



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

<http://southdadecdd.com>

Jessica Cabrera, Chair

Curtis Cooper, Vice Chair

Mike Cruz, Supervisor

Victor Valladares, Supervisor

Desiree Rivera, Supervisor

May 28, 2026



South-Dade Venture Community Development District

Agenda

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

Thursday
May 28, 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 April 23, 2026 Meeting – **Page 3**
3. Consideration of **Resolution #2026-02** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 39**
4. Discussion of Security Services Proposal with Veridian Group – **Page 57**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Monthly Report – **Page 91**
 - D. Club Manager – Monthly Report – **Page 103**
 - E. Manager – Number of Registered Voters in the District – **4,801 – Page 155**
6. Financial Reports
 - A. Approval of Check Run Summary – **Page 156**
 - B. Approval of Unaudited Financials – **Page 167**
7. Supervisors Requests and Audience Comments – Correspondence Regarding Waterstone Charter School Traffic Concern – **Page 179**
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://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, April 23, 2026, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

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

Also present was:

Scott Cochran	District Counsel
Alejandro Aleman	District Engineer (by phone)
Paul Winkeljohn	District Manager
Ben Quesada	Governmental Management Services
Terry Glynn	Governmental Management Services (by phone)
Mayra Padilla	Field Manager
Brian Correa	Club Manager
Vincent Fernandez	BrightView Landscaping
Michael De Oliveira	Waterstone Grand
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 February 26, 2026 Meeting

Ms. Cabrera: So, next we have the approval of the minutes of our February 26th meeting.

On MOTION by Mr. Valladares seconded by Mr. Cruz with all in favor, the Minutes of the February 26, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Ms. Cabrera: Item No. 3, acceptance of the audit for fiscal year ending in September 30, 2025, is there a motion to approve?

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

FOURTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Budget

Ms. Cabrera: Item No. 4, discussion of fiscal year 2027 budget.

Mr. Winkeljohn: Congratulations, it's that time of year again, so we put together staff's recommended budget for you all to look at today. (inaudible comment) You can let us know what you want and we can consider it at our next meeting which is the public hearing for the adoption. (inaudible comment) I was looking at our report, and this anticipates some of the automation (inaudible comment) So, we think that there's enough savings to keep the budget without an increase this year, so there's a little bit of dependency on that project automation, no change to the budget with those three pieces, if any one of them moves we're going to have to look at that others. So, if you had the urgency to do something that isn't being contemplated, the Board would have to direct staff on what it wants. (inaudible comment) It's really just to make sure you get a chance to see how it works, where we're at, and there's no service changes in this other than the anticipation of the second gate being fully automated. (inaudible comment)

Mr. Cooper: I mean the only thing, I mean there's a couple of things that are pressing that are needing to happen would be the signs that are falling apart, and the paint is falling off of them and whatnot.

Mr. Winkeljohn: The street signs?

Mr. Cooper: Yes, the street signage, and then also too, I know you have a golf cart here, that's rather old, it's on the older side, and it might be something that we need to look into, we talked about doing leases in the past, just some other option but, I don't know if that's going to jog the budget higher, those two things.

Mr. Winkeljohn: Those street signs would be something that Ben might know.

Mr. Quesada: As of 2024 we were looking at as high \$60,000 to \$80,000.

Mr. Winkeljohn: Right, so that would be a very large project that would eat up your capital expenses for the year.

Mr. Quesada: We are going to be able to do like rustoleum touch ups and fix any signs that are completely worn out type of things but, it will be done as sporadic work whereas anything new versus \$60,000 doing everything single street signs and every community sign from soup to nuts.

Mr. Winkeljohn: And that's painting.

Mr. Quesada: Yes.

Mr. Cooper: I mean replacement, which I think may be either cheaper.

Mr. Quesada: I need to double check (inaudible comment) but I think it was about \$1,000 a post, if you guys go with the custom size that you're doing so we have 98 street signs and then about 2 dozen community signs, so you're looking in excess of \$100,000. (inaudible comment)

Mr. Cooper: And that was for the cost to replace it, that's what you're saying?

Mr. Quesada: Yes, because if you look at his proposal for the automation project, he already went and he found, and correct me if I'm wrong, he found a distributor who sells the custom posts that you guys use throughout the community, and they're about \$1,000 a pop which he included and that was already approved by the Board for the guardhouses.

Mr. Winkeljohn: Because it's a unit price.

Mr. Quesada: So, I'm just doing the quick math in my head for 98 street signs you're looking at roughly \$98,000 just for the posts alone.

Ms. Cabrera: Right, and what did you mention about 2024, that we had a proposal?

Mr. Quesada: So, going back, this is something that we did, and it's been tabled on a few budgets is trying to get the community signs per direction (inaudible comment) and replacing all of the custom decals that are out dated a little bit, and any letters or anything out there, you can buy stickers that mention the community or street numbers on there. (inaudible comment) And the last I reported was in 2024 but the Board postponed it, and it was between \$60,000 and \$80,000 back then.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: So, that's what I'm saying, there are a number of ways to address it. (inaudible comment) we can go and get some rustoleum paint, do the touchup, replace the actual vinyl, I'm sure we can get that number down, and go with the high priority items, and the ones that look bad and the ones that you can't see anything. (inaudible comment)

Mr. Winkeljohn: So a similar option would be to divide it up into worse case areas. (inaudible comment) So, that's a normal maintenance strategy for those things, so it would be wholesale replacement versus \$1,500 a pole.

Ms. Cabrera: Are those the originals that we put in?

Mr. Cooper: I can speak about it, if you want me to.

Mr. Winkeljohn: Yes.

Mr. Cooper: So, we had basic ones, I think on the CDD side and a lot of communities had these decorative ones, and in 2008 we had swapped out with Mailboxes Etc., they swapped out everything, so we replaced all of them. I believe Beautiful Mailboxes also gave a quote, we didn't go with them, I don't know why because I was just new on this Board at that time, but I would like to see maybe if Beautiful Mailboxes could give us a quote because I've been looking at different posts companies to do installs in brand new communities or just replacement, and it might be something, they're still around and they've got good product, so it may be entertain that and see what it would cost to replace everything because it's from 2008, so instead of just kind of doing the piecemeal thing.

Mr. Winkeljohn: (inaudible comment) That's a good point, and I'm just going to do this really fast are you interested in maybe \$100 increase to the residents to try to tackle all the street signs or would you be more inclined to do it within the budget as it's presented in phases.

Ms. Cabrera: Phases.

Ms. Padilla: Or maybe just try a couple, like maybe contact someone and just tell them, hey can you do two or three and see if you guys like them and then if you don't, then you can make a decision.

Ms. Cabrera: Well, I'm leaning more towards doing them out in phases just because they're almost 20 years old. So, if we could replace them all in phases, have them new, and then every so often or whatever, 5 years or whatever it is, maybe less, make sure that we're keeping up with them, then I'd prefer that, just because they're old as it is, I mean refurbishing these now when they're 20 years old, I don't know.

Mr. Cruz: We just did Outreach in our community, and they look brand new.

Mr. Winkeljohn: Well, my recommendation is to determine that first, and what would their quality of repair be. (inaudible comment) and then say, ok, Ben can go for that, as a small investment he could really learn from it. Most communities, I don't know too many that do wholesale replacement, the main reason is because the newer poles won't match, so if you can't replace exactly what you have easily, and so most do a refurbish. (inaudible comment) and you bought, I think it was like Curtis said, it was only about 10 years ago, maybe a little bit more when you wanted to match the decorative pole, so you went from a U-Channel on a plain pole to a decorative pole, that was a big project. (inaudible comment) From a budget standpoint, do you anticipate or would you be interested in increasing the assessment for something like that, or another project that, (inaudible comment) you have the automation reducing your costs and giving you a little bit of flexibility with your finances to be able to reduce the cost maybe as much as a third because it's a lot of money.

Mr. Cooper: Can we take a couple of posts and try that and then also have Beautiful Mailboxes come out, or a couple of other companies, or if you guys have another company that could also give us a proposal. I mean obviously we have the time because we've got the proposal from before, so we're just added a couple but those are going to be brand new for that.

Mr. Winkeljohn: Yes, all the above, we should try to somebody that we're comfortable with. (inaudible comment) But also start the legwork without getting a full replacement quote.

Mr. Quesada: so, not to exceed of like \$5,000 works and maybe we can work between meetings to get this done with one of the Board members, or whatever fits into that budget, the number of poles and bring it back to the Board at the next meeting to see what you guys think.

Mr. Cooper: How many posts were you doing?

Mr. Quesada: I don't want to tell you how many, I think if it's \$1,000 per post let's just say, if we can get 3 or 4 done, whatever number you guys are comfortable approving, but I'm just trying to get an approved amount so we can go, and one of you could be a liaison to look for it. (inaudible comment) However many you want, and see how it is and have everybody look it between meetings, and then we can revisit this conversation at the next meeting so you can see the work in the least "X" amount of time.

Ms. Cabrera: I mean he's actually not going to do the refurbishment.

Mr. Winkeljohn: To do a refurbish on one or two of them or some number.

Mr. Quesada: Whatever we can fit into a budget that you guys feel comfortable approving today, so you can see it.

Mr. Winkeljohn: Maybe one that's got a lot of sun exposure, one that maybe doesn't just so you have a good sample. I would think that it might be in our best interest just to do an inventory of the posts and grade them, give them like A, B, C, D, E, F or whatever the differences are, and so probably A, B, C would be my guess to see the quality out there, driving around, documenting them. (inaudible comment) The question is what you have for your residents this fiscal year, keeping the assessment the same, knowing that's what you just described, is it to keep it the same or would it be good to ask for more revenue. I think I know the answer but, I'm saying it out loud for you to decide.

Mr. Cruz: I want to keep it the same.

Ms. Cabrera: I want to do our due diligence, I want to make sure we're covered, everything is covered, that we're doing what we're supposed to do financially responsibly, so it just depends, and I'm sorry I haven't been able to look at the budget, so if you want Curtis, ask your question.

Mr. Cooper: Like if it's costing \$1,000 for a brand new post and we're spending \$1,000 to refurbish.

Mr. Winkeljohn: And that's just the post, not the sign, not the decal, plus labor, so it's probably closer to \$1,500 per install.

Mr. Cooper: Ok, and I just want to obviously make it so it's reasonable like we're not dumping a lot of money to refurbishment, and it's going to be like \$100 or \$200 less than what it would cost to replace the entire thing. So, obviously you have to do your due diligence, we're going to have to compare, I mean I'm ok with painting a few, I mean the

\$5,000 if you think that's a number that would work and we can get a couple, I just don't want \$5,000 to equate to two poles.

Mr. Quesada: (inaudible comment)

Mr. Cooper: Correct.

Mr. Quesada: So, for refurbishment, \$5,000 is reasonable sum for us to be able to do "X: amount. (inaudible comment)

Mr. Winkeljohn: I'd say closer to \$5,000 to \$10,000 should be reasonable.

Mr. Quesada: Yes.

Mr. Cooper: Ok, and then also we'd be able to do like in conjunction get like a proposal for the next meeting possible to have that so we can at least be able to see the cost for the replacement of everything.

Mr. Winkeljohn: Yes.

Mr. Quesada: I think what's going to be good now is to see how good this refurbishment looks and then getting your feedback would be helpful because I think whether we need to go with it the replacement route, or continue with the refurbishment will help us get you better actual numbers on what this is going to look like overall. (inaudible comment) Again, there's two questions out there that Paul has budget for you guys, if it's refurbish I think that's something we can tackle more of this fiscal year versus replacement we may need to do it in phases if you want to keep the assessment the same.

Mr. Cooper: I would be ok with phases if we need to do that.

Mr. Quesada: Ok. (inaudible comment) And then make a separate motion for the budget and working on that with you guys if you'd like on those proposals.

Mr. Cooper: I definitely want to help out with it.

Mr. Quesada: Ok.

Mr. Winkeljohn: So staff presents the budget with no increase to the assessments seems to be the desire then at your next meeting you can have this proposed budget adopted and you can set the public hearing, there would be no mail notice, with no increase, it would be agreed routine exercise and you all know that we can change the budget throughout the year, so we're handcuffed at all by doing this today. (inaudible comment)

Ms. Cabrera: Anything to add to that, anybody?

Mr. Winkeljohn: So, we'll get the legwork done on different styles for repair or replacement and have some strategies for you. I do think an inventory makes a lot of sense because then we can get an idea of how big of a problem it is. (inaudible comment)

Ms. Cabrera: Right.

Mr. Winkeljohn: Like why would we do that, if it can be fixed with \$100 work of painting, but if they're structurally cracking or something like that we want to that.

Ms. Cabrera: Right, yes.

Mr. Winkeljohn: Thank you, that's all on that.

FIFTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney

Mr. Cochran: I have nothing specific just since we're almost into May, just reminder that your Form 1s are due by July 1st, you'll probably get an emails from the State Commission on Ethics sometime next month, you can login now even if you want with your credentials, and then also a reminder that your ethics training requirements, is an annual ethics training, so you'll have to do those 4 hours again this year and then when you do your Form 1 you'll see the box that you check to certify you completed it last year, so just a reminder to do those. Form 1 is July 1st, and the ethics training is due December 31st, so you have still a while to go on that, but just a reminder to do it but, that's all I have.

Ms. Cabrera: Ok, thank you.

B. Engineer

1) Update on Guardhouse Automation

2) Update on Pool Repair

Ms. Cabrera: Moving on to the engineer, is he on the call?

Mr. Quesada: Yes, Alex, how are you doing?

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

Mr. Quesada: Yes.

Mr. Aleman: Ok, I did one thing, I was checking the cost estimate while you were debating regarding the poles, and I'm confirming that it's \$1,000 not to exceed for permits and install, so that would include the labor for the installation as well, and that's kind of like a ceiling amount, so to be a little more optimistic about getting them for less than \$1,000

each. I had requested a direct quote from the distributor who was recommended to me, they have the same exact design that's currently in the community and I can forward this sheet over to Ben. I will say that this was last updated in 2024, so maybe the prices have been inflated but, I'm still optimistic that it would be less than \$1,000 each.

Mr. Winkeljohn: Thank you.

Mr. Aleman: So, I'll send the information out. A small update regarding the U-turn permit application, we finally got the building department to intake the application, they were ping ponging back and forth between the building department and the public works but, we finally have a process number so the City of Homestead Building Department is processing it, and we did get a request from the City of Homestead to also run this permit application by DERM. So, we'll be getting the permit application soon from Thomas Headley to process it as well in parallel, I don't foresee there being that much push back from DERM but, the City of Homestead is requesting us to process that through them as well. As it pertains to the pool project, we haven't had any new bidders send any proposals unfortunately, we've had very little participation, we probably reached out to probably over 8 contractors, and I've only heard back from the current vendor that services the pool, and one other company, so unfortunately I don't have much news there. We did inquire about more or less a ballpark cost of what the price would come out to be if we were to replace the entire pool, and I got a conservative number back of \$250 per square foot, so in the event that the Board would want to entrain a complete replacement of the pool that would fall within the range of \$700,000 to \$800,000. So, I'm just throwing that number out there, just food for thought, while we continue to hopefully obtain more quotes or unless the Board would like to make a decision on the current quotes that we already got in hand.

Mr. Quesada: Ok, thank you Alex, you covered that, and I have an update while we're still discussing it, I talked to Kevin on the DML side for the guardhouse 3, we don't have any permitting issues there. (inaudible comment) So, he can start early next week, and some of the items were on back order, so a full breakdown even though it's your report, I was trying to get the best information that I could but, it sounds like guardhouse 3 automation where it's a much more precise schedule versus guardhouse 1 with the permitting and the turnaround.

Ms. Cabrera: Which is fine because we wanted to start there.

Mr. Quesada: Yes, and it's a good time because we need to test it out. (inaudible comment)

Mr. Valladares: For this work that has to been done on guardhouse 3, we have obtained prior work, we have obtained the proper permits required by the city.

Mr. Quesada: Yes. (inaudible comment) The reason why we didn't get as much assistance is because I think the permit is there is because you already had an emergency turnaround and the city signed off on it, rather than us to do that leg work.

Mr. Valladares: We don't have to have a permit for each gate, like for gate 1?

Mr. Quesada: We do because there are trees back there.

Mr. Valladares: Can that be on the master?

Mr. Quesada: No because the emergency turnaround situation, they couldn't permit it, and Alex did you get an answer why it couldn't be done until after the permit was issued.

Mr. Aleman: Yes, basically because they're treated as separate tracts unfortunately, I have to check if it's all the city tracts but, since there are two different points of ingress and egress, they're requesting them to be analyzed separately, so unfortunately we didn't have the choice of doing it all under one master permit, they have to be dealt with individually.

Mr. Valladares: Thank you.

Mr. Quesada: Any other questions for engineering? (inaudible comment) Any people who respond, just food for thought for you guys, to these quotes is because I couldn't read the scope of work, the schedule that they're talking about because there's a flaw in the way the pool was designed. (inaudible comment) It was approved, it was all part of the plan, and so it washed away very easily with all the other evidence we had, the ground water table, a lake nearby, the vibrations on the pipes every time we set the 7.5 horsepower jump start from all the surges so, it's a combination of all of that's leading to your sediment washing away, so the scheduling, redoing the foundation, I think we definitely have the right scope of work to repair what's existing. Getting people to respond and reply to do a repair job of this scale, and offer any type of warranty on the work, there's not going to be a lot of people responding. So, he's reached out to 8 companies, but I think some people are reluctant to want to take on a project like that because they know it's a difficult job and it's hard to guarantee the work because of all the things I just mentioned, so I'm just putting this out there for you, I appreciate everything Alex, so it's just food for thought so you guys have a comparison, you're looking at probably anywhere

from \$150 to \$180 per foot to do it now from the two responses that we got Frankie's and Bright and Blue about replumbing and doing everything that's been agreed to so far, and then probably a year from that being completed as long we continue to keep assessments the same, we'll have enough money collected to probably do the diamond bright and some other things. So, based on numbers that we have now, we're looking in the neighborhood of \$300,000 versus \$700,000 to \$800,000 to redo the entire pool. (inaudible comment) There are other advantages of doing the entire pool which is getting more bidders, more competition so you can get better pricing, better guarantees that are warranties on the work, and more longevity out of it but we're obviously weighing the cost in those two scenarios, so that's where we're at. I know the prices are only valid for "X" number of days, so he's going to continue to try to get more bids but, I think the closer we get to the fall and the new amounts coming in when we're ready to pay the deposit, hopefully by then we'll have at least one or two more responses if this is the direction the Board wants to continue to go.

Mr. Cooper: I'm not saying that I'm for this but, I'm also putting this out there for everybody to consider, so he was saying \$700,000 to \$800,000 and I don't know the exact number of residents we have in Waterstone II, I think it's kind of like 1,200 or 1,000 but, at the 1,200 range it was \$667 per house for the year additional, so per month it would have been \$55.55 and that's on the higher end for a brand new pool which obviously if we do that for this one year we could also be done with it then just we get a whole new pool, everything is all done. We could also do the same thing for the \$250,000 instead of waiting to do it piecemeal or however that winds up, we could do the same exact thing and we get it done, and we don't have to keep dancing around with it. Like I said, I'm just throwing this out there, I haven't thought about it too much, so I'm not saying that I want an increase but, that is I would think a plausible thing, I know we just increased Waterstone II more last year but, obviously we didn't know how the pool was going to go this way, so that's my two cents.

Mr. Quesada: No action is required at this time but, that is your update, does anybody have any more questions for Alejandro? Thank you Alex.

Ms. Cabrera: Thank you Alex.

Mr. Aleman: Alright, thank you all, have a good afternoon.

C. Field Manager – Monthly Report

Ms. Cabrera: Ok, let's move on to field manager.

Ms. Padilla: Yes, so for field, I have repairs for the pavers, there was a car accident in that roundabout?

Mr. Winkeljohn: 41st Terrace.

Ms. Padilla: Yes, 41 Terrace, there was an accident there, one of the signs was hit, so we are repairing it. We're also monitoring the wall, and it's almost done but, I told you guys I would keep monitoring it, and that's it, that's all I have.

Mr. Quesada: And you can see the improvements to the base of the wall and we were worried about how the water was getting in, so it does look like they're still working on it, so there is progress.

Ms. Padilla: And then we were concerned that they had less than that. (inaudible comment)

Mr. Quesada: Vince, is there something you want to say, I know you came to the meeting, do you want to discuss with the Board on the landscaping side?

Mr. Fernandez: Yes. (inaudible comment) I know we discussed last time in reference to the annuals you wanted more change outs, so we're getting ready to do another change out.

Ms. Padilla: It's May 5th.

Mr. Fernandez: No, I thought it was May 1st.

Ms. Cabrera: Yes, May 1st.

Mr. Fernandez: (inaudible comment)

Ms. Padilla: (inaudible comment)

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

Mr. Fernandez: They're breaking up but, we need a change out, so with that said, I know Jessica had said she wants yellow, the only thing yellow I could find was marigolds.

Mr. Quesada: I tried some at my house, and never works. (inaudible comment)

Mr. Fernandez: (inaudible comment) So, the only thing yellow was marigolds. (inaudible comment) You might get 5 months, depending upon the weather and that's a big might. The other one is more like a ground cover.

Ms. Cabrera: I looks more like a weed?

Mr. Fernandez: Exactly, yes.

Mr. Quesada: There are some coleus which some other Districts are doing this time of year because the weather patterns change with heat and draining, they do better in those conditions so you don't have to worry about what he's talking about with the marigolds, and I'm pretty sure there's enough variety of them to have some yellow ones.

Mr. Fernandez: So, coleus I wouldn't say yellow but, coleus have to have shade, and maybe, there is also planta plants. (inaudible comment) and they're gorgeous but they're tiny, they will give it easy two months.

Ms. Padilla: (inaudible comment)

Mr. Fernandez: (inaudible comment) Yes, and then maybe in August you would do coleus and then they will last probably some more months. Again, that's why I'm coming to you guys, I tried to find yellow, that's the options they had, the marigolds and planta, if you want to go with something, the coleus do have, I wouldn't say yellow, but like a lime green or a reddish yellow mix that they do have, coleus. (inaudible comment) Again, that's why I'm asking now, that's what I'm presenting to you, and you tell me how you want to, or leave it, or no, you tell me.

Ms. Padilla: But you would give us a credit, right?

Mr. Fernandez: So, if you want to at least keep the ones you had, we could do what we've done in the past, if you have some that you want to landscape here, yes, we can definitely do that.

Ms. Padilla: Ok. (inaudible comment)

Mr. Fernandez: Yes, we can get you a proposal.

Ms. Padilla: (inaudible comment)

Mr. Cooper: So, I guess because of the delay getting the flowers that we should have had initially, and now they're growing the way they're growing, now we have a little bit more time and you're saying you want to delay the next change out, or delay, not doing it and then skip and try to go into August with what we have now?

Mr. Fernandez: When you say delay what do you mean?

Mr. Cooper: Well, the initial one was delayed, would you not say?

Mr. Fernandez: No I wouldn't say that.

Mr. Cooper: Ok, so when we have talked about this in the past Vince, and the whole Board was on point and even Mayra, installing annuals that are not budding was never an option I believe for me or any of the other Board members, and I don't know if I'm

misspeaking here, and so consistently we had last year that happened and we were assured that wasn't going to happen again, and then that change out happened again. So, obviously there's some type of a ball drop with either the plants not getting ordered on time to be able to get them grown but, our community looked really bad for several weeks because of that.

Mr. Fernandez: So, the only reason why they're small and if you remember you nobody had anything, we actually had a windward shift, they grow in a greenhouse, there's nothing they can do to have that. (inaudible comment) They gave us a handful of them, I think it was like 1,000 or 1,200 that they say if you want the best species at this stage, and we put them in and then we restock. (inaudible comment)

Mr. Cooper: Ok.

Mr. Fernandez: Being the largest annual grower is huge, that have to supply Lowe's, Walmart, and yes that's what we're dealing with. (inaudible comment)

Mr. Cooper: Well this is the first I'm hearing of it, I was not informed that was the way it is but, I'm saying the reasoning why this played out this way, like we're months into this and this is the first I'm hearing of it.

Mr. Fernandez: (inaudible comment)

Mr. Cooper: Right.

Mr. Fernandez: So, this is what's going on. (inaudible comment)

Mr. Cooper: Ok.

Mr. Fernandez: And by the way they wouldn't even have the marigolds. (inaudible comment)

Mr. Cruz: So, I guess it's best leaving it the way it is for now.

Mr. Fernandez: (inaudible comment)

Ms. Padilla: And just to let you guys know, we do have the other ones coming in. (inaudible comment) So, they're going to be small and the community is going to notice. (inaudible comment) So, when they put them in because they grow so the next change out would be in August, and use that money to do something else.

Mr. Quesada: I don't know if there's a need, you could do it in July or June or whatever.

Mr. Fernandez: Yes. (inaudible comment)

Mr. Cooper: So does Cost a Bunch have like an annual like a spending habit where it's like a magazine where they have options or is there like a link we could go to?

Mr. Fernandez: They don't do annuals, they are the ones that sell annuals is True Beauty.

Mr. Cooper: Ok.

Mr. Fernandez: (inaudible comments)

Mr. Cooper: So, what's the name of the place that you guys are getting the annuals from?

Mr. Fernandez: Pure Beauty.

Mr. Cooper: Ok.

Mr. Fernandez: (inaudible comment) Remember they grow for Orlando, Georgia, so just keep that in mind. (inaudible comment)

Mr. Quesada: Do you guys want review this next month?

Mr. Cruz: Of course.

Mr. Quesada: And see if you guys have any other requests.

Mr. Cruz: I'm good with that.

Mr. Quesada: Ok.

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

Ms. Cabrera: I'm good with keeping them.

Mr. Quesada: Ok.

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

Ms. Padilla: And there's an area here that he gave us a proposal for, and I think it was like \$5,000 or \$6,000, how much was it actually?

Mr. Fernandez: I don't remember, it was a while back.

Ms. Padilla: Ok.

Mr. Fernandez: (inaudible comment)

Mr. Quesada: Ok, and it can wait because I have it in the field report to tie it to the annuals, and I think it's advantageous for them to wait to the next meeting and we'll talk about under Mayra's report because it has to the clubhouse, or it could possibly affect the clubhouse.

Ms. Padilla: (inaudible comment)

Mr. Fernandez: That's why we chose those.

Ms. Padilla: Ok.

Mr. Fernandez: And you can let me know. (inaudible comment)

Mr. Quesada: Thank you Vince. (inaudible comment) All the hardwoods, all the palms, anything that's Terry been involved with doing inspections, meeting with them just to make sure that the shade trees are properly done and we don't see any issues going forward. (inaudible comment) Just for everyone's preference, we left off right in front of the clubhouse last year, so we did the perimeter, stopped at the clubhouse, no I'm sorry they did all the way to the bridge last year, and they picked up where they left off around the bridge, by Waterstone Grand, did all the way from Waterstone Way north, they did all of NE 41st Terrace, and they did the entire north perimeter from 137th Avenue up to the FPL easement, they will pick up next cycle and work their way back.

Mr. Cooper: One thing I do have to ask is what's the plan for the FPL easement, are we looking to increase the mowing when it's raining? What I've noticed in that area and I think the rest of the Board is familiar with it, it was cut on the 2nd, and it's so tall that it's running over the grass, and the other runners that are non-native grass, whatever that's called, weeds, and then there's large ones, or cane grass, and so it's flattening, and then a like a couple days later, they're rising back up again. So, it's something where we can look to see about getting another cut, just like kind of bring, so it's not once a month where it's constantly doing this because I don't it remember being the way it has been in the past, and we're in the same location.

Mr. Fernandez: (inaudible comment) The one you're talking is cane grass, and cane grass grows fast, so if you cut, two days later, it grows again no problem, and that's what you're seeing from your side, it's always been one time. I know last year it was brought to our attention and we did something and you paid for a cut and we gave you extra one cut but, so you were getting two cuts, but yes, it's once a month. (inaudible comment) It's not the St. Augustine grass, it's the bahia grass with cane grass, the bahia grass, it's really thick. (inaudible comment) So it's outrageous.

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

Mr. Quesada: So, I think if it's within our discretionary amount, so let's try to selective remove the pockets of cane grass, kill it off, and plant bahia grass so that it all

matches the grass, and if we need to maybe even increase as needed during the summer months and rainy months a second cut.

Mr. Fernandez: (inaudible comment) I can get that proposal for you.

Mr. Quesada: Ok, so is the Board ok with us going ahead and getting that done?

Ms. Cabrera: Yes.

Mr. Quesada: Ok, consider it done then.

Mr. Fernandez: (inaudible comment) Anything else?

Ms. Cabrera: Did we decide on waiting?

Mr. Fernandez: Yes, and then we'll come back to you.

Ms. Cabrera: Ok, for me, I'm good waiting until August and getting that credit.

Mr. Cruz: I'm good with it.

Ms. Padilla: Ok, so we won't have an annual change until August.

Mr. Fernandez: (inaudible comment) Ok, I appreciate it, thank you.

Mr. Quesada: Thank you Vince.

Ms. Cabrera: Thank you. Alright, anything else?

Ms. Padilla: So, Mike brought us an email, if you guys go to the second tab, there's an email there, and he wants to address the Board and make a request.

Mr. De Oliveira: Yes. (inaudible comment) I think for Board members from Waterstone I were asking what's the procedure to (inaudible comment) for the master association, just the procedure so they can know, if they need to do better at A-Fram signs here at the club for you guys to post it at Waterstone and things like that.

Mr. Quesada: Just to refresh the Board's memory, per your direction, I just want to make sure, obviously for discussion there is some new Board members involved. One criteria, I know for community events you guys are usually friendly about at least the guardhouse area if it's a community event but, you kind of specific as to what was allowed and what wasn't allowed on the signs. So, I think before anything, if you guys still have the same stance just to make that clear to Michael so he has an answer from the Board so that he can coordinate with the HOA on his side. So, I just want to make sure if there isn't anything specific that you guys don't want to see on those signs, or what you would like to see on those signs, he has some feedback.

A resident: Yes, because I don't know.

Mr. Quesada: Exactly.

Mr. Valladares: I think we need to have better communication between I and II because in the past we've had some issues with some of the information that we tried to ask for the entire community but, that has not been the case here, and I'd hate to see that continue, so I think that this is a good point, you're here, let's put that behind us and see if we can mutually help each other out with our community events.

A resident: Absolutely.

Ms. Cabrera: I think, if I recall correctly, I think the reason this is even coming about is because, was it a garage sale?

A resident: Yes a garage sale. (inaudible comment)

Ms. Cabrera: Yes, so in my opinion, and this is how I feel, I don't mind at all that we advertise the community events at the guardhouses. I don't particularly feel in favor of putting garage sales, or individual communities up there, I don't mind like events that are benefiting the entire community up there, something that looks nice, easily readable and then that is picked up within a reasonable timeframe, I don't mind that. I don't feel too fond about having garage sales advertised there, visually I don't like the verbiage on things like that and two, it just blocks people in and that's just my opinion, I would prefer that we keep it to events that are community related, like as a whole, things that you're doing for the community, so that's me.

Mr. Winkeljohn: That would also be appropriate as a District.

Ms. Cabrera: Yes.

Mr. Winkeljohn: You don't want to favor one community. (inaudible comment)
Hopefully you'll use your space for serious information. (inaudible comment)

Ms. Cabrera: Yes, I think within Waterstone II, I think we do garage sale advertisements, like in the newspaper, and like at the front of that property, in that community, I don't know that we do it at the guardhouses.

Ms. Padilla: No, we don't.

Mr. Valladares: I have a question, in our events, inside as well or and any outside events like Waterstone ID, how do you recommend that we do, we address the master board, can we go through you and have an understanding that this is mutual?

A resident: At the end of the day I'm just messenger, so it has to go through the master board so they can approve or disapprove. (inaudible comment)

Ms. Cabrera: So you would be the point of contact?

A resident: Absolutely.

Ms. Cabrera: Ok, so he would be the point of contact.

Mr. Valladares: Ok, but it has to go through the master board?

A resident: For final approval, yes.

Mr. Valladares: So to reciprocate you would have anything that comes, you have to go to Mayra, or Brian would be your contact and it has to be brought in, every item, every time to the master board.

A resident: Yes.

Mr. Valladares: Ok, just to have that clear.

Ms. Padilla: I know one thing that we did face in the past guys was that one time there were signs put up and we weren't told, so that was one of the things that came up, and we didn't know. So, when I went to the guardhouse and I think I spoke to you, it was more like it was ok because they had seen signs out before, so I think that was kind of one of the things too.

Ms. Cabrera: Right, and it is District property so we do want to know what's on our property.

Mr. Cooper: My two cents on the matter, obviously everybody has whatever opinion they have, I know in the past we've done whether it was Waterstone I or Waterstone II, at that time we had signs, A-frame signs that had Velcro and as long as Waterstone I got the approval from the CDD and they utilize the company that we utilized to make the graphics and they got the approval first from the CDD which would be the field supervisor or clubhouse manager, or manager at the time, then they could go ahead and get that and then utilize the signs and put it up there. Obviously, that's a little bit more of a problem I think stickers that are cheaper and obviously could just be put on and taken off, I mean I would be ok with having that.

Mr. Quesada: I think they have the A-frames outside, I think they just want consent to be able to put them up.

Mr. Cooper: To take you're A-frames on and off but, if we were going to allow a garage sale that we would create the graphics for it so it's a uniform look for the entire community and it goes in front of the community, and then said it's a Saturday for the garage, it goes up Friday and then taken down Saturday after the garage sale immediately, that type of thing, and whether that's, if it's your guys A-frame then obviously you guys are responsible for it, if it was something where it was our A-frame then obviously the guards know, hey at this time it's going to be taken down, and they can bring it inside

and make it easier. So, I would like to see obviously, anything whether it's Waterstone II master or whether it's Waterstone I master, that whatever signs are getting placed out that it's going through management that they get the approval, it's being utilized by whichever sign company that we utilize for the decals or the stickers, then they can go ahead on their own, order it, and then take care of it, so that's my two cents.

Ms. Cabrera: Do you need a vote on this?

Mr. Quesada: I think it's good, it's just an issue to make sure, and again, it's just miscommunication in the past as far as our records. (inaudible comment) I remember one time, like a post guard, you guys expressed, and it was the previous Board at the time, said that they would also like it professionally printed versus a posterboard type of thing. So, I just wanted to make sure you all had a chance to discuss this in a meeting and direction should be good enough for Michael, that he can come to us, Mayra or Brian or whoever, in the future, ask for permission but, just to have this discussion on the record will allow us to get inbetween meetings.

Ms. Padilla: Right.

Mr. Valladares: Well, I think it should be brought to the board.

Mr. Quesada: Ok.

Ms. Padilla: Mike, I have a question, about how often would you say that you guys have this?

A resident: Garage sales, once a year.

Ms. Padilla: Ok, so it would be something that you could bring to the Board.

A resident: Absolutely.

Ms. Padilla: Ok.

Mr. Cooper: But like you guys know that you guys have the Easter event, and then you guys have movie night.

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

Mr. Cooper: I mean I know how frustrating it is and I've stopped doing garage sales at my house because it's like you put all this work into it and then nobody shows up, so having the ability to have more of a visual that obviously sending it out on Next Door and doing Facebook, and Instagram, but having a visual you wind up being into the world

of you like shopping at garage sales, and you make a right into the community and you don't see it, and then it's down here around the corner, at Pebblebrook or whatever.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Right or whatever, I know the goal is obviously to get rid of things, and make room for your garage to be able to fit your wonderful vehicles in there but that's my take on it.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: Ok, so are we done the field?

Ms. Padilla: Yes.

Mr. Valladares: Good afternoon, my name is Victor Valladares, as most of you know, and I have an organization that has Waterstone ideas for the last two years we have been doing community activities both in here at Waterstone, as well as outside, and I have been approached this year in the last 2 weeks by three community donors on questions as to what we're going to do this year for the kids, and I said, we have to start from zero, we have to address the Board, we have to get their ok to use the venue. We're looking at possibly going back again to the back packs this time and last year we did 180 back packs and my daughter said we need to get at least over 200 or 250, well we're going to see how that works but, the first thing that we need to do is have the ok from the Board for the venue and ask them for Waterstone ideas and will carry \$1 million or \$2 million insurance policy both for the venue as well as covering every member of this Board in the event that there is any liable situation and in the past 2 years we haven't any issues. The date would be either August 15th or August 22nd and we can determine in the next 2 or 3 days, and by next week we can let Mayra know exactly what date we would like to use.

Ms. Cabrera: When does school start?

Mr. Valladares: School starts either the last week of August or the first week of September, and I don't want to leave it for the last minute like we did before and we end up have 2 or 3 events right in a row. (inaudible comment) So, I would like to know if you can help me out with that.

Ms. Cabrera: Of course I don't see why not, we did it last year.

Mr. Cruz: I'm good with it.

Mr. Quesada: Direction is fine, waive the fee obviously and it's a community event and Brian will coordinate the date for the 15th or the 22nd, is that ok?

Mr. Cruz: Yes, that's fine.

Mr. Quesada: You guys already have a precedent on community events though.

Mr. Valladares: Thank you everybody.

Mr. Cooper: Thank you.

Mr. Winkeljohn: (inaudible comment)

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

D. Club Manager – Monthly Report

Ms. Cabrera: Moving on to our club manager, Brian.

Mr. Correa: Yes, so starting on page 92 you'll see my report overview and some action items. In regards to the report overview we had a few repairs and a few installations and noteworthy the installation for the Knox box that is for emergency fire personnel if God forbid something were to happen or the fire alarm would go off and no one is present. In our manual Curtis didn't have any contact but, he was familiar with the process to get it closed because we don't have a key for it. I'm actually in the process of trying to acquire the Madeco master key but, once I do have it, I will have everything we need to close it down. I reached out to the fire department by email but, I haven't gotten any response yet, so that is that.

Mr. Cooper: You can call 911 and then tell them it's a nonemergency and then they'll send a unit out, that's the fastest way to go about doing that.

Mr. Correa: Ok. I did want to mention that I was monitoring a leak, and I don't know if you can see it from here but, the pool has droplets but it remains operational. There are some action items, as you can see there, a few things, so as you know we've had some electrical issues in the clubhouse, constant surges, and recently I had called R&M to come and service our equipment, and they repaired the network switch which is basically a receiver that controls the sound system. They put a temporary line in there, so it's currently functional but they provided an estimate which you can also see in the report for \$3,107.98, that is for a network switch and a surge protector to protect from happening in the future. In addition to having all the equipment that's currently in there placed in the cabinet above so that it's more secure because it's currently just kind of out there in the kitchen area, so we got that and I guess we need an approval for that, a motion to proceed.

Mr. Winkeljohn: (inaudible comment)

Mr. Correa: So that was the network switch surge protector in addition to the rewiring installation

Mr. Cabrera: And the installation total is \$1,125.

Mr. Correa: Yes.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: This is the vendor we're currently using right?

Mr. Correa: Yes.

Ms. Cabrera: I think they need to do better than that.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: So maybe the Board has to push back a little bit, it's a little pricey, the installation to install the switch, \$1,125 what are they doing exactly? When you say moving the equipment, you're talking about the equipment that's on top of the big area?

Mr. Quesada: You have two cabinets in the kitchen, on the bottom is the camera server and equipment and then on top is the audio equipment. So, the last time we went around with this because we specifically asked Yamaha, they didn't include the cost of rewiring it and mounting it to the cabinets so they put them there in between the two cabinets. (inaudible comment) So surges are the cause of your problem which is constant surges going in and out so you guys need more surge protection, so we had to make sure that was included in the proposal so that's going to cover that. In this case, they would go and rewire everything and basically mount it on the top but, I understand what you're saying about the price but that's the scope.

Mr. Cooper: I mean Brian can you explain a little bit of what's been going on and why there is also a need to go ahead and have this rewired and cleaned up.

Mr. Correa: Sure, so one there's constantly over the weekend, I'm constantly coming in Monday morning and either there's no connection to the sound system, it could be as a result of surges, it could be a result of someone touching it, I don't know, I'm just trying to square away all those options, and I think one of them would be to have it secured inside a cabinet as it's supposed to be, so I don't know if that helps.

Mr. Quesada: And thing about the surges, he's relying on having this meeting and I think there's programming involved with the server.

Ms. Cabrera: So, it reprograms and you have to go in there and fix it.

Mr. Quesada: Right, and a lot of times when one person leaves there's accessibility there, and sometimes he needs a technician because it needs to be hard wired or reprogrammed.

Mr. Correa: Well, in this case when I came in the box itself was going crazy, the lights were all turning on and off and it didn't have any sort of protection.

Mr. Quesada: There is no perfect protection for surges especially when you get big rainstorms as many as we do here.

Mr. Correa: And it happens very often when I come in and have to reset all the servers, pretty much every weekend.

Mr. Cooper: I'm just looking here really quick on this because I didn't look earlier, I mean it's \$700 or \$800 just for the switch itself, and then there's the other one.

Ms. Cabrera: The labor was the main installation.

Mr. Winkeljohn: Yes. (inaudible comment)

Mr. Quesada: So, do you want to table this for now and have him come back with some other options at the next meeting, he can talk to them or somebody else?

Mr. Winkeljohn: Send this to Kevin and also ask him what he thinks of that.

Mr. Quesada: Ok.

Mr. Cooper: Can we do that but then also maybe not to exceed amount, maybe if they can get it lower than this way if it doesn't work getting something cheaper than we can at least get this going so there's no other damage happening to the system, not having a surge protector.

Mr. Winkeljohn: I mean we have discretion on this so we can let staff see what's the best way to do it. (inaudible comment)

Mr. Cooper: Ok.

Ms. Cabrera: And I don't know what a not to exceed number would be.

Mr. Winkeljohn: It's within our discretion so we'll get a price and get it to the finish line as inexpensively as possible.

Mr. Cooper: Thank you.

Mr. Correa: So, another action item I wanted to present was in relation to landscape, well it has to do with the landscaping as well because it's the possible tenting of the clubhouse. I think you guys were informed that it was found some wood shavings, so there were some little shavings that were found, we did an inspection of the clubhouse, nothing was found but we performed a spot treatment anyway just preventative spot

treatment. We haven't seen any termites flying around it's just some wood shavings but, since then we have a once a month change out, and I spotted on three consecutive days where there were some shavings, and then just the other day I went out those doors and in that corner right off that exit, the door was completely full of wood shavings.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: (inaudible comment) I'm not seeing any wings or any results on that but, it could be expansion or whatever, but I think he just wants an herbicide option to bring this to you guys to check for possible termite situation.

Mr. Cooper: I don't think we tented though, we did something else didn't we?

Ms. Padilla: Yes.

Mr. Winkeljohn: We literally looked at all the high tech options.

Mr. Quesada: We did it 5 years ago.

Mr. Cooper: I thought we did some spraying or something.

Mr. Quesada: No, we tented 5 years ago, I remember, and I want you to know, when we tented 5 years we didn't even see any termites, there were none, so whatever it is you guys have going on out there, and we tried spot treatment like he just said recently, and no signs of any dead termites but we saw these little sawdust casing is what you're seeing, they're sporadically throughout and it's happening on consecutive days.

Mr. Correa: The location that it was occurring at was right at her desk and they stopped there, I haven't seen anything else.

Mr. Cooper: Is there no warranty on the termite spraying, don't they give like a few years or something like that?

Mr. Winkeljohn: It's usually a year.

Mr. Cooper: Just 1 year for that?

Mr. Quesada: He has a proposal.

Mr. Correa: I acquired a proposal just as a preliminary kind of exploratory, and it's \$4,985, and it would be tenting the entire clubhouse, and the reason it has to do with landscaping is because it's going to go over the bed of flowers in the front, so what they told me is it would be 3 days, so let's say they would start on Friday and they would setup, Saturday, and Sunday they would break it down.

Mr. Cooper: This isn't the same company that sprayed the first time.

Mr. Quesada: No.

Mr. Correa: This is actually our current pest control company, All Florida Pest Control.

Mr. Valladares: Let me ask a question, if we were to tent the clubhouse, we would also close the pool?

Ms. Cabrera: Yes, everything has to be closed, the office has to be closed, they have to be out.

Mr. Valladares: Ok.

Ms. Cabrera: So, they did physically come out here and look and they determined that we have termites?

Mr. Correa: Yes, that was their recommendation, yes.

Ms. Cabrera: Ok.

Mr. Quesada: (inaudible comment) But again we just continue to see evidence of something going on.

Ms. Cabrera: Right, how long is the process, how long is the treatment?

Mr. Correa: Three days, Friday, Saturday and Sunday.

Ms. Cabrera: Ok, that's not too bad.

Mr. Quesada: I would just ask if we are going to move forward we don't do it over the Memorial weekend.

Mr. Correa: We want to also time it if possible with the change out of the flowers.

Ms. Padilla: So, that's why I asked Vince, and what he told me that we're able to take these things out but are going to put new annuals in front. (inaudible comment)

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: I'm just looking real quick on here just for the reviews, that company that you got, there was some negative reviews and I know other companies are going to have negative views everywhere, but there were some other recommendations in South Florida to reach out to some other people and maybe we could get a different quote for that. If there's nothing pressing then maybe bring it back to the next meeting, I'd like to see maybe a couple of other proposals just to make sure because on here it's talking about Native Pest Management, The Termite Guys, there's Man Pest Control, and all have received higher ratings according to YELP review.

Mr. Quesada: So is the Board ok waiting until the next meeting for more proposals?

Mr. Cruz: Yes.

Mr. Quesada: Ok.

Ms. Cabrera: Ok, so we can move on to item No. 6 if the managers don't have anything else?

Mr. Correa: There was one more thing, the last action item I guess was, there was a Supervisor request to revisit some of the estimates for the gym. As per the last meeting I think Paul mentioned that we had a \$6,000 budget at the last meeting for any improvements for the gym equipment, and I did get some updated estimates for the proposals I had previously acquired which were the multi-station, I think it was a package that includes the multi-station and an additional trainer, and redoing of the floor which in reality that's the only one that we currently can do based on our budget.

Ms. Cabrera: Which one are you saying?

Mr. Correa: Redoing the floor, basically it's the rubber floor.

Mr. Quesada: I can pull it up right now and put it on the screen if you want.

Mr. Correa: And just my thought, that would be a good place to start because we wouldn't need multiple mats, just have one solid floor and it will expand your surface area when we do pick the equipment.

Ms. Cabrera: Do you have the proposal here for the equipment?

Mr. Quesada: Yes, they're all there, including pictures on page 17 on his report which would be pages 100 to 107 on your agendas.

Ms. Cabrera: Ok, so first of all, the machine that was doing the squeaking.

Mr. Quesada: It's gone.

Ms. Cabrera: We got rid of that machine.

Mr. Quesada: Yes the elliptical rider.

Ms. Cabrera: Right, ok. So this was, we were talking about replacing the all-in-one, right.

Mr. Correa: The multi-station is the one.

Mr. Cooper: There's so many different proposals here and this whole thing is very confusing here because I found some other stuff that was even cheaper than what we have here, so I'm trying to figure out what the best course of action would be so we're not like stagnant and being about to do that. So, \$6,000 is the number that we have, we cannot exceed anything further to replace anything in the gym, that's based on the budget that we have and the increases that we had from last year?

Mr. Quesada: Well again, I was reading the February minutes and you guys were having a discussion about the gym and you were talking about pool stuff, all at the same

time, and you guys were trying to set aside as much of the assessment money towards the capital improvement budget for this year's assessments and next year to do the pool capital improvements. So, there was a discussion at that time all of your financials and looking at all the estimates, and looking into the financing of it, and thank you Brian for organizing it in a way where they can get to it quickly and basically like looking somewhere he was looking at a proposal of the floor, and he's like we can take on a project of that magnitude versus something on a larger scale because this might affect what you guys are doing at the end of the year with the pool, so that's where the discussion left off, so that's where he was talking about just using the \$6,000 to include in here, all the different flooring proposals at the last meeting when you were having this discussion.

Ms. Cabrera: Ok, the leg press is still inoperable, right?

Mr. Quesada: Well, it is operable, the first two weights you can use.

Mr. Cooper: So it's broken.

Mr. Quesada: Yes, so basically if anyone wants to leg press 20 pounds, they wouldn't be able to use that. (inaudible comment)

Ms. Cabrera: Ok, got it. Well, this \$18,000 is out of the question, and this is for the floor.

Mr. Cooper: I mean I found some that were like \$4,000 to \$5,000 for like a new piece of machine that has a lot of different stuff, there's a lot of different sales that are out there than not going with Florida Fitness Solution, or even you know what maybe utilizing them to install it or whatever but it seems like these prices are really up there in price, I mean there's even some that they have like green, one of those companies have like the green grass that you can put in there and have like a logo, and I'm not saying that we need to do that but there's so many different other options we could do like to upgrade it to like 2025 versus something that's older.

Mr. Correa: I actually did reach out to some other companies as an exploratory, and so Florida Fitness Solution who currently services our gym equipment, they don't work with any other equipment so they work with I believe Life Fitness, so if you go on the website you can see those, and that type of machinery that they service. These other companies they distribute the equipment, and if you have vendors they can service that but, we're talking about having two different vendors servicing different equipment. (inaudible comment)

Ms. Cabrera: So if we purchase an aftermarket machine for example in, they'll refuse to service it or do any maintenance on it.

Mr. Quesada: (inaudible comment) Well, like for a warranty or whatnot, you have to be an authorized vendor on behalf of that manufacturer distributor, so if there's parts and stuff like that it would be covered under warranty, you need somebody that company who sells the equipment allows to work with them to be able to provide the parts and service that.

Ms. Cabrera: So, buying off of any of these other websites would be a problem because then we wouldn't have any way of servicing these machines.

Mr. Cooper: It just seems like they're monopolizing, like there's no competition here, and we're getting like hit up with very expensive pricing because it's either we go with them or nothing.

Ms. Cabrera: And do we have other companies that The Fitness Solution works with that we can explore?

Mr. Quesada: I think so.

Mr. Correa: I received an email just actually today from someone that works with a distributor.

Ms. Cabrera: Ok.

Mr. Cooper: I mean I would like to see instead of us trying to figure this out because we're not weight technicians, we don't know all this stuff, and we've already invested, or I know I've invested a lot of time that we're going to be searching, like it would be nice to have somebody come up with a proposal like hey, this is what the gym is going to look like, there has to be some type of a company out there that says, hey, this is the equipment that we have, this is what we're recommending and this is what the gym looks like, and we don't have to figure out, oh we should put this over here or there, like you maximize the space that we have, you come up with the design, and this is what it looks like and not numbers because this visual because we're very visual people and just numbers, obviously we can make a decision on the cost.

Mr. Quesada: He did give you the specs on some of these, there's you're multi-station there on page 105 and 106, and it has one option, and page 107 has another option.

Mr. Correa: Yes, and I did let them know that those machines fit in the spaces that we currently have now.

Ms. Cabrera: And is there like a breakdown of the prices, like this inflight one.

Mr. Correa: Yes, the multi-station one for \$18,000 it included rearranging the gym.

Ms. Cabrera: But this machine is \$9,000 pretty much, right?

Mr. Quesada: Yes.

Mr. Correa: Correct.

Mr. Cooper: We're talking about install for something for technical equipment, it's \$3,500 for them to install this, I mean that's seems pretty pricey. I have no problem, I will donate my time and get that thing working so that we have something for the residents because another month is going by and we're here, and it's equipment that gets utilized more obviously when we have a pool that were saving up for but, I mean we're talking about tenting of \$4,000, or \$3,000 whatever ones are coming up and it's like I would like to see some progression on these things versus just let's hold off and wait until another meeting, and waiting to another meeting, but it's hard to make a decision on this because that is a lot of money it seems that's costing more money than it should cost for what we're doing.

Mr. Quesada: I will say for the work it's a good price, that I do know, that' part is legit. (inaudible comment)

Mr. Valladares: And in reference to that I'd like to ask a question, we have the face recognition equipment to gain entry to the gym, and I don't know if Kevin could tell us on a month to month basis, or a week to week basis, how many people are

Ms. Padilla: We're just looking at it today, and we've done some research.

Mr. Winkeljohn: (inaudible comment)'

Mr. Valladares: To get an idea.

Ms. Padilla: We can provide it to you guys but, we have the data, just to let you know in that system you can go and you can put monthly and it tells you anything you want to know, so we just have go and point those parameters in.

Mr. Valladares: Ok, do you have an idea of how much money beside the fact of the floor, how much usage is in there?

Mr. Winkeljohn: (inaudible comment)

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

Mr. Quesada: (inaudible comment)

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: There's a company called Landmark, and I don't know maybe you can look them up and find out that's the one that Curtis recommended.

Mr. Cooper: Landmark Athletics.

Ms. Padilla: Ok.

Mr. Correa: Anything specific to order?

Ms. Cabrera: I mean something similar to that multi-station.

Mr. Quesada: That piece of equipment like that, you're not going to worry about maintenance issues from day one. (inaudible comment)

Ms. Cabrera: I know but if we're buying this off of a company like that, could they give us some kind of a warranty plan or maybe something we can purchase for long term, I don't know, and then if they'll touch that, and Fitness Solution, Inc. will do the repairs.

Mr. Winkeljohn: So, no action, we have direction.

Mr. Correa: Just to make sure I'm clear, so Landmark Athletics to see about a multi-station estimate and service.

Ms. Cabrera: Yes, and service for the machine.

Mr. Correa: Ok.

Mr. Cooper: And possibly the flooring to see what they would do for options.

Mr. Correa: Ok.

Mr. Winkeljohn: Thank you.

Mr. Cooper: Give us what they suggested or a range to maximize everything and obviously be able to put whatever equipment on there. This was the other one for \$6,200.

Mr. Winkeljohn: Thank you Brian.

Mr. Quesada: Not making it specific but, we will talk to some other qualified companies that can sell gym equipment that Fitness Solution cannot, to see if there's more affordable options that will be covered under a warranty to a third party.

Ms. Cabrera: Ok.

Mr. Correa: That's it for me.

Ms. Cabrera: Thank you.

Mr. Quesada: Thank you.

Mr. Valladares: One more thing does the manager recommend that we get those safety boxes that have the phone number combinations where you can keep either a set of keys or a FOB so that in the event that battery from the one that being used by the

weekend people fails, or is left inside the clubhouse, that person can go in and get her the alternative FOB, and get herself back into the premises without having to create too much of a problem, and by the way I think that the combination number should begin on a need to know people not for everybody.

Ms. Padilla: There's an electric one that we can change it.

Mr. Valladares: Ok.

E. Manager

Ms. Cabrera: Anything from the manager

Mr. Winkeljohn: Nothing additional.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Ms. Cabrera: Moving on to financial reports approval for the check run summary and the unaudited financials.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Cabrera: Ok, next is Supervisor's requests and audience comments, does anybody have any comments?

Mr. Quesada: I do have another update really quick, FPL has finally gotten the final stage with the City of Homestead on 52 light replacements. (inaudible comment) I have two ideas of where to place the poles when they come in either at on the yellow striping over by the median just past the roundabout or Waterstone Way, near the bridge out there, close to where they're going to be doing work, it easily accessible with trucks but, it won't be affecting traffic because you have 25 feet wide striping there, or we have to be careful and selectively by the bridge, because as long as we're not obstructing vehicles from South Florida Water Management to get through, I have a feeling that it's going to be a little bit more because South Florida Water Management will be able more strict but, those are two areas there where accessible vehicles can do their work, and he does have a

signed permit last week, and we went ahead and sent him a list for information about the shape of the road so they can finalize the permits.

Ms. Padilla: So both of them would start in 2 weeks is the only thing they needed most was that they needed someone to stage that because what they're going to be doing is they're going to be switching them out and it would be too much of a hassle to have to go back and forth.

Ms. Cabrera: And how long would they be there for?

Ms. Padilla: A week.

Ms. Cabrera: Ok.

Mr. Cruz: Would that include the Boulevard at all in the future.

Mr. Quesada: For now (inaudible comment) I do know that there's been some progress, Mayra will let us know.

Ms. Padilla: Yes, I went ahead and she told me she would let me know.

Mr. Cruz: Alright.

Ms. Cabrera: I mean that area is the best option.

Mr. Quesada: Ok, that's fine. (inaudible comment)

Ms. Cabrera: Does anyone have any other requests?

Mr. Cooper: I noticed on the pictures from the field report the repair of the brick pavers around some of the benches, they look great, I would like to make a request to see if that's something we could do is add dirt and sod to cover the cement border that's on the outside so you just see the pavers and not the gigantic cement line going in those areas. It just looks like that would be the next step to do, like I said the work looks phenomenal, they did a great job but, just see if we can do that.

Mr. Quesada: (inaudible comment) I'm going to get them to donate that.

Mr. Cooper: Ok. Also too, the town hall meeting, are we going to have a town hall meeting, and if so when would be the date that we need to schedule it and then obviously announce it and give everybody an opportunity to come?

Mr. Winkeljohn: Yes, that's fine we can do it in August when we adopt the budget (inaudible comment) We haven't set that date yet but, obviously we will.

Mr. Quesada: Whenever you guys set your budget adoption that would be a good time for the public hearing because we have to advertise it anyway.

Mr. Cooper: Ok. Also too, we are going to be coming, hopefully the train is going to start moving real fast with the automation real soon because it seems like the caboose has

been going backwards but, now I think we're moving forward with that so if we could maybe look into and obviously with everything new maybe pertaining to getting bids for the security company and whether or not we keep the current one or look into entertain other companies with the change that may also have experience with dual soft gates and automation services and see what their points of view would be and whatever suggestions they have that we may not be seeing.

Ms. Padilla: I'll go to other security companies when we start getting to that point.

Mr. Cooper: I mean that's what I'd like to see.

Ms. Padilla: Ok.

Mr. Cooper: I don't know what everybody else would like.

Mr. Cruz: That makes sense.

Ms. Cabrera: I think it's time.

Mr. Cooper: Ok.

Ms. Padilla: Ok, we'll bring you guys proposals next time.

Mr. Cooper: Do we need because of the contract price, does it need to go with a RFP.

Mr. Quesada: For security I don't believe you need to.

Mr. Cochran: Unless it's in your procedural rules.

Mr. Cooper: Ok. Then there was I think you're sending in the documents that I guess for signature from me?

Ms. Padilla: We'll chat after the meeting.

Mr. Cooper: Ok, then I don't have anything else. Oh, one other thing, I also do recommend getting adding, and I don't know if you guys are ok with that, I thought we had in the past, I thought we had one, but we had like a logo and it was like a Waterstone flag, I thought we had them at the guardhouses maybe we didn't but, maybe putting one here at the clubhouse somewhere, not like massive but, just maybe at the guardhouse locations underneath the American flag. What are your guys thoughts on that?

Mr. Quesada: (inaudible comment) The only thing I'll mention is that the last time we did it was way too big, so obviously we're looking for something a little bit better, it needs to be lightweight and durable.

Mr. Cooper: The American flag.

Ms. Cabrera: We do have the flag here don't we?

Ms. Padilla: No, he's talking about remember when we had the Waterstone flag?

Ms. Cabrera: Yes.

Ms. Padilla: That's what he's talking about.

Ms. Cabrera: But we do have the flag here, right?

Ms. Padilla: Yes.

Mr. Quesada: Make sure it's something lightweight because I remember something about it was so heavy, it was really difficult.

Ms. Padilla: And there's options on Amazon, I can find something.

Mr. Valladares: And with the discussion of flags, I would recommend that you pick up that flag that we have a 137th and bring it in for replacement because the people that were working on the flag today from Henry, had the flag on the ground.

Mr. Winkeljohn: Ok.

Mr. Quesada: (inaudible comment)

Mr. Valladares: Ok, I wasn't the only one that saw it and some people that were walking there they made mention of it, so it has to be replaced and if you want me to I'll take it over to the American Legion because they have ceremonies for this.

Mr. Cooper: One other thing, I have no problem but I don't know when you guys had meetings, and I don't know if you guys know when we had meetings or when you guys had meetings, but if you want somebody, and I'll volunteer, and I don't know if anybody else would like to come, and I know we can't all come at the same time but, I have no problem going to a Waterstone I Master meeting, and then answer any questions or just listen and take notes if you guys have any suggestions.

Mr. De Oliver: I'll let you know, I appreciate it. (inaudible comment)

Mr. Cooper: Ok.

Mr. Quesada: Thank you for coming Michael.

Ms. Padilla: Thank you Michael.

Mr. Cooper: Thank you.

Ms. Cabrera: Mike, you have any requests?

Mr. Cruz: No.

Ms. Cabrera: Victor?

Mr. Valladares: No.

Ms. Cabrera: I do have to send praises as well because the District looks beautiful and I actually got mentioned of the District looking beautiful, a neighbor in my community, so praises to you guys, thank you for keeping everything in order.

Ms. Padilla: Yes, and we also want to thank Terry from GMS, he's been helping us a lot in the field, he's been coming once or twice a month and it's been very helpful

Ms. Cabrera: Yes, thank you Terry. The only thing I really wanted to touch on quickly was the lighting ceremony, I know we're early but you know we start early, so do you need anything for that, are we in a contract?

Ms. Padilla: So, we learned that I have arranged to reach out to people, the band, I already secured the band, and the day you guys give me the date, I send the flyer out the next month, I do have to touch base on that, so if you guys want at the next meeting, I'll give you guys an update on that.

Ms. Cabrera: Ok.

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Cabrera: I just need a motion for adjournment.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF **SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT** APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of **South-Dade Venture Community Development District** (the "Board") prior to June 15, 2026, a proposed operating budget for Fiscal Year 2027; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. The operating budget proposed by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: _____
HOUR: _____
LOCATION: _____

3. The District Manager is hereby directed to submit a copy of the proposed budget to **Miami Dade County** at least 60 days prior to the hearing set above.
4. Notice of this public hearing shall be published in the manner prescribed in Florida law.
5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

ATTEST:

**BOARD OF SUPERVISORS
OF THE **SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT****

Secretary / Assistant Secretary

By: _____
Chairman / Vice Chairman

South-Dade Venture

Community Development District

*Proposed Budget
Fiscal Year 2027*

Presented by:

GMS

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South-Dade Venture
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 4/30/26	Projected Next 5 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 2,440,987	\$ 2,371,421	\$ 82,157	\$ 2,453,578	\$ 2,440,987
Interest Income	30,000	28,620	16,354	44,975	30,000
Miscellaneous Income-Vehicle Registration	8,000	2,900	3,171	6,071	6,000
Miscellaneous Income-Clubhouse	1,000	915	200	1,115	1,000
Miscellaneous Income-Other	-	3,210	-	3,210	-
Donations	-	495	-	495	-

TOTAL REVENUES	\$ 2,479,987	\$ 2,407,562	\$ 101,883	\$ 2,509,444	\$ 2,477,987
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EXPENDITURES:

General and Administrative

Supervisor Fees	\$ 12,000	\$ 4,800	\$ 5,000	\$ 9,800	\$ 12,000
Payroll Taxes	918	367	383	750	918
Engineering	23,000	24,420	9,764	34,184	25,000
Arbitrage Calculation	600	-	600	600	600
Assessment Roll Administration	2,000	2,000	-	2,000	2,000
Attorney	30,000	12,925	12,500	25,425	30,000
Annual Audit	5,000	4,000	-	4,000	4,100
Trustee Fees	13,288	10,695	2,593	13,288	14,288
Management Fees	70,455	41,099	29,357	70,455	75,387
Information Technology	1,000	583	417	1,000	1,000
Postage and Delivery	2,000	1,213	866	2,079	2,000
Insurance General Liability	13,844	12,405	-	12,405	13,646
Printing and Binding	500	2	2	4	-
Rental and Leases	2,400	1,400	1,000	2,400	2,400
Legal Advertising	1,500	699	750	1,449	1,500
Other Current Charges	3,000	2,853	2,038	4,891	5,000
Office Supplies	50	0	50	50	50
Dues, Licenses and Subscriptions	175	175	-	175	175

TOTAL GENERAL AND ADMINISTRATIVE	\$ 181,730	\$ 119,637	\$ 65,320	\$ 184,956	\$ 190,064
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South-Dade Venture
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 4/30/26	Projected Next 5 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
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Operations and Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 4,000	\$ 2,231	\$ 1,593	\$ 3,824	\$ 4,000
Electric - Street Lighting	31,000	20,803	14,859	35,663	36,000
Electric - Street Lighting Lease	33,285	-	33,285	33,285	33,285
Electric - Irrigation	2,500	1,267	905	2,173	2,500
Electric - Guardhouse	6,000	4,276	3,054	7,331	8,000
Cable/Internet	29,000	17,927	12,805	30,732	31,000
Telephone-Wireless	720	377	269	646	720
Landscape Maintenance	473,211	259,584	213,626	473,211	473,211
Tree Trimming	33,475	24,116	13,573	37,689	33,475
Plant Replacement	20,000	2,106	17,894	20,000	20,000
Irrigation Maintenance	10,000	-	5,000	5,000	10,000
Lake Maintenance	20,000	11,737	8,220	19,957	20,000
General Maintenance	20,000	28,925	8,333	37,258	30,000
Pressure Cleaning	17,000	17,885	-	17,885	18,000
Culvert Cleaning	18,000	-	18,000	18,000	18,000
Property Insurance	31,983	29,906	-	29,906	28,411
Banner/Holiday Decorations	120,000	116,244	3,756	120,000	120,000
Security Gate Guards	396,442	294,143	197,496	491,639	402,093
Gate Maintenance/Repairs	88,000	50,433	36,024	86,456	86,000
Enhanced Security	220,000	124,853	89,181	214,034	220,000
Web Design/Maintenance	3,000	1,750	1,250	3,000	3,000
Newsletter Printing	4,000	1,885	2,000	3,885	4,000
Gatehouse Automation Project	-	21,595	74,776	96,371	-
Contingency	10,000	1,590	8,410	10,000	10,000
Reserves	238,745	-	20,272	20,272	221,153

TOTAL GENERAL MAINTENANCE EXPENDITURES	\$ 1,830,361	\$ 1,033,633	\$ 784,582	\$ 1,818,215	\$ 1,832,848
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South-Dade Venture
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 4/30/26	Projected Next 5 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
<u>Clubhouse Expenditures</u>					
Security	\$ 78,036	\$ 50,017	\$ 27,190	\$ 77,207	\$ 79,523
Telephone	6,750	4,013	2,885	6,898	7,000
Utilities	26,000	16,581	11,843	28,424	28,500
Property Insurance	14,543	13,598	-	13,598	12,919
Alarm Monitoring	3,000	3,065	728	3,793	4,000
Pool Maintenance and Repairs	37,000	16,529	11,806	28,335	30,000
Club Operation/Staff	115,000	67,083	47,917	115,000	115,000
Workers Compensation Insurance	1,050	938	-	938	1,032
Fitness Equipment Maintenance	10,000	2,145	4,167	6,312	8,000
Office Supplies and Printing	4,000	2,658	1,667	4,325	4,000
Repairs and Maintenance	35,000	18,697	14,583	33,280	35,000
Janitorial Supplies	7,000	3,588	2,917	6,505	7,000
Landscape Maintenance	8,000	4,136	3,333	7,469	8,000
Licenses and Permits	1,200	1,220	-	1,220	1,250
Contingency	20,000	16,584	3,416	20,000	20,000
Pool Repairs Project	-	-	144,365	144,365	-
Reserves	101,317	-	8,603	8,603	93,851
TOTAL CLUBHOUSE EXPENDITURES	\$ 467,896	\$ 220,853	\$ 285,420	\$ 506,273	\$ 455,075
TOTAL OPERATIONS AND MAINTENANCE	\$ 2,298,257	\$ 1,254,486	\$ 1,070,002	\$ 2,324,488	\$ 2,287,923
TOTAL EXPENDITURES	\$ 2,479,987	\$ 1,374,122	\$ 1,135,322	\$ 2,509,444	\$ 2,477,987
EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 1,033,439	\$ (1,033,439)	\$ 0	\$ (0)

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

DESCRIPTION

Beginning Fund Balance - 10/1/25	\$	548,026
Net change in Fund Balance - Fiscal Year 2026		28,875
Total Funds Available (Estimated) - 9/30/26		576,901

ALLOCATION OF AVAILABLE FUNDS

Funding for First Quarter Operating Expenses: ⁽¹⁾		(265,659)
Reserved for Gates/Guardhouse Capital Projects / Renewal and Replacement:		(113,929)
Reserved for Clubhouse Capital Projects / Renewal and Replacement:		(197,313)
Total Allocation of Available Funds		(576,901)

Total Unassigned (Undesignated) Cash	\$	-
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Notes

⁽¹⁾ Represents approximately 3 months of operating expenditures

RESERVED FOR CAPITAL RESERVES / RENEWAL AND REPLACEMENT

Beginning Balance - 5/1/26	\$	282,367
Increase in Reserves During Fiscal Year 2026 ⁽³⁾		28,875
Total Funds Available (Estimated) - 9/30/26		\$ 311,242

⁽³⁾ Use of reserves for stormwater management cleaning and pavement resurfacing and repainting

RESERVED FOR CAPITAL RESERVES / RENEWAL AND REPLACEMENT

Beginning Balance (Estimated) - 10/1/26	\$	311,242
Reserved for Gates/Guardhouse Capital Projects / Renewal and Replacement:		221,153
Reserved for Clubhouse Capital Projects / Renewal and Replacement:		93,851
Total Funds Available (Estimated) - 9/30/27		\$ 626,246

South-Dade Venture
Community Development District
Budget Narrative

REVENUES

Special Assessments - Tax Roll

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

Interest Income

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

Vehicle Registration Fees

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

Clubhouse Income

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

Expenditures - General and Administrative

Supervisors Fees

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

Payroll Taxes

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

Engineering

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

Arbitrage Calculation

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

Assessment Roll Administration

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

Attorney

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

Annual Audit

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Postage and Delivery

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

Insurance General Liability

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

South-Dade Venture
Community Development District
Budget Narrative

Expenditures - General and Administrative (Continued)

Printing and Binding

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

Rentals and Leases

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses and Subscriptions

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

Expenditures - Field

Electric - Entrance Lighting

Electric for the entrance lighting.

Electric - Street Lighting

Electric for the streetlights throughout the District.

Electric - Street Lighting Lease

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

Electric - Irrigation

Electric for the irrigation pump system.

Electric - Guardhouse

Electric for the guardhouse.

Cable/Internet

Cable/internet services for the guardhouses.

Telephone-Wireless

Telephone-wireless services with T-Mobile.

Landscape Maintenance

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

Tree Trimming

Tree trimming throughout South-Dade Venture Community Development District.

Plant Replacement

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

Irrigation Maintenance

Maintenance to the irrigation system.

Field Management

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

Lake Maintenance

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

General Maintenance

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

South-Dade Venture
Community Development District
Budget Narrative

Expenditures – Field (Continued)

Pressure Cleaning

Annual pressure cleaning of sidewalks, entrance walls, etc.

Culvert Cleaning

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

Property Insurance

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

Banner/Holiday Decorations

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

Security Gate Guards

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

Gate Maintenance/Repairs

Unscheduled repairs or performance maintenance on the gatehouses.

Enhanced Security

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

Web Design/Maintenance

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

Newsletter Printing

Cost of preparing and printing quarterly newsletter for CDD residents.

Contingency

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

Capital Projects

Funds used for replacement of capital related items.

Reserves

Funds set aside for future replacements of capital related items.

Expenditures – Clubhouse

Security

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

Telephone

Telephone and internet service at the clubhouse.

Utilities

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

Property Insurance

Property insurance for the clubhouse.

Alarm Monitoring

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

Pool Maintenance and Repairs

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

Club Operation/Staff

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

Workers' Compensation Insurance

Workers compensation insurance for the District's employees.

Fitness Equipment Maintenance

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

South-Dade Venture
Community Development District
Budget Narrative

Expenditures – Clubhouse (Continued)

Office Supplies and Printing

Miscellaneous office supplies and printing for the clubhouse.

Repairs and Maintenance

Unscheduled repairs and maintenance for the clubhouse.

Janitorial Supplies

Supplies for janitorial duties in the clubhouse.

Landscape Maintenance

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

License and Permits

License and permits required for clubhouse operation.

Contingency

Unexpected maintenance and repairs.

Reserves

Funds set aside for future replacements of capital related items.

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

Description	Adopted Budget Fiscal Year 2026	Actuals Through 4/30/26	Projected Next 5 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 169,312	\$ 164,924	\$ 5,713	\$ 170,637	\$ 169,312
Interest Income	-	1,714	400	2,114	-
Carry Forward Surplus ⁽¹⁾	18,572	-	16,239	16,239	16,249
TOTAL REVENUES	\$ 187,884	\$ 166,638	\$ 22,352	\$ 188,990	\$ 185,562
EXPENDITURES:					
Interest - 11/1	\$ 9,679	\$ 9,679	-	\$ 9,679	\$ 6,478
Special Call - 11/1	-	5,000	-	-	-
Interest - 5/1	9,521	-	9,521	9,521	6,373
Principal - 5/1	153,540	-	153,540	153,540	157,241
TOTAL EXPENDITURES	\$ 172,741	\$ 14,679	\$ 163,062	\$ 172,741	\$ 170,092
EXCESS REVENUES (EXPENDITURES)	\$ 15,143	\$ 151,959	\$ (140,710)	\$ 16,249	\$ 15,469
				Interest Due 11/1/27	\$3,303.91
					<u>\$3,303.91</u>

⁽¹⁾ Carry Forward is Net of Reserve Requirement

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

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
05/01/26	\$ 474,431.63	\$ 153,540.40	\$ 9,422.08	\$ -
11/01/26	320,891.23	-	6,478.44	169,440.92
05/01/27	320,891.23	157,241.25	6,372.81	
11/01/27	163,649.98	-	3,303.91	166,917.97
05/01/28	163,649.98	163,649.98	3,268.00	
Total		\$ 474,431.63	\$ 28,845.24	\$ 336,358.89

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

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
05/01/26	\$ 5,655,000	\$ 520,000	\$ 137,849	\$ -
11/01/26	5,135,000	-	127,579	785,428
05/01/27	5,135,000	545,000	127,579	
11/01/27	4,590,000	-	116,815	789,394
05/01/28	4,590,000	565,000	116,815	
11/01/28	4,025,000	-	105,656	787,471
05/01/29	4,025,000	585,000	105,656	
11/01/29	3,440,000	-	90,300	780,956
05/01/30	3,440,000	620,000	90,300	
11/01/30	2,820,000	-	74,025	784,325
05/01/31	2,820,000	650,000	74,025	
11/01/31	2,170,000	-	56,963	780,988
05/01/32	2,170,000	690,000	56,963	
11/01/32	1,480,000	-	38,850	785,813
05/01/33	1,480,000	720,000	38,850	
11/01/33	760,000	-	19,950	778,800
05/01/34	760,000	760,000	19,950	
Total	\$ 5,655,000	\$ 5,655,000	\$ 1,398,124	\$ 6,273,174

South-Dade Venture Community Development District

Proposed Budget Debt Service Series 2022 Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 4/30/26	Projected Next 5 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 597,373	\$ 580,348	\$ 20,106	\$ 600,454	\$ 597,373
Interest Income	-	7,158	1,400	8,558	-
Carry Forward Surplus ⁽¹⁾	94,443	-	93,832	93,832	99,232
TOTAL REVENUES	\$ 691,816	\$ 587,506	\$ 115,338	\$ 702,844	\$ 696,605
EXPENDITURES:					
Interest - 11/1	\$ 54,306	\$ 54,306	-	\$ 54,306	\$ 48,069
Interest - 5/1	54,306	-	54,306	54,306	48,069
Principal - 5/1	495,000	-	495,000	495,000	505,000
TOTAL EXPENDITURES	\$ 603,612	\$ 54,306	\$ 549,306	\$ 603,612	\$ 601,138
EXCESS REVENUES (EXPENDITURES)	\$ 88,204	\$ 533,200	\$ (433,968)	\$ 99,232	\$ 95,467
				Interest Due 11/1/27	\$41,706.00
					<u>\$41,706.00</u>

⁽¹⁾ Carry Forward is Net of Reserve Requirement

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

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
05/01/26	\$ 4,310,000	\$ 495,000	\$ 54,306	\$ -
11/01/26	3,815,000	-	48,069	597,375
05/01/27	3,815,000	505,000	48,069	
11/01/27	3,310,000	-	41,706	594,775
05/01/28	3,310,000	520,000	41,706	
11/01/28	2,790,000	-	35,154	596,860
05/01/29	2,790,000	530,000	35,154	
11/01/29	2,260,000	-	28,476	593,630
05/01/30	2,260,000	545,000	28,476	
11/01/30	1,715,000	-	21,609	595,085
05/01/31	1,715,000	555,000	21,609	
11/01/31	1,160,000	-	14,616	591,225
05/01/32	1,160,000	575,000	14,616	
11/01/32	585,000	-	7,371	596,987
05/01/33	585,000	585,000	7,371	
Total	\$ 4,310,000	\$ 448,308	\$ 4,165,937	

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

Neighborhood	No. of Units	Annual Maintenance Assessments					Annual Debt Assessments						Total Assessed Per Unit		
		FY2027			FY2026	Increase/ (Decrease)	FY2027				FY2026	Increase/ (Decrease)	FY2027	FY2026	Increase/ (Decrease)
		O&M	Clubhouse	Total	Total		Series 2008	Series 2013	Series 2022	Total	Total		Total Assessed Per Unit	Total Assessed Per Unit	
Floridian Isles I	150	\$981.00	\$0.00	\$981.00	\$981.00	\$0.00	\$78.86	\$0.00	\$445.13	\$523.99	\$523.99	\$0.00	\$1,504.99	\$1,504.99	\$0.00
Marbella Cove ⁽¹⁾	171	\$981.00	\$0.00	\$981.00	\$981.00	\$0.00	\$78.86	\$0.00	\$432.08	\$510.94	\$510.94	\$0.00	\$1,491.94	\$1,491.94	\$0.00
Portofino Estates	130	\$981.00	\$0.00	\$981.00	\$981.00	\$0.00	\$78.86	\$0.00	\$514.72	\$593.58	\$593.58	\$0.00	\$1,574.58	\$1,574.58	\$0.00
Pebblebrook I	120	\$981.00	\$0.00	\$981.00	\$981.00	\$0.00	\$78.86	\$0.00	\$479.93	\$558.79	\$558.79	\$0.00	\$1,539.79	\$1,539.79	\$0.00
Stonebrook I	146	\$981.00	\$0.00	\$981.00	\$981.00	\$0.00	\$78.86	\$0.00	\$514.72	\$593.58	\$593.58	\$0.00	\$1,574.58	\$1,574.58	\$0.00
Portofino Bay	163	\$981.00	\$0.00	\$981.00	\$981.00	\$0.00	\$78.86	\$0.00	\$479.93	\$558.79	\$558.79	\$0.00	\$1,539.79	\$1,539.79	\$0.00
Floridian Bay Estates ⁽²⁾	175	\$981.00	\$0.00	\$981.00	\$981.00	\$0.00	\$78.86	\$0.00	\$527.76	\$606.62	\$606.62	\$0.00	\$1,587.62	\$1,587.62	\$0.00
Floridian Bay Estates II	72	\$981.00	\$314.05	\$1,295.05	\$1,295.05	\$0.00	\$78.86	\$707.62	\$138.39	\$924.87	\$924.87	\$0.00	\$2,219.92	\$2,219.92	\$0.00
Portofino Palms ⁽³⁾	172	\$981.00	\$314.05	\$1,295.05	\$1,295.05	\$0.00	\$78.86	\$699.10	\$95.67	\$873.63	\$873.63	\$0.00	\$2,168.68	\$2,168.68	\$0.00
Portofino Pointe	105	\$981.00	\$314.05	\$1,295.05	\$1,295.05	\$0.00	\$78.86	\$699.10	\$95.67	\$873.63	\$873.63	\$0.00	\$2,168.68	\$2,168.68	\$0.00
Portofino Oaks	92	\$981.00	\$314.05	\$1,295.05	\$1,295.05	\$0.00	\$78.86	\$708.42	\$122.55	\$909.83	\$909.83	\$0.00	\$2,204.88	\$2,204.88	\$0.00
Portofino Lakes	120	\$981.00	\$0.00	\$981.00	\$981.00	\$0.00	\$78.86	\$708.42	\$122.55	\$909.83	\$909.83	\$0.00	\$1,890.83	\$1,890.83	\$0.00
Marbella Bay	207	\$981.00	\$314.05	\$1,295.05	\$1,295.05	\$0.00	\$78.86	\$672.58	\$82.24	\$833.68	\$833.68	\$0.00	\$2,128.73	\$2,128.73	\$0.00
Floridian Isles II	176	\$981.00	\$314.05	\$1,295.05	\$1,295.05	\$0.00	\$78.86	\$656.19	\$82.24	\$817.29	\$817.29	\$0.00	\$2,112.34	\$2,112.34	\$0.00
Pebblebrook II	182	\$981.00	\$314.05	\$1,295.05	\$1,295.05	\$0.00	\$78.86	\$699.10	\$95.67	\$873.63	\$873.63	\$0.00	\$2,168.68	\$2,168.68	\$0.00
Stonebrook II	88	\$981.00	\$314.05	\$1,295.05	\$1,295.05	\$0.00	\$78.86	\$708.42	\$122.55	\$909.83	\$909.83	\$0.00	\$2,204.88	\$2,204.88	\$0.00
Total	2269														

⁽¹⁾ During FY 2012, 1 unit paid off their 2008A and 2012A Bond Assessment.

⁽²⁾ During FY 2005, 6 units paid off their 2012A Bond Assessment. During FY 2015, 1 unit paid off their 2012A Bond Assessment.

⁽³⁾ During FY 2017, 1 unit paid off their 2008A and 2012A Bond Assessment.

SECURITY SERVICES PROPOSAL

Prepared for:
South-Dade Venture Community Development District (Waterstone)



Prepared by:
Veridian Group Inc.

Date: May 15, 2026

Point of Contact: Sebastian Martinez
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Phone: (305) 315-8119

INTRODUCTION

Veridian Group Inc. is pleased to submit this proposal in response to South-Dade Venture CDD's request for security services at the Waterstone community. We understand this engagement involves three staffed guardhouses operating 24/7 at approximately 504 contracted hours per week, situated along public-access roads where entry cannot be restricted, but where screening, documentation, and a visible, professional security presence are essential to the community's standard of living and safety.

Veridian is a Miami-based, vertically integrated property firm, also providing security and landscaping services. We are not a national conglomerate — our leadership is local, our response times are fast, and our officers are personally accountable to the communities they serve.

We have reviewed the existing post orders, the Board's operational priorities, and the CDD's near-term technology transition plans at Guardhouses 1 and 3. This proposal is structured to honor those priorities from day one.

SECTION 1 — UNDERSTANDING OF SCOPE

South-Dade Venture CDD requires the following at minimum:

Three staffed guardhouses operating continuously, seven days per week, covering an estimated 504 officer-hours per week. All three guardhouses are positioned along CDD-owned public-access roads (Waterstone Way and Waterstone Boulevard), meaning no vehicle may be denied entry. The security function at these locations is visitor screening, identification verification, documentation, and a deterrent presence rather than gate-controlled access restriction.

Guardhouses 1 and 3 are currently undergoing automation upgrades. Upon project completion, the District anticipates reducing staffed hours at those locations, with a likely transition toward a roving or hybrid patrol role for one or more of those officers.

The Board has expressed a preference to retain a number of current officers in place and to provide those individuals with employment benefits. Uniforms should display a South-Dade Venture CDD / Waterstone patch.

ID scanners may or may not be provided by the District. LPR cameras are already installed at all entrance and exit lanes and collect data independently of the security staff.

SECTION 2 — PROPOSED STAFFING PLAN

Veridian proposes the following baseline staffing structure to meet the 504-hour weekly requirement:

Guardhouse 1: One officer per shift, two shifts per day (alpha-bravo), seven days per week (168 officer-hours per week). Following completion of automation at this location, Veridian and the District will jointly review staffing levels and transition one officer to a hybrid roving role as directed by the Board.

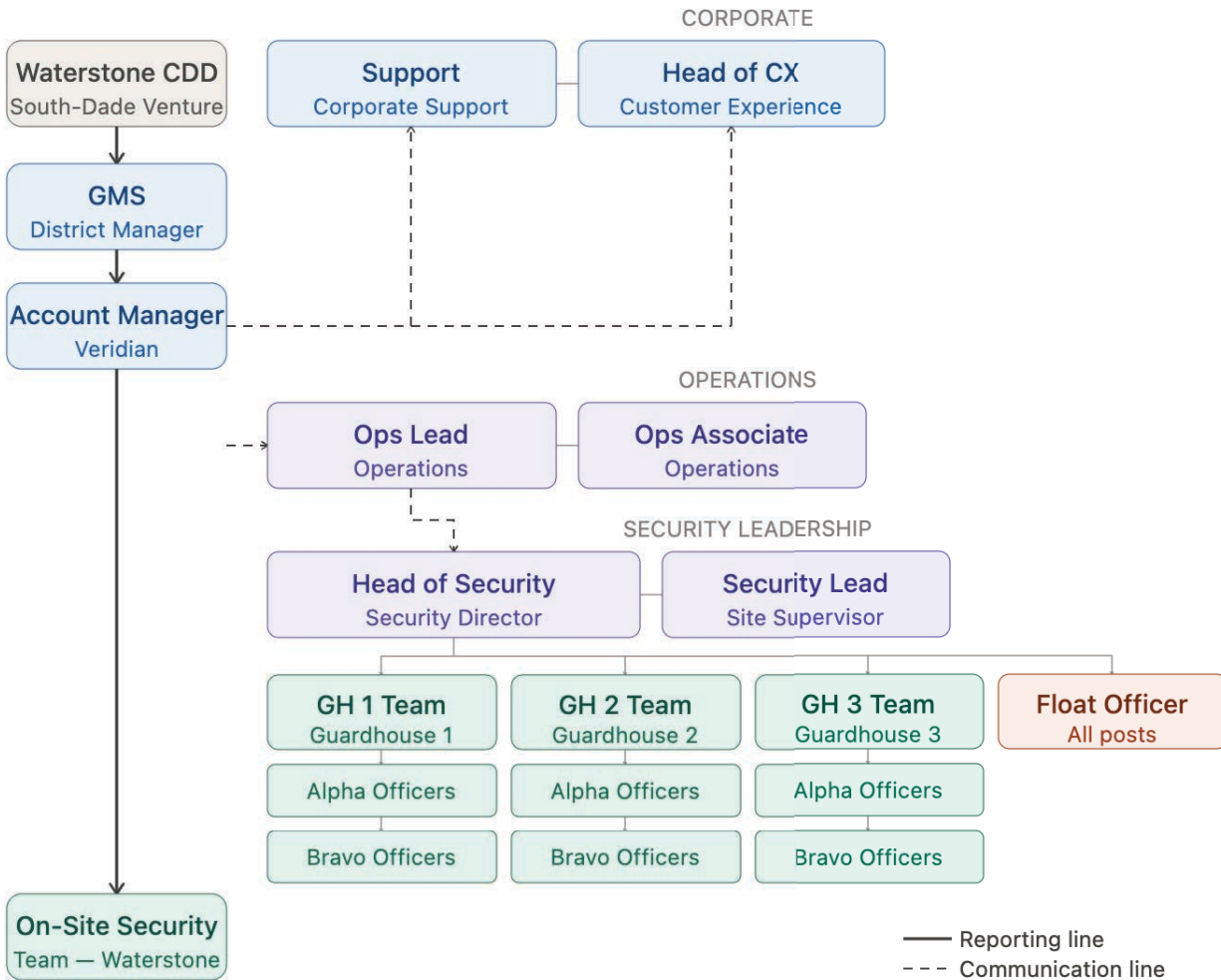
Guardhouse 2: One officer per shift, two shifts per day (alpha-bravo), seven days per week (168 officer-hours per week). No automation transition is anticipated at this location; staffing levels remain consistent throughout the contract term.

Guardhouse 3: One officer per shift, two shifts per day (alpha-bravo), seven days per week (168 officer-hours per week). As with Guardhouse 1, post-automation staffing adjustments and roving coverage will be coordinated at the Board's direction.

Additional coverage to reach 504 hours per week is accounted for through supervisory coverage, overlap shifts at shift change, and scheduled floating coverage, broken down as follows: approximately 165 hours of overlap, supervisory, and event-based coverage distributed across the three locations per week.

All officers assigned to Waterstone will be unarmed unless the Board specifically requests armed personnel, in which case we will provide Class "G" licensed officers at a separately negotiated rate.





SECTION 3 — OFFICER RETENTION AND BENEFITS

Veridian acknowledges and respects the Board's directive to retain a cohort of current officers already familiar with the community, its residents, and its operational rhythm. We are committed to hiring qualified incumbent officers as part of our onboarding process, subject to successful completion of our standard background check, drug screening, and licensing verification.

Retained officers who meet our hiring criteria will be offered employment with Veridian under a benefits package that includes health insurance options (medical, dental, and vision) consistent with ACA requirements, paid time off accrual, and access to our employee assistance program. We will work directly with Ben Quesada and the Board to identify which officers the District wishes to retain and will prioritize those individuals in our scheduling and hiring process.

Veridian does not regard officer retention as a burden — it is a meaningful advantage for the community. Officers who know the residents, the traffic patterns, the recurring vendors, and the community's culture provide a level of service continuity that cannot be replicated by rotating new hires.

SECTION 4 — GATE AND ACCESS CONTROL PROCEDURES

Because Waterstone Way and Waterstone Boulevard are CDD-owned public roads, officers at all three guardhouses will operate under a screening and documentation model rather than a gatekeeping model. No vehicle will be denied entry. However, every vehicle passing through will be greeted, and every visitor will be asked to present a valid government-issued photo ID. Officers will go outside the guardhouse to greet every vehicle — not wave from inside. This is a non-negotiable standard of professionalism.

Officers will log all visitor entries including name, driver's license number, vehicle make, model, color, and license plate. For vehicles whose drivers refuse to present ID, the license plate and vehicle description will be documented. Where ID scanners are provided by the District, officers will be trained on their operation and will utilize them as the primary documentation tool. Where scanners are not provided, Veridian will supply a digital logging solution compatible with our Guard Tour platform.

Residents with barcode or transponder access will continue to use designated resident lanes. Visitors, contractors, and service providers will use visitor lanes and be processed in accordance with the post orders as they are finalized by the Board.

The following categories will be processed per updated post orders but consistent with Veridian's standard protocols: emergency vehicles (unrestricted entry at all times), law enforcement (unrestricted, logged), construction contractors and vendors (permitted Monday through Saturday 7 AM to 5 PM absent emergency or PM-approved exception), delivery services (UPS, FedEx, USPS, DHL — logged entry at visitor lane), moving trucks (7 AM to 7:30 PM, resident lane only), realtors and prospective buyers (ID and real estate license required), process servers (court-sealed documents required, no resident notification), solicitors (not permitted), news media (not permitted without Board approval).

Officers will be trained on and will enforce the community's barcode/transponder policies, and will document all violations via incident report.

SECTION 5 — REPORTING AND TECHNOLOGY

Veridian operates a real-time digital Guard Tour platform designed to provide continuous visibility, documentation, and accountability across all security posts and patrol assignments. Every officer assigned to the District will use the system to document patrol logs, visitor entries, incident reports, shift activity, and shift handoff records. The District will receive secure portal access to authorized reporting data in real time, 24 hours a day.

Daily activity reports will be submitted by 11:00 AM each morning and will summarize all activity from the prior 24-hour period. Incident reports involving criminal activity, property damage, rule violations, medical events, resident concerns, access-control issues, safety hazards, or other noteworthy occurrences will be completed within 24 hours of the event. Each incident report will include the relevant who, what, when, where, and how of the situation, along with supporting documentation where available.

Veridian's security program is further supported by body-worn camera technology. Guards are trained to activate body-worn cameras during security-related interactions, incident responses, escalated resident or visitor encounters, and other reportable events. Veridian's body-worn cameras include pre-event recording capability, beginning approximately 30 seconds prior to activation, and continue recording for approximately one minute after deactivation. Recordings are stored through encrypted cloud-based systems designed to support secure retention, controlled access, and retrieval when requested by authorized parties.

Veridian uses professional-grade equipment with encrypted cloud backup for body-worn camera footage and security-related records. Our reporting and record-retention systems are structured to support organized retrieval in connection with applicable public-records, District, and Florida Sunshine Law requirements, including Chapter 286, Florida Statutes, where applicable.

Each assigned officer will be equipped with appropriate communication and reporting tools, which may include an iPhone, iPad, MacBook, encrypted two-way radio, and body-worn camera, depending on the assigned post, shift requirements, and operational role.

Where roving patrol services are included, assigned patrol vehicles will be GPS-monitored and maintained to a professional operating standard. Vehicles assigned to hybrid roving roles will be no older than five model years and will be equipped with emergency lighting, first-aid supplies, a fire extinguisher, mobile workstation capabilities, and internet connectivity to support uninterrupted field communications and reporting.

Veridian also maintains a 24/7 in-house monitored dispatch function led by the Veridian (CX) Customer Experience team. The District, property management, authorized vendors, and approved alarm monitoring companies may contact dispatch directly for urgent matters at any hour. Veridian's CX team supports after-hours escalation, communication routing, incident coordination, and urgent field response. Current internal service metrics include an average response time of approximately 47 seconds, a 88.7% one-touch response rate, and a 80.9% customer satisfaction (CSAT) score.

Shift-change briefings will be conducted at the beginning and end of each shift. Officers will review pending incidents, open work items, access-control concerns, equipment status, special instructions, and any District-specific directives. Before departing, the outgoing officer will complete a shift handoff

log in the Guard Tour platform to ensure continuity, accountability, and proper documentation between shifts.

SECTION 6 — UNIFORM AND APPEARANCE STANDARDS

All Veridian officers assigned to Waterstone will wear uniforms consistent with the District's specifications and approved post standards. Veridian will produce and supply uniforms displaying a South-Dade Venture CDD / Waterstone patch on each officer's shoulder or chest, in a position, size, and format approved by the Board prior to manufacture.

Uniforms will include black 5.11 Taclite Pro pants and solid black professional footwear or sneakers suitable for extended post coverage and patrol activity. During cold or inclement weather, officers will be provided with appropriate branded outerwear to maintain a consistent professional appearance while supporting officer safety and comfort.

In addition to the required uniform, each officer will wear or carry their Veridian identification badge, encrypted two-way radio, and body-worn camera at all times while on duty. Officers are expected to maintain a clean, professional, and uniform appearance throughout each shift, reflecting the District's standards and Veridian's commitment to professionalism, visibility, and accountability.

SECTION 7 — PERSONNEL STANDARDS

All officers will hold a valid Florida Class "D" Security Officer license under Chapter 493, Florida Statutes, and will maintain current CPR/AED and First Aid certification. Each officer will have a minimum of two years of prior security or law enforcement experience and will pass a thorough pre-employment background check including national criminal database search (no convictions for violence, theft, or fraud in the past seven years, no pending felony charges), Florida Level 2 Background Screening with FBI fingerprint check, pre-employment 10-panel drug screen, employment and education verification, and two supervisory references from the past five years.

Veridian will maintain a random drug and alcohol testing program for all officers at the DOT-standard minimum of 10% annually.

Training will include an initial site-specific orientation to Waterstone's procedures, community layout, and post orders; monthly in-service modules covering conflict resolution, customer service, emergency procedures, and relevant compliance topics; and annual refresher courses. For any armed officers (if directed by the Board), annual firearms qualification will be required.

SECTION 8 — AUTOMATION TRANSITION COORDINATION

Veridian understands that the District's pending technology upgrades at Guardhouses 1 and 3 will materially change the staffing model at those locations. We are prepared to adapt our scheduling and deployment in real time as that project progresses. We ask only for reasonable advance notice — a minimum of thirty days — prior to any planned reduction in posted hours so that we can redeploy personnel to the roving function without gaps or overstaffing. We will not penalize the District for scope reductions resulting from the automation rollout, provided they are documented in a written change order.

SECTION 9 — COST

Veridian proposes the following rate schedule for the initial contract term:

Regular unarmed guard service (guardhouse, equipment, body cam, walkie-talkie radio, patch phone, and Guard Tour system): \$15.36 per officer-hour. Minimum weekly guarantee of 504 officer-hours per week.

Overtime rate (beyond 40 hours per officer per week, or 504 collectively): \$23.04 per officer-hour.

The annual contract value shall not exceed \$400,000.00 based on the proposed staffing scope. Final pricing will be confirmed upon receipt of finalized post orders from the Board.

Payment terms: net 15 business days from invoice receipt. Invoices submitted by the 5th business day of each month. Late payments accrue interest at 1.5% per month.



South-Dade Venture CDD — Waterstone

Proposed Annual Security Budget · Veridian Group Inc. · Unarmed Guardhouse Services

Post	Shift	Shift Hours	Hrs / Week	Annual Hrs	Monthly Cost	Annual Cost
GUARDHOUSE 1 — 168 HRS / WEEK						
GH 1	Alpha 7:00 AM – 7:00 PM	12	84	4,368	\$5,556	\$66,667
GH 1	Bravo 7:00 PM – 7:00 AM	12	84	4,368	\$5,556	\$66,667
GUARDHOUSE 2 — 168 HRS / WEEK						
GH 2	Alpha 7:00 AM – 7:00 PM	12	84	4,368	\$5,556	\$66,667
GH 2	Bravo 7:00 PM – 7:00 AM	12	84	4,368	\$5,556	\$66,667
GUARDHOUSE 3 — 168 HRS / WEEK						
GH 3	Alpha 7:00 AM – 7:00 PM	12	84	4,368	\$5,556	\$66,667
GH 3	Bravo 7:00 PM – 7:00 AM	12	84	4,368	\$5,556	\$66,667
Totals			504	26,208	\$33,333	\$400,000

Annual flat fee
\$400,000
 all-inclusive

Monthly installment
\$33,333
 due net 15 days

Blended hourly rate
\$15.27
 $\$400k \div 26,208 \text{ hrs}$

Officers on site
3
 at all times / 13 roster

SECTION 10 — INSURANCE

Veridian carries and will maintain the following coverage throughout the contract term, with the District named as Additional Insured on all primary policies except Workers' Compensation & Cyber Liability.

Commercial General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate. Automobile Liability: \$1,000,000 combined single limit. Workers' Compensation and Employers' Liability: statutory limits with \$500,000 per accident. Cyber Liability: \$1,000,000 per claim. Umbrella/Excess Liability: \$4,000,000 per occurrence / \$4,000,000 aggregate. All carriers rated A-/VII or better by A.M. Best. Certificates of insurance will be delivered prior to commencement and at each renewal.

SECTION 11 — CONTRACT TERMS

Veridian proposes an initial one-year term commencing on the Effective Date, with automatic renewal for successive one-year periods unless either party provides 60 days' written notice of non-renewal. Either party may terminate for convenience upon 60 days' written notice. Termination for cause may occur upon 30 days' written notice with opportunity to cure. Governing law is the State of Florida; venue is Miami-Dade County.

Upon transition-out, Veridian will provide up to 30 days of overlapping coverage with any successor provider, full handover of all equipment, access credentials, and records, and a complete incident history report.

SECTION 12 — TRANSITION PLAN AND ONBOARDING

Veridian's transition into any new community follows a structured onboarding protocol designed to ensure zero coverage gaps, immediate operational alignment, and a clear communication framework with the District and property management team from the first day of service.

30 Days Prior to Service

Introduce Veridian's security leadership team to the District Manager, Board designees, and GMS staff, and provide direct contact information for all points of escalation. Conduct a joint property walkthrough with all relevant stakeholders to inventory each guardhouse, identify access points, review existing equipment, and document any areas of immediate concern. Meet with management to review existing post orders and discuss any operational priorities, known issues, or Board directives that should be incorporated before go-live. Confirm uniform specifications, patch design, and branding requirements with the Board for production prior to service commencement. Install Guard Tour system checkpoints, configure the client portal, and test all reporting and dispatch communications. Establish shift schedule, roster assignments, and officer orientation dates. Identify and begin onboarding process for any incumbent officers the Board wishes to retain, including background screening and licensing verification. Test alarm response protocol, radio communications, and body-worn camera systems. Confirm emergency contact list and after-hours escalation tree with District Manager.

First 30 Days of Service

Begin full 24/7 Alpha/Bravo guardhouse coverage across all three posts from the Effective Date. Conduct site-specific orientation training for all assigned officers covering Waterstone post orders, access control procedures, resident interaction standards, LPR and ID scanner operation, incident reporting protocols, and Guard Tour platform use. Account Manager and Security Director to be on-site during the first week to support officers, observe operations, and address any immediate adjustments. Submit daily activity reports and review Guard Tour compliance data in real time. Conduct Week 1 and

Week 2 alignment checks with District Manager to address any early observations, post-order refinements, or resident feedback. Begin weekly status calls with GMS team for the first 30 days of service. Adjust officer scheduling, post assignments, and communication protocols based on initial operational data.

Next 30 to 60 Days of Service

Meet with District Manager and Board designee to review first 30 days of performance, discuss wins, and identify any areas for adjustment. Complete 30-day alignment review and deliver first written performance summary. Continue monitoring Guard Tour compliance, incident report submission timelines, and uniform and equipment standards. Conduct 90-day alignment check and quarterly operations review. Deliver first quarterly written summary to District management covering access control activity, incident trends, patrol compliance rates, and any recommended post-order updates.



Transition Plan and Execution — South-Dade Venture CDD / Waterstone

Veridian Group Inc. · Security Services Onboarding Calendar

Milestone	PRE	M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12
PRE-SERVICE SETUP (30 DAYS PRIOR)													
Leadership introductions & contacts	●												
Joint property walkthrough	●												
Guard Tour system installation	●												
Uniform & patch production	●												
Incumbent officer screening & onboarding	●	●											
FIRST 30 DAYS OF SERVICE													
Go-live — full 24/7 coverage		●											
Site-specific officer orientation		●											
Week 1 alignment check		●											
Week 2 alignment check		●											
Weekly status calls with GMS		●	●										
ONGOING OPERATIONS & REVIEWS													
30-day alignment check			●										
Monthly Guard Tour compliance review			●	●	●	●	●	●	●	●	●	●	●
Monthly ops call with District / GMS			●	●	●	●	●	●	●	●	●	●	●
90-day alignment check				●									
Quarter 1 performance review				●									
Quarter 2 performance review							●						
Quarter 3 performance review									●				
Quarter 4 / renewal review													●

● Pre-service setup ● Go-live / first 30 days ● Ongoing monthly ● Alignment & performance reviews

SECTION 13 — WHY VERIDIAN

We are not the largest company bidding on this contract. We are the most accountable one. Our principals are based here in Miami. When something goes wrong at 2 AM on a Sunday at Guardhouse 2, you will not be routed through a national call center — you will reach someone who knows your property, knows your officers by name, and can make a decision.

Veridian's security operations are led by Jorge Felix, an honorably discharged United States Army veteran who served as a Corporal and brings a disciplined, mission-oriented approach to community safety, access control, incident response, and field team supervision.

His military background included service in artillery-related operations, where precision, chain-of-command discipline, situational awareness, safety protocols, and coordinated team execution were essential. That experience directly supports Veridian's security model, which emphasizes clear reporting, proactive site awareness, professional resident interaction, and rapid escalation when appropriate.

As Head of Security, he oversees daily security operations, personnel readiness, post orders, patrol expectations, incident documentation, access-control procedures, and coordination with management leadership. His role ensures that Veridian's security personnel operate with consistency, professionalism, and accountability across each assigned community.

Veridian's corporate leadership team combines executive strategy, licensed association management experience, customer experience oversight, field operations, and systems-driven execution. The company's leadership structure is designed to ensure that each client community receives both high-level strategic oversight and practical day-to-day implementation support.

Yani Lopez Castillo, SPHR, MBA, oversees Veridian's overall strategy, growth, governance, client relationships, and enterprise execution. His background includes operations, organizational design, client service, and business transformation experience across high-growth, consulting, and digital-services environments, including the Boston Consulting Group, Candid, DEPT and NowThis/Vox Media. At Veridian, Yani is responsible for the company's strategic direction, governance posture, growth initiatives, client alignment, and continued development of Veridian's vertically integrated management model.

Sebastian Martinez, CAM, CMCA, leads Veridian's management, finance and customer experience functions. Prior to co-founding Veridian, Sebastian spent more than seven years with Vesta Property Services, where he gained direct experience in association management, board support, resident service, and community operations. At Veridian, Sebastian oversees the management layer, ensuring

boards receive responsive support, residents receive clear communication, and each community's operating plan is executed with consistency, professionalism, and accountability.

Javier Lopez Castillo, MSc, oversees Veridian's operations function, bringing a systems-driven background in operational data, infrastructure, and performance management. His experience includes work with global, multi-unit organizations such as Lyft and Restaurant Brands International, where he supported scalable operational reporting, performance metrics, and data infrastructure. At Veridian, Javier applies that background to field execution, staffing coordination, service delivery, quality control, and operational readiness across Veridian's managed communities.

We look forward to meeting with Ben Quesada, the Board of Supervisors, and the GMS team to discuss this proposal, walk the property, and finalize a scope and post order set that reflects exactly what this community needs.

Respectfully submitted,

Sebastian Martinez, CAM, CMCA
Co-founder & Managing Director/Partner



[REDACTED] - Daily Security Report (2026 - 05-12)

1 message

'Mario Vergara' via Corsica Board of Directors [REDACTED] >

Wed, May 13, 2026 at 10:06 AM

Reply-To: Mario Vergara <mario@veridianhq.com>

To: [REDACTED]

Cc: Sebastian Martinez <sebastian@veridianhq.com>, Javi Lopez Castillo <javi@veridianhq.com>, [REDACTED] Board of Directors

Good Morning,

Yesterday's GuardsPro report for Tuesday, May 12th, 2026, is attached below:

- * Total Reports: 15
- * Urgent Items: 0
- * Follow-Ups Opened: 0
- * Items Pending Details: 0
- * Total Parking Reports: 10



[REDACTED] Operations_

Daily_Security_Report_Review.xlsx


Best,



Mario Vergara

Operations Specialist, Veridian

 veridianhq.com  (305) 315-8119

 7190 SW 87th Ave, Suite 401, Miami, FL 33173

2 attachments

 2026_05_12_OPS [REDACTED] Operations_Daily_Parking_Report.pdf
92K

 2026_05_12_OPS [REDACTED] Operations_Daily_Security_Report.pdf
694K



Veridian Group, Inc
 382 NE 191st St, Miami, FL 33179, USA

support@veridianhq.com
 +13053158119
 www.veridianhq.com

Standard Report

Start Date : 2026-04-11 0:00:00

End Date : 2026-04-17 23:59:59

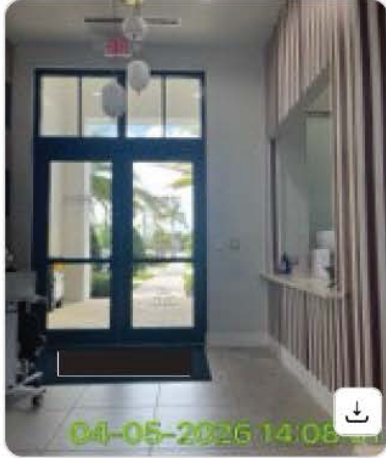
1. Hourly Report - [REDACTED] 4304 Approved

Guard	[REDACTED] Delgado	Date/Time	04/05/2026 02:09 PM
Client	[REDACTED] [REDACTED]	Post Site	[REDACTED] [REDACTED]
Date			
2026-04-05			
Time			
14:07			
Hourly Summary			
<p>At approximately 2:10 PM, during routine community patrol, a resident identified as [REDACTED] approached me in an aggressive manner regarding a final warning he received through the Community Parking Boss system. Mr. [REDACTED] resides at [REDACTED] and operates a [REDACTED] (Florida tag: [REDACTED]).</p> <p>Mr. [REDACTED] expressed confusion about the warning, stating that he was under the impression—based on information from a roommate—that a registered resident vehicle is permitted to park in guest parking without activating the allotted time. I clarified that this exception applies only to vehicles with an active monthly guest parking pass. Despite this explanation, he remained unconvinced.</p> <p>In an effort to de-escalate the situation and provide further clarification, I escorted Mr. [REDACTED] to the clubhouse to speak with Customer Experience Associates [REDACTED] and [REDACTED]. Both associates effectively de-escalated the interaction and clearly explained the parking regulations, along with potential solutions.</p> <p>During this discussion, two additional roommates joined and were provided with the same explanation and guidance.</p>			

As a resolution, Mr. [REDACTED] agreed that his roommate, [REDACTED] [REDACTED] will visit the clubhouse on Wednesday, April 8th, to speak with [REDACTED] as Mr. [REDACTED] is unavailable during standard business hours.

Body Cam Footage Captured: HS-93034382 Approx: 28mins

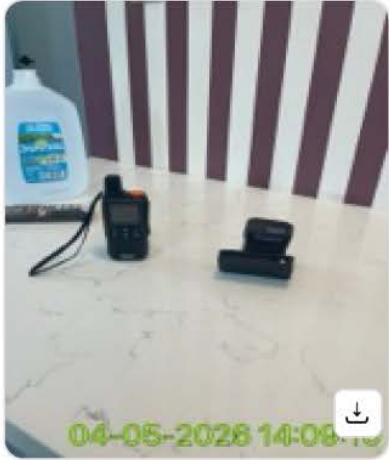
Image



Signature



Attachments - Images



Attachments - Audio/Video

Search Videos

Asset #5329329

Home > Videos > Asset #5329329

Asset #5329329

04-05-2026 14:08:14

HALO

28:03

04-05-2026 14:08:14

28:03

N25:541264 W80:383629

Media Details

Details	GPS
File Name	HS-99034382_20200405-132269_1025185.mpg
Added by	[Redacted]
Last modified by	Yani Lopez Castillo (04/17/2026 9:23 am)
Original filesize	288.5 MB
Duration	28:03
Site	HALO-99034382
Camera	99034382
Captured date	04/05/2026 1:22 pm
Asset file checksums	Show Checksums

Search Videos

Asset #5329329

Home > Videos > Asset #5329329

Asset #5329329

04-05-2026 14:08:14

HALO

28:03

04-05-2026 14:08:14

28:03

N25:541264 W80:383629

Map

Satellite

Metadata

Map data ©2026 Google, Terms Report a map error

Edit



Parking Enforcement: Violations

7	VEHICLE	UNIT	WARNING	RECORDED	USER	NOTES
1	🚗 L8 [REDACTED]	🏠 [REDACTED] [REDACTED] [REDACTED]	📄 2345 978	May 12 2026 3:29 AM	[REDACTED]	Parked without valid permit: 6th violation, vehicle is parked within the guest parking
2	🚗 DV [REDACTED]			May 12 2026 11:57 AM	[REDACTED]	Parked without valid permit: not registered and no active time.
3	🚗 75 [REDACTED]			May 12 2026 12:04 PM	[REDACTED]	Parked without valid permit: not registered and no active time.
4	🚗 RM [REDACTED]			May 12 2026 12:05 PM	[REDACTED]	Parked without valid permit: not registered and no active time.
5	🚗 EL [REDACTED] 9			May 12 2026 3:48 PM	[REDACTED]	Parked without valid permit: parked on the road no active time or registered.
6	🚗 06 [REDACTED]			May 12 2026 4:46 PM	[REDACTED]	Parked without valid permit: vehicle not registered
7	🚗 16 [REDACTED]			May 12 2026 7:32 PM	[REDACTED]	Parked without valid permit: Vehicle is parked in guest parking without being regist

7 rows, Generated Wed May 13 8:59 AM (EDT) , results for Tue, May 12, 2026 1:00 AM EDT - Wed, May 13, 2026 12:59 AM EDT (1 day)


Search 

Trips

Complete Active Most Recent 


May 14, 2026 14 Complete | 14 Active

4.89 mi ↑ Back to Top 01:12:41

 gmc-████████ SGQF01


 33031:33032, Florida 5:23 AM
 Princeton, 33031:33032, Florida 6:20 AM

5.28 mi 57:21

 gmc-████████ XAH603


 33167, Florida 5:22 AM
 33167, Florida 6:50 AM



9.50 mi 01:27:59

 gmc-████████ 94GBPF

 33167, Florida 5:05 AM
 33167, Florida 6:03 AM

4.01 mi 58:31

 gmc-████████ 29DQCN


 Princeton, 33031:33032, Florida 4:26 AM
 Princeton, 33031:33032, Florida 5:23 AM

4.02 mi 57:33

 gmc-████████ SGQF01

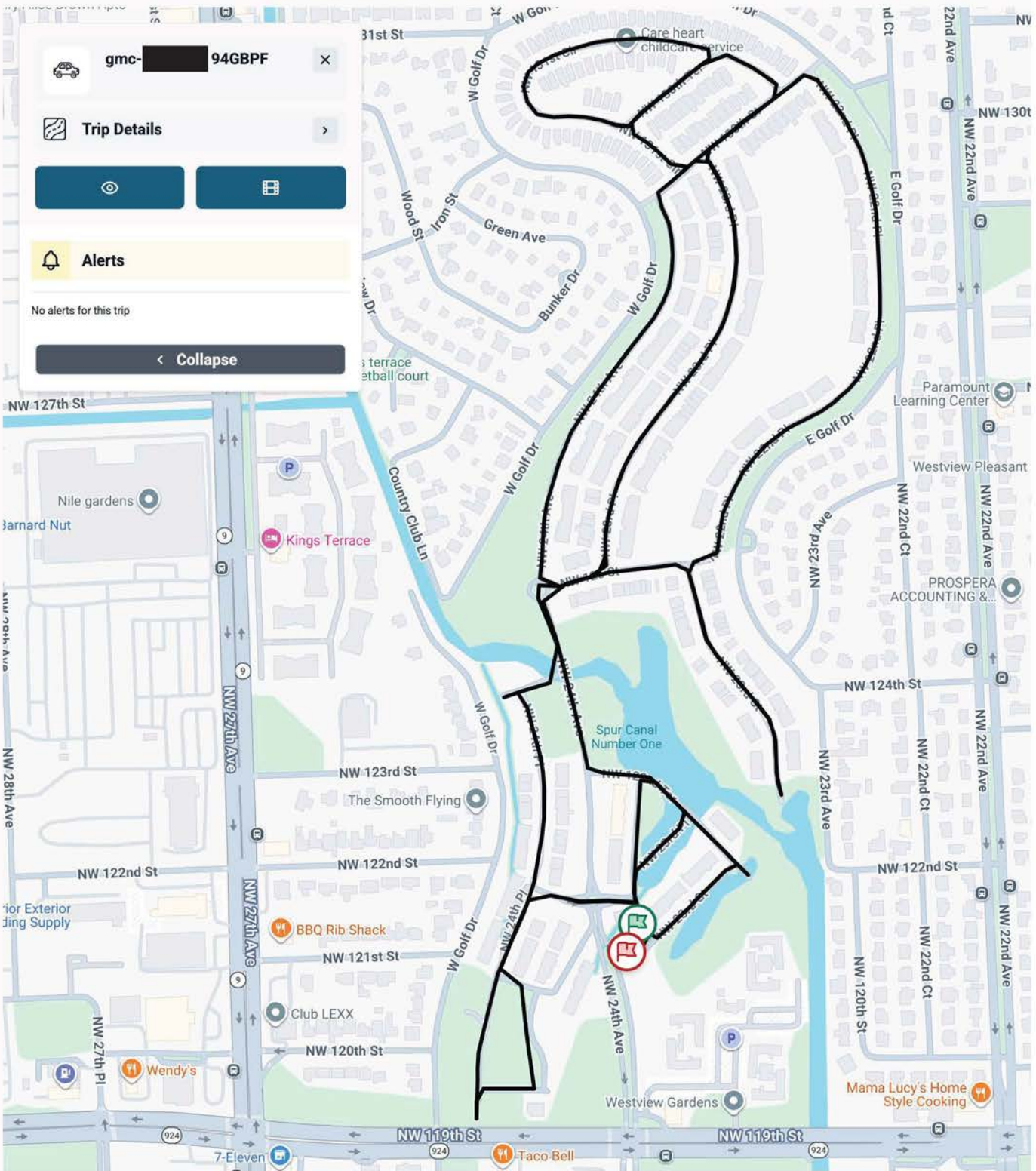
 33031:33032, Florida 4:08 AM
 Princeton, 33031:33032, Florida 5:07 AM

5.24 mi 58:23

 gmc-████████ XAH603

 33167, Florida 4:04 AM
 33167, Florida 5:04 AM

4.52 mi 01:00:34



Enforcement

Open Field Agent App
Run checks, record violations, and more

Vehicle plate/tag scanning

Active & enabled

Smart Decal scanning

Smart Decals aren't enabled

Checks

Target 50 per week [Change](#)

Auto notify on violation

Email, 15 minute delay

Link unit to violation

Automatically when vehicle history is for only one unit and:

has an active permit for unit
has an assigned permit for unit in the past 180 days
has any 2+ permits for unit in the past 180 days

Violation escalation

2nd Warning Fine On Next Violation (2 or more in any 365 days)
Fine (3 or more in any 365 days, \$50.00 fine)
Fine Assess For Tow Boot (4 or more in any 365 days, \$100.00 fine)

Unpaid fines

Nothing configured

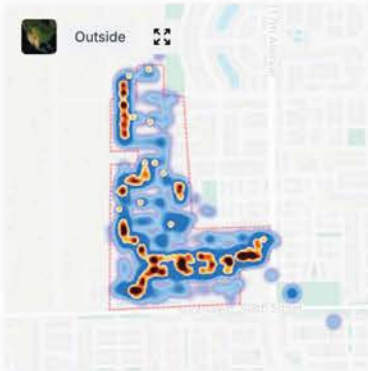
Violation reasons

Parked without valid permit
Parked in prohibited space
No parking zone
Parked longer than allowed
Banned vehicle
Abandoned vehicle
Resident parked in event street parking
Resident parked in special permit

Synced

8:23 AM May 14 2026 EDT

Activity Overview



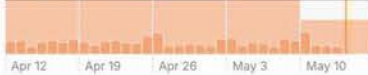
Checks
4682

Average 936 per week



Violations
424

Average 85 per week



Fines Assessed
\$6,250.00

Average \$1,250.00 per week



Fines Collected
\$1,100.00

Average \$220.00 per week



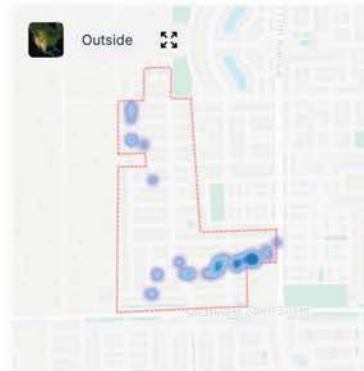
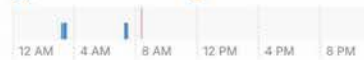
Activity By Day





TODAY May 14

Checks
37

Violations
0



Enforcement Check



Vehicle  

Recorded 7:28 AM May 14 2026 EDT • 2 min

josue masa

Location ✓ Recorded


Status ✓ Valid permit at time of check

RESIDENT

GUEST

Enforcement Check


Vehicle  

Recorded 7:24 AM May 14 2026 EDT • 5 min

josue masa

Location ✓ Recorded

Status ✓ Valid permit at time of check

GUEST

Violations Monitoring

Escalations
839

Fine

▲ 3

Vehicle  

3 violations in the last 365 days

Latest 10:58 PM Wed May 13 2026 EDT

Threshold 3 or more violations in 365 days

Fine

▲ 3

Vehicle  

3 violations in the last 365 days

Latest 4:04 PM Wed May 13 2026 EDT

Threshold 3 or more violations in 365 days

Fine

▲ 3

Vehicle  

3 violations in the last 365 days

Latest 3:58 PM Wed May 13 2026 EDT

Threshold 3 or more violations in 365 days

2nd Warning Fine On Next Violation ▲ 2

Vehicle  

2 violations in the last 365 days

Latest 7:32 PM Tue May 12 2026 EDT

Threshold 2 or more violations in 365 days

2nd Warning Fine On Next Violation ▲ 2

Vehicle  

2 violations in the last 365 days

Latest 3:48 PM Tue May 12 2026 EDT

Threshold 2 or more violations in 365 days

2nd Warning Fine On Next Violation ▲ 2

Vehicle  

2 violations in the last 365 days

Latest 12:05 PM Tue May 12 2026 EDT

Threshold 2 or more violations in 365 days

Fine Assess For Tow Boot ▲ 6

Vehicle  

6 violations in the last 365 days

Latest 3:29 AM Tue May 12 2026 EDT

Threshold 4 or more violations in 365 days

2nd Warning Fine On Next Violation ▲ 2

Vehicle  

2 violations in the last 365 days

Activity By User

josue masa

Checks
1027

Violations
96



Joshy Delgado

Checks
856

Violations
59



renatosalas0346@gmail.com

Checks
647

Violations
53



Dewis

Checks
562

Violations
67



Qahir Begg

Checks
505

Violations
72



Jean Rivet

Checks
292

Violations
35



Yesell

Checks
271

Violations
31



Josue jimenez

Checks
243

Violations
6



Daniel L Gonzalez

Checks
130

Violations
5



Laurie Rua

Checks
28

Violations
0



Enforcement

 **Open Field Agent App**
Run checks, record violations, and more

Vehicle plate/tag scanning

Active & enabled

Smart Decal scanning

Smart Decals aren't enabled

Checks

Target 50 per week

[Change](#)

Auto notify on violation

Email, 30 minute delay

Link unit to violation

Automatically when vehicle history is for only one unit and:

has an active permit for unit
has an assigned permit for unit in the past 180 days
has any 2+ permits for unit in the past 180 days

Violation escalation

50 Fine (3 or more in any 365 days, \$50.00 fine)
100 Fine Subject To Tow (4 or more in any 365 days, \$100.00 fine)

Unpaid fines

Nothing configured

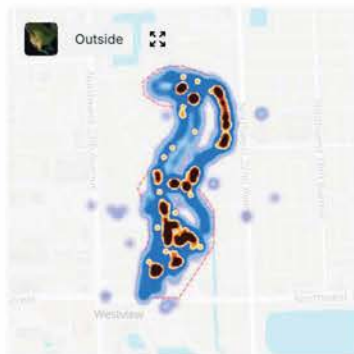
Violation reasons

Parked without valid permit
Parked in prohibited space
No parking zone
Parked longer than allowed
Banned vehicle
Abandoned vehicle

Synced

8:24 AM May 14 2026 EDT

Activity Overview



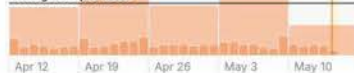
Checks
4679

Average 936 per week



Violations
666

Average 133 per week



Fines Assessed
\$3,900.00

Average \$780.00 per week



Fines Collected
\$400.00

Average \$80.00 per week



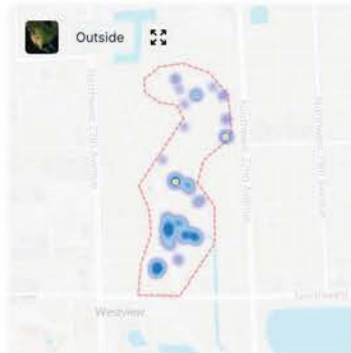
Activity By Day





TODAY May 14

Checks
69



Violations
3




Enforcement Check

Vehicle  [Redacted]
Recorded 8:02 AM May 14 2026 EDT • 7 min
Officer **Veronica Hernandez**
Location Recorded
Status Valid permit at time of check
Unit  [Redacted]
Guest GUEST

Enforcement Check

Vehicle  [Redacted]
Recorded 8:01 AM May 14 2026 EDT • 1 min
Officer **Veronica Hernandez**
Location Recorded
Status Valid permit at time of check
Unit  [Redacted]
Guest GUEST

Enforcement Check

Vehicle  [Redacted]
Recorded 8:01 AM May 14 2026 EDT • 1 min
Officer **Veronica Hernandez**
Location Recorded
Status No valid permit at time of check

Violations Monitoring

Escalations
65

50 Fine **▲ 3**

Vehicle  [Redacted]
3 violations in the last 365 days
Latest 4:34 AM Thu May 14 2026 EDT
Threshold 3 or more violations in 365 days


50 Fine **▲ 3**

Vehicle  [Redacted]
3 violations in the last 365 days
Latest 10:31 PM Wed May 13 2026 EDT
Threshold 3 or more violations in 365 days

50 Fine **▲ 3**

Vehicle  [Redacted]
3 violations in the last 365 days
Latest 9:58 PM Wed May 13 2026 EDT
Threshold 3 or more violations in 365 days

100 Fine Subject To Tow **▲ 4**

Vehicle  [Redacted]
4 violations in the last 365 days
Latest 9:48 PM Wed May 13 2026 EDT
Threshold 4 or more violations in 365 days

100 Fine Subject To Tow **▲ 4**

Vehicle  [Redacted]
4 violations in the last 365 days
Latest 3:31 PM Wed May 13 2026 EDT
Threshold 4 or more violations in 365 days

50 Fine **▲ 3**

Vehicle  [Redacted]
3 violations in the last 365 days
Latest 10:08 PM Tue May 12 2026 EDT
Threshold 3 or more violations in 365 days

50 Fine **▲ 3**

Vehicle  [Redacted]
3 violations in the last 365 days
Latest 7:24 PM Tue May 12 2026 EDT
Threshold 3 or more violations in 365 days

50 Fine **▲ 3**

Vehicle  [Redacted]
3 violations in the last 365 days
Latest 8:00 AM Tue May 12 2026 EDT
Threshold 3 or more violations in 365 days

100 Fine Subject To Tow **▲ 5**

Vehicle  [Redacted]

Activity By User

Marco Ignorato



Veronica Hernandez



Pedro Garces



Raul



Nicholas Castro



Kasey



Kenneth Ramirez



Rudens Hurtado



Nicholai Hurtado



Tomas Koenig



Leonard



Delaware

Page 1

The First State

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THAT "VERIDIAN GROUP INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE NOT HAVING BEEN CANCELLED OR DISSOLVED SO FAR AS THE RECORDS OF THIS OFFICE SHOW AND IS DULY AUTHORIZED TO TRANSACT BUSINESS.

THE FOLLOWING DOCUMENTS HAVE BEEN FILED:

CERTIFICATE OF INCORPORATION, FILED THE TWENTY-SIXTH DAY OF DECEMBER, A.D. 2024, AT 9:54 O`CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATE IS THE ONLY PAPER OF RECORD, THE CORPORATION IN QUESTION NOT HAVING FILED AN AMENDMENT NOR HAVING MADE ANY CHANGE WHATSOEVER IN THE ORIGINAL CERTIFICATE AS FILED.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL REPORTS HAVE BEEN FILED TO DATE.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "VERIDIAN GROUP INC." WAS INCORPORATED ON THE TWENTY-SIXTH DAY OF DECEMBER, A.D. 2024.



10048968 8315

SR# 20252970326

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, reading "C. P. Sanchez".

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 203867927

Date: 06-05-25

Delaware

The First State

Page 2

*AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES
HAVE BEEN PAID TO DATE.*



10048968 8315
SR# 20252970326

You may verify this certificate online at corp.delaware.gov/authver.shtml

C. B. Sanchez

Charuni Patibanda-Sanchez, Secretary of State
Authentication: 203867927

Date: 06-05-25



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Public Access System

VPS SECURITY, LLC.

License Number	Expires	Status
B 3100355	11/29/2027	LICENSE ISSUED

Physical Address

5001 CELEBRATION POINT AVE
SUITE 180
GAINESVILLE FL 32608
(352) 333-9333

Mailing Address

5001 CELEBRATION POINT AVE
SUITE 180
GAINESVILLE FL 32608

Principals

DYRKOLBOTN, SVEIN H
OTHER

Companion License

None

[New Search](#)

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Florida Capitol — Tallahassee, Florida 32399-0800

Questions? [1-800-HELP-FLA \(1-800-435-7352\)](#) or [1-800-FL-AYUDA \(1-800-352-9832\)](#). Monday – Friday 8:00 a.m.– 5:00 p.m. EST | [LIVE CHAT](#)



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Public Access System

VG SAFETY

License Number	Expires	Status
B 3600143	11/29/2027	LICENSE ISSUED

Physical Address

7190 SW 87 AVE,
STE 401
MIAMI FL 33173-2512
(305) 315-8119

Mailing Address

7190 SW 87 AVE,
STE 401
MIAMI FL 33173-2512

Principals

LOPEZ CASTILLO, JAVIER
OTHER
TODD, GREGORY
OTHER

Companion License

None

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Florida Capitol — Tallahassee, Florida 32399-0800

Questions? [1-800-HELP-FLA \(1-800-435-7352\)](#) or [1-800-FL-AYUDA \(1-800-352-9832\)](#), Monday – Friday 8:00 a.m.– 5:00 p.m. EST | [LIVE CHAT](#)

This Employer Participates in E-Verify



This employer will provide the Social Security Administration (SSA) and, if necessary, the Department of Homeland Security (DHS), with information from each new employee's Form I-9 to confirm work authorization.

IMPORTANT: If the Government cannot confirm that you are authorized to work, this employer is required to provide you written instructions and an opportunity to contact SSA and/or DHS before taking adverse action against you, including terminating your employment.

N O T I C E:

Federal law requires all employers to verify the identity and employment eligibility of all persons hired to work in the United States.

Employers may not use E-Verify to pre-screen job applicants or to re-verify current employees and may not limit or influence the choice of documents presented for use on the Form I-9.

If you believe that your employer has violated its responsibilities under this program or has discriminated against you during the verification process based upon your national

origin or citizenship status, please call the Office of Special Counsel for Immigration Related Unfair Employment Practices at 1-800-255-7688 (TDD: 1-800-237-2515).

Employment Verification.  **Done.**

For more information on E-Verify, please contact DHS at:

1-888-464-4218



E-VERIFY IS A SERVICE OF DHS AND SSA



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation
VERIDIAN GROUP OF FLORIDA, INC

Cross Reference Name

VERIDIAN GROUP, INC.

Filing Information

Document Number	F25000006280
FEI/EIN Number	33-2687993
Date Filed	11/06/2025
State	DE
Status	ACTIVE

Principal Address

382 NE 191 ST., #82781
MIAMI, FL 33179

Mailing Address

382 NE 191 ST., #82781
MIAMI, FL 33179

Registered Agent Name & Address

UNITED STATES CORPORATION AGENTS, INC.
476 RIVERSIDE AVE.
JACKSONVILLE, FL 32202

Officer/Director Detail

Name & Address

Title PT

LOPEZ CASTILLO, YANI
382 NE 191 ST., #82781
MIAMI, FL 33179

Title Director

Martinez, Sebastian
382 NE 191 ST., #82781
MIAMI, FL 33179

Title Director

Lopez Castillo, Javier
382 NE 191 ST., #82781
MIAMI, FL 33179

Annual Reports

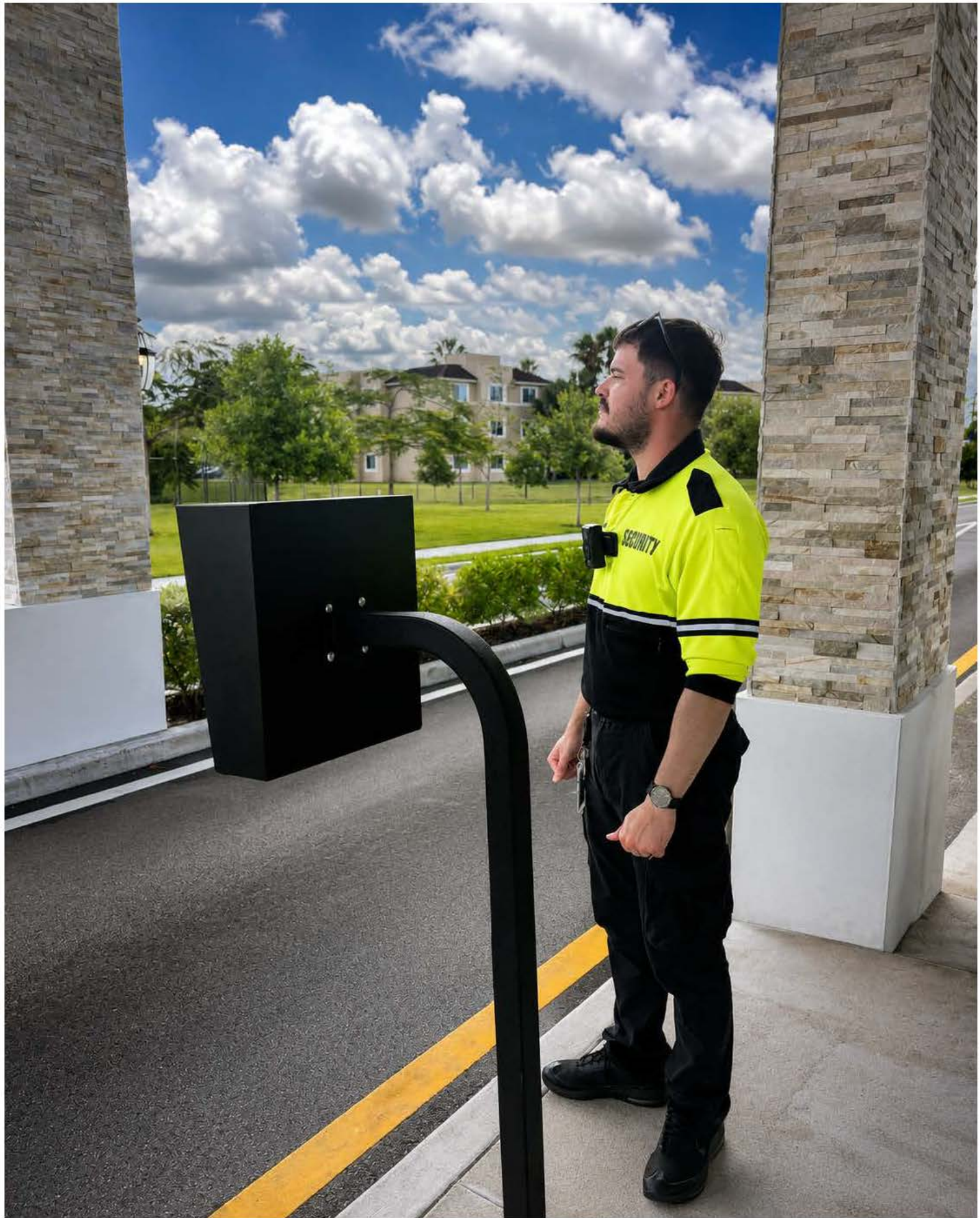
Report Year	Filed Date
2026	03/18/2026

Document Images

03/18/2026 -- ANNUAL REPORT	View image in PDF format
11/06/2025 -- Foreign Profit	View image in PDF format













South- Dade Venture CDD

FIELD REPORT



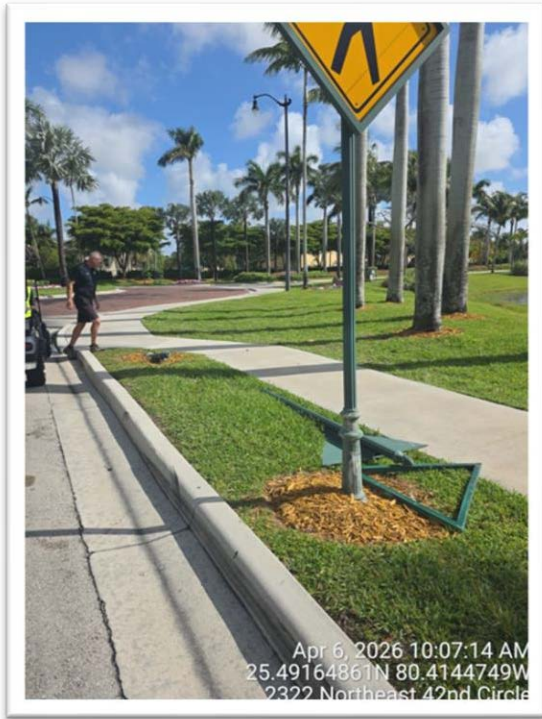
May 28, 2026

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

Landscaping



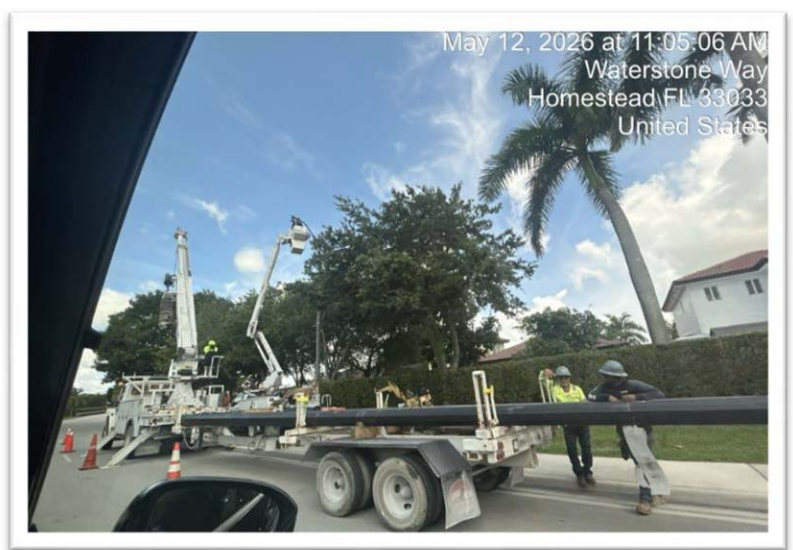
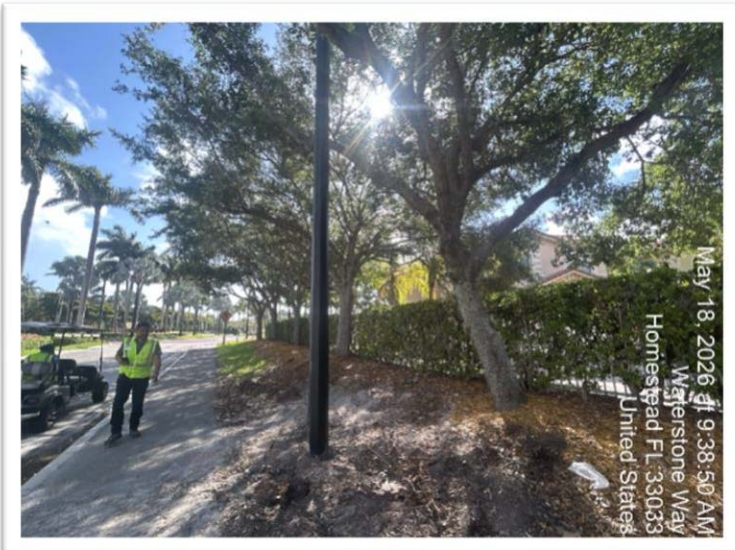
- Dead tree was removed still pending replacement.



- New custom yield sign and post for NE 41 TER ordered.

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

Field Maintenance

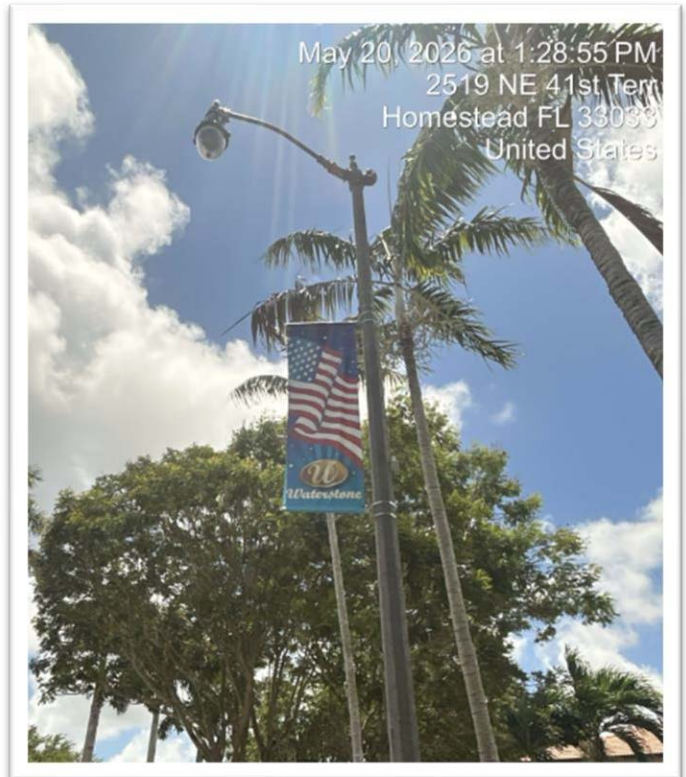


- FPL Lights were replacement ongoing.

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

SOUTH-DADE VENTURE CDD
(WATERSTONE)

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

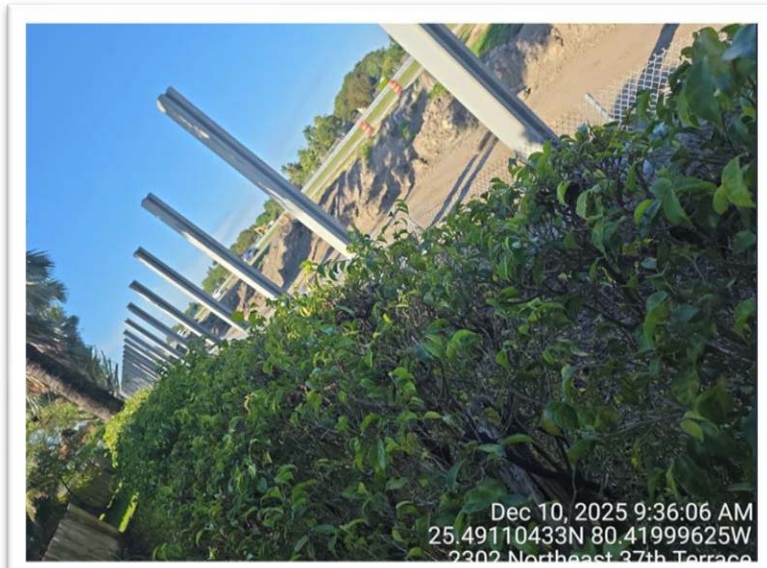


- Holiday bunting and banners were installed.

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

SOUTH-DADE VENTURE CDD
(WATERSTONE)

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



- 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

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

May Landscaping Schedule

MAY 2026						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	1 - Mow Big Field	2
3	4 Drive 9:30	5	6	7 - Mow	8 Training Day.	9
10	11 Drive 9:30	12	13	14 - Mow	15	16
17	18 Drive 9:30	19 - Herbicide Help	20	21	22	23
24	25 Memorial Day	26	27	28 - Mow	29	30
31	1	2	3	4	5	6

EXHIBIT B

BV April Wet Check



	
4155 East Mowry Dr. Homestead FL 33033 Ph: (305) 258-8011. Fax: (305) 258-8888	
Date: 4/16/2026	Time: 7:00am
Job Name: Waterstone	Water Management:
Job Address: 137th Ave & Waterstone way	Program A:
Homestead FL	Program B:
Wet Check Report for April	
Scops of Work / Labor & Materials	
Timer #1 Waterstone Way	
Irrigation Schedule Pro: Online	
Zone1-2: Straightened 3 tilted rotors.	BV
Zone6and9: Replaced 3 clogged nozzles.	BV
Zone14and15: Replaced 2 broken pop-ups and clogged nozzle.	BV
Zone19,26and27: Replaced 3 clogged nozzles.	BV
Zone38: Straightened tilted head and clogged nozzle.	BV
Zone39: Replaced 3 clogged nozzles.	BV
Zone42and43: Replaced 2 broken pop-ups.	BV
Zone48: Replaced leaking rotor.	BV
Zone50: Straightened tilted rotor.	BV
Rest of Zones - OK	
Timer #2 Waterstone Clubhouse	
Irrigation Schedule Pro: Online	
Zone2: Replaced ball solenoid on valve.	BV
Zone4and7: Straightened 3 tilted pop-ups.	BV
Zone6: Replaced clogged nozzle.	BV
Zone12-13: Replaced leaking pop-up and replaced broken funny elbow.	BV
Zone17: Replaced broken rotor.	BV
Rest of Zones - OK	
Timer #3 Waterstone Blvd	
Irrigation Schedule Pro: Online	
Zone2: Straightened tilted pop-ups.	BV
Zone6: Replaced clogged nozzles.	BV
Zone13: Repaired broken riser and replaced broken mainjet.	BV
Zone15: Need to repair major leak caused by roots. Work in progress.	BV
Zone16: Replaced broken rotor.	BV
Rest of Zones Ok	
Total Labor & Materials, including Sales Tax	
THIS IS NOT AN INVOICE	

EXHIBIT C

April Lake Reports

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

CUSTOMER South Dade Ventures ACCOUNT # 11647 DATE 4/16/16
 WEATHER CONDITIONS 69°-78°, Partly cloudy, 4-8 mph E BIOLOGIST Robby

WATERWAY I.D. _____

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

REMARKS: Treated the lakes for algae and shoreline grasses

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 76 °F. High Normal Low
 DISSOLVED OXYGEN 8 ppm. High Normal Low
 pH READING 7.7 Acid 1-7 Neutral 7 Base 7-14
 WATER CLARITY 2.5 Good Fair Poor
 WATER SAMPLE TO LAB Yes No Test _____

REMARKS: Normal

WETLAND AREA MAINTENANCE

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

REMARKS: _____

FISH/WILDLIFE OBSERVATIONS

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

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

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

DEBRIS/TRASH REMOVAL



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

CUSTOMER South Dade Ventures ACCOUNT# 1647 DATE 4-20-20
WEATHER CONDITIONS Sunny / Partly Cloudy BIOLOGIST TCW

WATERWAY I.D.

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

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

FISH/WILDLIFE OBSERVATIONS
BENEFICIAL VEGETATION NOTED _____

- SPORT FISH Largemouth Bass Bream Catfish
- BIOLOGICAL CONTROL FISH Triploid Grass Carp Mosquitofish Gar Exotics
- BIRDS Anhinga Cormorant Kite Marsh Hawk Osprey
 Wading Wild Ducks Muscovies Coot Gallinule
- OTHER WILDLIFE _____
- REMARKS _____

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

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 4/9/26
WEATHER CONDITIONS 69°-75°, Rain/cloudy, 8-12mph 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	-1	-1	-1	-1	-1		-1			
RESTRICTION (# HRS.)	∅	∅	∅	∅	∅		∅			

REMARKS: Treated the lakes for algae and shoreline grasses

WATER TESTING (COMBINED AVERAGE)
 TEMPERATURE H₂O 74 °F High Normal Low
 DISSOLVED OXYGEN 8 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 Coot Gallinule
 Anhinga Cormorant Kite Marsh Hawk Osprey

OTHER WILDLIFE _____
 REMARKS: Tb's, Turtles

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



South- Dade Venture CDD

CLUBHOUSE REPORT



May 28, 2026

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

Report overview

- Complimentary Epass decals provided since 4/28.
- Women's restroom push bar dogging assembly is stripped and fails to stay engaged. Ortiz Construction installed replacement push bar.
- The clubhouse continues to have evidence of wood shavings but not on a daily basis. Acquired additional fumigation estimates.
- Pending additional estimate for network switch and surge protector from DML to compare with that provided by R&M.
- Made contact with Fire Department who provided contact and instructions to close Knox box. Still pending to finalize closing of the Knox box.
- B&B and management monitoring water levels daily.

Action items

- Three tent fumigation estimates per the board's request. [[pages 10-13](#)]
- R&M provided an estimate for a replacement network switch, surge protector and rearrangement of the equipment to be stored inside the hanging cabinet. [[pages 22-23](#)] Pending comparable estimate from DML.
- Gym estimates:
 - Tabled gym equipment estimates from [[page 14-21](#)]:
 - **i.e.** Multi-station replacement, rubber flooring, equipment rearrangement, functional trainer with kettle bell set
 - Updated pricing for Multi-function machine and functional trainer with kettle bell set on [[page 18](#)].
 - Still pending response from Mr. Daniel Flute sales representative from Landmark athletics and Mr. Blythe Zimmerman from Matrix Fitness equipment.

*\$6,000 budget to responsibly authorize 2026 gym improvements without getting into surplus required for 2027 pool capital improvements.

Landscaping Maintenance and Repairs



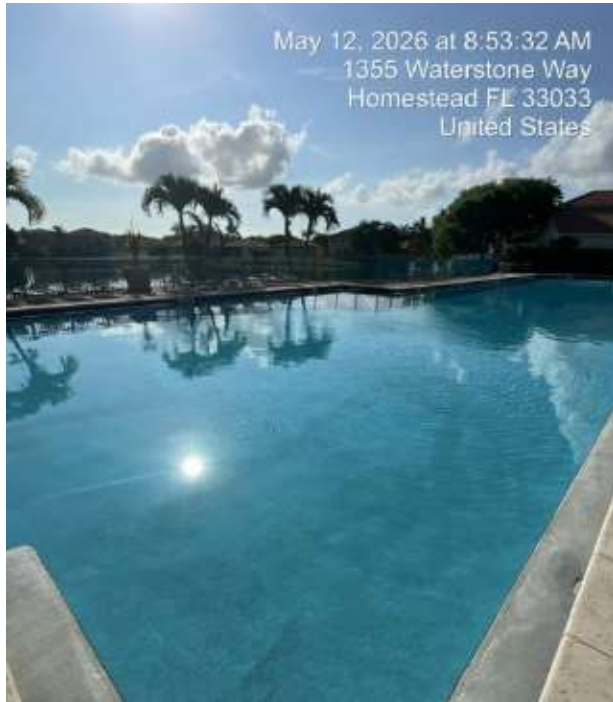
- Landscaping maintained by Brightview.
- Brightview and Mayra discussing options to beautify area outside gym room pictured
- Tabled estimate to improve pool pump area on pages 26 and 27.

Gym Maintenance and Repair



- Gym equipment maintained by The Fitness Solution.
- All estimates from The Fitness Solution on rubber flooring, and replacement multi-station in addition to a possible functional trainer in the following pages tabled until further notice. On pages 14 through 21. Photos of gym equipment on pages 19 through 21.

Pool Maintenance and Repairs



- **Pool maintained by Bright and Blue.**
- **Additional leak evidence spotted. Monitoring water levels.**
- **Sail pricing tabled until further notice. On page 24.**
- **Alvarez Engineering working on additional bids for tabled 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.**

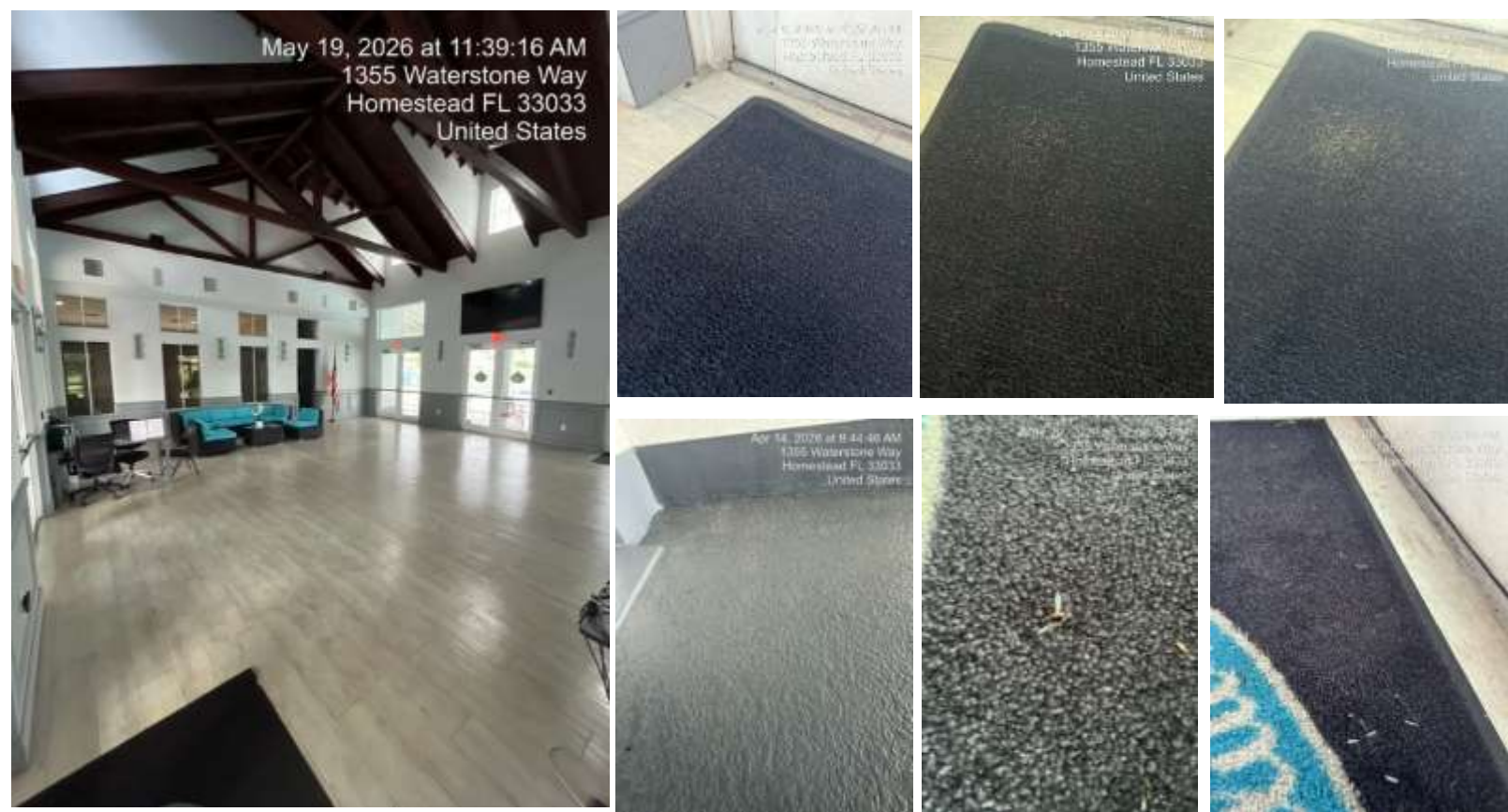
Playground Maintenance and Repair



- **Playground is in satisfactory condition.**

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

Clubhouse Lobby/Restrooms Maintenance and Repair



- Sound system network switch was replaced by R&M with temporary device. Estimate to replace with a surge protector and organizing equipment into cabinet.
- Women’s restroom push bar dogging assembly is stripped and fails to stay engaged. Ortiz acquiring new push bar.
- Clubhouse inspected for termites. Inspection result was unremarkable. Preventative spot treatment performed anyways. Recent wood shavings have been spotted at one location near fire alarm panel during daily inspections. Additional shavings outside double doors on poolside porch corner by women’s restroom. Today found termites and wings at the same location by fire alarm panel. Acquired 3 tenting estimates.
- Clubhouse inspected and otherwise is in satisfactory condition.

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

Miscellaneous



- Kevin from DML activated two backup key fobs placed inside lock box in case of an emergency lock out.

Estimates: Clubhouse fumigation

Service Notification
Trinity Pest Solutions LLC
100 NE 15th St Suite 206
Homestead, FL 33030
United States



Customer Service
(305) 457-6437
<https://trinitypestsolutions.net/>
office@trinitypestsolutions.net

Customer Information	Service Information	Location Instructions
Customer Waterstone South Dade Venture CDD CustomerID 15550 Account # 15550 Invoice # 70735 Address 1355 Waterstone Way Homestead, FL 33033 United States County Miami-Dade Phone: (786) 650-2011	 Tech License # Supervisor License(s) # Date 04/27/2026 Service Description(s) Estimate/Inspection Service Time 9:00 am - 11:00 am Time In 10:14 am Time Out 10:53 am Wind 0 mph Serviced Interior No	Alex Somarriba Elman Lugo

Products Used

Equipment Summary

Technician Comments:

Quote
\$4,800.00 (commercial taxes not included yet)
Tent Fumigation
Trinity Pest Solutions conducted a drywood termite inspection and found evidence of drywood termites in structure
Trinity Pest Solutions recommends a tent fumigation of entire structure
1 year warranty, customer can renew warranty at the end of warranty term for 25% of treatment price
50% deposit required to book treatment
Structure is eligible for same day clear

Appointment Notes

Invoice Items

Estimate/Inspection	\$0.00
Subtotal	\$0.00
Tax 0.000 %	\$0.00
Service Total:	\$0.00

Trinity Pest Solutions LLC is committed to the safety of our customers and our environment. All materials used by Trinity Pest Solutions LLC have been registered by the Environmental Protection Agency. Please avoid unnecessary contact with materials and comply with all instructions and recommendations from our technicians. Thanks for your patronage! National Emergency Poison Control: (800)222-1222

BILLING INFORMATION	
Customer	Waterstone South Dade Venture CDD
CustomerID	15550
Account #	15550
Invoice #	70735
Address	1355 Waterstone Way Homestead, FL 33033 US
Phone:	(786) 650-2011
Service Date	04/27/2026
Service Description	Estimate/Inspection
Service Time	9:00 am - 11:00 am

Please pay from this invoice

Please pay online or remit payment to:
100 NE 15th St Suite 206
Homestead, FL 33030

(305) 457-6437
<https://trinitypestsolutions.net/>
office@trinitypestsolutions.net

ACCOUNT STATEMENT:	
Service Total	\$0.00
Amount paid	\$0.00
Service Amount Due	\$0.00
Current Account Balance	\$0.00
Amount Included	

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



District: 2114	District License: JB350123
Address: 1883 W. State Road 84 Ste 106 Fort Lauderdale, FL 33315	
Phone: 305-561-1017	www.miami.flapest.com
Colleague: Maria Stutz	Colleague License No: JE502319
Date: 03/05/2026	Employee ID No: 70054860

**Service Agreement for Drywood Termites: Corrective Fumigation Only
 with Retreat Only Warranty**

THIS AGREEMENT PROVIDES FOR RETREATMENT OF A STRUCTURE, BUT DOES NOT PROVIDE FOR THE REPAIR OF DAMAGES CAUSED BY WOOD DESTROYING ORGANISMS.	
SERVICE LOCATION	Existing Worksite ID: 105465
<input checked="" type="checkbox"/> Use same for invoice information	
Customer Name: Governmental Management Services- Waterstone II- Clubhouse	Contact Person: Brian Correa
Address: 1355 Waterstone Way	Email: bcorrea@gmssf.com
City: Homestead State: FL Zip: 33033	Tax Exempt: n/a If Yes, Tax ID No:
Telephone: (786) 650-2011	SIC Code: n/a
SERVICE RECOMMENDATION AND DESCRIPTION	
Based on inspection findings, proposed service for your property is: Corrective fumigation only.	
Products: Vikane	
Service Areas: Whole Structure	
Location of Notice of Service: Electric Panel	
Treatment under this Agreement is aimed at reducing the potential for termite activity. Degree and speed of population reduction may be influenced by weather, species, size, and number of colonies associated with the Service Areas; construction type; accessibility; competition for food sources and other conditions in or around the Service Areas.	
The Warranty will be effective upon completion of the service described. The Company will reinspect the Service Areas upon the request of the customer. In accordance with state regulations, the Company reserves the right to periodically reinspect the Service Areas at any time (normal business hours) during the effective term of the agreement.	
Customer Understanding of Fumigation:	
<ul style="list-style-type: none"> • Fumigation treatment is a whole structure application to eliminate drywood termites. • All humans and animals must vacate the premises prior to the fumigation. • The Structure will be tented, sealed and a fumigant gas will be introduced. • Humans and animals will not be allowed to return to the premises until the Company clears the Structure for re-entry. • Fumigation does not provide a residual effect to protect the fumigated Structure from future infestations. • Fumigation will not eliminate termites outside the fumigated Structure. 	
By signing this Agreement the Customer acknowledges receipt of the fumigation fact sheet and agrees to prepare the Structure for fumigation as outlined in the document.	
SPECIAL NOTES OR ADDITIONAL TERMS OF SERVICE	
85K Slab Fumigation for Drywood termites.	
Total price amount includes fee for Crane.	

5385 N. Nob Hill Road Sunrise, FL 33351

All Florida Pest Control

Drywood Termites Corrective Fumigation Only | Retreat Only Warranty

Governmental Management Services 1355 Waterstone Way Homestead, FL 33033 03/05/2026
Customer or Service Location Name Service Address Date

ANNUAL RENEWAL (applies to annual agreements only)

Service will be provided, and the specifically agreed-to Service and Warranty will be in effect, for twelve months from the date of treatment, or for as long as extended by prepaid renewals. After this period, Service and Warranty may be renewed by the Customer, on an annual basis, by payment of the Annual Renewal Fee. The Annual Renewal Fee is due and payable in full, on or before the anniversary date. Failure to pay such Annual Renewal Fee shall void this Agreement without privilege of reinstatement. The Annual Renewal Fee may be adjusted after the first anniversary date or at the end of the prepaid renewal periods specified on this agreement, by providing notice to the Customer.

TRANSFERABILITY

This Agreement is transferable to a subsequent owner and all provisions of this Agreement will pass to the new owner, upon written request of notice, within 30 days of transfer, a transfer fee, and acceptance of such by the Company. Prior to selling the property, it is the sole responsibility of the existing customer to provide the new owner with this Agreement and documents pertaining to the termite treatment.

BILLING INFORMATION

1. SERVICE PURCHASED		Initial/Corrective target service date:	TBD
a. One-time treatment, per service recommendations:	\$4,985.00	Service and Warranty may be renewed on an annual basis by paying the Annual Renewal Fee, which is due on or before the 1st Renewal Date of this Agreement. Renewal date: TBD	
b. Minus adjustments:	0		
c. Prepaid renewals for 1 years:	0		
SUBTOTAL (a - b)+c:			
2. OTHER ITEMS		Prepay renewal fee at \$798.00 per year (May be prepaid up to 5 years total.)	
Applicable special fees (SPCC, etc.):		0	

PRICE

3. Total price (1 + 2):	\$4,985.00	Payment method: <input checked="" type="checkbox"/> Automatic Funds Transfer/ACH <input type="checkbox"/> Credit/Debit card <input type="checkbox"/> Financing <input type="checkbox"/> Check
4. Less down payment:	0	
UNPAID BALANCE (3-4):		

Prices do not include any applicable taxes. Total balance due must be paid when service personnel arrive to start the job.

INVOICE TO

EXISTING CUSTOMER ID

Customer Name:	Contact Person: N/A
Address: N/A	Email: N/A
City: N/A State: Zip:	A/P Contact: N/A
Phone: N/A	A/P Phone: N/A

ACCEPTANCE OF AGREEMENT

ATTACHED TERMS AND CONDITIONS, RELATED DIAGRAMS, SPECIFICATION SHEETS, ADDENDUM AND/OR PROPOSALS ARE INTEGRAL PARTS OF THIS AGREEMENT.

Customer may cancel this transaction at any time prior to midnight on the 3rd business day after the date of this transaction with a full refund of payment.

The above quotations are hereby accepted, including the Terms and Conditions on following pages. If fumigation is part of service, attached additional special terms and conditions apply.

Rentokil North America d/b/a All Florida Pest Control

Customer/Company: Governmental Management Services
Signing company name (if applicable)

Maria Stutz
Representative Printed Name

Account Executive 03/05/2026
Title Date

Signature *Maria Stutz*

Brian Correa
Customer Representative Printed Name

Manager 03/05/2026
Title Date

Signature

V Pest Control
 525 SE 21ST LANE
 HOMESTEAD, FL 33033
 7863596430

ESTIMATE



CDD club house
 1355 Waterstone Way
 Homestead, FL 33033

Service Address
 1355 Waterstone Way
 CDD club house
 1355 Waterstone Way
 Homestead, FL 33033

Estimate # 5568
 Estimate Date 04/27/2026
Estimate Total \$400.00

Item	Cost	Quantity	Total
One time	\$400.00	1	\$400.00

My name is James, founder of V Pest Control & Termites. We specialize in servicing property management environments, helping boards and property managers make clear, informed decisions regarding their pest control and termite needs.
 For this situation, we can offer two effective treatment options:

Option 1 (Recommended): Localized Drywood Termite Treatment

The most practical and cost-effective solution is a targeted injection treatment in the two affected areas where the wood is exposed. Since these areas are easily accessible and not located behind drywall, the treatment can be performed efficiently and with precision.

We can complete this service for **\$400**, which includes a **one-year guarantee**.

Payment Terms: Full payment is required prior to the service being performed.

Option 2: Full Structure Fumigation (Tenting)

This method involves placing a tent over the entire structure for approximately **3 days and 2 nights**, allowing the treatment to reach equilibrium and eliminate all termite activity throughout the property.

We can provide this service for **\$4,850**, which includes a **one-year guarantee**.

Payment Terms: A 50% deposit is required to secure and schedule the fumigation date, with the remaining balance due on the day the service is performed.

Given the accessibility of the affected areas, proceeding with the localized injection treatment is a sensible first step. It is effective, minimally invasive, and provides immediate protection without the need for a full fumigation process.

Please let me know how you would like to proceed or if you have any questions—I'm happy to assist.

Subtotal	\$400.00
Tax	\$0.00
Estimate Total	\$400.00

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

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



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

Estimate

Date	Estimate #
4/9/26	31788

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
	jwisserman@gmscfl.com; bcorrea...	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.PRICE INCRERASE	1	8,819.47	8,819.47
Equipment- ...	Inflight Fitness FT1000S- BUNDLE Functional trainer with racks and bundle accessory package- Medicine Ball Kit (6-16lb). Rubber coated Kettlebell Set (5-40) lb singles. PRICE INCREASE	1	6,451.23	6,451.23
Equipment ...	Move dumbbells closer to smith machine- included		0.00	0.00
Freight- Eq...	Delivery, assembly and installation of fitness equipment.	1	3,573.56	3,573.56
			Subtotal	\$18,844.26
			Sales Tax (0.0%)	\$0.00
			Total	\$18,844.26

Signature _____

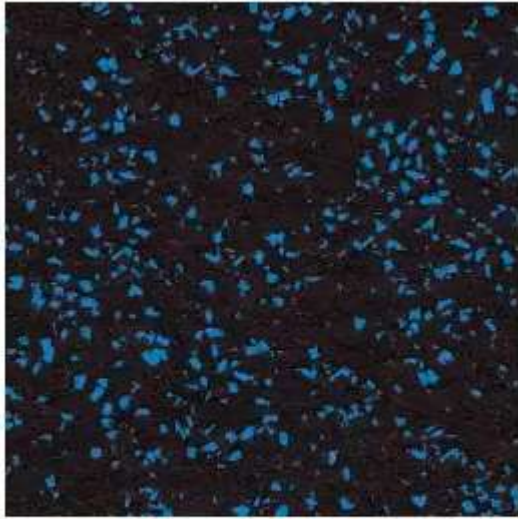
info@TheFloridaFitnessSolution.com

Please sign and return when approved.

TheFloridaFitnessSolution.com

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



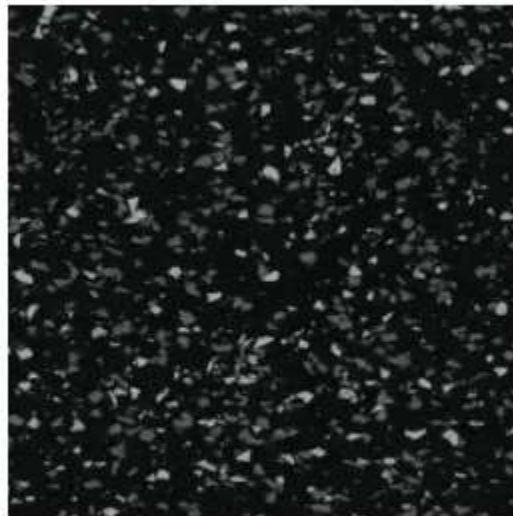
Buff Blue 20 – EL45

8MM, 6MM, 9MM, i23, i24, 36X



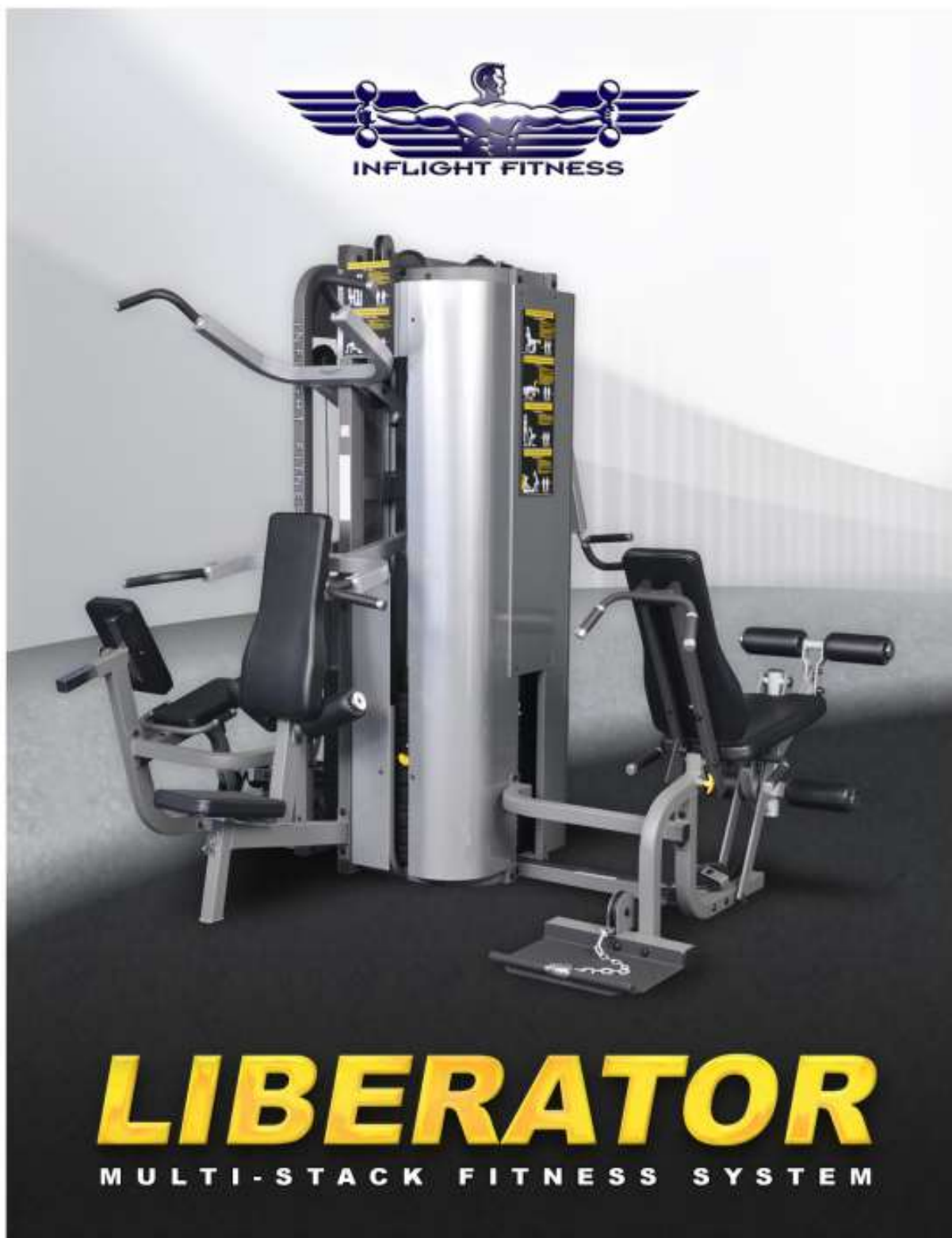
Basic Black – EL00

8MM, 6MM, 9MM, QS, i23, i24, 36X



Raiders – EL503

8MM, 6MM, 9MM, QS, i23, i24, 36X



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

The Liberator by Inflight Fitness is the most compact, versatile, and durable commercial strength training system on the market today. Modern styling and rugged dependability are combined in a compact package that is destined to meet your budget and exceed any workout enthusiast's expectations. The Liberator Strength Training system allows three users to workout simultaneously and four users when you add the optional fourth weight stack. Simplicity and reliability in design are hallmarks of the Liberator Strength Training System, with minimal adjustments to manage and the heaviest duty commercial components for reliability. The Liberator Strength Training System IS the strength training system you have been searching for!!!

Optional 4th Stack Leg Press

Optional 4th Stack Cable Column

Standard Liberator Configuration

Shown with optional shrouds

THE Ultimate three or four weight stack Strength Training System for your gym or fitness center!



Commercial rated 1" shafts and pillow block bearings assure precise movement while providing ultimate durability.



Each exercise station features easy to understand instructional placards to demonstrate machine set-up, proper form, and targeted muscle groups.



Our cables are twice as strong as most competitors' cables. We use Loos USA 4000lb rated military-spec cables with stainless steel swaged ball ends for maximum life expectancy and user safety. The cables are routed over extra large 4 1/2" and 6" pulleys.



All Hand Grips are made of non-absorbent UV resistant, closed cell foam and are finished with machined aluminum grip caps to prevent wear while looking great. Hand Grips are positioned to keep joints in a neutral position, reducing joint stress and maximizing a safe workout experience.



Premium upholstered padding is full commercial, 40-50 durometer HR foam with sewn vinyl covers for maximum strength and a tailored look. Contoured seat and back pads provide lumbar support and maximum comfort.



The open yoke Lat Pulldown has wide-open head clearance for safety. Also, the Shoulder Press allows for presses to be performed seated upright, facing in or out, for greater joint comfort.



Each station boasts a 200lb. tiered weight stack. Additional weight can be ordered in 50lb. increments up to 300lb per station! Steel weight stack selector pins are attached by a coiled lanyard to help prevent loss.



The Liberator Strength Training System allows the user to position the seats for their height and comfort with our easy to use ratchet adjustment system.

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

Functional Trainer

Functional Training



Description Features Dimensions Footprint Downloads

STANDARD

- ✓ Two 200 lb. weight stacks with twenty 10 lb. plates per stack
- ✓ 2:1 Cable pull.
- ✓ Integral step to help reach the chin-up bar.
- ✓ 24 Exercise heights to accommodate a wide range of users and exercises.
- ✓ 88" Overall height.
- ✓ Two nylon strap handles standard.
- ✓ Steel shrouds powder-coated and clear-coated for a mar-resistant and lustrous finish.

SKU: FT1000S

OPTIONAL

- ✓ Weight stacks can be upgraded in 50 lb. increments up to 300 lbs. each.
- ✓ Five-piece accessory kit with aluminum revolving long bar, ankle strap, triceps rope, short revolving straight bar, and functional exercise handle.
- ✓ Storage shelf kit solution includes two medicine ball shelves and two kettlebell shelves.
- ✓ Medicine Ball Kit (6-16lb).
- ✓ Kettlebell Sets (5-40 singles or pairs).



4 Stack Multi Gym

H-4400B-MB

The HOIST Fitness H4400 4 Stack Multi-Gym brings 40 years of innovation with its recent redesign by our engineering team. Designed with the same smooth, natural, quiet motions that have become the HOIST® trademark, the H4400 is the most up-to-date premium 4-station gym for light commercial settings.

→ Shipping & Return Policy

\$10,755.00

Press Arm

Articulated



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

Estimate: Sound system

R & M Systems Group
 2145 West 73rd St
 Hialeah, FL 33016
 (305) 822-7722
 EC-0002386

System Design For
 Water Bay Clubhouse
 1355 Waterstone Way
 Homestead, FL 33033

RACK NETWORK SWITCH AND SURGE PROTECTOR

EQUIPMENT RACK	QTY	TOTAL PRICE
Araknis Networks® 320 Series L2 Managed Gigabit Switch with Araknis AN-320-SW-R-24 Get powerful, reliable connectivity for a wide range of network devices with the 320 Series of switches. 1Gbps speed across all ports allows for powerful connectivity, while a user-friendly GUI and multiple mounting options ensure a quick and easy install. Plus, LEDs on the front and back of the device make it easy to see port status. As with all Araknis switches, you'll have remote management capability via OvrC®. See how the 48-port, 24-port, 16-port, and 8-port models compare to the competition.	1	
WB-800-IPVM-12 SnapAV WB-800-IPVM-12	1	

PROJECT SUMMARY

Equipment Total	\$1,732.98
Programming	\$250.00
Installation Total	\$1,125.00
Tax	N/A
TOTAL	\$3,107.98

Product Details



Araknis Networks® 320 Series L2 Managed Gigabit Switch with AN-320-SW-R-24

Get powerful, reliable connectivity for a wide range of network devices with the 320 Series of switches. 1Gbps speed across all ports allows for powerful connectivity, while a user-friendly GUI and multiple mounting options ensure a quick and easy install. Plus, LEDs on the front and back of the device make it easy to see port status. As with all Araknis switches, you'll have remote management capability via OvrOB. See how the 48-port, 24-port, 16-port, and 8-port models compare to the competition. [Click here](#)
Dimensions:



WB-800-IPVM-12

[Click here](#)
Dimensions:

WB-800-IPVM-12

Estimate: Shade sails



Outdoor Waterproof Rectangle Sun Shade Sail for Patio/Pool

~~\$442.99~~ **\$385.99** ★★★★★ (1,040)

228 sold in last 48 hours

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

COLOR: GRAY

Order Sample

SIZE: 13'x13' (13'x13')

Size Customizable

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 sales@maanta.com.

10'x10'	12'x12'	14'x14'	16'x16'	18'x18'
10'x12'	12'x14'	14'x16'	16'x18'	18'x20'
10'x14'	12'x16'	14'x18'	16'x20'	18'x22'
10'x16'	12'x18'	14'x20'	16'x22'	18'x24'
10'x18'	12'x20'	14'x22'	16'x24'	18'x26'

MAANTA SMART OUTDOOR SOLUTIONS

Search for styling

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

Info & Sales Contact us

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

★★★★★ 1,031 [See Reviews](#)

Solaria +Plus Furl Breathable is the best performing furling sail with radial cut with reinforced pole attachment.

The furler allows Solaria +Plus Furl to wrap around itself quickly making it the ideal solution for recreation areas in gardens, terraces, patios, decks and others.

The new structure made with fabric so many sail panels in fabric gives it unprecedented gusty wind resistance.

This version with breathable fabric™ HDPE 220 fabric protects against intense heat, fall and all other UV rays.

- **Maximal windproof** opening and closing mechanism in less than 20" seconds thanks to the Furl
- **Reinforced radial cut** fabric better tension distribution and greater wind resistance up to 80 mph
- **Strong stitching** with triple stitches, increased durability and tensile strength
- **Reinforced** & **non-flammable** uniquely designed reinforced all corners that enhance its structural, heat and essential shaver stop
- **Adjustable straps** give perfect calibration of tension distribution across the surface

Color (Check Inventory?)

See other version: Triangle 4'x10' 12' x 12' x 12'

Triangle 4'x10' 12' x 12' x 12'

13'x13'

Discover 25766
The reinforced radial cut fabric sail that controls shade automatically

\$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 pump area landscaping improvement



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

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



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

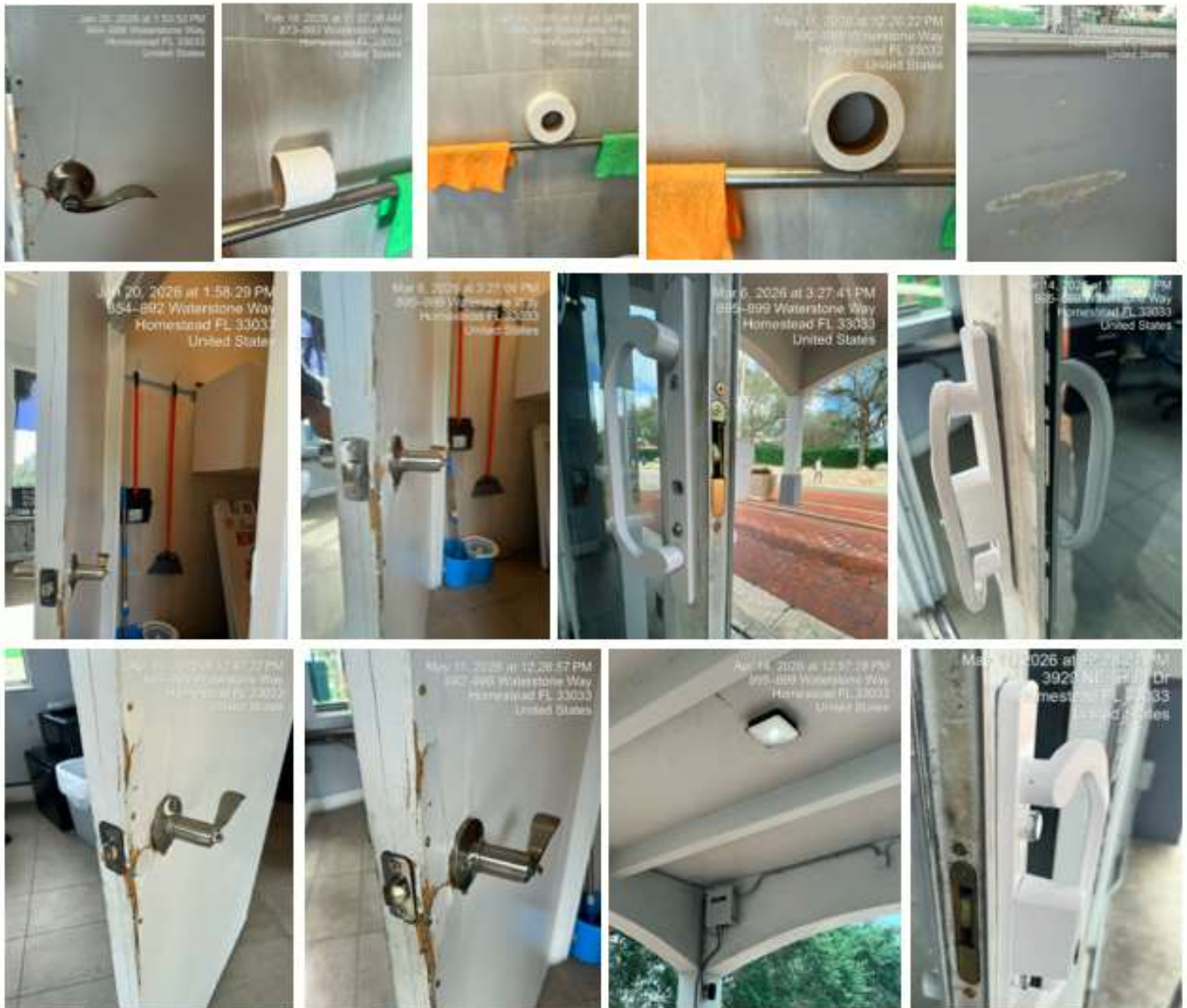
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

GH1



- Damages to entry side roof edge on Guardhouse 1 repaired by Ortiz.
- Security requesting A frame with notice indicating to use outside lane while in restroom.

GH2



- **Damaged bathroom door. Needs replacement.**
- **Bathroom still needs a toilet paper dispenser.**
- **Sliding door handle rattling, not firmly secured.**
- **GH lights and vehicle height sensor powered by the same switch. When installed they were placed on the same wiring and must be split.**
- **Interior wall under window sill next to exit lane needs repair and paint.**

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

GH3



- **GH broken toilet handle was repaired by Ortiz.**
- **Bathroom dome light which was dim was replaced by Ortiz.**
- **Security requested a small electric fan.**

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

Daily logins

(46)

WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____					
Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
BEB	2/24/26	12:00p	SERVICE	NO	SERVICE VISIT
Michael Puscia	2/24/26	1:52	Amenity Access	NO	Amenity Access
Carolina Luis	2/24/26	4:38	Epass	NO	purchase Epass / pay Pn
Linetke Gendry	2/24/26	5:26	Amenity Access	NO	Amenity Access
MANUEL FUNDORA	2/25/26	9:57a	Drop off	NO	DROPPED OFF DOCUMENTS
Berta Aviles	2/25/26	3pm	Epass	NO	purchase Epass / pay Pn
BEB	2/26/26	10:35A	SERVICE	NO	SERVICE VISIT
ML	2/26/26	1:28p	SERVICE	NO	REPLACE RECEIVER / REPROGRAM REMOTES
Xione Malave	2/26/26	3:26	Epass	NO	purchase Epass / pay Pn
Sadir Figueroa	2/26/26	3:52	Epass	NO	purchase Epass / pay Pn
Xacia Franco	2/27/26	2:48	Amenity Access	NO	Amenity Access
Alex Lopez	2/27/26	4:20	Epass	NO	Repair Damaged Epass
Alexandra Lopez	2/27/26	7:30	Amenity Access	YES	Amenity Access
THE FITNESS SOLUTION	3/2/26	10:41A	SERVICE	NO	SERVICE VISIT
IVAN ALVAREZ	3/2/26	11:50A	QUESTION.	NO	RESIDENT REQUESTING TREES TO BE TRIMMED/CUT TO PREVENT FROM GROWTH ON PROPERTY.
Alex Sanderly	3/2/26	3pm	Epass	NO	Replaced Outlets Damaged Epass.
Rob Herman	3/2/26	4:22	Epass	NO	purchase Epass / pay Pn
Carlos Fuentes	3/2/26	5pm	Inquiry Rent	NO	Inquiring About Rental
Carlos Light	3/3/26	12:26p	Epass	NO	purchase Epass / pay Pn

(47)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Liver Ramirez	3/3/26	1pm	Amenity Access	NO	Amenity Access
Diana Camillo	3/3/26	3:16	Amenity Access	NO	Amenity Access
Guillermo Araya	3/3/26	3:47	EPASS	NO	Replaced Owner Damaged EPASS
Ariana Chavez	3/3/26	4:56	EPASS	NO	Replaced Owners Damaged EPASS
CARLOS COOPER	3/4/26	10:00A	N/A	NO	DISCUSS A FEW THINGS REGARDING CLUBHOUSE.
ORTEZ CONSTRUCTION	3/4/26	9:20A	INSPECT	NO	INSPECT THE PERMITS ISSUE.
VECTOR VALLADARES	3/4/26	11:14	N/A	NO	N/A
DENISE FERNANDEZ	3/4/26	1:33p	QUESTION	NO	VERIFYING VERIFYING STATUS OF TREE REMOVAL TREMAY.
Clara Amador	3/4/26	3:27	EPASS	NO	purchase EPASS (RR/RR)
BRIGHTVIEW	3/5/26	10:45A	SERVICE	NO	PLANTING ADDITIONAL FLOWERS
B&B	3/5/26	11:06A	SERVICE	NO	REGULAR SERVICE VISIT.
ALL FL PEST CONTROL	3/5/26	11:08A	INSPECTION	YES	SCHEDULED INSPECTION VISIT TO PROVIDE ESTIMATE
ANGEL AC/MAINTENANCE	3/5/26	11:35A	SERVICE	NO	SERVICE VISIT.
DENISE FERNANDEZ	3/6/26	9:00A	N/A	YES	SUPERVISING TREE REMOVAL
GERMAN VITA	3/6/26	9:45A	AMENITY ACCESS	NO	RENEW CLUBHOUSE ACCESS
ORTEZ CONSTRUCTION	3/6/26	9:00A	REPAIR	NO	REPAIRED SENSORED LIGHT BY WOMENS RR #61M - & REPAIRED LOT LIGHT #6
Edwin Santos CARLOS	3/6/26	1:05p	EPASS	NO	purchase EPASS
DISCOUNT LIGHTING	3/6/26	2:08p	DELIVERY	NO	DROP OFF OF SUPPLIES ORDERED.
Carlos Lima	3/6/26	4:23	EPASS	NO	Changed Damaged EPASS

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WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Sonia Munoz	3/9/26	12pm	Epass	NO	Purchase Epass
Bourisou + exchanges	03/09/26	2pm	EPASS	NO	PAYPAL / PURCHASE EPASS
EMILIA SANTIAGO	3/10/26	11:10 A	QUESTION	NO	DROP OFF LETTER FOR BEN.
B&B	3/10/26	11:50A	SERVICE	NO	SERVICE VISIT.
Victor Villalobos	3/10/26	1:10p	N/A	NO	N/A
Juaney Lorenzo	3/10/26	1pm	Amenity Access	NO	Amenity Access
John Dascio	3/10/26	3:21	Epass	NO	Replaced Owners Damaged Epass
Francisco Duran	3/10/26	4pm	Epass	NO	Replaced owner Damaged
Caroline Litt	3/10/26	7:05pm	Amenity Access	NO	Amenity Access
Carlos Pina	3/10/26	4:27	Epass	NO	Purchase Epass / PAYPAL
Valens Perez	3/11/26	6:36pm	Amenity Access	NO	Amenity Access
B&B	3/12/26	10:25A	SERVICE	NO	SERVICE VISIT
Francisco Leon	3/12/26	3:33	Epass	NO	Purchase Epass / PAYPAL
OTR CONSTRUCTION	3/13/26	2:11p	REPAIR	NO	REPAIRING BORDERS
MARY HOWELL	3/13/26	4:00pm	Epass	NO	Purchase Epass PAYPAL
Kraiel Quintana	3/16/26	1:11pm	Amenity Access	NO	Amenity Access
Alex Morales	3/16/26	3:05	Amenity Access	NO	Amenity Access
Danelle Mejia	3/16/26	5:52	Amenity Access	NO	Amenity Access
B&B	3/17/26	10:24m	SERVICE	NO	SERVICE VISIT

Page 1 of 1

4000

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WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Maria Trejos	3/17/26	1pm	EpasS	NO	purchase EpasS
Oscar Nuñez	3/17/26	1:18	EpasS	NO	purchase EpasS
Amada Crespo	3/17/26	2:35	EpasS	NO	Removed Owners Damaged EpasS
Alister Poché	3/17/26	12:33	Amenity Access	NO	Amenity Access / Facial Recognition
XXXXXXXXXX	3/18/26	10:18A	SERVICE	YES	SERVICE VISIT FOR SOUND
XXXXXXXXXX	3/18/26	11:40A	SERVICE	NO	SERVICE VISIT.
B&B	3/18/26	11:40m	SERVICE	NO	SERVICE VISIT FOR LEAK TEST
Carlos Ventura	3/18/26	2:20pm	EpasS	NO	purchase EpasS
Jurbin Fancia	3/18/26	2:31	EpasS	NO	Replaced Damaged EpasS
Keneth Lopez	3/18/26	3:33pm	EpasS	NO	purchase EpasS

(50)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Carlos Rodriguez	2pm	3/23/26	Amenity Access	NO	Amenity Access
CINTAS	2:04p	3/23/26	Service Drop	NO	DROPPING OFF MATS.
Daniel King	2:42	3/23/26	EPASS	NO	purchase EPASS / PayPal
Heather Danga	3:01	3/23/26	EPASS	NO	purchase EPASS / PayPal
Ana W	4:10	3/23/26	EPASS	NO	replace decal damaged
BEB	11:16A	3/24/26	Service	NO	Service VISIT.
Alicia Torres	2:31	3/23/26	Amenity Access	NO	Amenity Access.
Quin King	3:07pm	3/23/26	EPASS	NO	purchase EPASS
Jeaner W	4:01	3/23/26	EPASS	NO	purchase EPASS / PayPal
Alberto King	2pm	3/23/26	EPASS	NO	purchase EPASS / PayPal
Julia Ortiz	2:10pm	3/23/26	Amenity Access	NO	Amenity Access
Alex Pereira	2:18pm	3/23/26	EPASS	NO	purchase EPASS / (2)
Gina Brockington	3:06	3/23/26	EPASS	NO	Replaced Damaged EPASS
Wilson Alvarez	3:32	3/23/26	Amenity Access	NO	Amenity Access
Lucina Aguilar	4pm	3/23/26	Amenity Access	NO	Amenity Access
Stardley Nicolas	4:12	3/23/26	Amenity Access	NO	Amenity Access
MARLES BULTA W	11:30 A	3/23/26	EPASS	NO	PURCHASE EPASS
BEB	11:48	3/23/26	SERVICE	NO	SERVICE VISIT.
Eric Wiggall	11:17	3/23/26	Amenity Access	NO	Amenity Access

(SD)

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Allen Winslow	3/26/20	1:30	Amenity Access	No	Amenity Access
Mirafra Vasquez	3/26/20	3pm	Epas	No	purchased Epas
Chris Walker	3/26/20	3:26	Epas	No	Replaced Damaged Epas
Colin Saint	3/26/20	3:38	Epas	No	purchased Epas
Samer Sterling	3/26/20	5:33	Amenity Access	no	Amenity Access
Adrian Porting	3/26/20	7pm	Amenity Access	No	Amenity Access
MARIA FALCO	3/27/20	10:50	Amenity Access	NO	Amenity Access
Victor Gonzalez	3/27/20	1pm	Amenity Access	NO	Amenity Access
Thalia Aguilera	3/27/20	1:06pm	Amenity Access	NO	Amenity Access
Gus Ramos	3/27/20	1:35	Epas	NO	Replaced Damaged Epas
Lara Aguilar	3/27/20	1:52	Epas	NO	Replaced Damaged Epas
Samantha Montoya	3/27/20	2:32	Amenity Access	NO	Amenity Access
Laura Estrada	3/27/20	2:35	Epas	NO	purchased Epas / pay Pal
Victor Rodriguez	3/27/20	2:43	Amenity Access	NO	Amenity Access
Joko Pena	3/27/20	3pm	Amenity Access	NO	Amenity Access
Carolina Ruiz	3/27/20	3:19	Epas	NO	purchased Epas
José Delgado	3/27/20	4:23	Epas	NO	purchased Epas / pay Pal
Gina BARRETT ROSS	3/28/20	10:15a	AMENITY ACCESS	NO	AMENITY ACCESS
Ivan Ruiz	3/30/20	2pm	Epas	NO	Replaced Damaged Epas

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Elber Berrido	3/20/26	2:37	Amenity Access	NO	Amenity Access
Michael Koss	3/20/26	3:42	Epas	NO	purchase Epas / PA/PA
Okoyl Strupp	3/20/26	3:51	Epas	NO	purchase Epas
B&B	3/30/26	4:29p	SERVICE	NO	REPAIRING 2 GUTTER LEAKS.
ANGEL MARTIN	3/31/26	12:00p	SERVICE	NO	SERVICE VISIT
B&B	3/31/26	12:40p	SERVICE	NO	SERVICE VISIT
Lucy Gerant	3/31/26	10:50pm	Epas	NO	Replaced Damaged Epas
Tony Small	3/31/26	4:50pm	Epas	NO	purchase Epas
Kenneth Butler	4/1/26	1:11	Epas	NO	Replaced Damaged Epas
Rudy Pagan	4/1/26	2:48	Epas	NO	purchase Epas / PA/PA
Karen Garcia	4/1/26	3:57	Epas	NO	purchase Epas
Harold Jeff	4/1/26	4:05	Epas	NO	Replaced Damaged Epas
B&B	4/2/26	10:00A	SERVICE	NO	SERVICE VISIT
Lidia Green	4/2/26	1:28	Epas	NO	purchase Epas
Juan Pedraza	4/2/26	2:18	Epas	NO	purchase Epas
MITZ CONSTRUCTION	4/3/26	8:30A	SERVICE	NO	RE-PLACING FIBER / FILLING TWO OPEN POOL DECK HOLE'S
Cintas	4/6/26	12:26	SERVICE	NO	(New) IT Service
Briete Campos	4/6/26	1:10	Amenity Access	NO	Amenity Access
Ruben Ortiz	4/6/26	3:02	Epas	NO	Replaced Damaged Epas

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WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Eliana Villalona	4/6/26	4:31	Ep pass	NO	Replaced Damaged Ep pass
Luis Castro	4/7/26	3:02	Ep pass	NO	Replaced Damaged Ep pass
Marilyn Germa	4/7/26	3:20	Ep pass	NO	purchase Ep pass / pay Pal
DAB	4/7/26	1:00p	SERVICE	NO	SERVICE VISIT (NOT COMPLETED)
Marilyn Gray	4/7/26	4:27	Ep pass	NO	Replaced Damaged Ep pass
Izquierdo Walker	4/7/26	4:42	Ep pass	NO	purchase Ep pass / pay Pal
CLARA LOPEZ	4/8/26	9:35A	RENTAL	NO	PROCESING RENTAL FEE
CLARA LOPEZ	4/8/26	11	RENTAL	NO	RETURNED WITH APPROPRIATE ADDITIONAL HR FEE & DEPOSIT RETURNED.
Marie Quinones	4/8/26	2:46	Ep pass	NO	Replaced Damaged Ep pass
Adrian Calango	4/8/26	4:16	Ep pass	NO	purchase Ep pass / pay Pal
DAB	4/9/26	9:20A	SERVICE	NO	SERVICE VISIT
THE FITNESS SOLUTION	4/9/26	10:55A	SERVICE	NO	SERVICE VISIT
OTIS SORIANO	4/9/26	5:05	Ep pass	NO	Replaced Damaged Ep pass
Karla Amador	4/9/26	4pm	Amenity Access	NO	Amenity Access
Lucy Smith	4/10/26	4:23	Ep pass	NO	Replaced Damaged Ep pass
Maria Patricia	4/10/26	5:12	Ep pass	NO	Replaced Damaged Ep pass
Melissa Reneque	4/10/26	1pm	Ep pass	NO	purchase Ep pass / pay Pal

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
BFB	4/14/26	11:31A	SERVICE	NO	SERVICE VISIT
Jomarie Tate	4/14/26	12:40P	EPASS/AMENITY	NO	Purchase EPASS/AMENITY/ACCESS
Beatriz Bezen	4/14/26	5:30PM	EPASS	NO	Purchase EPASS / PayPal
Alicia Rogers	4/15/26	12:58P	EPASS/AMENITY	NO	Purchase EPASS/AMENITY ACCESS
ALL FL Pest Control	4/15/26	1:22P	SERVICE	NO	SERVICE VISIT
Rosa Parich Alvarez	4/15/26	2:55	EPASS	NO	purchase EPASS / PayPal (2)
Jimmy Balaguer	4/15/26	3:33	AMENITY ACCESS	NO	AMENITY ACCESS
JULIA FERRERA	4/16/26	10:41A	EPASS	NO	EPASS REPLACEMENT
BFB	4/16/26	11:35A	EPASS QUESTIONS	NO	EPASS QUESTIONS
CHRIS (DISCOUNT WATCHING)	4/17/26	11:48A	DELIVERY	NO	DELIVERY OF ITEMS
Angela Gonzalez	4/17/26	1:00	AMENITY ACCESS	NO	AMENITY ACCESS
Giuliana Vinciguas	4/17/26	1:23	EPASS	NO	purchase EPASS / PayPal
Maura Quinto	4/17/26	3:48P	EPASS	NO	Replaced Damaged EPASS
Marbella Garrido	4/20/26	1:26	EPASS	NO	replaced Damaged EPASS
Maximiliano Peña	4/20/26	2:27	EPASS	NO	purchase EPASS / PayPal
Eric Pino	4/20/26	4:03	EPASS	NO	Replaced Damaged EPASS
BFB	4/21/26	3:26P	SERVICE	NO	Stocking Pool / SERVICE VISIT
ANITA REYGOSA	4/22/26	12:32P	EPASS	NO	PURCHASE EPASS

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Maxima P & Ben	4/21/26	2:19	Working	No	Maxima & Ben Q.
B&B	4/23/26	12:30p	SERVICE	NO	SERVICE VISIT
Henry Truarez	4/24/26	2:22	Amenity Access	NO	Amenity Access
Marcela Ortiz	4/24/26	4pm	Amenity Access	NO	Amenity Access
Sarah Carter	4/24/26	4:20	EPASS	yes	Replaced Damaged EPASS
Trinity PEST CONTROL	4/27/26	10:30a	ESTIMATE	YES	INSPECTION FOR ESTIMATE
BEK AUGUSTE	4/27/26	12:40p	EPASS	NO	PURCHASE EPASS x 2
Luis Pizarro	4/27/26	3:14p	EPASS	NO	PURCHASE EPASS
V PEST CONTROL	4/27/26	4:00p	ESTIMATE	YES	INSPECTION FOR ESTIMATE
HECTOR DIAZ / SARA DIAZ	4/28/26	11:00a	QUESTION	NO	OVERGROWN EASEMENT 4152 NE 9 ST
B&B	4/28/26	11:00a	SERVICE	NO	SERVICE VISIT
Miranda Ortiz	4/28/26	1:30	EPASS	NO	Comp EPASS
Roger Castro	4/28/26	1:36	EPASS	NO	Comp EPASS
Silvanna Cooper	4/28/26	2:31	EPASS	NO	Comp EPASS
Kenya Groves	4/28/26	3pm	EPASS	NO	Comp EPASS
Marcela Peraza	4/28/26	8:26	EPASS	NO	Comp EPASS
Carol Diaz	4/28/26	3:38	EPASS	NO	Comp EPASS
George Santos	4/28/26	3:41	EPASS	NO	Comp EPASS
Giovanni Labron	4/28/26	3:52	EPASS	NO	Comp EPASS

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Rina Brown	4/28/26	4:10	EPASS	NO	Comp EPASS
Laura Muech	4/28/26	4:27	EPASS	NO	Comp EPASS
Carol Strickland	4/28/26	4:30	EPASS	NO	Comp EPASS
Carlos Quilk	4/28/26	5pm	EPASS	NO	Comp EPASS
Sandra Vega	4/28/26	5pm	EPASS	NO	Comp EPASS
Greg Urena	4/28/26	5:10	EPASS	NO	Comp EPASS
Jennifer Vega	4/28/26	5:15	EPASS	NO	Comp EPASS
Wilson Jimenez	4/28	5:40	EPASS	NO	Comp EPASS
KAROL MAS COSTA	4/29/26	12:45	EPASS	NO	Comp EPASS
TRICKA PARENTS	4/29/26	1:12p	EPASS	NO	Comp EPASS x 2
TRICKA PARENTS					
Cesar Hernandez	4/29/26	1pm	EPASS	NO	Comp EPASS
Rosario Hernandez	4/29/26	1:58	EPASS	NO	Comp EPASS
Abigail Lafont	4/29/26	2pm	EPASS	NO	Comp EPASS
VICTORIA DIAZ	04/29/26	2:34p	EPASS	NO	Comp EPASS
DEBORA LEO	04/29/26	2:45p	EPASS	NO	Comp EPASS
ADALIS RIVERO	04/29/26	2:45p	EPASS	NO	Comp EPASS
NICHOLAS DENERS	04/29/26	2:45p	EPASS	NO	Comp EPASS
ELIZABETH COLLAZO	04/29/26	2:45p	EPASS	NO	Comp EPASS

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
ARIGAIL LAFFOND	4/29/26	2:45p	EPASS	NO	Comp. EPASS
JACQUELINE HOLZ	4/29/26	2:47p	EPASS	NO	Comp. EPASS
OSCAR CUARBUENAS	4/29/26	2:47p	EPASS	NO	Comp. EPASS
RACHEL TORUNO	4/29/26	2:47p	EPASS	NO	Comp. EPASS
NOHEMI BUETRAGO	4/29/26	3:22p	EPASS	NO	Comp. EPASS
JEANNELLE VEGA	4/29/26	3:31p	EPASS	NO	Comp. EPASS
RODRIGO DAGLIO	4/29/26	3:33p	EPASS	NO	Comp. EPASS
LINNY HAGERMAN	4/29/26	3:34p	EPASS	NO	Comp. EPASS
JOSE SANCHEZ	4/29/26	3:34p	EPASS	NO	Comp. EPASS
JAIRO DIEZ	4/29/26	3:35p	EPASS	NO	Comp. EPASS
ERDWIN BUETRAGO	4/29/26	3:35p	EPASS	NO	Comp. EPASS
ALEX HOLZ	4/29/26	3:36p	EPASS	NO	Comp. EPASS
ALMERYS PEREZ	4/29/26	3:40p	EPASS	NO	Comp. EPASS
ANDY MONTESSINO	4/29/26	3:45p	EPASS	NO	Comp. EPASS QUESTION
Hector Ortiz	4/29/26	4pm	EPASS	NO	Comp EPASS
MIRNA COTTO	4/30/26	10:17a	EPASS	NO	Comp. EPASS
REB POOLS	4/30/26	11:28a	SERVICE	YES	SERVICE VISIT
Arnold Cano #7 Rafael Valdes	4/30/26	1:40	EPASS	NO	Comp EPASS
Yaima Rosa Valdes	4/30/26	2pm	EPASS	NO	Comp EPASS

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
ARNOLD CONTTI	4/30/26	2:00p	EPASS	NO	Comp. EPASS
ELMER ALVARADO	4/30/26	2:17p	EPASS	NO	Comp. EPASS
JIA PAN	4/30/26	2:17p	EPASS	NO	Comp. EPASS
HUA LIN	4/30/26	2:33p	EPASS	NO	Comp. EPASS
Charles Witter	4/30/26	2:54	EPASS	NO	Comp EPASS
ROSE VICTOR	4/30/26	3:18p	EPASS	NO	Comp. EPASS
ROBINSON RIVERA	4/30/26	3:40p	EPASS	NO	WILL RETURN TOMORROW WITH DL. FOR EPASS
Kenneth Perrels	4/30/26	5pm	EPASS	NO	Comp EPASS
CHRISTOPHER GARCIA	5/01/26	10:26A	EPASS	NO	Comp. EPASS
ALBA ZULIAGA	5/01/26	11:09A	EPASS	NO	Comp. EPASS
KATHRYN TRUETT	5/01/26	11:22A	EPASS	NO	Comp. EPASS
REYNALDO SANCHEZ	05/01/26	11:22A	EPASS	NO	Comp. EPASS
ROBINSON TORRES	05/01/26	12:02p	EPASS	NO	Comp. EPASS
RAQUEL MARQUES	05/01/26	12:10p	EPASS	NO	Comp. EPASS
YANIELKA AVILA	05/01/26	12:26p	EPASS	NO	Comp. EPASS
Maria Gomez	5/1/26	1:15	EPASS	NO	Comp EPASS
Makalah Johnson	5/1/26	1:30	EPASS	NO	Comp EPASS
Maria Collado	5/1/26	2:20	EPASS	NO	Comp EPASS
Ysencia Quintero	5/1/26	2:44	EPASS	NO	Comp EPASS

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Mirian Heronius	5/1/26	2:54	Amenity Access	NO	Amenity Access
Roberto Concepcion	5/1/26	3:18	EPASS	NO	Comp EPASS
JONATHAN CLAVITO	5/1/26	4:00p	EPASS	NO	Comp. EPASS
Gerson Garcia	5/1/26	4:11	EPASS	NO	Comp EPASS
Maria Garcia	5/1/26	4:11	EPASS	NO	Comp EPASS
Cherlet Hunter	5/1/26	4:20	EPASS	NO	Comp EPASS
Grace Hunter	5/1/26	4:22	EPASS	NO	Comp EPASS
Joseph Lopez	5/1/26	5:30	EPASS	NO	Comp EPASS
NOEMS MORALES	5/1/26	9:50A	EPASS	NO	Comp. EPASS
JENNIFER VIGORAS	5/4/26	10:26A	EPASS	NO	Comp. EPASS
John Wilson	5/4/26	11:12A	EPASS	NO	Comp. EPASS
CELIA Sanchez	5/4/26	11:57A	EPASS	NO	Comp. EPASS
Carlos Espinosa	5/4/26	1pm	EPASS	NO	Comp EPASS
Jonathan Cordero	5/4/26	1:20	Amenity Access	NO	Amenity Access
Miguel Villalobos	5/4/26	1:50	EPASS	NO	Comp EPASS
Beatrice Perez	5/4/26	3:11	EPASS	NO	Comp EPASS
Miguel Perez	5/4/26	3:18p	EPASS	NO	Comp. EPASS
Humberto Gonzalez	5/4/26	3:22	EPASS	NO	Comp EPASS
Edwin White	5/4/26	4pm	EPASS	NO	Comp EPASS

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Jaden Miller	5/4/26	4:05	EPASS	NO	Comp EPASS
Yvonne Yekarf	5/4/26	4:40	EPASS	NO	Comp EPASS
MAYNOR RIVERA	5/4/26	4:57p	EPASS	NO	Comp EPASS
Sherif Sosa	5/4/26	5:11m	EPASS	No	Comp EPASS
Ricky Sanchez	5/4/26	5:30pm	EPASS	NO	Comp EPASS
Ervin Cruz	5/4/26	6pm	EPASS	NO	Comp EPASS
CAROLINE Lopez	5/5/26	9:54A	EPASS QUESTION	NO	EPASS QUESTION
NICOLE Sanchez	5/5/26	10:12A	EPASS	NO	COMP. EPASS
LAUREN PADRON	5/5/26	10:51A	EPASS	NO	Comp. EPASS
ALBERTO PEREZ	5/5/26	11:27A	EPASS	NO	COMP. EPASS
MARILYN PADRON	5/5/26	12:07p	EPASS	NO	Comp. EPASS
Diana Ibarra	5/5/26	12:41	EPASS	NO	Comp EPASS
Nelobe Alonso	5/5/26	1:37	EPASS	NO	Comp EPASS
Gerald grand	5/5/26	2:00	EPASS	NO	Comp EPASS
ARSENIA Lopez	5/5/26	3:00p	EPASS	NO	COMP. EPASS
Yandy Euzenon	5/5/26	3:09	EPASS	NO	Comp EPASS
LUIS VAZQUEZ	5/5/26	3:18p	EPASS	NO	COMP. EPASS
JENNIFER VENERAS	5/5/26	3:39p	EPASS	NO	Comp EPASS
STAVIN MAMATHA	5/5/26	3:40	EPASS	NO	Comp EPASS

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WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
KEVIN BARCA	5/6/26	12:15p	AMENITY	NO	AMENITY ACCESS
Yanesis Jenkins	5/6/26	12:52	Amenity	NO	Amenity Access
SERRAF Pineda	5/6/26	1:25	EPASS	NO	Camp EPASS
Victor Dary	5/6/26	1:45	EPASS	NO	Camp EPASS
Amelia Dawson	5/6/26	1:53	EPASS	NO	Camp EPASS
Angela Gonzalez	5/6/26	2:09	EPASS	NO	Camp EPASS
LISBETH CABRERA	5/6/26	2:12p	EPASS	NO	Camp EPASS
Victor Dary	5/6/26	2:19	EPASS	NO	Camp EPASS
Franklin Jimenez	5/6/26	3:15	EPASS	NO	Camp EPASS
Maggie Charles	5/6/26	3:33	EPASS	NO	Camp EPASS
Isabel Wilson	5/6/26	3:46	EPASS	NO	Camp EPASS
Kelsey Lawrence	5/6/26	4:09	EPASS	NO	Camp EPASS
Charles Lawrence	5/6/26	4:11	EPASS	NO	Camp EPASS
Osmin Herde	5/6/26	4:30	EPASS	NO	Camp EPASS
Herman Morales	5/6/26	4:46	EPASS	NO	Camp EPASS
JESSICA CABRERA	5/7/26	11:10a	SIGN PERMIT	NO	SIGNED PERMIT CANCELLATION FORM
FEDERICO	5/7/26	11:10a	INSPECTION	NO	INSPECTION OF STAGING AREA TO INSTALL LIGHT POSTS
The Fitness Solution	5/7/26	11:19a	SERVICE	NO	SERVICE VISIT
BEB	5/7/26	11:30a	SERVICE	NO	SERVICE VISIT

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Edgardo Carabona	5/7/26	1:55	Epass	NO	Camp Epass
Kouper Castro	5/7/26	2:10	Epass	NO	Camp Epass
Leone Gonzalez	5/7/26	2:18	Epass	NO	Camp Epass
Hernan Cortez	5/7/26	2:40	Epass	NO	Camp Epass
David Quintero	5/7/26	3:20	Epass Amenity Access	NO	Camp Epass Amenity
Karen Mariotti	5/7/26	3:22	Epass	NO	Camp Epass
Joel Sanchez	5/7/26	3:30	Epass	NO	Camp Epass
Ryan Castro	5/7/26	3:36	Epass	NO	Camp Epass
Alvaro Valle	5/7/26	4:09	Epass	NO	Camp Epass
ATRESCIA Zayas	5/7/26	4:15p	Epass	NO	Camp. Epass
Korvin Williams	5/7/26	4:33	Amenity Access	NO	Amenity / Facial Recognition
MAYRA PADILLA	5/8/26	10:30A	P.U.	NO	Picked up DELIVERED ITEMS
VICTOR VALLARDES	5/8/26	12:07p	N/A	NO	N/A
Alexandro Costa	5/8/26	12:42	Epass	NO	Camp Epass
Ronald Garfud	5/8/26	2:18	Epass	NO	Camp Epass
Kenneth Amador	5/8/26	2:38	Epass	NO	Camp Epass
Charlote Turpin	5/8/26	2:43	Epass	NO	Camp Epass
Antes Bourne	5/8/26	3pm	Epass	NO	Camp Epass
Genesis Betalora	5/8/26	8:18	Epass	NO	Camp Epass

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WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Wilson Lee	5/11/26	5:25	Epasc	NO	Camp Epasc
Juanita Lopez	5/11/26	12:50	Epasc	NO	Camp Epasc
CINTAS	5/11/26	12:50	DELIVERY SERVICE	NO	DROP OFF CLEANED MATS
Kenya Brockton	5/11/26	1:10	Epasc	NO	Camp Epasc
Anthony LOBOS	5/11/26	2:35	Amenity Access	NO	Facial Recognition
LA Rodriguez	5/11/26	2:44	Epasc	NO	Camp Epasc
Kevin Santiago	5/11/26	2:54	Epasc	NO	Camp Epasc
Jose Torres	5/11/26	4:33	Epasc	NO	Camp Epasc
Melissa Gabeiro	5/11/26	4:40	Epasc	NO	Camp Epasc
Russell Thompson	5/11/26	4:45	Epasc	NO	Camp Epasc
ESTHER Cruz	5/12/26	12:26	EPASC/AMENITY	NO	Camp Epasc/AMENITY
BEB	5/12/26	1:17p	SERVICE	NO	SERVICE VISIT
VICTOR VALLADARES	5/12/26	1:38p	N/A	NO	N/A
Jana Rodriguez	5/12/26	1:35	Epasc	NO	Camp Epasc
Carlos Lande	5/12/26	1:54	Epasc	NO	Camp Epasc
Michael Dure	5/12/26	2:09	Epasc	NO	Camp Epasc
Maria Pedraso	5/12/26	3:14	Amenity Access	NO	Facial Recognition
Andres Espinoza	5/12/26	3:44	Amenity Access	NO	Facial Recognition
Sandra Pichardo	5/12/26	4:20	Epasc	NO	Camp Epasc

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WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Carlos Gomez	5/12/26	6:28	Amenity Access	NO	Amenity Access
ANN MARCE Hamilton	5/13/26	11:25A	EPASS	NO	Comp. EPASS
Li Xiang	5/13/26	1:11	Amenity Access	NO	Amenity Access
Christian Lopez	5/13/26	1:30	EPASS	NO	Comp EPASS
Adrian Hernandez	5/13/26	2:25	Amenity Access	NO	Amenity Access
Iris Leon Martin	5/13/26	2:33	EPASS	NO	Comp EPASS
Matthew Sanchez	5/13/26	3:39	EPASS	NO	Comp EPASS
Arturo Alaman	5/13/26	4:50	EPASS	NO	Comp EPASS
KHARE RAO	5/14/26	10:25	EPASS	NO	Comp. EPASS
BFB	5/14/26	12:32	Service	NO	SERVICE VISIT
Jann Cruz	5/14/26	12:50	EPASS	NO	COMP EPASS
David Progado	5/14/26	1:15	EPASS	NO	COMP EPASS
Destinee Madaga	5/14/26	1:30	EPASS	NO	COMP EPASS
Saimi Machado	5/14/26	2:20	EPASS	NO	COMP EPASS
Ashya Samuel	5/14/26	2:40	EPASS	NO	COMP EPASS
Miriam Herrera	5/14/26	3:00	Amenity Access	NO	Amenity Access
Pomero Obobax	5/14/26	3:20	EPASS	NO	COMP EPASS
Eduardo Ojeda	5/14/26	3:52	EPASS	NO	COMP EPASS
Maria Suarez	5/14/26	4:15	EPASS	NO	COMP EPASS

(65)

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Yoaqly Mir	5/14/20	5:30	EPASS	NO	COMP EPASS
Alicia Averardo	5/14/20	5:45	EPASS	NO	COMP EPASS
Levi Izaguirre	5/14/20	6:00	EPASS	NO	COMP EPASS
Yorlan Leyva	5/14/20	6:43	EPASS	NO	COMP EPASS
Alain Marin	5/14/20	7:00	EPASS	NO	COMP EPASS
ARNOLD CONTRA	5/15/20	11:02A	AMENITY	NO	AMENITY ACCESS
Chris Lopez	5/15/20	1pm	EPASS	NO	Comp Epass
Margarita Sanchez	5/15/20	1:35	EPASS	NO	Comp Epass
Cecilio Figueroa	5/15/20	2:24	EPASS	NO	Comp Epass
Kevin Studds	5/15/20	3pm	EPASS	NO	Comp Epass
Jose Rodriguez	5/15/20	4pm	AMENITY	NO	AMENITY ACCESS
Ny Horrobin	5/18/20	12:50	EPASS	NO	Comp Epass
Yardiel Peron	5/18/20	5:30	AMENITY	NO	AMENITY ACCESS
Ayden Romo	5/19/20	5:10	AMENITY	NO	AMENITY ACCESS
James Hayden	5/19/20	5:37	EPASS	NO	Comp Epass
Armand Pau	5/19/20	2:55	AMENITY ACCESS	NO	AMENITY ACCESS
Reggie Lovell	5/19/20	3:16	EPASS	NO	Comp Epass
Melvin Campbell	5/19/20	3:26	EPASS	NO	Comp Epass
BBB	5/19/20	3:50 p	SERVICE	NO	SERVICE

Alina Garcia
Supervisor of Elections
2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480
votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

CERTIFICATION

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **South Dade Venture Community Development District**, as described in the attached **MAP**, has **4801** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
Checks		
4/15/26	21255-21263	\$208,491.65
4/22/26	21264-21271	12,370.57
4/29/26	21272-21279	10,361.40
5/6/26	21280-21287	39,322.16
5/13/26	21288-21294	62,965.93
5/20/26	21295-21304	26,667.81
TOTAL		\$360,179.52

Date	Check Numbers	Amount
ACH		
4/15/26	800101	\$4,228.05
4/22/26	800102-800104	4,037.19
4/30/26	800105-800113	2,420.16 Auto pay
4/29/26	800114-800115	4,662.44
5/6/26	800116	3,695.55
5/13/26	800117	3,951.15
4/30/26	800118	458.70 Auto pay
5/20/26	800119-800120	4,957.30
TOTAL		\$28,410.54

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/15/26	00021	3/31/26	198099	202603	310-51300-31500				BILLING COCHRAN PA	*	550.00	550.00	021255
4/15/26	00406	3/30/26	9738868	202603	320-53800-46205				SAND/SOD 03/26	*	607.90		
		3/30/26	9738869	202603	320-53800-46205				SAND/SOD 03/26	*	607.90		
		4/01/26	9722469	202604	320-53800-46200				LANDSCAPE MAINT 04/26	*	33,917.39		
		4/01/26	9722469	202604	320-53800-46202				LANDSCAPE MAINT 04/26	*	2,391.80		
		4/01/26	9722469	202604	320-57200-46200				LANDSCAPE MAINT 04/26	*	425.21		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			37,950.20	021256
4/15/26	00435	4/08/26	6917-1	202604	320-53800-46100				BARCODE DECALS 04/26	*	5,735.00		
									DML SECURITY SYSTEMS LLC			5,735.00	021257
4/15/26	00007	4/07/26	92452735	202603	310-51300-42000				DELIVERY THRU 03/25/26	*	68.40		
									FEDEX			68.40	021258
4/15/26	00361	4/09/26	71500	202604	320-57200-46100				PREVENTIVE MAINT 04/26	*	230.00		
									THE FITNESS SOLUTION			230.00	021259
4/15/26	00477	11/26/25	3579	202604	320-53800-34500				SVCS 03/30-04/05/26	*	9,686.40		
		4/14/26	3580	202604	320-53800-34500				SVCS 04/06-04/12/26	*	9,676.41		
									MAVERICK SECURITY SERVICES, LLC			19,362.81	021260
4/15/26	00097	4/15/26	04152026	202604	300-20700-10700				TRANSFER OF TAX RECEIPTS	*	15,789.43		
									SOUTH-DADE VENTURE COMMUNITY			15,789.43	021261
4/15/26	00233	4/15/26	04152026	202604	300-20700-10500				TRANSFER OF TAX RECEIPTS	*	73,244.59		
									SOUTH-DADE VENTURE COMMUNITY			73,244.59	021262
4/15/26	00494	4/15/26	04152026	202604	300-20700-10300				TRANSFER OF TAX RECEIPTS	*	55,561.22		
									SOUTH-DADE VENTURE COMMUNITY			55,561.22	021263

SDVN SOUTH DADE VEN JWASSERMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/22/26	00235	4/15/26	921949	202604	320	57200	46000		PEST CONTROL 04/26	*	86.66		
									ALL FLORIDA PEST CONTROL			86.66	021264
4/22/26	00049	4/08/26	9105	202603	310	51300	31100		SVCS 03/26	*	875.00		
									ALVAREZ ENGINEERS, INC.			875.00	021265
4/22/26	00366	4/09/26	0854352-	202604	320	53800	41005		SVCS 04/26	*	140.76		
									COMCAST			140.76	021266
4/22/26	00435	4/20/26	6924-1	202604	320	53800	46100		MONDAY PMSA 04/26	*	124.00		
		4/20/26	6939	202604	320	53800	46100		GATE SVCS 04/26	*	3,750.00		
									DML SECURITY SYSTEMS LLC			3,874.00	021267
4/22/26	00007	4/14/26	92539216	202604	310	51300	42000		DELIVERY THRU 04/26	*	23.29		
									FEDEX			23.29	021268
4/22/26	00384	4/01/26	0222238	202604	320	57200	45300		POOL SVCS 04/26	*	1,430.00		
		4/20/26	0222348	202604	320	57200	45300		SVCS 04/26	*	188.28		
									FLORIDA'S BRIGHT & BLUE POOLS, INC			1,618.28	021269
4/22/26	00023	4/14/26	0426	202604	320	53800	43000		SVCS 04/25	*	220.60		
		4/14/26	0426	202604	320	53800	43100		SVCS 04/26	*	32.65		
		4/14/26	0426	202604	320	53800	43200		SVCS 04/26	*	1,925.82		
		4/14/26	0426	202604	320	53800	43400		SVCS 04/26	*	123.51		
									FLORIDA POWER & LIGHT			2,302.58	021270
4/22/26	00211	4/16/26	30024	202604	320	57200	46000		REPAIRS 04/26	*	625.00		
		4/16/26	30024	202604	320	53800	46000		REPAIRS 04/26	*	1,200.00		
		4/16/26	30024	202604	320	57200	45300		REPAIRS 04/26	*	1,450.00		
		4/16/26	30024	202604	320	53800	46100		REPAIRS 04/26	*	75.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		4/16/26	30024	202604	320	53800	52001			*	100.00		
			REPAIRS	04/26									
									ORTIZ CONSTRUCTION SERVICES			3,450.00	021271
4/29/26	00041	4/20/26	042026	202604	320	53800	43000			*	30.58		
			SVCS	04/26									
		4/20/26	042026	202604	320	53800	43100			*	45.14		
			SVCS	04/26									
		4/20/26	042026	202604	320	53800	43200			*	1,108.96		
			SVCS	04/26									
		4/20/26	042026	202604	320	53800	43300			*	53.73		
			SVCS	04/26									
		4/20/26	042026	202604	320	53800	43400			*	408.77		
			SVCS	04/26									
		4/20/26	042026	202604	320	57200	43000			*	2,583.33		
			SVCS	04/26									
									CITY OF HOMESTEAD			4,230.51	021272
4/29/26	00442	4/18/26	1129044	202604	320	53800	41005			*	376.20		
			SVCS	04/26									
									COMCAST			376.20	021273
4/29/26	00007	4/21/26	92635400	202604	310	51300	42000			*	80.94		
			DELIVERY	THRU 04/16/26									
									FEDEX			80.94	021274
4/29/26	00384	4/23/26	0222368	202604	320	53800	41005			*	539.54		
			SVCS	04/26									
									FLORIDA'S BRIGHT & BLUE POOLS, INC			539.54	021275
4/29/26	00118	4/21/26	32028	202604	320	57200	51000			*	125.00		
			TROUBLESHOOT	INTERNET									
									HUGH MCCALLUM, INC.			125.00	021276
4/29/26	00432	4/21/26	96125150	202604	320	53800	41000			*	107.61		
			SVCS	04/26									
									T-MOBILE			107.61	021277
4/29/26	00430	4/01/26	VCI27780	202604	320	53800	34501			*	342.69		
			M-POST	LICENSE									
		4/01/26	VCI27780	202604	320	53800	34501			*	57.11		
			POST										
		4/01/26	VCI27780	202604	320	53800	34501			*	57.11		
			M-POST	LICENSE									
									TRACKFORCE - RTM SOFT, INC.			456.91	021278

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/29/26	00059	4/24/26	8161225	202604	310-51300	32300	ADMIN 04/01/26-03/31/27	*	2,222.34		
		4/24/26	8161225	202604	300-15500	10000	ADMIN 04/01/26-03/31/27	*	2,222.35		
U.S. BANK										4,444.69	021279
5/06/26	00401	4/29/26	6339	202604	320-53800	46100	SVCS 04/26	*	425.00		
		4/29/26	6340	202604	320-57200	46000	SVCS 04/26	*	240.00		
ANGEL J. MARTIN										665.00	021280
5/06/26	00135	4/07/26	19674	202604	320-57200	52000	SUPPLIES 04/26	*	413.63		
		5/04/26	19715	202605	320-57200	52000	SUPPLIES 05/26	*	328.24		
DISCOUNT LIGHTING AND SUPPLIES, INC										741.87	021281
5/06/26	00038	5/01/26	762	202605	320-53800	46100	GATE MGMT 05/26	*	833.33		
		5/01/26	763	202605	300-20700	10500	SERIES 2013 BONDS	*	208.33		
		5/01/26	763	202605	700-51700	73000	SERIES 2013 BONDS	*	208.33		
		5/01/26	763	202605	700-13100	10000	SERIES 2013 BONDS	*	208.33		
		5/01/26	764	202605	320-57200	34000	CLBHOUSE/FIELD SVCS 5/26	*	9,583.33		
		5/01/26	765	202605	310-51300	34000	MGMT FEE 05/26	*	5,871.25		
		5/01/26	765	202605	310-51300	44000	RENT 05/26	*	200.00		
		5/01/26	765	202605	310-51300	35100	COMPUTER TIME 05/26	*	83.33		
		5/01/26	765	202605	320-53800	49300	WEBSITE ADMIN 05/26	*	250.00		
		5/01/26	765	202605	310-51300	51000	OFFICE SUPPLIES 05/26	*	.15		
		5/01/26	765	202605	310-51300	42000	POSTAGE&DELIVERY 05/26	*	23.39		
		5/01/26	765	202605	310-51300	42500	COPIES 05/26	*	.15		
GOVERNMENTAL MANAGEMENT SERVICES										17,053.26	021282
5/06/26	00014	5/04/26	29488	202605	310-51300	31200	ARBITRAGE SVCS SERIES 22	*	600.00		
GRAU & ASSOCIATES										600.00	021283

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/06/26	00477	4/22/26	3610	202605	320	53800	34500			*	9,686.40		
			SVCS 04/13-04/19/26										
		4/28/26	3644	202605	320	53800	34500			*	9,683.63		
			SVCS 04/20-04/26/26										
MAVERICK SECURITY SERVICES, LLC											19,370.03	021284	
5/06/26	00523	4/30/26	IN144785	202604	310	51300	48000			*	375.09		
			LEGACY SUPPORT 04/26										
MCCLATCHY COMPANY LLC											375.09	021285	
5/06/26	00149	4/29/26	04292026	202604	310	51300	49000			*	60.00		
			REGISTERED VOTERS FEE										
MIAMI DADE ELECTIONS											60.00	021286	
5/06/26	00430	5/01/26	VCI28409	202605	320	53800	34501			*	342.69		
			M-POST LICENSE 05/26										
		5/01/26	VCI28409	202605	320	53800	34501			*	57.11		
			POST 05/26										
		5/01/26	VCI28409	202605	320	53800	34501			*	57.11		
			M-POST LICENSE 05/26										
TRACKFORCE - RTM SOFT, INC.											456.91	021287	
5/13/26	00230	5/12/26	171076	202606	320	57200	34501			*	363.87		
			MONITOR 06/01-08/31/26										
ALARM AND ELECTRONICS SYSTEMS LLC											363.87	021288	
5/13/26	00022	5/01/26	222659	202605	320	53800	46800			*	1,644.00		
			LAKE MAINT 05/26										
ALLSTATE RESOURCE MANAGEMENT, INC.											1,644.00	021289	
5/13/26	00406	5/01/26	9757492	202605	320	53800	46200			*	11,081.27		
			QRTLY RETAINAGE 05/26										
		5/01/26	9757492	202605	320	53800	46202			*	806.90		
			QRTLY RETAINAGE 05/26										
		5/01/26	9757492	202605	320	57200	46200			*	356.63		
			QRTLY RETAINAGE 05/26										
		5/01/26	9757492	202605	320	53800	46200			*	33,917.39		
			LANDSCAPE MAINT 05/26										
		5/01/26	9757492	202605	320	53800	46202			*	2,391.80		
			LANDSCAPE MAINT 05/26										
		5/01/26	9757492	202605	320	57200	46200			*	425.21		
			LANDSCAPE MAINT 05/26										
BRIGHTVIEW LANDSCAPE SERVICES, INC.											48,979.20	021290	
5/13/26	00239	5/11/26	42687923	202605	320	57200	52000			*	41.56		
			SUPPLIES 05/26										
CINTAS CORP.											41.56	021291	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/13/26	00361	5/07/26	72054	202605	320	57200	46100		THE FITNESS SOLUTION	*	200.00	200.00	021292
PREVENTIVE MAINT 05/26													
5/13/26	00477	5/07/26	3648	202605	320	53800	34500		MAVERICK SECURITY SERVICES, LLC	*	9,687.30	9,687.30	021293
SVCS 04/27-05/03/26													
5/13/26	00211	5/07/26	30044	202605	320	53800	46100		ORTIZ CONSTRUCTION SERVICES	*	2,050.00	2,050.00	021294
REPAIRS 05/26													
5/20/26	00049	5/06/26	9161	202604	310	51300	31100		ALVAREZ ENGINEERS, INC.	*	70.00	70.00	021295
SVCS 04/26													
5/20/26	00021	4/30/26	198539	202604	310	51300	31500		BILLING COCHRAN PA	*	2,557.50	2,557.50	021296
SVCS 04/26													
5/20/26	99999	5/20/26	VOID	202605	000	00000	00000		*****INVALID VENDOR NUMBER*****	C	.00	.00	021297
VOID CHECK													
5/20/26	00239	1/04/26	42563844	202601	320	57200	52000		LOGO MAT 01/26	*	41.56		
		1/07/26	42556152	202601	320	57200	52000		LOGO MAT 01/26	*	41.56		
		1/19/26	42567879	202601	320	57200	52000		LOGO MAT 01/26	*	41.56		
		1/26/26	42575572	202601	320	57200	52000		LOGO MAT 01/26	*	41.56		
		2/02/26	42582448	202602	320	57200	52000		LOGO MAT 02/26	*	41.56		
		2/09/26	42590502	202602	320	57200	52000		LOGO MAT 02/26	*	41.56		
		3/02/26	42612648	202603	320	57200	52000		LOGO MAT 03/26	*	41.56		
		3/09/26	42620083	202603	320	57200	52000		LOGO MAT 03/26	*	41.56		
		3/16/26	42675908	202603	320	57200	52000		LOGO MAT 03/26	*	41.56		
		3/23/26	42635556	202603	320	57200	52000		LOGO MAT 03/26	*	41.56		
		3/30/26	42642873	202603	320	57200	52000		LOGO MAT 03/26	*	41.56		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/26		42657765	202604	320-57200-52000					*	41.56		
		LOGO MAT 04/26										
4/20/26		42665777	202604	320-57200-52000					*	41.56		
		LOGO MAT 04/26										
4/27/26		42673235	202604	320-57200-52000					*	41.56		
		LOGO MAT 04/26										
CINTAS CORP.											581.84	021298
5/20/26	00366	5/09/26	0854352-	202605	320-53800-41005				*	140.76		
		SVCS 05/26										
COMCAST											140.76	021299
5/20/26	00437	5/15/26	2	202605	310-51300-49000				*	100.00		
		AMORTIZATION SCHEDULE										
DISCLOSURE SERVICES LLC											100.00	021300
5/20/26	00007	5/12/26	92935662	202605	310-51300-42000				*	23.15		
		DELIVERY THRU 05/16/26										
FEDEX											23.15	021301
5/20/26	00384	5/01/26	0222331	202605	320-57200-45300				*	1,430.00		
		POOL SVCS 05/26										
FLORIDA'S BRIGHT & BLUE POOLS, INC											1,430.00	021302
5/20/26	00023	5/14/26	052026	202605	320-53800-43000				*	295.41		
		SVCS 05/26										
		5/14/26	052026	202605	320-53800-43100				*	32.74		
		SVCS 05/26										
		5/14/26	052026	202605	320-53800-43200				*	1,925.66		
		SVCS 05/26										
		5/14/26	052026	202605	320-53800-43400				*	155.15		
		SVCS 05/26										
FLORIDA POWER & LIGHT											2,408.96	021303
5/20/26	00477	5/13/26	3668	202605	320-53800-34500				*	9,669.20		
		SVCS 05/04-05/10/26										
		5/19/26	3672	202605	320-53800-34500				*	9,686.40		
		SVCS 05/11-05/17/26										
MAVERICK SECURITY SERVICES, LLC											19,355.60	021304
TOTAL FOR BANK A										360,179.52		
TOTAL FOR REGISTER										360,179.52		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/15/26	00533	4/13/26	I-041326	202604	320	53800	34501		SECURITY SVCS 04/26	*	4,228.05		
									ROLLKALL TECHNOLOGIES, LLC			4,228.05	800101
4/22/26	00496	4/21/26	04212026	202604	320	57200	51000		REIMB SDV AMAZON 04/26	*	100.68		
		4/22/26	04222026	202604	320	57200	51000		REIMB IMPACT SIGNS 04/26	*	200.00		
									MAYRA PADILLA			300.68	800102
4/22/26	00532	4/16/26	04162026	202604	320	57200	46000		DEEP CLEAN FEES 04/26	*	40.00		
									MILENA SIERRA			40.00	800103
4/22/26	00533	4/20/26	I-042026	202604	320	53800	34501		SECURITY SVCS 04/26	*	3,696.51		
									ROLLKALL TECHNOLOGIES, LLC			3,696.51	800104
4/30/26	00363	4/28/26	042026	202604	320	53800	41005		SVCS 04/26	*	261.78		
									COMCAST - AUTO PAY			261.78	800105
4/30/26	00364	4/28/26	0426	202604	320	53800	41005		SVCS 04/26	*	261.78		
									COMCAST - AUTO PAY			261.78	800106
4/30/26	00365	4/28/26	042026	202604	320	53800	41005		SVCS 04/26	*	261.78		
									COMCAST - AUTO PAY			261.78	800107
4/30/26	00367	4/28/26	042026	202604	320	53800	41005		SVCS 04/26	*	264.46		
									COMCAST - AUTO PAY			264.46	800108
4/30/26	00368	4/28/26	042026	202604	320	53800	41005		SVCS 04/26	*	189.85		
									COMCAST - AUTO PAY			189.85	800109
4/30/26	00369	4/28/26	042026	202604	320	57200	41000		SVCS 04/26	*	596.85		
									COMCAST - AUTO PAY			596.85	800110
4/30/26	00370	4/28/26	042026	202604	320	57200	41000		SVCS 04/26	*	280.23		
									COMCAST - AUTO PAY			280.23	800111

SDVN SOUTH DADE VEN JWASSERMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/30/26	00381	4/28/26	042026	202604 320-53800-41005	COMCAST - AUTO PAY	*	148.85	148.85	800112
4/30/26	00382	4/28/26	042026	202604 320-53800-41005	COMCAST - AUTO PAY	*	154.58	154.58	800113
4/29/26	00496	4/21/26	04212026	202604 320-57200-51000	REIMB AMAZON SUPPLY 04/26	*	15.68		
		4/24/26	04242026	202604 310-51300-49000	REIMB SDV MEETING FOOD	*	140.97		
		4/28/26	04282026	202604 320-57200-51000	REIMB OFFICE SUPPLIES	*	288.39	445.04	800114
4/29/26	00533	4/27/26	I-042726	202604 320-53800-34501	SECURITY SVCS 04/26	*	4,217.40	4,217.40	800115
5/06/26	00533	5/04/26	I-050426	202604 320-53800-34501	SECURITY SVCS 04/26	*	3,695.55	3,695.55	800116
5/13/26	00533	5/11/26	I-051126	202605 320-53800-34501	SECURITY SVCS 05/26	*	3,951.15	3,951.15	800117
4/30/26	00538	3/17/26	32690642	202604 320-53800-41005	04/26 SVCS	*	117.70		
		3/28/26	32825273	202604 320-53800-41005	04/26 SVCS	*	107.00		
		4/06/26	33206116	202604 320-53800-41005	04/26 SVCS	*	117.00		
		4/06/26	33206694	202604 320-53800-41005	04/26 SVCS	*	117.00	458.70	800118
5/20/26	00496	5/08/26	05082026	202605 320-57200-51000	REIMB OFFICE SUPPLIES	*	26.75		
		5/18/26	05182026	202605 320-57200-54000	REIMB FDOH POOL PERMIT	*	512.15		
		5/19/26	05192026	202605 320-57200-46000	REIMB STORAGE UNIT 05/26	*	201.00	739.90	800119

AP300R
*** CHECK NOS. 800101-800120

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/21/26
SOUTH-DADE VENTURE - GF
BANK Z WELLS FARGO AUTOPAY

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
5/20/26	00533	5/18/26 I-051826	202605 320-53800-34501	SECURITY SVCS 05/26	*	4,217.40		
							ROLLKALL TECHNOLOGIES, LLC	4,217.40 800120
TOTAL FOR BANK Z						28,410.54		
TOTAL FOR REGISTER						28,410.54		

South-Dade Venture
Community Development District

Unaudited Financial Reporting
April 30, 2026



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South-Dade Venture
Community Development District
Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Operating Account	\$ 126,822	\$ -	\$ 126,822
Due from Other-PayPal	5,387	-	5,387
Due from General Fund	-	38,651	38,651
Investments:			
State Board of Administration - Surplus	1,221,949	-	1,221,949
State Board of Administration - Guardhouse Reserves	93,657	-	93,657
State Board of Administration - Clubhouse Reserves	188,710	-	188,710
BankUnited Money Market Account	7,924	-	7,924
Series 2008			
Revenue	-	169,002	169,002
Prepayment	-	19	19
Series 2013			
Reserve	-	25,000	25,000
Revenue	-	919,248	919,248
Prepayment	-	3,292	3,292
Series 2022			
Reserve	-	34,650	34,650
Revenue	-	612,266	612,266
Deposits	2,434	-	2,434
Total Assets	\$ 1,649,105	\$ 1,802,128	\$ 3,451,233
Liabilities:			
Accounts Payable	\$ 9,618	\$ -	\$ 9,618
Due to Debt Service	38,651	-	38,651
Total Liabilities	\$ 48,269	\$ -	\$ 48,269
Fund Balance:			
Nonspendable:			
Deposits	\$ 2,434	\$ -	\$ 2,434
Restricted for:			
Debt Service	-	1,802,128	1,802,128
Assigned for:			
Clubhouse Reserves	188,710	-	188,710
Guardhouse Reserves	93,657	-	93,657
Unassigned	1,313,813	-	1,313,813
Total Fund Balances	\$ 1,600,836	\$ 1,802,128	\$ 3,402,964
Total Liabilities & Fund Balance	\$ 1,649,105	\$ 1,802,128	\$ 3,451,233

South-Dade Venture
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended April 30, 2026

	Adopted Budget	Prorated Budget Through 04/30/26	Actual Through 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,440,987	\$ 2,440,987	\$ 2,371,421	\$ (69,566)
Interest Income	30,000	17,500	28,620	11,120
Miscellaneous Income-Vehicle Registration	8,000	4,667	2,900	(1,767)
Miscellaneous Income-Clubhouse	1,000	583	915	332
Miscellaneous Income-Other	-	-	3,210	3,210
Donations	-	-	495	495
Total Revenues	\$ 2,479,987	\$ 2,463,737	\$ 2,407,562	\$ (56,175)

Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,800	\$ 2,200
Payroll Taxes	918	536	367	168
Engineering	23,000	13,417	24,420	(11,003)
Arbitrage Calculation	600	350	-	350
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	30,000	17,500	12,925	4,575
Annual Audit	5,000	2,917	4,000	(1,083)
Trustee Fees	13,288	10,695	10,695	-
Management Fees	70,455	41,099	41,099	0
Information Technology	1,000	583	583	0
Postage and Delivery	2,000	1,167	1,213	(46)
Insurance General Liability	13,844	13,844	12,405	1,439
Printing and Binding	500	292	2	290
Rental and Leases	2,400	1,400	1,400	-
Legal Advertising	1,500	875	699	176
Other Current Charges	3,000	1,750	2,853	(1,103)
Office Supplies	50	29	0	29
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 181,730	\$ 115,627	\$ 119,637	\$ (4,009)

Operations and Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 4,000	\$ 2,333	\$ 2,231	\$ 103
Electric - Street Lighting	31,000	18,083	20,803	(2,720)
Electric - Street Lighting Lease	33,285	19,416	-	19,416
Electric - Irrigation	2,500	1,458	1,267	191
Electric - Guardhouse	6,000	3,500	4,276	(776)
Cable/Internet	29,000	16,917	17,927	(1,010)
Telephone-Wireless	720	420	377	43
Landscape Maintenance	473,211	276,040	259,584	16,455
Tree Trimming	33,475	19,527	24,116	(4,589)
Plant Replacement	20,000	11,667	2,106	9,561
Irrigation Maintenance	10,000	5,833	-	5,833
Lake Maintenance	20,000	11,667	11,737	(70)

South-Dade Venture
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended April 30, 2026

	Adopted Budget	Prorated Budget Through 04/30/26	Actual Through 04/30/26	Variance
General Maintenance Expenditures (Continued)				
General Maintenance	20,000	11,667	28,925	(17,258)
Pressure Cleaning	17,000	17,000	17,885	(885)
Culvert Cleaning	18,000	10,500	-	10,500
Property Insurance	31,983	31,983	29,906	2,077
Banner/Holiday Decorations	120,000	116,244	116,244	-
Security Gate Guards	396,442	231,258	294,143	(62,885)
Gate Maintenance/Repairs	88,000	51,333	50,433	900
Enhanced Security	220,000	128,333	124,853	3,480
Web Design/Maintenance	3,000	1,750	1,750	-
Newsletter Printing	4,000	2,333	1,885	448
Gatehouse Automation Project	-	-	21,595	(21,595)
Contingency	10,000	5,833	1,590	4,243
Reserves	238,745	139,268	-	139,268
Subtotal General Maintenance Expenditures	\$ 1,830,361	\$ 1,134,363	\$ 1,033,633	\$ 100,730
Clubhouse Expenditures				
Security	\$ 78,036	\$ 45,521	\$ 50,017	\$ (4,496)
Telephone	6,750	3,938	4,013	(76)
Utilities	26,000	15,167	16,581	(1,414)
Property Insurance	14,543	14,543	13,598	945
Alarm Monitoring	3,000	1,750	3,065	(1,315)
Pool Maintenance and Repairs	37,000	21,583	16,529	5,054
Club Operation/Staff	115,000	67,083	67,083	0
Workers' Compensation Insurance	1,050	1,050	938	112
Fitness Equipment Maintenance	10,000	5,833	2,145	3,688
Office Supplies and Printing	4,000	2,333	2,658	(325)
Repairs and Maintenance	35,000	20,417	18,697	1,720
Janitorial Supplies	7,000	4,083	3,588	495
Landscape Maintenance	8,000	4,667	4,136	531
Licenses and Permits	1,200	1,200	1,220	(20)
Contingency	20,000	11,667	16,584	(4,917)
Reserves	101,317	59,102	-	59,102
Subtotal Clubhouse Expenditures	\$ 467,896	\$ 279,936	\$ 220,853	\$ 59,084
Total Operations and Maintenance	\$ 2,298,257	\$ 1,414,300	\$ 1,254,486	\$ 159,814
Total Expenditures	\$ 2,479,987	\$ 1,529,927	\$ 1,374,122	\$ 155,805
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 933,809	\$ 1,033,439	\$ (211,980)
Fund Balance - Beginning			\$ 548,028	
Fund Balance - Ending			\$ 1,581,467	

South-Dade Venture
Community Development District
Debt Service Fund Series 2008
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended April 30, 2026

	Adopted Budget	Prorated Budget Through 04/30/26	Actual Through 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 169,312	\$ 169,312	\$ 164,924	\$ (4,389)
Interest Income	-	-	1,714	1,714
Total Revenues	\$ 169,312	\$ 169,312	\$ 166,638	\$ (2,674)
Expenditures:				
Interest - 11/1	\$ 9,679	\$ 9,679	\$ 9,679	\$ 0
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	9,521	-	-	-
Principal - 5/1	153,540	-	-	-
Total Expenditures	\$ 172,741	\$ 9,679	\$ 14,679	\$ (5,000)
Net Change in Fund Balance	\$ (3,429)	\$ 159,633	\$ 151,959	\$ (7,674)
Fund Balance - Beginning			\$ 21,258	
Fund Balance - Ending			\$ 173,217	

South-Dade Venture
Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2026

	Adopted Budget	Prorated Budget Through 04/30/26	Actual Through 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 796,457	\$ 796,457	\$ 773,759	\$ (22,698)
Interest Income	50	29	12,047	12,017
Total Revenues	\$ 796,507	\$ 796,486	\$ 785,806	\$ (10,681)
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	\$ 658,637	\$647,957	\$ (10,681)
Other Financing Sources/(Uses):				
Arbitrage Rebate Calculation	\$ (600)	\$ (350)	\$ -	\$ 350
Dissemination Agent Fees	(2,500)	(1,458)	(1,458)	-
Total Other Financing Sources/(Uses)	\$ (3,100)	\$ (1,808)	\$ (1,458)	\$ 350
Net Change in Fund Balance	\$ (2,291)	\$ 656,829	\$ 646,498	\$ (10,331)
Fund Balance - Beginning			\$ 320,732	
Fund Balance - Ending			\$ 967,230	

South-Dade Venture

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 04/30/26	Through 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 597,373	\$ 597,373	\$ 580,348	\$ (17,025)
Interest Income	-	-	7,158	7,158
Total Revenues	\$ 597,373	\$ 597,373	\$ 587,506	\$ (9,867)
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)	\$ 543,067	\$ 533,200	\$ (9,867)
Fund Balance - Beginning			\$ 128,482	
Fund Balance - Ending			\$ 661,682	

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	\$ 50,984	\$ 27,183	\$ 60,339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,371,421
Interest Income	1,590	1,055	2,451	6,557	5,742	6,080	5,146	-	-	-	-	-	28,620
Miscellaneous Income-Vehicle Registration	860	240	-	920	120	345	415	-	-	-	-	-	2,900
Miscellaneous Income-Clubhouse	-	-	-	-	-	650	265	-	-	-	-	-	915
Miscellaneous Income-Other	300	-	-	-	-	2,910	-	-	-	-	-	-	3,210
Donations	-	-	-	495	-	-	-	-	-	-	-	-	495
Total Revenues	\$ 2,750	\$ 273,179	\$ 1,909,900	\$ 61,555	\$ 56,846	\$ 37,167	\$ 66,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,407,562

Expenditures:

General and Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Payroll Taxes	77	77	-	77	-	77	61	-	-	-	-	-	367
Engineering	3,583	15,430	2,358	895	1,210	875	70	-	-	-	-	-	24,420
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	2,888	2,228	550	1,815	2,338	550	2,558	-	-	-	-	-	12,925
Annual Audit	-	-	-	-	-	4,000	-	-	-	-	-	-	4,000
Trustee Fees	8,472	-	-	-	-	-	2,222	-	-	-	-	-	10,695
Management Fees	5,871	5,871	5,871	5,871	5,871	5,871	5,871	-	-	-	-	-	41,099
Information Technology	83	83	83	83	83	83	83	-	-	-	-	-	583
Postage and Delivery	111	243	222	144	231	131	131	-	-	-	-	-	1,213
Insurance General Liability	12,405	-	-	-	-	-	-	-	-	-	-	-	12,405
Printing and Binding	-	2	-	-	-	0	-	-	-	-	-	-	2
Rental and Leases	200	200	200	200	200	200	200	-	-	-	-	-	1,400
Legal Advertising	324	-	-	-	-	-	375	-	-	-	-	-	699
Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	430	402	553	157	447	330	533	-	-	-	-	-	2,853
Office Supplies	-	-	-	0	-	-	-	-	-	-	-	-	0
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 37,618	\$ 25,536	\$ 9,838	\$ 10,242	\$ 10,380	\$ 13,118	\$ 12,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,637

Operations & Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 227	\$ 245	\$ 408	\$ 426	\$ 335	\$ 338	\$ 251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,231
Electric - Street Lighting	2,906	2,907	2,905	2,980	3,035	3,035	3,035	-	-	-	-	-	20,803
Electric - Street Lighting Lease	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric - Irrigation	64	229	117	302	259	165	132	-	-	-	-	-	1,267
Electric - Guardhouse	492	635	798	681	577	562	532	-	-	-	-	-	4,276
Cable/Internet	2,503	2,504	2,119	3,253	2,534	2,519	2,494	-	-	-	-	-	17,927
Telephone-Wireless	54	54	54	54	54	54	54	-	-	-	-	-	377
Landscape Maintenance	33,917	44,999	33,917	33,917	44,999	33,917	33,917	-	-	-	-	-	259,584
Tree Trimming	2,392	3,559	2,392	7,792	3,199	2,392	2,392	-	-	-	-	-	24,116
Plant Replacement	-	377	-	-	-	513	1,216	-	-	-	-	-	2,106
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,644	1,644	1,644	1,644	1,644	1,644	1,873	-	-	-	-	-	11,737

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	2,385	15,175	1,300	-	-	-	-	-	28,925
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	38,746	38,746	38,733	-	-	-	-	-	294,143
Gate Maintenance/Repairs	5,819	5,308	5,156	6,024	6,766	10,418	10,942	-	-	-	-	-	50,433
Enhanced Security	14,334	21,286	20,194	15,484	16,517	17,135	19,904	-	-	-	-	-	124,853
Web Design/Maintenance	250	250	250	250	250	250	250	-	-	-	-	-	1,750
Newsletter Printing	-	-	1,385	-	500	-	-	-	-	-	-	-	1,885
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Gatehouse Automation Project	-	19,045	-	-	2,550	-	-	-	-	-	-	-	21,595
Contingency	-	-	-	-	1,590	-	-	-	-	-	-	-	1,590
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 152,635	\$ 214,305	\$ 122,710	\$ 174,157	\$ 125,938	\$ 126,863	\$ 117,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,033,633
Clubhouse Expenditures													
Security	\$ 16,948	\$ 5,161	\$ 5,783	\$ 7,671	\$ 3,442	\$ 5,366	\$ 5,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,017
Telephone	565	566	573	578	577	577	577	-	-	-	-	-	4,013
Utilities	2,238	2,397	2,255	2,410	2,238	2,459	2,583	-	-	-	-	-	16,581
Property Insurance	13,598	-	-	-	-	-	-	-	-	-	-	-	13,598
Alarm Monitoring	-	364	605	1,733	-	364	-	-	-	-	-	-	3,065
Pool Maintenance and Repairs	1,300	1,300	1,550	2,302	1,430	5,038	3,608	-	-	-	-	-	16,529
Club Operation/Staff	9,583	9,583	9,583	9,583	9,583	9,583	9,583	-	-	-	-	-	67,083
Workers' Compensation Insurance	938	-	-	-	-	-	-	-	-	-	-	-	938
Fitness Equipment Maintenance	205	175	905	200	230	200	230	-	-	-	-	-	2,145
Office Supplies and Printing	718	-	775	366	69	-	730	-	-	-	-	-	2,658
Repairs and Maintenance	1,461	8,884	812	556	5,057	737	1,193	-	-	-	-	-	18,697
Janitorial Supplies	688	166	573	717	166	698	580	-	-	-	-	-	3,588
Landscape Maintenance	425	1,228	425	425	782	425	425	-	-	-	-	-	4,136
Licenses and Permits	-	-	1,220	-	-	-	-	-	-	-	-	-	1,220
Contingency	6,944	9,641	-	-	-	-	-	-	-	-	-	-	16,584
Subtotal Amenity Expenditures	\$ 55,612	\$ 39,465	\$ 25,059	\$ 26,540	\$ 23,573	\$ 25,448	\$ 25,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,853
Total Operations & Maintenance	\$ 208,247	\$ 253,771	\$ 147,768	\$ 200,697	\$ 149,511	\$ 152,311	\$ 142,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,254,486
Total Expenditures	\$ 245,865	\$ 279,306	\$ 157,606	\$ 210,939	\$ 159,892	\$ 165,428	\$ 155,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,374,122
Excess (Deficiency) of Revenues over Expenditures	\$ (243,115)	\$ (6,128)	\$ 1,752,294	\$ (149,384)	\$ (103,046)	\$ (128,261)	\$ (88,921)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,033,439
Net Change in Fund Balance	\$ (243,115)	\$ (6,128)	\$ 1,752,294	\$ (149,384)	\$ (103,046)	\$ (128,261)	\$ (88,921)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,033,439

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:	November 1, 2025 (Prepayment)	(5,000)
Less:	May 1, 2026 (Mandatory)	-
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

Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	Allocation in %				Total
							60.95%	4.24%	19.89%	14.92%	
							O&M Portion	2008 Debt Service	2013 Debt Service	2022 Debt Service	
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
02/11/26	1/1/26-1/31/26	86,287.24	1,799.73	844.88	-	83,642.63	50,984.28	3,545.77	16,635.40	12,477.18	83,642.63
03/11/26	2/1/26-2/28/26	45,500.00	455.03	450.46	-	44,594.51	27,182.54	1,890.45	8,869.25	6,652.27	44,594.51
04/17/26	3/1/26-3/31/26	99,630.20	104.43	995.24	-	98,530.53	60,059.18	4,176.90	19,596.40	14,698.04	98,530.52
04/24/26	INTEREST	-	-	-	458.30	458.30	279.36	19.43	91.15	68.37	458.31
TOTAL		\$ 4,080,726.27	\$ 155,396.81	\$ 39,253.29	\$ 4,375.85	\$ 3,890,452.02	\$ 2,371,420.96	\$ 164,923.87	\$ 773,758.88	\$ 580,348.33	\$ 3,890,452.04

96.81%	Percent Collected
\$ 134,619.68	Balance Remaining to Collect

From: Victor <cubavictor73@gmail.com>

Sent: Friday, May 15, 2026 8:59 PM

To: Ben Quesada <BQuesada@gmssf.com>

Subject: Request for Clarification Regarding Historical Traffic and School Access Concerns

Dear Mr. Quesada,

Thank you for your recent response regarding the South-Dade Venture CDD's role in the Waterstone Charter School traffic situation.

After reviewing the historical engineering documents related to Waterstone, I am respectfully requesting clarification because the records appear to show a greater level of historical involvement and awareness regarding traffic and operational concerns than was reflected in your response.

The documents include:

- A 2007 Traffic Study prepared for the South Dade Venture CDD addressing operational and safety issues associated with the community and school traffic;
- A Traffic Signs Evaluation identifying roadway safety deficiencies, missing signage, visibility concerns, and school-zone related recommendations;
- A Gates Study evaluating community access, gate operations, queue storage, and traffic bottlenecks associated with school peak periods.

These studies specifically reference:

- resident complaints regarding safety concerns,
- traffic conflicts and bottlenecks during school peak periods,
- long queues and delays related to school access,
- operational deficiencies,
- and mitigation recommendations for the community circulation system.

One statement in particular notes that:

“During the school peak periods, long queues, delays, traffic conflicts and vehicle bottlenecks were observed along the northbound and southbound of Waterstone Way to enter the school through the southern gate.”

Another section concluded that operations at Waterstone Way and SW 312th Street were considered “oversaturated.”

In addition, there is an extensive email history reflecting that the CDD, including yourself and personnel operating under the direction of Mr. Curtis Cooper, were made aware over time of resident complaints, traffic concerns, school-related operational impacts, and ongoing public safety concerns affecting the community.

Given the existence of these studies, recommendations, and communications, I am respectfully seeking clarification regarding the extent of the CDD's historical participation, coordination, awareness, or involvement related to:

- school traffic impacts,
- gate/access operational planning,
- resident traffic concerns,
- and mitigation discussions associated with the community.

I fully understand that Miami-Dade County may retain jurisdiction over certain roadways and traffic control operations. However, the engineering records and communications appear to demonstrate that traffic and school-access impacts within the community were actively evaluated in connection with community infrastructure and operations.

Additionally, since these concerns directly affect resident ingress/egress and public safety, could you also please clarify whether the CDD intends to participate, coordinate, or provide input regarding any future Traffic Operations Plan (TOP) review process involving the school?

Thank you again for your time and clarification.

Sincerely,

Victor Ipina

Resident Statement Regarding Waterstone Charter School Traffic Operations

Statement for the South-Dade Venture Community Development District Board of Supervisors

My name is Victor Ipina, and I am a resident directly affected by the ongoing traffic and safety conditions associated with Waterstone Charter School operations.

I respectfully request that this written statement be entered into the official public record of this meeting.

For more than 23 years, the Charter School at Waterstone has operated while residents have continuously experienced significant traffic congestion, unsafe traffic conditions, and restricted access into the community during school dismissal and pickup operations. Throughout those years, residents have raised repeated concerns and complaints with the South-Dade Venture Community Development District (CDD), Miami-Dade County, and the City of Homestead regarding the ongoing traffic impacts affecting the community.

Despite these longstanding concerns, it now appears that the school operated for decades without a formally reviewed and approved Traffic Operations Plan (TOP), even while resident complaints and safety concerns continued to be raised with multiple governmental entities.

Residents have repeatedly experienced excessive delays attempting to access their homes, at times waiting extended periods simply to enter their own neighborhood.

This issue extends far beyond inconvenience. It raises serious concerns regarding resident access, roadway safety, emergency vehicle mobility, and overall public safety within the community.

Residents have also witnessed multiple traffic accidents and dangerous traffic conditions in and around the intersection of Waterstone Way and Campbell Drive, an area already heavily impacted during school traffic operations. The combination of congestion, difficult turning movements, traffic backups, and restricted access conditions creates an environment that residents believe poses continuing safety risks to drivers, pedestrians, and families within the community.

Through these communications, it became evident that significant operational concerns exist regarding school traffic management and the apparent absence of a formally reviewed and approved Traffic Operations Plan (TOP).

County representatives indicated that a TOP would need to be prepared and submitted for review.

Subsequently, residents were informed that the Charter School at Waterstone retained traffic engineer Eugenio Lopez and Choice Engineering Consultants on April 14 to prepare the TOP and associated traffic analysis. Residents were further informed that the traffic engineer would be coordinating directly with County officials regarding the matter.

The fact that outside engineering consultants have now been retained and that coordination with governmental traffic authorities is actively occurring demonstrates that this is a legitimate and serious operational issue requiring formal review.

Additionally, residents possess prior email communications reflecting coordination and discussions involving representatives of the City of Homestead and the South-Dade Venture CDD concerning these same traffic-related concerns. These communications further demonstrate that the issue and its impacts on residents were known and discussed prior to the current TOP process.

Unfortunately, many responses provided to residents have not directly addressed these questions.

Most recently, after requesting clarification from Mr. Ben Quesada regarding the CDD's role and responsibilities, the response provided indicated only that my "public comments" would be shared with the Board.

While I appreciate that the Board is now formally being notified, residents deserve more than procedural acknowledgment. Residents deserve transparency, accountability, and meaningful engagement regarding an issue that directly impacts their daily safety and access to their homes.

Over the course of this matter, I have communicated with multiple governmental entities and officials, including:

- Miami-Dade County Department of Transportation and Public Works (DTPW)
- Traffic Engineering Division personnel
- City of Homestead representatives
- Representatives associated with the South-Dade Venture Community Development District

At the same time, residents have repeatedly sought transparency and clarification regarding:

- the historical involvement of the CDD
- prior coordination involving school traffic operations

- awareness of resident complaints
- whether the CDD intends to participate in discussions concerning any future Traffic Operations Plan affecting resident access and community safety

Accordingly, I respectfully request that the Board:

- 1 Publicly acknowledge the seriousness of the resident safety and access concerns
- 2 Clarify the extent of the CDD's historical involvement or coordination regarding school traffic operations
- 3 Clarify whether the CDD intends to participate in discussions involving the Traffic Operations Plan process
- 4 Preserve all communications, records, traffic studies, emails, and documents related to school traffic operations and resident complaints
- 5 Work cooperatively with the County, City, and school administration to ensure that residents are no longer subjected to unsafe or unreasonable access restrictions within their own community

This matter has now been documented across multiple public agencies and entities. My purpose in appearing before the Board is to ensure that resident concerns are formally preserved within the public record and addressed transparently moving forward.

Thank you for your time and consideration.

Victor Ipina

Waterstone Resident