/12/25	9:07	Epass	No	Replaced Damaged Epass
Kenya Isabel	12/12/25	3pm	Amenity Access	No	Amenity Access
Jorge Martinez	12/12/25	2:06	Epass	No	Replaced Damaged Epass
RYAN (ALL FL PEST CONTROL)	12/12/25	10:00	SERVICE	No	SERVICE
LILIANA NETO	12/12/25	10:22	AMENITY ACCESS	No	AMENITY ACCESS

Page 1 of 1

39

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
ACQUA FRESCA	12/19/25	2:22p	Service	NO	Service
CANDACE ALLEN	12/19/25	2:50p	EPASS	NO	EPASS
Francesca Jimenez	12/22/25	2:40	EPASS	NO	Purchase EPASS
Frank Sosa	12/22/25	3:03	EPASS	NO	Removed Damaged EPASS
Stacy Keeble	12/22/25	6pm	HAA Form	NO	Retrieved HAA Form
Vilma Cuevas	12/23/25	12:40	EPASS	NO	Purchase EPASS / pay Pal
Marsha Allen	12/23/25	1:58	EPASS	NO	Purchase EPASS / pay Pal
Ghulam YASIN	12/23/25	5:49	EPASS	NO	Purchase EPASS / pay Pal
Carlos Marques	12/23/25	4:25	EPASS	NO	Purchase EPASS / pay Pal
Carlos Amaya	12/23/25	6pm	EPASS	NO	EPASS / pay Pal
Hesterina Molina	12/23/25	1pm	EPASS	NO	EPASS / pay Pal
Carlos Zelaya	12/23/25	3:30pm	Amenity	NO	Access to Amenities
Chris Colon	12/23/25	6pm	Amenity Access	NO	Amenity Access
MARIA FERNANDEZ	1/5/26	11:37a	EPASS	NO	QUESTION ABOUT EPASSES.
BERNICE TAYLOR	1/5/26	12:09p	EPASS	NO	QUESTION ABOUT EPASSES.
SAUL RESTREPO	1/5/26	12:21p	CLUBHOUSE RENTAL	NO	QUESTION ABOUT CLUBHOUSE RENTAL.
Geoffrey Miller	1/5/26	2:20p	EPASS	NO	PURCHASED EPASS
DYLANE HERRERA	1/5/26	4:31p	EPASS	NO	PURCHASED EPASS
Sylvia Collazo	1/6/26	9:40a	EPASS	NO	REPLACED DAMAGED EPASS

Page 1 of 1

40

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
B&B	1/6/26	10:40a	SERVICE	NO	SERVICE VISIT
Maria Elena Villa	1/6/26	1:11pm	Amenity Access	NO	Amenity Access
Allan Federico	1/6/26	1:20p	EPASS	NO	EPASS / comp
Jose Mandley	1/6/26	5:45	HAD	NO	Inquire for HAD form
MAYRA DIAZ	1/7/26	10:42a	AMENITY QUESTION	NO	Gym QUESTION (MULTI STATION)
ROBERTO FERNANDEZ	1/7/26	11:20a	AMENITY QUESTION	NO	Gym QUESTION (ENTRY)
Mariacarla Lopez	1/7/26	12:20p	EPASS	NO	purchase EPASS
Cintas	1/7/26	12:52p	NO	YES	Cintas / Run Replacement
ARMED ELECTRONICS	1/7/26	12:56p	SERVICE	YES	REPLACED FAULTY DETECTOR & ADVISED THAT COMM'S STILL HAVING ISSUE.
Carlos	1/7/26	3:13pm	Delivery	NO	Discount lightning
Janette Royal	1/7/26	3:15pm	Amenity	YES	Amenity Access
B&B	1/8/26	11:00a	SERVICE	NO	SERVICE VISIT
Jenna Royal	1/8/26	12:22	EPASS	NO	EPASS / pay fee
DML	1/8/26	12:25	Service Desk	NO	DML / Service Alarm
Hernanda Rancel	1/8/26	2:04	EPASS	NO	Replaced Owners Damaged EPASS
Marielis Hernandez	1/8/26	3:04	EPASS	NO	Replaced Owners Damaged EPASS
Ronald Johnson OFFICER	1/8/26	4:32	Amenity Access	NO	Amenity Access
WHITTLE	1/9/26	10:02a	P.U. PHONE	NO	PICKED UP OFF DUTY PROGRAM PHONE
VICTOR VALLANARIS	1/9/26	12:22p	N/A	NO	N/A

41

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

Name	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Luis Nieto	1/9/26	EPASS	NO	PURCHASED EPASS
Anderson Kestio	1/9/26	EPASS	NO	Replaced EPASS Damaged EPASS
Marcos Lima	1/9/26	Amenity Access	NO	Amenity Access
Anderson Karl	1/9/26	EPASS	NO	Replacing Damaged EPASS
Jose Nieto	1/10/26	Amenity Access	NO	Amenity Access
B&B	1/12/26	SERVICE	NO	SERVICE VISIT
Humberto Singsha	1/15/26	Replaced EPASS	NO	Replaced EPASS
Grisel Hernandez Calle	1/15/26	EPASS	NO	EPASS Replacement
DISCOUNT LIGHTING	1/14/26	DELIVERY	NO	DELIVERED TUBLET SCRUBBERS x2
THE FITNESS SOLUTION	1/14/26	SERVICE	NO	SERVICE VISIT
Gayle Anzola	1/14/26	Amenity Access	NO	Amenity Access
Hector Rosa	1/15/26	EPASS	NO	Purchased EPASS
Lisa Demerisse	1/15/26	EPASS	NO	Replaced Damaged EPASS
Maria Alvarez	1/15/26	Amenity	NO	Amenity Access
James Daniel	1/16/26	Amenity	NO	Amenity Access
James Hill	1/16/26	EPASS	NO	EPASS / Pay Pal
Donald Hillory	1/16/26	EPASS	NO	Replaced Damaged EPASS
Sofia Gomez	1/16/26	Amenity	NO	Amenity Access

Page 1 of 1

(42)

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

Name	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
1/17/26 Cintas	12:19pm	Regs	Yes	Reg Replacement
1/17/26 Crystal Ortega	1:58	Epass	NO	Replaced Damaged Epass
1/21/26 Esmeralda Rodriguez	12:25	Epass	NO	purchased Epass
1/24/26 ALL FL PEST CONTROL	12:27p	SERVICE	NO	SERVICE VISIT
1/24/26 Almond Electronics	12:27p	SERVICE	NO	SERVICE VISIT
1/11/26 Carla Guedes	2:55	Epass	NO	purchase Epass / pay Pal
1/22/26 BEB	11:30a	SERVICE	NO	SERVICE VISIT.
1/22/26 Maria Prieto	12:43	Epass	NO	purchase Epass
1/22/26 Long Sanderwal	2:46	Epass	NO	purchase Epass
1/22/26 Lys Hernandez	12:21	Epass	NO	purchase Epass / pay Pal
1/16/26 Andros Heredia	3:40	Epass	NO	Changed Damaged Epass
1/22/26 Melissa Hernandez	4:07	Epass	NO	purchase Epass / pay Pal
1/23/26 SARAH BLAIR	4:27p	PUT. RENTAL DEPOSIT	NO	PICKED UP HER CLUBHOUSE RENTAL DEPOSIT.
1/20/26 Carlos Bisby	11:54pm	Epass	NO	purchase Epass / pay Pal
1/26/26 JEANETTE SOA	12:00p	QUESTIONS	NO	QUESTIONS REGARDING CLUBHOUSE EVENT SHEETS HAVING.
1/21/26 Gerónimo Soto	4:29	Epass	NO	Replaced Epass
1/21/26 BEB	10:34a	SERVICE	NO	SERVICE VISIT
1/27/26 CURTIS COOPER	12:23p	TOT LOT	YES	TAKE A LOOK AT TOT LOT LIGHTS W/ HENRY
1/28/26 Niteli Hernandez	1:50	Epass	NO	purchase Epass

Page 1 of 1

(43)

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
ANGEL MARTIN	1/29/26	12:00p	Service	NO	SERVICE VISIT
VICTOR VALLANDES	1/29/26	12:00p	N/A	NO	N/A
B&B	1/29/26	12:17p	Service	NO	SERVICE VISIT
Brah Corral	1/29/26	3:35	Amenity Access	NO	Amenity Access
Ryan Holmes	1/30/26	9:03a	EPASS	NO	EPASS
ORTIZ CONSTRUCTION	2/2/26	9:00a	SERVICE	NO	INSTALLING TOT LOT LIGHT
2/2/26 Gabriel 2/2/26	2/2/26	12pm	EPASS	NO	purchase EPASS / pay Pal
Miriam Rodriguez	2/2/26	1:05	Amenity Access	NO	Amenity Access
Lionel Ferrer	2/2/26	4/PM	EPASS	NO	purchase EPASS
Billy Ledon	2/2/26	4:57	EPASS	NO	purchase EPASS / pay Pal
ORTIZ CONSTRUCTION	2/3/26	9:45A	SERVICE	NO	STILL WORKING ON TOT LOT LIGHT
B&B	2/3/26	10:37A	SERVICE	NO	SERVICE VISIT
Flor Silva	2/3/26		EPASS	NO	purchase EPASS / pay Pal
B&B	2/5/26		SERVICE	NO	SERVICE VISIT
Juan Medina	2/6/26	3:55pm	EPASS	NO	Replaced EPASS / Damage
Sanja Lopez	2/6/26	4:20	EPASS	NO	purchase EPASS / pay Pal
Mari Sanchez	2/9/26	12:55	EPASS	NO	purchase EPASS / pay Pal
The Fitness Solution	2/9/26	2:00p	SERVICE	NO	SERVICE VISIT
B&B	2/10/26	10:11a	SERVICE	NO	SERVICE VISIT

(44)

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Dania Rinaldo	2/14/20	12:40	Amenity Access	No	Amenity Access
Jayma Kennedy	2/14/20	1:53	Epas	NO	purchase Epas / PayPal
Diana Espinoza	2/14/20	3:31	Epas	NO	purchase Epas / PayPal
Fernando Ramirez	2/12/20	2:15pm	Epas	No	purchase Epas / PayPal
Sakee Yarnal	2/11/20	1:28pm	Amenity Access	NO	Amenity Access
Jonathan Lett	2/11/20	3:15	Epas	NE	purchase Epas / PayPal
BEB	2/12/20	9:32A	SERVICE	NO	SERVICE VISIT
Erika Williams	2/12/20	1:36	Amenity Access	NO	Amenity Access
Miriam Estrella	2/12/20	3:04	Epas	No	purchase Epas
Mirra Francis	2/13/20	12:30	Amenity Access	NO	Amenity Access
Alex Sanchez	2/13/20	2:59	Amenity Access	No	Amenity Access
Cintas	2/15/20	12pm	Cintas	NO	Regs
Luis Rivera	2/15/20	1pm	Epas	NO	Replaced Damaged Epas
Jayma Kennedy	2/16/20	1:22	Amenity Access	NE	Amenity Access

South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
1/21/26	21165-21167	\$2,784.79
1/27/26	21168-21173	11,609.83
2/3/26	21174-21186	24,169.90
2/10/26	21187-21193	87,900.68
2/17/26	21194-21203	117,860.61
TOTAL		\$244,325.81

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/21/26	00433	1/14/26	01142026	202601	320-53800	46000			TRASH/DEBRIS REMOVAL 1/26	*	80.00	80.00	021165
									ADRIAN SUAREZ MARTINEZ				
1/21/26	00361	1/14/26	70438	202601	320-57200	46100			MAINT 01/26	*	200.00	200.00	021166
									THE FITNESS SOLUTION				
1/21/26	00023	1/13/26	012026	202601	320-53800	43000			SVCS 01/26	*	347.24		
		1/13/26	012026	202601	320-53800	43100			SVCS 01/26	*	83.94		
		1/13/26	012026	202601	320-53800	43200			SVCS 01/26	*	1,926.77		
		1/13/26	012026	202601	320-53800	43400			SVCS 01/26	*	146.84		
									FLORIDA POWER & LIGHT			2,504.79	021167
1/27/26	00235	1/21/26	914793	202601	320-57200	46000			PEST/RODENT CONTROL 01/26	*	79.50	79.50	021168
									ALL FLORIDA PEST CONTROL				
1/27/26	00366	1/09/26	0854352-	202601	320-53800	41005			SVCS 01/26	*	140.76	140.76	021169
									COMCAST				
1/27/26	00477	1/22/26	3480	202601	320-53800	34500			SVCS 01/12-01/18/26	*	9,676.40	9,676.40	021170
									MAVERICK SECURITY SERVICES, LLC				
1/27/26	00211	1/21/26	29969	202601	320-53800	46100			UNCLOG/REPAIRS 01/26	*	880.00	880.00	021171
									ORTIZ CONSTRUCTION SERVICES				
1/27/26	00430	1/01/26	INV-VCI-	202601	320-53800	34501			M-POST 01/26	*	342.69		
		1/01/26	INV-VCI-	202601	320-53800	34501			POST 01/26	*	57.11		
		1/01/26	INV-VCI-	202601	320-53800	34501			M-POST LICENSE 01/26	*	57.11		
									TRACKFORCE - RTM SOFT, INC.			456.91	021172
1/27/26	00442	1/18/26	1129044-	202601	320-53800	41005			SVCS 01/26	*	376.26	376.26	021173
									COMCAST				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/26	00230	1/07/26	167895	202601	320-57200-34501			*	930.00		
			SVCS 01/26								
		1/21/26	168465	202601	320-57200-34501			*	802.50		
			SVCS 01/26								
ALARM AND ELECTRONICS SYSTEMS LLC										1,732.50	021174
2/03/26	00022	2/01/26	91122	202601	320-53800-46800			*	1,644.00		
			LAKE MGMT 01/26								
ALLSTATE RESOURCE MANAGEMENT, INC.										1,644.00	021175
2/03/26	00401	1/29/26	6330	202601	320-57200-46000			*	225.00		
			SVCS 01/26								
		1/29/26	6331	202601	320-53800-46100			*	225.00		
			SVCS 01/26								
		1/29/26	6330	202601	320-57200-46000			V	225.00-		
			SVCS 01/26								
		1/29/26	6331	202601	320-53800-46100			V	225.00-		
			SVCS 01/26								
ANGEL J. MARTIN										.00	021176
2/03/26	00406	11/25/25	9597087	202511	320-53800-46202			*	360.00		
			EMERGENCY TREE REMOVAL								
		1/23/26	9646253	202601	320-53800-46202			*	2,400.00		
			REMOVAL/CLEANUP SVCS 1/26								
BRIGHTVIEW LANDSCAPE SERVICES, INC.										2,760.00	021177
2/03/26	00239	11/05/25	42489330	202511	320-57200-52000			*	41.56		
			LOGO MAT 11/25								
		11/12/25	42496753	202511	320-57200-52000			*	41.56		
			LOGO MAT 11/25								
		11/19/25	42504851	202511	320-57200-52000			*	41.56		
			LOGO MAT 11/25								
		11/25/25	42513316	202511	320-57200-52000			*	41.56		
			LOGO MAT 11/25								
		12/03/25	42520652	202512	320-57200-52000			*	41.56		
			LOGO MAT 12/25								
		12/10/25	42526548	202512	320-57200-52000			*	41.56		
			LOGO MAT 12/25								
		12/17/25	42534423	202512	320-57200-52000			*	41.56		
			LOGO MAT 12/25								
		12/24/25	42542589	202512	320-57200-52000			*	41.56		
			LOGO MAT 12/25								
		12/31/25	42549855	202512	320-57200-52000			*	41.56		
			LOGO MAT 12/25								
CINTAS CORP.										374.04	021178

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/26	00135	1/29/26	19564	202601	320	57200	52000			*	300.44		
			SUPPLIES 01/26										
									DISCOUNT LIGHTING AND SUPPLIES, INC			300.44	021179
2/03/26	00435	10/15/25	6342-1	202510	320	53800	46100			*	293.75		
			LEFT EXIT OPERATOR LOOSE										
		10/15/25	6343-1	202510	320	53800	46100			*	62.50		
			GH2 RESIDENT ENERTANCE										
		10/28/25	6412-1	202510	320	53800	46100			*	79.80		
			GATE PARTIAL OPEN 10/25										
		11/11/25	6446-1	202511	320	53800	34502			*	5,307.75		
			PERMIT SUBMITTAL 11/25										
									DML SECURITY SYSTEMS LLC			5,743.80	021180
2/03/26	00007	1/27/26	91542406	202601	310	51300	42000			*	45.52		
			DELIVERY THRU 01/15/26										
									FEDEX			45.52	021181
2/03/26	00384	1/28/26	0221714	202601	320	57200	45300			*	872.48		
			SVCS 01/26										
									FLORIDA'S BRIGHT & BLUE POOLS, INC			872.48	021182
2/03/26	00477	1/28/26	3484	202601	320	53800	34500			*	9,686.40		
			SVCS 01/19-01/25/26										
									MAVERICK SECURITY SERVICES, LLC			9,686.40	021183
2/03/26	00432	1/21/26	96125150	202602	320	53800	41000			*	53.81		
			SVCS 02/26										
									T-MOBILE			53.81	021184
2/03/26	00430	2/01/26	INV-VCI-	202602	320	53800	34501			*	342.69		
			M-POST LICENSE										
		2/01/26	INV-VCI-	202602	320	53800	34501			*	57.11		
			POST										
		2/01/26	INV-VCI-	202602	320	53800	34501			*	57.11		
			M-POST LICENSE										
									TRACKFORCE - RTM SOFT, INC.			456.91	021185
2/03/26	00401	1/29/26	6330	202601	320	57200	46000			*	275.00		
			SVCS 01/26										
		1/29/26	6331	202601	320	53800	46100			*	225.00		
			SVCS 01/26										
									ANGEL J. MARTIN			500.00	021186
2/10/26	00406	2/01/26	9650820	202602	320	53800	46200			*	11,081.27		
			QRTLY RETAAINAGE 02/26										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/26		9650820	202602	320-53800-46202						*	806.90		
				QRTLY RETAAINAGE 02/26									
2/01/26		9650820	202602	320-57200-46200						*	356.63		
				QRTLY RETAAINAGE 02/26									
2/01/26		9650820	202602	320-53800-46200						*	33,917.39		
				LANDSCAPE MAINT 02/26									
2/01/26		9650820	202602	320-53800-46202						*	2,391.80		
				LANDSCAPE MAINT 02/26									
2/01/26		9650820	202602	320-57200-46200						*	425.21		
				LANDSCAPE MAINT 02/26									
BRIGHTVIEW LANDSCAPE SERVICES, INC.											48,979.20	021187	

2/10/26	00041	1/23/26	012026	202601	320-53800-43000					*	79.15		
				SVCS 01/26									
		1/23/26	012026	202601	320-53800-43100					*	84.86		
				SVCS 01/26									
		1/23/26	012026	202601	320-53800-43200					*	1,053.16		
				SVCS 01/26									
		1/23/26	012026	202601	320-53800-43300					*	133.65		
				SVCS 01/26									
		1/23/26	012026	202601	320-53800-43400					*	534.08		
				SVCS 01/26									
		1/23/26	012026	202601	320-57200-43000					*	2,410.03		
				SVCS 01/26									
CITY OF HOMESTEAD											4,294.93	021188	

2/10/26	00435	12/17/25	6527-1	202512	320-53800-46100					*	101.50		
				MOTOR PULLY REPLACED									
		12/17/25	6546	202512	320-53800-46100					*	3,750.00		
				VIDEO AGREEMENT 12/25									
		1/05/26	6502-1	202511	320-53800-46100					*	119.60		
				PMSA 11/25									
		1/20/26	6647-1	202601	320-53800-46100					*	148.00		
				MAINT SVCS AGREE 01/26									
		1/20/26	6656	202601	320-53800-46100					*	3,750.00		
				VIDEO AGREEMENT 01/26									
DML SECURITY SYSTEMS LLC											7,869.10	021189	

2/10/26	00007	2/03/26	91623478	202601	310-51300-42000					*	21.50		
				DELIVERY THRU 01/28/26									
FEDEX											21.50	021190	

2/10/26	00038	2/01/26	750	202602	320-53800-46100					*	833.33		
				GATE MGMT FEE 02/26									
		2/01/26	751	202602	300-20700-10500					*	208.33		
				SERIES 2013 BONDS									

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/01/26		751	202602 700-51700-73000		*	208.33		
			SERIES 2013 BONDS					
2/01/26		751	202602 700-13100-10000		*	208.33-		
			SERIES 2013 BONDS					
2/01/26		752	202602 320-57200-34000		*	9,583.33		
			CLBHOUSE/FIELD SVCS 02/26					
2/01/26		753	202602 310-51300-34000		*	5,871.25		
			MGMT FEE 02/26					
2/01/26		753	202602 310-51300-44000		*	200.00		
			RENT 02/26					
2/01/26		753	202602 310-51300-35100		*	83.33		
			COMPUTER TIME 02/26					
2/01/26		753	202602 320-53800-49300		*	250.00		
			WEBSITE ADMIN 02/26					
2/01/26		753	202602 310-51300-42000		*	19.98		
			POSTAGE&DELIVERY 02/26					
							GOVERNMENTAL MANAGEMENT SERVICES	17,049.55 021191
2/10/26	00477	2/04/26 3485	202601 320-53800-34500		*	9,686.40		
			SVCS 01/26-02/01/26					
							MAVERICK SECURITY SERVICES, LLC	9,686.40 021192
2/10/26	00533	1/15/26 EAI-0115	202602 320-53800-34501		*	3,951.15		
			SECURITY SVCS 02/26					
		1/15/26 EAI-0115	202602 320-53800-34501		V	3,951.15-		
			SECURITY SVCS 02/26					
							ROLLKALL TECHNOLOGIES, LLC	.00 021193
2/17/26	00433	2/16/26 02162026	202602 320-53800-46000		*	60.00		
			REMOVE DEAD ANIMAL 2/26					
							ADRIAN SUAREZ MARTINEZ	60.00 021194
2/17/26	00230	2/11/26 168774	202603 320-57200-34501		*	363.87		
			MONITOR 03/01-05/31/26					
							ALARM AND ELECTRONICS SYSTEMS LLC	363.87 021195
2/17/26	00049	2/04/26 8965	202601 310-51300-31100		*	895.00		
			SVCS 01/26					
							ALVAREZ ENGINEERS, INC.	895.00 021196
2/17/26	00021	1/31/26 197062	202601 310-51300-31500		*	1,815.00		
			SVCS 01/26					
							BILLING COCHRAN PA	1,815.00 021197
2/17/26	00406	10/01/25 9537558	202510 320-53800-46200		*	33,917.39		
			LANDSCAPE MAINT 10/25					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/01/25		9537558	202510 320-53800-46202	LANDSCAPE MAINT 10/25	*	2,391.80	
10/01/25		9537558	202510 320-57200-46200	LANDSCAPE MAINT 10/25	*	425.21	
1/31/26		9667858	202601 320-53800-46202	PRUNE/ZIP TY 01/26	*	3,000.00	
BRIGHTVIEW LANDSCAPE SERVICES, INC.							39,734.40 021198
2/17/26	00239	2/16/26 42597514	202602 320-57200-52000	LOGO MATS 02/26	*	41.56	
CINTAS CORP.							41.56 021199
2/17/26	00361	2/09/26 70605	202602 320-57200-46100	PREVENTIVE MAINT 02/26	*	230.00	
THE FITNESS SOLUTION							230.00 021200
2/17/26	00495	1/21/26 INV23194	202601 320-53800-52005	DEFERRED BALANCE 1/26	*	58,043.75	
HOLIDAY OUTDOOR DECOR							58,043.75 021201
2/17/26	00477	2/04/26 3503	202602 320-53800-34500	SVCS 02/02-02/08/26	*	9,687.03	
MAVERICK SECURITY SERVICES, LLC							9,687.03 021202
2/17/26	00211	2/09/26 29984	202602 320-57200-46000	SVCS/REPAIRS 02/26	*	4,200.00	
		2/09/26 29984	202602 320-53800-46100	SVCS/REPAIRS 02/26	*	465.00	
		2/09/26 29984	202602 320-53800-46000	SVCS/REPAIRS 02/26	*	2,325.00	
ORTIZ CONSTRUCTION SERVICES							6,990.00 021203
TOTAL FOR BANK A						244,325.81	
TOTAL FOR REGISTER						244,325.81	

South-Dade Venture
Community Development District

Unaudited Financial Reporting
January 31, 2026



Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Debt Service Fund Series 2008
5	<hr/>	Debt Service Fund Series 2013
6	<hr/>	Debt Service Fund Series 2022
7-8	<hr/>	Month to Month
9	<hr/>	Long Term Debt Report
10	<hr/>	Assessment Receipt Schedule

South-Dade Venture
Community Development District
Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Operating Account	\$ 146,016	\$ -	\$ 146,016
Due from Other-PayPal	3,240	-	3,240
Due from General Fund	-	95,150	95,150
Investments:			
State Board of Administration - Surplus	1,707,671	-	1,707,671
State Board of Administration - Guardhouse Reserves	92,788	-	92,788
State Board of Administration - Clubhouse Reserves	186,957	-	186,957
BankUnited Money Market Account	8,009	-	8,009
Series 2008			
Revenue	-	151,899	151,899
Prepayment	-	19	19
Series 2013			
Reserve	-	25,000	25,000
Revenue	-	838,396	838,396
Prepayment	-	3,264	3,264
Series 2022			
Reserve	-	34,353	34,353
Revenue	-	551,934	551,934
Deposits	2,434	-	2,434
Total Assets	\$ 2,147,114	\$ 1,700,014	\$ 3,847,128
Liabilities:			
Accounts Payable	\$ 149,833	\$ -	\$ 149,833
Due to Debt Service	95,150	-	95,150
Total Liabilities	\$ 244,983	\$ -	\$ 244,983
Fund Balance:			
Nonspendable:			
Deposits	\$ 2,434	\$ -	\$ 2,434
Restricted for:			
Debt Service	-	1,700,014	1,700,014
Assigned for:			
Clubhouse Reserves	186,957	-	186,957
Guardhouse Reserves	92,788	-	92,788
Unassigned	1,619,953	-	1,619,953
Total Fund Balances	\$ 1,902,131	\$ 1,700,014	\$ 3,602,145
Total Liabilities & Fund Balance	\$ 2,147,114	\$ 1,700,014	\$ 3,847,128

South-Dade Venture
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget Through 01/31/26	Actual Through 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,440,987	\$ 1,464,592	\$ 2,232,916	\$ 768,324
Interest Income	30,000	10,000	11,653	1,653
Miscellaneous Income-Vehicle Registration	8,000	2,667	1,160	(1,507)
Miscellaneous Income-Clubhouse	1,000	333	-	(333)
Miscellaneous Income-Other	-	-	300	300
Total Revenues	\$ 2,479,987	\$ 1,477,592	\$ 2,246,524	\$ 768,932

Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,000	\$ 1,000
Payroll Taxes	918	306	230	77
Engineering	23,000	7,667	22,265	(14,598)
Arbitrage Calculation	600	200	-	200
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	30,000	10,000	7,480	2,520
Annual Audit	5,000	1,667	-	1,667
Trustee Fees	13,288	8,472	8,472	-
Management Fees	70,455	23,485	23,485	0
Information Technology	1,000	333	333	0
Postage and Delivery	2,000	667	697	(30)
Insurance General Liability	13,844	13,844	12,405	1,439
Printing and Binding	500	167	2	165
Rental and Leases	2,400	800	800	-
Legal Advertising	1,500	500	324	176
Other Current Charges	3,000	1,000	1,473	(473)
Office Supplies	50	17	0	17
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 181,730	\$ 75,299	\$ 83,141	\$ (7,842)

Operations and Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 4,000	\$ 1,333	\$ 1,306	\$ 27
Electric - Street Lighting	31,000	10,333	11,698	(1,365)
Electric - Street Lighting Lease	33,285	11,095	-	11,095
Electric - Irrigation	2,500	833	712	121
Electric - Guardhouse	6,000	2,000	2,606	(606)
Cable/Internet	29,000	9,667	10,004	(337)
Telephone-Wireless	720	240	215	25
Landscape Maintenance	473,211	157,737	146,751	10,986
Tree Trimming	33,475	11,158	16,134	(4,976)
Plant Replacement	20,000	6,667	377	6,289
Irrigation Maintenance	10,000	3,333	-	3,333
Lake Maintenance	20,000	6,667	6,576	91

South-Dade Venture
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget Through 01/31/26	Actual Through 01/31/26	Variance
General Maintenance Expenditures (Continued)				
General Maintenance	20,000	6,667	10,065	(3,398)
Pressure Cleaning	17,000	17,000	17,885	(885)
Culvert Cleaning	18,000	6,000	-	6,000
Property Insurance	31,983	31,983	29,906	2,077
Banner/Holiday Decorations	120,000	120,000	116,244	3,756
Security Gate Guards	396,442	132,147	177,918	(45,771)
Gate Maintenance/Repairs	88,000	29,333	22,307	7,026
Enhanced Security	220,000	73,333	71,297	2,036
Web Design/Maintenance	3,000	1,000	1,000	-
Newsletter Printing	4,000	1,333	1,385	(52)
Gatehouse Automation Project	-	-	5,308	(5,308)
Contingency	10,000	10,000	15,327	(5,327)
Reserves	238,745	79,582	-	79,582
Subtotal General Maintenance Expenditures	\$ 1,830,361	\$ 729,442	\$ 665,021	\$ 64,421
Clubhouse Expenditures				
Security	\$ 78,036	\$ 26,012	\$ 35,563	\$ (9,550)
Telephone	6,750	2,250	2,282	(32)
Utilities	26,000	8,667	9,301	(634)
Property Insurance	14,543	14,543	13,598	945
Alarm Monitoring	3,000	1,000	2,701	(1,701)
Pool Maintenance and Repairs	37,000	12,333	5,023	7,311
Club Operation/Staff	115,000	38,333	38,333	0
Workers' Compensation Insurance	1,050	1,050	938	112
Fitness Equipment Maintenance	10,000	3,333	1,485	1,848
Office Supplies and Printing	4,000	1,333	1,860	(526)
Repairs and Maintenance	35,000	11,667	11,711	(45)
Janitorial Supplies	7,000	2,333	1,977	356
Landscape Maintenance	8,000	2,667	2,504	163
Licenses and Permits	1,200	1,200	1,220	(20)
Contingency	20,000	6,667	16,584	(9,917)
Reserves	101,317	33,772	-	33,772
Subtotal Clubhouse Expenditures	\$ 467,896	\$ 167,161	\$ 145,080	\$ 22,081
Total Operations and Maintenance	\$ 2,298,257	\$ 896,603	\$ 810,101	\$ 86,502
Total Expenditures	\$ 2,479,987	\$ 971,902	\$ 893,242	\$ 78,660
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 505,690	\$ 1,353,282	\$ 690,272
Fund Balance - Beginning			\$ 548,850	
Fund Balance - Ending			\$ 1,902,132	

South-Dade Venture

Community Development District

Debt Service Fund Series 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 01/31/26	Through 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 169,312	\$ 101,587	\$ 155,291	\$ 53,704
Interest Income	-	-	401	401
Total Revenues	\$ 169,312	\$ 101,587	\$ 155,692	\$ 54,105
Expenditures:				
Interest - 11/1	\$ 9,679	\$ 9,679	\$ 9,679	\$ 0
Interest - 5/1	9,521	-	-	-
Principal - 5/1	153,540	-	5,000	(5,000)
Total Expenditures	\$ 172,741	\$ 9,679	\$ 14,679	\$ (5,000)
Net Change in Fund Balance	\$ (3,429)	\$ 91,908	\$ 141,013	\$ 49,105
Fund Balance - Beginning			\$ 21,258	
Fund Balance - Ending			\$ 162,271	

South-Dade Venture
Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget Through 01/31/26	Actual Through 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 796,457	\$ 477,874	\$ 728,567	\$ 250,692
Interest Income	50	17	4,409	4,393
Total Revenues	\$ 796,507	\$ 477,891	\$ 732,976	\$ 255,085
Expenditures:				
Interest - 11/1	\$ 137,849	\$ 137,849	\$ 137,849	\$ -
Interest - 5/1	137,849	-	-	-
Principal - 5/1	520,000	-	-	-
Total Expenditures	\$ 795,698	\$ 137,849	\$ 137,849	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 810	\$ 340,042	\$595,127	\$ 255,085
Other Financing Sources/(Uses):				
Arbitrage Rebate Calculation	\$ (600)	\$ (200)	\$ -	\$ 200
Dissemination Agent Fees	(2,500)	(833)	(833)	-
Total Other Financing Sources/(Uses)	\$ (3,100)	\$ (1,033)	\$ (833)	\$ 200
Net Change in Fund Balance	\$ (2,291)	\$ 339,009	\$ 594,294	\$ 255,285
Fund Balance - Beginning			\$ 320,732	
Fund Balance - Ending			\$ 915,026	

South-Dade Venture

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 01/31/26	Through 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 597,373	\$ 358,424	\$ 546,452	\$ 188,029
Interest Income	-	-	2,090	2,090
Total Revenues	\$ 597,373	\$ 358,424	\$ 548,542	\$ 190,118
Expenditures:				
Interest - 11/1	\$ 54,306	\$ 54,306	\$ 54,306	\$ -
Interest - 5/1	54,306	-	-	-
Principal - 5/1	495,000	-	-	-
Total Expenditures	\$ 603,612	\$ 54,306	\$ 54,306	\$ -
Net Change in Fund Balance	\$ (6,239)	\$ 304,118	\$ 494,236	\$ 190,118
Fund Balance - Beginning			\$ 128,482	
Fund Balance - Ending			\$ 622,718	

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	\$ -	\$ 271,884	\$ 1,907,449	\$ 53,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,232,916
Interest Income	1,590	1,055	2,451	6,557	-	-	-	-	-	-	-	-	11,653
Miscellaneous Income-Vehicle Registration	340	-	-	820	-	-	-	-	-	-	-	-	1,160
Miscellaneous Income-Clubhouse	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income-Other	300	-	-	-	-	-	-	-	-	-	-	-	300
Donations	-	-	-	495	-	-	-	-	-	-	-	-	495
Total Revenues	\$ 2,230	\$ 272,939	\$ 1,909,900	\$ 61,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,246,524

Expenditures:

General and Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Payroll Taxes	77	77	-	77	-	-	-	-	-	-	-	-	230
Engineering	3,583	15,430	2,358	895	-	-	-	-	-	-	-	-	22,265
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	2,888	2,228	550	1,815	-	-	-	-	-	-	-	-	7,480
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	8,472	-	-	-	-	-	-	-	-	-	-	-	8,472
Management Fees	5,871	5,871	5,871	5,871	-	-	-	-	-	-	-	-	23,485
Information Technology	83	83	83	83	-	-	-	-	-	-	-	-	333
Postage and Delivery	111	243	222	121	-	-	-	-	-	-	-	-	697
Insurance General Liability	12,405	-	-	-	-	-	-	-	-	-	-	-	12,405
Printing and Binding	-	2	-	-	-	-	-	-	-	-	-	-	2
Rental and Leases	200	200	200	200	-	-	-	-	-	-	-	-	800
Legal Advertising	324	-	-	-	-	-	-	-	-	-	-	-	324
Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	375	395	548	154	-	-	-	-	-	-	-	-	1,473
Office Supplies	-	-	-	0	-	-	-	-	-	-	-	-	0
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 37,563	\$ 25,529	\$ 9,833	\$ 10,217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,141

Operations & Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 227	\$ 245	\$ 408	\$ 426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,306
Electric - Street Lighting	2,906	2,907	2,905	2,980	-	-	-	-	-	-	-	-	11,698
Electric - Street Lighting Lease	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric - Irrigation	64	229	117	302	-	-	-	-	-	-	-	-	712
Electric - Guardhouse	492	635	798	681	-	-	-	-	-	-	-	-	2,606
Cable/Internet	2,503	2,504	2,119	2,877	-	-	-	-	-	-	-	-	10,004
Telephone-Wireless	54	54	54	54	-	-	-	-	-	-	-	-	215
Landscape Maintenance	33,917	44,999	33,917	33,917	-	-	-	-	-	-	-	-	146,751
Tree Trimming	2,392	3,559	2,392	7,792	-	-	-	-	-	-	-	-	16,134
Plant Replacement	-	377	-	-	-	-	-	-	-	-	-	-	377
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,644	1,644	1,644	1,644	-	-	-	-	-	-	-	-	6,576

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	3,935	-	4,580	-	-	-	-	-	-	-	-	10,065
Pressure Cleaning	17,885	-	-	-	-	-	-	-	-	-	-	-	17,885
Culvert Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	29,906	-	-	-	-	-	-	-	-	-	-	-	29,906
Banner/Holiday Decorations	-	58,200	-	58,044	-	-	-	-	-	-	-	-	116,244
Security Gate Guards	38,693	49,129	51,371	38,726	-	-	-	-	-	-	-	-	177,918
Gate Maintenance/Repairs	5,819	5,308	5,156	6,024	-	-	-	-	-	-	-	-	22,307
Enhanced Security	14,334	21,286	20,194	15,484	-	-	-	-	-	-	-	-	71,297
Web Design/Maintenance	250	250	250	250	-	-	-	-	-	-	-	-	1,000
Newsletter Printing	-	-	1,385	-	-	-	-	-	-	-	-	-	1,385
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Gatehouse Automation Project	-	-	5,308	-	-	-	-	-	-	-	-	-	5,308
Contingency	-	15,327	-	-	-	-	-	-	-	-	-	-	15,327
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 152,635	\$ 210,588	\$ 128,018	\$ 173,780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 665,021
Clubhouse Expenditures													
Security	\$ 16,948	\$ 5,161	\$ 5,783	\$ 7,671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,563
Telephone	565	566	573	578	-	-	-	-	-	-	-	-	2,282
Utilities	2,238	2,397	2,255	2,410	-	-	-	-	-	-	-	-	9,301
Property Insurance	13,598	-	-	-	-	-	-	-	-	-	-	-	13,598
Alarm Monitoring	-	364	605	1,733	-	-	-	-	-	-	-	-	2,701
Pool Maintenance and Repairs	1,300	1,300	1,550	872	-	-	-	-	-	-	-	-	5,023
Club Operation/Staff	9,583	9,583	9,583	9,583	-	-	-	-	-	-	-	-	38,333
Workers' Compensation Insurance	938	-	-	-	-	-	-	-	-	-	-	-	938
Fitness Equipment Maintenance	205	175	905	200	-	-	-	-	-	-	-	-	1,485
Office Supplies and Printing	718	-	775	366	-	-	-	-	-	-	-	-	1,860
Repairs and Maintenance	1,461	8,884	812	556	-	-	-	-	-	-	-	-	11,711
Janitorial Supplies	688	166	573	551	-	-	-	-	-	-	-	-	1,977
Landscape Maintenance	425	1,228	425	425	-	-	-	-	-	-	-	-	2,504
Licenses and Permits	-	-	1,220	-	-	-	-	-	-	-	-	-	1,220
Contingency	6,944	9,641	-	-	-	-	-	-	-	-	-	-	16,584
Subtotal Amenity Expenditures	\$ 55,612	\$ 39,465	\$ 25,059	\$ 24,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,080
Total Operations & Maintenance	\$ 208,247	\$ 250,053	\$ 153,076	\$ 198,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810,101
Total Expenditures	\$ 245,810	\$ 275,582	\$ 162,909	\$ 208,941	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 893,242
Excess (Deficiency) of Revenues over Expenditures	\$ (243,580)	\$ (2,643)	\$ 1,746,991	\$ (147,486)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,353,282
Net Change in Fund Balance	\$ (243,580)	\$ (2,643)	\$ 1,746,991	\$ (147,486)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,353,282

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)	(5,000)
Current Bonds Outstanding		\$474,432

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		\$10,439,432
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South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County

Gross Assessments	\$	2,569,459.70	\$	178,696.76	\$	838,375.94	\$	628,813.55	\$	4,215,345.95
Net Assessments	\$	2,440,986.72	\$	169,761.92	\$	796,457.14	\$	597,372.87	\$	4,004,578.65

ON ROLL ASSESSMENTS

Allocation in %	60.95%	4.24%	19.89%	14.92%	100.00%
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Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	O&M Portion	2008 Debt Service	2013 Debt Service	2022 Debt Service	Total
11/12/25	10/1/25-10/31/25	\$ 10,313.58	\$ 412.55	\$ 99.01	\$ -	\$ 9,802.02	\$ 5,974.81	\$ 415.53	\$ 1,949.49	\$ 1,462.19	\$ 9,802.02
11/17/25	11/1/25-11/10/25	165,090.12	6,603.62	1,584.88	-	156,901.62	95,639.22	6,651.37	31,205.63	23,405.40	156,901.62
11/25/25	6/1/25-10/31/25	35,213.46	1,670.50	335.43	-	33,207.53	20,241.62	1,407.73	6,604.53	4,953.65	33,207.53
11/28/25	11/11/25-11/20/25	258,974.66	10,359.07	2,486.14	-	246,129.45	150,027.95	10,433.91	48,951.86	36,715.74	246,129.46
12/05/25	11/21/25-11/30/25	3,128,114.40	125,124.94	30,029.90	-	2,972,959.56	1,812,164.38	126,029.57	591,281.90	443,483.71	2,972,959.56
12/24/25	12/1/25-12/15/25	164,173.39	6,274.59	1,579.01	-	156,319.79	95,284.56	6,626.70	31,089.92	23,318.61	156,319.79
01/09/26	12/16/25-12/31/25	87,429.22	2,592.35	848.34	-	83,988.53	51,195.12	3,560.44	16,704.20	12,528.78	83,988.54
01/26/26	INTEREST	-	-	-	3,917.55	3,917.55	2,387.94	166.07	779.15	584.39	3,917.55
TOTAL		\$ 3,849,308.83	\$ 153,037.62	\$ 36,962.71	\$ 3,917.55	\$ 3,663,226.05	\$ 2,232,915.60	\$ 155,291.32	\$ 728,566.68	\$ 546,452.47	\$ 3,663,226.07

91.32%	Percent Collected
\$ 366,037.12	Balance Remaining to Collect