



***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

June 25, 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
June 25, 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 May 28, 2026 Meeting – **Page 3**
3. Discussion of Security Services
4. Staff Reports
 - A. Attorney – Memorandum – Legislative Update
 - B. Engineer
 - C. Field Manager
 - 1) Monthly Report – **Page 47**
 - 2) Raptor Vac Systems
 - a. Storm Drain Maintenance Proposal – **Page 63**
 - b. Inspection Map – **Page 66**
 - D) Club Manager – Monthly Report – **Page 76**
 - E) Manager
5. Financial Reports
 - A. Approval of Check Run Summary – **Page 116**
 - B. Approval of Unaudited Financials – **Page 122**
6. Supervisors Requests and Audience Comments
7. 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, May 28, 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
Desiree Rivera	Supervisor

Also present was:

Scott Cochran	District Counsel
Paul Winkeljohn	District Manager
Ben Quesada	Governmental Management Services
Terry Glynn	Governmental Management Services (by phone)
Mayra Padilla	Field Manager
Brian Correa	Club Manager
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
April 23, 2026 Meeting**

Ms. Cabrera: The first item is approval of the minutes of the April 23rd meeting, I need a motion to approve.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, the Minutes of the April 23, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Cabrera: Item No. 3 is the resolution for the proposed budget for the 2027 fiscal year.

Mr. Winkeljohn: (inaudible comment) The budget proposed for you today has to do with and discussed at the prior meeting has no increase to the current assessment level, the good news with that is today's approval sets the ceiling where there's not any increase and if you chose to lower it, I don't know that you will, at your adoption hearing which you set today you could do that still, and as well the line items can be adjusted throughout the year even before the adoption you can lower them or adjust them up or down, as long as we don't cause ourselves to have to increase the assessment level when we do it. (inaudible comment) We all know the security issues, and with the automation this budget reflects that, and later on in today's agenda I know that Ben has some reports for you all, some good news about the security. So in short, I think this decision is quite easy to adopt this resolution, the hard part is picking the August date, which I think is the right timeslot that meets the rules and it's a good time of year for us to have the adoption hearing. There's no increase, so there's no public notice required to let the residents know, and you also understand that there's some conflicts with other meetings because the way the rule works is you can't coincide your meeting at the same time with other governments, School Board, and county and the city. So, there's a recommendation from staff to adjust the adoption date and what would that be Ben?

Mr. Quesada: The date would be August 20th if that's ok, and it would be exactly one week earlier, and it would still be a Thursday, just like this but a week before the 27th which would be August 20th. Does that work for everybody?

Ms. Cabrera: So, August 20th?

Ms. Rivera: Yes.

Mr. Winkeljohn: So, staff recommends approval by motion and the date and time as stated.

Mr. Cooper: So August 27th meeting would be the 20th then, correct?

Mr. Winkeljohn: Yes, we'll move it up a week.

Ms. Cabrera: Ok, so everyone is ok with that date, yes?

Ms. Rivera: Yes.

Mr. Winkeljohn: And if you want you can do your town hall right after that, that's a good time of year.

Ms. Cabrera: Ok, so August 20th for the public hearing.

Mr. Winkeljohn: Is there a motion?

Ms. Rivera: It would be the same time, right?

Ms. Cabrera: Well, if we're going to do the town hall it would probably be the same time and then afterwards.

Mr. Winkeljohn: That's what we usually do, the Board meeting, and then a recess, and then the town hall meeting.

Mr. Cooper: Colleges are starting that weekend or whatever, so no one has a conflict with that?

Mr. Winkeljohn: What was that?

Mr. Cooper: Colleges, whoever is going to college.

Ms. Cabrera: That's fine.

Mr. Cooper: Ok.

Mr. Quesada: So, August 20th at 4:00 p.m. works everybody?

Mr. Cooper: Yes.

Mr. Quesada: And it's not tied to this motion but we discussed at the previous meeting the town hall would be the same day at 6:00 o'clock.

Ms. Cabrera: Yes.

Mr. Cooper: Is 6:00 o'clock going to be too early?

Mr. Winkeljohn: For the town hall, whatever you want, we can do that.

Mr. Cooper: Yes, ok I would say 6:30 for people to give them an opportunity to get through traffic and all that stuff if everybody is ok with that.

Mr. Cruz: That's fine.

Mr. Quesada: Ok, got it.

Mr. Winkeljohn: Can we go back, I didn't write down who did the motion.

Ms. Cabrera: Oh, we need a motion.

Mr. Winkeljohn: We did a motion, I just heard Curtis.

Mr. Valladares: And I seconded.

Ms. Cabrera: Ok, so Victor seconded the motion.

On MOTION by Mr. Cooper seconded by Mr. Valladares with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on August 20, 2026 at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida was approved.

FOURTH ORDER OF BUSINESS

Discussion of Security Services Proposal with Veridian Group

Ms. Cabrera: Item No. 4, discussion of security services proposal with Veridian Group.

Mr. Quesada: Ok, so on page 57, and let me just kind of give you guys a recap of the last meeting, there was a Supervisor that came up at the end of the last meeting.

Mr. Valladares: What was that?

Mr. Quesada: At the end of the last meeting there was a Supervisor's request that came up at the last meeting.

Mr. Valladares: Yes, but when you say the Supervisor requested, can you be more specific, I just wanted to know.

Mr. Quesada: I believe it was Jessica, was it you that requested it, I'd have to look at my notes.

Ms. Cabrera: No, I think it was Curtis.

Mr. Valladares: Ok.

Mr. Winkeljohn: It was under the agenda, under Supervisor's requests.

Mr. Quesada: Yes, so it was requested that we audit security services just price tag it and see what else is out there. The only one that responded that I received in time for today's agenda is from Veridian Group, and they have proposal starting on page 57 there's a breakdown of their services. They do already have a footprint in Dade County and I know they're doing two other CDDs in Dade County, one up north and one a little bit closer to you guys in the Cutler Bay area. Again, I'm just throwing numbers because that's what

the Board asked but, I can provided them with the exhibit that we've used in previous agreements just for an apples to apples quote on security services, and you have here in front of you, if you go to page 65, you'll see the total breakdown of what the annual cost would be. Right now you guys are paying, you guys are somewhere near, close to \$600,000 so it's quite a difference as far as their pricing goes. I did received a response today, late this morning from another company, US Security, and if you check your emails, I sent it to the IPads, and I asked that they always put as part of the update so we can discuss it, and it's from US Security and I have it here.

Mr. Cooper: So, confirming this proposal is how we are currently existing now, not future basis.

Mr. Quesada: Yes, and I mentioned to all the people that I reached out to that we were at some point our goal would be automated, so for the purposes of what your request was, I think it was honoring the contract and I thought it was fair to just go apples to apples and use the total hours that you guys would need, I gave them a copy of the post orders, all the nuts and bolts we can get into at another meeting but, US Security was over what Maverick is charging, they were at \$700,000 and change, so that's quite a discrepancy from what Veridian Group gave.

Ms. Cabrera: But that's not in here, right, the last one?

Mr. Winkeljohn: No, that was in an email.

Mr. Valladares: Can I make a comment, you're saying you only had one proposal, I don't think we should entertain anything unless we have three proposals, I don't care if the other proposal is a million dollars but, we have to bring to the table three proposals for me to feel comfortable.

Mr. Quesada: No problem.

Mr. Valladares: And the second thing is, so you know about it, whoever is going to make a presentation, whoever is planning on getting our contract which is the Board's right to do, change to whoever, I'd like to have them come in like other ones have shown, like Maverick has done, they come in here and make a presentation, if the Board wants to ask them any questions about their background, their footprint, how long they've been here and so on, I don't think we should rush ourselves into that.

Mr. Quesada: I agree, and I was just going to say to you guys, if you would allow us more time, I just didn't want to forget, I didn't want to show up empty handed basically, is

what I'm trying to show you. I've been working on it, and he's the only person that responded in time, and the US Security people, like I said, they emailed me today, and I did forward it to you all.

Ms. Cabrera: I see the email but, I don't see a bid, like the actual proposal.

Mr. Quesada: It's in a Word document at the bottom of it. (inaudible comment)

Ms. Cabrera: I got it.

Mr. Valladares: Paul, one question, the next meeting is for the approval of the budget and so on, so that's August.

Mr. Winkeljohn: Yes, that would be in August.

Mr. Valladares: Ok, so we can entertain this thing in July.

Mr. Winkeljohn: Yes, plenty of time.

Mr. Valladares: Ok, so plenty of time.

Mr. Winkeljohn: And if there were a budgetary issue, you're not going to have to have to raise the assessment in the budget because you have a lot of things you can move around.

Mr. Valladares: No, and I'm all for it but, we've done it before, why not do it again.

Mr. Winkeljohn: Right.

Mr. Valladares: It's up to the people.

Mr. Winkeljohn: Right, you have a budget and you should do this sooner than later because there's two reasons, one there's a chance that you possibly would want to do it as soon as possible, and also the reduction of the services, and this is what I think, needs to be brought up before the budget meeting, is that concept of operations with that, and we have some ideas and we're pretty sure how it will work but, how they would manage it. (inaudible comment)

Ms. Cabrera: Right.

Mr. Winkeljohn: it will create better service in the future.

Mr. Valladares: And what I wanted to have like I said, even if it's a million dollars every other week, you people have done diligent work obtaining at least 3 proposals and invite those companies and make them work and talk to us and be satisfied by us when we question them.

Mr. Winkeljohn: Duly noted, and I think that's the best way as a Board for such a significant decision, and the goal of this was to, and Ben already covered it, but it's a really

what we call a market check, it's just a quick look at the market to see what we might get out there, and now that we got one that's real low and one that's really high, we have a sense of the market which is wide spread, which it wasn't for a while. Now we can just sort of fine tune them and get them to reissue these proposals with a little more detail that we know you're going to want to see, and we'll sort of coach them into being ready in a fair way and then we'll set that date as soon as possible.

Mr. Valladares: Mr. Quesada, one last question, you said that this company, and I looked over it, and it's pretty good of what you have here, they also work for other CDDs?

Mr. Quesada: Well, right now they don't have a contract in the CDDs that I'm aware of, they are doing it on the HOA side but, they're doing it in CDDs, does that make sense, so Waterstone is a CDD but, you have HOAs, so they're doing their contract with the HOAs in two CDDs.

Mr. Valladares: Ok, in other words, I think it's MSS or something like that, that does some other community on the other side, they don't have a CDD or a Master Board, but they have individual HOAs. So, I would like to also have, not only for this, but for any other companies, give us an idea of where you worked, how long have you been in existence because we're talking about almost a half a million dollars, we're not talking about nickels and dimes.

Mr. Quesada: I understand, and Terry and Mike, can you hear us ok now?

Ms. Padilla: (inaudible comment)

Mr. Quesada: Let me try this, I'm going to turn this off for one second, hold on. Mike and Terry can you hear us now?

Mr. Glynn: Yes sir.

Mr. De Oliveira: Yes.

Mr. Quesada: Ok, good. And by the way, not to beat a dead horse but, the idea was price checking, and then if the Board was interested in entertaining another security company, the next step would be to bring the contractors to a meeting.

Mr. Cooper: How many people did you reach out, how many corporations?

Mr. Quesada: Four.

Mr. Cooper: And so we received two.

Mr. Quesada: I have four additional and I've only gotten two responses one today, and one before.

Mr. Valladares: Ok, so you have two now and one to go.

Mr. Quesada: Yes, and again, by the way, if that's ok with the Board this is the time to discuss it is you guys are looking for somebody and hopefully not too big where this account doesn't matter, and somebody that's not too small where they can perform, so somebody that's in the middle that it's important to them, and they have a footprint to be able to handle your needs, so we may need a little more time to find them.

Mr. Valladares: At least, the price they're giving us with the presentation or the paperwork that we have, to take into consideration, if I'm not mistaken September 1st the minimum wages go up again \$1.00.

Mr. Quesada: I'll double check, I did see in some of them that they're going to pay their guards \$20.00 an hour, so I don't think that's going to be an issue because they disclose what the guards wages are but, I'll double check and make sure that's taken into consideration.

Mr. Valladares: Thank you.

Mr. Quesada: Go ahead Curtis.

Mr. Cooper: Yes, so I'm looking here at the Veridian one, I guess the question is they've been a company for how long?

Mr. Quesada: I want to say only a couple of years.

Mr. Cooper: So, this business has only been 1 or 2 years, ok I just wanted to confirm that.

Mr. Quesada: Yes.

Mr. Cooper: Ok, and I'm looking here that they have Alpha/Bravo shifts, it's 12 hours shifts, so are the guards working 12 hour shifts?

Mr. Valladares: Yes, that's an Alpha/Bravo.

Mr. Cooper: I mean I know what an Alpha/Bravo is, and we don't have that setup now, we have 3 officers that go 8 hour shifts.

Mr. Quesada: Correct, and I think again, if you guys want us to delve in and ask them, I didn't want to micromanage it, I wanted them to give the total hours.

Mr. Cooper: So they have, because it's over the 80 hours, so I don't know if the guards are going over 80 hours, or how they're managing it because obviously there's going to be overtime incorporated in that mandatory that would bleed because it's over the 80 hours.

Mr. Quesada: Ok.

Mr. Cooper: So, I guess that would be a question to come back with when we have all the other proposals.

Mr. Quesada: Sure.

Ms. Padilla: Curtis, just to let you know, what they're doing now is that they work for 10 hours, instead of them working 40 hours. (inaudible comment) and I know there's other companies that even if they have another job, they do 12 hours shifts there too, and I'm not saying that's what they're going to do, but I'm saying that is something that people are doing now to save money. (inaudible comment)

Mr. Cooper: Correct.

Mr. Valladares: When we considered going to the 12, 3 and 10 and 4, and all of that, they're not going to change it to the Chief of Police, I believe they conducted a study and they say that the last 2 hours the officers were less productive and more prompt to have accidents because of them being tired.

Ms. Padilla: (inaudible comment)

Mr. Winkeljohn: That seems reasonable.

Mr. Cooper: So currently right now we have 504 office hours per week, that's what I'm understanding? How many office hours because I'm reading here on this page.

Ms. Cabrera: It's 504, it's broken down by 168 a week per guardhouse.

Mr. Cooper: Right, so currently right now that's what we have right now is 504 office hours, I just want to make sure confirming it's apples to apples.

Mr. Quesada: Yes, correct, so what I did again, I took the exhibit that had the spreadsheet breakdown as far as just what the total hours are, and what our shifts are, etc., and I shared that part, nothing else, plus the most recent set of post orders that you guys have. I think the first thing was the market check, the second is whoever it is that's making the presentation make whatever request we ask what their final revised proposals would be taking into consideration direction from the Board.

Mr. Cooper: So for Veridian, what is the total for their proposed contract?

Mr. Quesada: Again, we can ask them to revised it but, it's \$400,000 is what they proposed.

Mr. Valladares: How much money are we saving by switching companies?

Mr. Quesada: It's over \$100,000.

Ms. Cabrera: I mean if we go with them, if we go with Veridian it's over \$100,000.

Mr. Valladares: So we save about \$100,000?

Ms. Cabrera: Yes.

Mr. Valladares: That's reasonable enough.

Mr. Winkeljohn: And with the new raise that would be \$15.00 an hour, and the rates will fluctuate after a while.

Mr. Valladares: Are they going to, and Ben, I assume that you had spoken to these people and you had mentioned that we have a couple of VIP guards that get additional money and so forth.

Mr. Quesada: So, exhibit B from your current security agreement is what I used, and that's why it was kind of a cookie cutter thing that we've used whenever we've made a change to do the backup and we're going to requesting them to retain a handful of guards and possibly some management with them, so they received that information but, again, I would welcome you guys to have a conversation with the contractors to make sure that they agree to those terms.

Mr. Valladares: Yes, definitely. Another thing that I mentioned last year but, I want to start right from the beginning so we start on the right foot is that, I don't see why we have to pay a retention bonus to a guard, I think that should be included in what we give the company and let the company take care of it, and correct me if I'm wrong, are we giving these people separate check as a retention?

Ms. Padilla: No, and just to give you guys a little background, we don't give the guards an increase every time, so they don't come to us every year and say, he didn't get an increase, Maverick has done things differently but, just to give you guys some background, we did that because every time, let's just say every year they don't get a raise, we would have to go and do your backup, so that's the reason we did that. So, to answer Victor's question, we don't give to the guards, and these are guards that have been with us 12 years, and I want you guys to know only a handful of raises, I think it was only 4.

Mr. Cooper: It's like a longevity bonus.

Ms. Padilla: Yes, so it wasn't like we gave it everyone.

Mr. Quesada: And you guys have a criteria and number one, they have to be at least year with the District, number two, no write ups or reprimands and number three, I think there was a cap after 5 years that you guys had put on the officers.

Ms. Padilla: And we did that. (inaudible comment) But again, that was the thought process behind it.

Mr. Valladares: Well, is there any way that money can be directed so they know that this is not for them, this is for specific guards but, it's coming from them not directly from us.

Mr. Winkeljohn: Typically, if I could do this all over, usually I put it in the contract but, some of the communities I manage typically they would cover it for them, the residents like to be involved and they like to give the bonuses themselves, it's just the culture of the community that they like it that way and they have relationships with the guards, sometimes it drives me nuts. So, it's kind of up to you all to write the terms, and most of these firms, and most of you remember, what I know about security services is it's a labor contract, you're basically paying an hourly rate but, there are 100,000 qualified security guards in the market and you're competing for those guards, the better guards at the top, that you're paying \$16.00 to \$35.00 or even \$40.00 an hour for some. You're competing for the ones that you can afford, but you want the best of them, and so your hiring somebody who's really good, and finding that quality of guard helping you at the guardhouse, and get them through our rules. (inaudible comment), so that's what we're looking at. So, yes, the contract should reflect what we want, how we want them to be have incentive because the golden reward for us is consistency, and consistency means they don't rotate out of here as soon as they get a better job offer. (inaudible comment)

Mr. Valladares: Right because they can make more money.

Mr. Winkeljohn: Right, and one of the other items is the proximity of where they can afford to live is the other item, (inaudible comment) and those are the key factors, the quality of the guard, so once you get one, (inaudible comment) and every community I manage has those things and it just fits and you keep them and everybody is better for it. (inaudible comment) So, we're already in the process, let us get a couple more of these bids, let us vet them a little bit, like what Ben was just saying, this is kind of a rolling item, and we'll vet them now, and we'll get these concepts in front of them, they'll nod, yes we can do that, and you don't need to waste your meeting time with stuff we already have in

there before, we'll get them in front of you and I think you're going to be happy. (inaudible comment) because you really need somebody who has some skill sets that coordinate the geographic area. (inaudible comment)

Ms. Cabrera: Ok.

Mr. Valladares: Alright moving on.

Ms. Cabrera: Are there any other questions? No.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: Then we'll move on to the staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: No report today.

Ms. Cabrera: Alright, thank you.

B. Engineer

Ms. Cabrera: Moving on to the engineer.

Mr. Quesada: Yes, I can go over this for a second, Alex sent us an email today, it should be in your tablets but, just to give you guys an update, he's missing two pieces equipment-wise but everything else has been installed at guardhouse 3, he gives a detailed breakdown, it was sent to the iPad also but, it's a follow up to the verbal conservation of guardhouse 3 automation, all the loops have been installed, all conduit and wiring infrastructure has been installed, all timer installation and testing has been conducted, all resident names intercom infrastructure has been installed, new camera infrastructure and associated wiring. The only missing pieces are the main visitor entrance kiosk pole assembly and the addition of the LPR camera turnaround lane light, so he's almost there and he's just waiting to get some of these parts to come. So, as soon as he gets more equipment in he'll have it done and he did tell me to tell you all that he's expects that to happen within 30 days and the next time we meet it will be done and we can start talking protocols, so we're almost there.

Mr. Cruz: I know I've seen them out there working.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: Oh yes, I forgot I had this on the screen too, so you guys can actually read it along with me, ok thank you.

Mr. Valladares: Can I ask a question?

Mr. Winkeljohn: Sure.

Mr. Valladares: I compared gate 1 and gate 2 and sometimes when someone is in the wrong place, or whatever, and they have to make a U-turn and turnaround and go back to Campbell or whatever, that's no problem with gate 2 but, you don't have that facility at gate 1, you have to go all the way to the roundabout, is there any way to shorten that?

Mr. Quesada: So, that's something that Alex discussed at the last meeting is that DERM got involved and I don't know why because it's the county (inaudible comment) but it's usually rare that DERM gets involved, but they wanted a piece of the action, all the permits are in with building department, and it's in process it's already been submitted, the documentation has and the update I got last week, they still haven't received a response from DERM but, that's the only hold up because it was already approved by this Board to do an emergency turnaround for the guardhouses, to answer your question.

Mr. Winkeljohn: It's a requirement for that gate.

Mr. Quesada: That was a requirement from the city.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: (inaudible comment)

Ms. Cabrera: That's all you have for the engineer.

Mr. Quesada: For the engineer, yes.

Ms. Cabrera: Ok, thank you.

C. Field Manager – Monthly Report

Ms. Cabrera: Then moving on to field manager.

Mr. Quesada: Mayra, do is there anything you want to talk about field-wise?

Ms. Padilla: Yes, I just want to mention is that FPL is here doing the lights, they did tell me they're going to take a month, they're almost done. I did do a drive through, and I did notice that a lot of the lights are out. I did speak to the guy, and he told that he should be done in the week or so, and I don't know if you've guys have seen that. So, right after the bridge, that's where they're staking the lights, and in the next field report I will provide pictures at night, or this was actually in the morning and they look great, and you can see the difference, they look great.

Mr. Quesada: So, I'm glad everything is good because obviously looking at the catalog and seeing it personally it's a totally different story. (inaudible comment) but it will take more time to get the other lights in that we have, so thank you Mayra. I know it's been a process. (inaudible comment) as far as the coordination part, the execution so far has been really smooth.

Mr. Cruz: Will this every happen on the Boulevard, or no?

Ms. Padilla: Possibly, yes, we did talk to the City of Homestead, and possibly yes.

Mr. Cruz: Great.

Ms. Cabrera: Ok.

Mr. Quesada: I just wanted to mention on the streetlight part, there were two lights on the Homestead bridge, I think it's light #25, light #22 and light #5 so and I think we're prepared on the Homestead side, those were the only two lights that were on the outskirts.

Mr. Cooper: Did we, check as far the banners, the mounting brackets are they giving us new ones, or did they take the other ones off the old poles?

Ms. Padilla: No, so when those were done, they put them instantly, every single time that they do it, they put them on, I think there was one pole that didn't have it.

Mr. Cooper: No, there's a whole bunch of poles that the District had.

Ms. Padilla: Ok, I'll follow up on that.

Mr. Cooper: So basically like the bend, so did that want to take the banners down and put up the ones that they were changing out, because they put the banners up on the streetlight poles of the first half of the community that they were doing the work on, so did they remove those banners so that they could remove the poles?

Ms. Padilla: No, the poles are in.

Mr. Cooper: But there's a couple that they had a banner on that were the old poles.

Ms. Padilla: I'll check on that but I know that the ones that did get done, they put up a brand new thing, so I don't know but when I did the drive, I saw them all, and I did on Wednesday.

Mr. Cooper: You mean CDI, ok.

Ms. Padilla: I saw one but, I could be wrong but I only saw one, and I was going to reach out to CDI and say, hey what's going on because they were here, and actually I wrote an email, and they're going to be here on 6/1, so I'll come them.

Mr. Quesada: They came last week, so prior to Memorial Day, they came at the beginning of last week to install the banners, and work had already started on the FPL bridge, so I'm sure there's still a few more. (inaudible comment)

Mr. Cooper: Ok, and also can we get an assessment as far as longevity of where we're at with them, if we need to order some new ones, or maybe look at ordering some additional ones.

Mr. Quesada: I think we have inventory of the holiday and the other ones.

Mr. Cooper: Ok, because a lot of those are faded and we need to do something because they're flapping in the wind, so at one point we had them weighted or something and now they're not.

Mr. Quesada: Ok. (inaudible comment)

Ms. Padilla: Yes so, I know that last time we discussed possibly doing a sign.

Mr. Cooper: Like 5 or 6 signs.

Ms. Padilla: Yes, we did, but we only did one because we did talk to other contractors, and only one contractor was able to do it. If you guys passed here like at Waterstone Estates, we did that one, we did a before and after, they actually just installed it two days ago, it looks great, if you guys want to go take a look at it, it's just a sample, I did reach out to two other people, they haven't started to work on yet, but like that size, you're going to want to come in behind it but, that's a sample for you guys. Like Curtis said, we did say we were going to do 4 or 5.

Mr. Quesada: We have budgeted \$5,000, and we got the cost, it's \$700 for community size, the size that's square (inaudible comment) it's about \$700 a pop so minus the \$700 for that one sample.

Ms. Padilla: And that was one of the bigger ones, yes, I chose one of the bigger ones and when that was in production so that you guys could see a sample, but next meeting, I will come with more options so you guys can see.

Ms. Cabrera: So, right now we have that one.

Mr. Cooper: What was the price to refurbish them?

Mr. Quesada: Well, it was within a week and they took it offsite, they painted it, they got all the letters and the sign redone, so I'll send the guards a copy of that. The reason why we didn't want to rush as far as doing them all at once, is to allow maybe one or two

other competitors to do their size within the same budget, and show you guys so you can have something to compare it before we go beyond that point.

Mr. Cooper: Well, one thing I did notice on that sign it looks like they used different lettering compared to what we had.

Ms. Cabrera: A different font.

Mr. Cooper: Right, a different font, did they just decide to do that on their own or do you know?

Mr. Quesada: I think exactly that it was the closest match they could find, so I'll circle back with him and see if he can get that consistent.

Mr. Cooper: Because that's important, I know when we did the signs years ago the same thing happened, the proposal came out looking a specific way, and I made the request to make sure the signs are with the letter that we have.

Mr. Quesada: Do you have an issue with this font though?

Mr. Cooper: For me, I'd like what we have, I don't know if you guys want something new, maybe you guys want that.

Mr. Winkeljohn: Last time we had color issues, right?

Mr. Quesada: Yes, this time we went more to make sure that a painting specialist checks it versus a sign specialist. (inaudible comment) So, that's to your advantage to make sure the paint right, which is the most expensive of the process.

Mr. Cooper: It looks better than the one that just go redone in my community.

Mr. Quesada: Ok.

Mr. Cooper: And they only had four to do, and they left the lettering that was cracked that's been there for like 15 years, and painted around the lettering.

Mr. Quesada: And the monument on Campbell Drive was repaired, and we did the programming last week, so we're squared away now.

Mr. Cooper: Ok.

Mr. Quesada: If you give us any direction on the color, but right now at least I have them all the same color.

Mr. Cooper: You have blue and then you have white in the backdrop.

Mr. Quesada: Thank you Mayra.

Ms. Cabrera: That's it, nothing else?

Ms. Padilla: No.

D. Club Manager – Monthly Report

Mr. Quesada: Brian.

Mr. Correa: For me, a few important things, I guess I'll start off with the most important thing which is at our last meeting we were discussing additional estimates for tent fumigation, since our last meeting I only had some addition wood shavings found in the same spot but, now we're actually seeing termites, or we saw termites and wings in that spot, and I don't know what page it is.

Mr. Quesada: Of your report, I'll find it.

Ms. Cabrera: I think it starts on page 103.

Mr. Correa: Then there was one proposal from V Pest Control and also from Trinity Pest Control, and All Florida Pest Control.

Mr. Quesada: The estimates starts on that actual agenda on page 112.

Mr. Correra: They're all coming around about the same price, which is \$5,000 with a difference of maybe a few hundreds from each, with a year guarantee from two additional that I got which are the Trinity and V. Pest Control, All Florida is our current pest control vendor.

Ms. Cabrera: So, Trinity is zero dollars, I like that one.

Mr. Correa: No, Trinity is \$4,800, and I believe V. Pest \$4,850.

Ms. Cabrera: Well, where is the price, it's says zero.

Mr. Correa: Well, V. Pest, he initially told me that he would just recommend additional spot treatments and I mentioned to him that we're getting priced checks for tenting, and he kind of had a recommendation to do tenting, and that's when he added spot treatments.

Mr. Valladares: Do we know how some of these companies have been in existence?

Mr. Correa: I know that the owner of V. Pest, he's been in business for a very long time, he's worked for other companies, and then he started his own business, and he told me he's been doing this forever, like 25 years.

Mr. Valladares: Wel, I'm not questioning the person, I'm questioning about the company, the tenure, how long have they been in business, that company because I can

tell you one thing, when we had Hurricane Andrew here, all the roofers were giving 10 or 15 years of warranty and then 6 months later the company folded.

Mr. Winkeljohn: That's a special thing in Florida, warranties are an option.

Mr. Correa: I can ask him that question.

Ms. Cabrera: Ok.

Mr. Valladares: So, you can contact their business and look they up and do some research on it.

Mr. Winkeljohn: (inaudible comment)

Mr. Correa: Yes, absolutely, I'll do that.

Mr. Cooper: Alright, before you go on because you already passed it but, E-Pass decals how many have we provided?

Mr. Correa: I'd say roughly about 300 in a month.

Mr. Cooper: Ok.

Mr. Correa: I don't know the exact numbers but, weekly, every Friday I would send that to Ben and Mayra but, just off the top of my head I think it was probably that.

Mr. Cooper: Which would be more than what we were doing before.

Mr. Correa: Yes.

Mr. Cooper: Ok.

Mr. Quesada: On that subject, is everybody comfortable, we wanted to give it a full 30 days, including a 3 day holiday weekend to give everybody an opportunity to come, they noticed now as far as decline of the hurricanes coming in, as far as waiving the fees, keep in mind you guys have about \$30,000 in revenue give or take annually comes in. (inaudible comment) So, the reality is to where it's operating and maintenance of your guardhouses and your access control system, so I'm just telling you, how much longer does the Board want to make that offer?

Ms. Cabrera: Cut it off.

Mr. Quesada: Ok, thank you.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: When is automation coming about, is it going to be next month?

Mr. Quesada: It's going to be within 30 days. (inaudible comment) And the last minute supplies.

Mr. Cooper: I know so it could be a little bit earlier than that, ok.

Mr. Quesada: If you guys want, the next time we meet, I think it would be a good exercise to have Kevin either available or on the phone so you guys can discuss it, and say, listen this is our protocol, but remember there's going to be a little bit of tinkering with automation as far as the loop, and the timers, a little bit of adjustment that will need to be made.

Mr. Cooper: Is there a way that you guys would be willing to extend it another month and then put a date on there when we're going to end it, and then this way if you can get that going over there, and they promise more people that maybe on the Boulevard, so that's going to be rolling to push them into getting their passes?

Mr. Quesada: You guys can discuss it among yourselves, it's your money.

Mr. Cruz: I want to just end it.

Ms. Cabrera: I think we've given them enough time, this has been rolling for a while.

Mr. Quesada: It's got to be 30 days at least.

Ms. Cabrera: I don't think we need to extend it, I mean I don't know if want to make like an exception, if it's maybe the first time coming in, and they never registered maybe we can not charge them the first one, I don't know, if we want to do something like that but, if they're coming in to replace one, then I'd say we would charge them for it.

Mr. Quesada: Well, again, wear and tear, and the average life expectancy if somebody actually taking care of it, it's about 4 years, and if it's the same vehicle we don't charge them. So, when they change vehicles it's a little different story, but added a driver that's when we go ahead and charge them.

Mr. Cruz: And that makes sense.

Ms. Padilla: And just to let you know when we do the checks we see how many people come in, so on an average per month, it's about 60 to 70 people come in and that's just to put it into perspective for you guys. (inaudible comment) So, we have gotten a response, and like Ben said, like now people aren't really coming in. (inaudible comment) my opinion we don't need 30 more days, and even the guards, and just letting them print it out and we can give them a QR Code, the Word document, and we're physically giving it to the residents but, if you guys want to do it for 30 more days that's fine but, just to give you guys an update.

Mr. Cruz: I think we made it easy enough.

Mr. Quesada: I don't know if you guys want to go back to Brian, he was talking about the termites for the clubhouse, just to see direction from the Board?

Ms. Cabrera: Yes, hold on, you jumped to this but, we weren't finished talking about this, so we started talking about this, so let's finish this one. So, not extension of the 30 days, what I mentioned, do we want to consider that instead, if they come in and it's their first time, they've never registered because we're going to get maybe an influx of people once the system actually is implemented and people who can't get in. Do we want to do where if they're coming in for their first time ever registering, do we want to like do one, like the first one is free, the second one and so forth we want to charge them, in place of another 30 days of extending them.

Mr. Cooper: If the goal is to having them come in, so they're coming in that's a bonus for us, it's a win for the guard, it's a win for the community, I mean for the fraction of the cost I'm ok with one vehicle, they come in and it's their first time, or two vehicles, but if they change vehicles, and they had the E-Pass before, then it would be a different story.

Ms. Cabrera: Yes, how do you feel about that?

Mr. Cruz: Sounds good.

Mr. Quesada: First time per household.

Mr. Cooper: Somebody who just moved in, or somebody that's been here for a while and it's their first time.

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

Ms. Cabrera: What are we talking about, security?

Mr. Cruz: No, for the pest control.

Ms. Cabrera: Oh pest control, the only pest control that I've ever heard of is Terminix, and you're asking like nationwide?

Mr. Valladares: No, some of the larger companies.

Mr. Correa: So, Trinity has been around since 1994, and V. Pest has been about 2020.

Mr. Quesada: And all four of them, I can tell you since I've been in property management, they do First Service Residential Properties, so at least since 2003, since I started in property management. (inaudible comment)

Ms. Cabrera: And they're all within the \$4,000 to \$5,000 range.

Mr. Correa: Most of these companies, they subcontract the pest control people, the tents, so they're all along the same price range.

Ms. Cabrera: Ok.

Ms. Rivera: I have a question with the decals, how many per household, I know it depends on the house?

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

Mr. Winkeljohn: They all have a license to do the tenting. (inaudible comment)

Ms. Rivera: But back to the decals, and I know we talked about it a little bit, but like I don't know how many my house has.

Mr. Quesada: Well, anybody that fits the criteria, as long as they have, and we may it pretty strict, people have to have an up to date Florida ID as their primary residence on it, the only exception we make are for people that are confidential owners, and for renters it's the homeowner's application that the owner has assigned, and they're supposed to list the tenants in that application so that way they have a clear idea of who lives there. (inaudible comment) So, it's either a new resident that just moved in, or somebody who's been living there awhile and never bother to get an E-Pass and we should be able to check the database and if there's nobody listed under that address, come to that conclusion.

Ms. Cabrera: Yes, and obviously if they're coming because they bought a new car, or they're registering again or whatever, then that's different but, if it's their first time ever coming in.

Mr. Quesada: You'll get some of those in Marbella because that seems to be the one area that people are most resistant to register. (inaudible comment)

Ms. Cabrera: Ok, so back to the termites, so they all seem to be within the \$4,000 to \$5,000 range. Without me having to sit here and look at this, is there anything outstanding with one versus the other?

Mr. Quesada: I can only tell you about 5 years ago, Trinity did the last one, the last tenting, but you currently have an agreement with All Florida Pest Control. (inaudible comment) And if you guys are ready to approve that amount, and they're all within the same price range, I would just point towards All Florida because you have a contract with them.

Ms. Cabrera: How often do they come out and spray?

Mr. Correa: Once a month.

Ms. Cabrera: Ok, and when they come out do they do anything in the interior, or it's always exterior?

Mr. Correa: No, they do spray in every room but for termites, that's something completely different, to spray for termites.

Mr. Cabrera: Yes, I know that but, they've never noticed, like the droppings or the shavings or anything when they come?

Mr. Correa: It's not visible, even to me, and I'm checking every day, it's very hard to see, especially with this dark floor, you can't see the wood shavings, it has to be like when we sweep or on the rugs. (inaudible comment)

Ms. Cabrera: Ok, and then we talked about that the downtime would be, like a week we said, like over the weekend.

Mr. Correa: Yes, all of them say it's 3 days, it would be that they do a Friday setup, Saturday, and then Sunday breakdown, and by Monday it would be open, and ready to go.

Ms. Cabrera: Ok, so technically we would have Friday downtime.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: I don't know, I mean obviously the entire facility would be off limits, the pool, nothing is open.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: And it's summer, and all the kids are getting out of school now. Is there a way, is this going to matter if we push it like until when it's not summertime?

Ms. Correa: We proposed the Friday, Saturday, and Sunday, mainly because obviously the HOA staff and the services that we provide.

Mr. Quesada: We could request another spot treatment, it's \$400 and see if that gets us through the summer and then do it at the end of the summer if that's something you guys want to do. (inaudible comment)

Ms. Cabrera: How soon would they be able to do it?

Mr. Correa: Well, today is Thursday, so they would probably be able to do it by next week.

Ms. Cabrera: Ok.

Mr. Cooper: I would rather not do it while kids are getting out school.

Mr. Winkeljohn: (inaudible comment)

Mr. Correa: The only reason, and just a bit of information that might help with this, is part of my discussion about the termites, it also has to do with the change out of the flowers and the coordination of that because once they put the tent up it's going to kill any of the flowers that are right immediately underneath the roof area.

Ms. Cabrera: And they're doing the change out in August, right, if I'm not mistaken?

Ms. Padilla: No, so what you guys decided with the change out, one of the options that they gave us was the bed, they gave us a rendering, and this back here they wanted to redo it, and for that they're going to do it another part of the community, so that's the reason he's telling you that because we're pending this because if we do that, it's not going to work out. So, whatever you guys want but, that's something to consider.

Mr. Valladares: If we're talking about putting the tent up, we also have to take into consideration security, are you going to have an off duty police officer or are you going have a security guard?

Ms. Padilla: Well, we haven't gotten that far yet, we need to get a bid approved and then we can discuss that.

Ms. Cabrera: Ok.

Mr. Valladares: But that's going to be a cost that we have to consider.

Ms. Padilla: Yes, I know that, I'm saying yes, but we first have to decide if you guys are going to do it or not, and then we can discuss that.

Ms. Cabrera: And getting the tent that we want.

Mr. Cooper: I would like us to entertain Terminix because they've been around for a while and we have termites and it's not a Mom and Pop shop, so maybe we can have someone come out and give us a proposal, maybe they can get it done faster.

Mr. Quesada: Is the Board comfortable with us maybe doing another spot treatment since he's saying he's seeing some wings, in the meantime, it's \$400, just to see if we can address it immediately. (inaudible comment)

Mr. Cooper: Spot treatment meaning he's like just going on the bottom area?

Mr. Quesada: No, up in the wood beams.

Mr. Cooper: Ok.

Mr. Cruz: But they would inject it, right?

Mr. Quesada: Correct, they find the holes and they inject the bait.

Mr. Cruz: I had it done in my house.

Ms. Rivera: Does the weather play along, can they tent if it's raining?

Mr. Correa: Yes.

Mr. Winkeljohn: (inaudible comment)

Ms. Rivera: No, but I'm saying, like the next two weekends it shows a lot of rain, so if we do tent it, people are not going to be coming out to the pool anyway, so if we move quickly and the rain doesn't bother them, we could do it sooner.

Mr. Cooper: What's the warranty for the one that the current company we had?

Mr. Correa: I think it's a year.

Mr. Cooper: So, it's only one year, because like on Terminix it has like a 3 year but, you have to use them annually to have them check to keep the warranty in place.

Mr. Winkeljohn: (inaudible comment) They charge to do the inspection every year, and it's about \$400 per inspection. (inaudible comment)

Ms. Cabrera: We can get a proposal from Terminix and maybe Orkin because those are bigger companies, and do we want to spot treat?

Mr. Quesada: I think it wouldn't hurt just to buy back some time.

Mr. Correa: And discuss it later on.

Mr. Quesada: If you're all for it, not to exceed \$400.

Mr. Winkeljohn: (inaudible comment) I think it's within our discretion, we just want to have the Board's consensus, does anyone object to that? Alright, we have our direction.

Mr. Valladares: Can I ask a question of the attorney? It's to entertain an actual company and compare a statewide company that has a lot of advertisement and TV and so on, could the CDD negotiate a discount of the job versus allowing them to a wrap and maybe use it in their advertisement that they have done job?

Mr. Cochran: I don't see a legal barrier to that, it's up to the Board if you want to do that. I would say it depends on how they're doing their promotional stuff, the only thing that typically gets a little weird is if they're using drones just because that introduces some other issues that you don't have when you're using static photography of all the places but, it's up to the Board.

Ms. Rivera: What specifically are you talking about?

Mr. Valladares: They're going to charge us \$5,000, and we say ok, we'll let you use this job as an advertisement like where they say they do business, they're a pest control company and we benefit by we're allowing them to do that, that's something he would have to work out.

Mr. Winkeljohn: I don't know if they offer that as an option. (inaudible comment)

Ms. Cabrera: Ok, anything else from the club manager?

Mr. Correa: Per our last meeting, you guys wanted to see if DML was interested in providing a proposal for the electronic equipment, a surge protector and the network switch. He stated that unless he was doing the entire, basically maintaining the entire equipment that it wasn't in his best interest to get involved in that.

Mr. Quesada: Is there any way you can go back to R&M and see if you can get them to do it, the biggest thing that jump out was the surge protection, is there any way to see if they could lower that price?

Mr. Correa: I did reach out to him and he just said he because it's such extensive work, like rewiring and other things, that's why he quoted that, and whoever would come out here would spend a lot of hours out here, so that's why this is so expensive.

Mr. Quesada: But looked into the price for materials and that was just labor costs.

Ms. Cabrera: But I think that what we felt was overpriced was the equipment, right?

Mr. Quesada: Yes.

Mr. Correa: I thought we looked up the price of that switch.

Mr. Quesada: (inaudible comment) Curtis researched the surge protector, or whatever it was, and there's a lot of other ones at a lower price. So, I can tell you that the last discussion was the price of the surge protector, so that's why I was asking if he could maybe renegotiate the surge part. (inaudible comment)

Mr. Cooper: But if we can't, I mean like a proposal for that because obviously GMS is not an option.

Mr. Quesada: Alright, give us a not to exceed number and we can try to negotiate that.

Ms. Cabrera: Is the proposal here in the report?

Mr. Correa: Yes.

Ms. Rivera: Page 22?

Mr. Correa: No, pages 23 and 24 of my report.

Ms. Cabrera: Ok, page 23.

Mr. Quesada: Of his report, so on your agendas that's page 125 and 126.

Ms. Cabrera: Got it, ok.

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

Ms. Cabrera: Equipment total is \$1,700, \$250 to program, \$1,125 for installation.

Mr. Cooper: They pulling out a lot of the wire that's in there.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: I mean if they're not budging on that, then it is what it is, it's \$3,107.98.

Mr. Winkeljohn: Proceed or no?

Mr. Cooper: I'd like to make a motion no to exceed \$3,107.98 for the work from R&M Systems Group for the network switch, surge protector and rewiring of all of our equipment to secure it.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, accepting the proposal from R&M Systems Group to install new network switch, surge protector and rewiring and programming not to exceed \$3,107.98 was approved.

Mr. Cooper: So while they're here they're going to verify everything is working that we have system-wise.

Mr. Correa: This is his response, the installation costs includes the rearrangement of the rack equipment and also to try and organize the wiring as much as we can, this is very time consuming work, and that's why we have calculated several hours for scope. We can take some of that work time out of the proposal and just do the new equipment if you wish.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: (inaudible comment)

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Like the gym, and is he also moving the stuff up there, organizing the stuff on top of the cabinet?

Mr. Correa: No, it's just what is inside the kitchen.

Mr. Cooper: I guess talk to him and see if he can get that stuff up there too, maybe while they're here, and they have less time they can go ahead and check that and labeling everything so it's for the smartest people in the world to be able to figure it out.

Mr. Correa: Ok. That's it for me.

Mr. Cabrera: Ok, thank you.

Mr. Quesada: Thank you Brian. Anything else?

E. Manager – Number of Registered Voters in the District – 4,801

Ms. Cabrera: We have item E, manager, number of registered voters in the District.

Mr. Winkeljohn: Just a reminder of your general election procedures, I believe two of your seats are up for election, and how many registered voters?

Mr. Quesada: We have 4,801 registered voters.

Ms. Cabrera: Ok.

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, we need a motion to approve.

On MOTION by Mr. Cruz seconded by Ms. Rivera 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: Then we move to item No.7, Supervisor's requests and audience comments. There's a comment from the audience so we'll start with that one.

Mr. Quesada: Yes, so on page 179 of the agenda you have from a resident who resides in Portofino Point, he wrote to us about the school traffic operations, I did my best, I did request a lot of documentation, and it's in the original traffic study that were conducted in 2007, and he's provided that documentation. He did request, and I'm just paraphrasing, it's a long email and it's in your agenda. He did request additional documentation that's not actually a public record because most of what had been discussed regards school traffic happened in meetings, so there is no, whatever reports

and things like that, and it's been explained to this resident that the CDD has discussed here a thousand times, has no jurisdiction over school traffic, we had discussed this with the Homestead Police I think, we had discussions with school administration in the past about changing their dismissal procedures and voiced concerns on behalf of the District when it comes to egress in the community but, we want to be careful in how we respond to these types of questions because I think there is some assuming who is responsible for what, and it's very clear to the resident that the school, Homestead Police, and Miami-Dade County are the ones that would collaborate collectively when it comes to school traffic operations. I have a good update for you guys over the last week or two, and I spoke with Paul, and all agreed to, and this was kind of a last minute decision, that in just a 24 hour time period the school contracted an engineering firm at their expense to conduct a traffic study. So, the reason why I mention this is the school traffic operations, and we can request updates or anything copies of that report and any subsequent changes to any operational adjustments that they're considering be shared with the District whenever it's convenient. So, at the end of this gentleman's email he did ask again for the Board, and I'm referring to the last paragraph, 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. Again, I touched on that, and you have your lawyer present, so I would caution you guys to not assume responsibility for something that's not your responsibility, however, you can voice your concerns as residents of the community to public safety is more appropriate in these certain matters.

Mr. Cooper: Ok, so this is here, and what are you looking for, I read it.

Ms. Cabrera: What's the request?

Mr. Quesada: So, this is something that requires Board consideration, I did just had them put it in the agenda to be honest with you, anytime anybody asks a question, it's your right whether you want to answer the question, or comment it on, or take it under consideration, so this is just for transparency. (inaudible comment) And it was directly to somebody who is not a decision maker, it's the Board. (inaudible comment)

Ms. Cabrera: Alright but he's asking to what extent we participated in traffic control?

Mr. Quesada: You have the intent on paper, so you again, this paragraph is saying, 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, and that's it's.

Mr. Winkeljohn: Can I make a suggestion. (inaudible comment) What I'd like is the Board to authorize staff to give an appropriate answer to this, and I think the appropriate answer is that the District a state local municipality, with limited power and jurisdiction to enforce anything but, we would always participate as a stakeholder and provide our experiences with the traffic interaction, etc., and just state it like that. That's my recommendation.

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

Mr. Quesada: And again, he did have an additional comment, I just want to state that's on page 181, and as part of the record, he asked that we place that on the record.

Mr. Cooper: I mean I think in the past, like to try to alleviate a lot of what was blessed upon us, by doing a roundabout and trying to create all that, we have obviously, like you said, we're stakeholders, we've done everything on our end to be able to maximize the flow and safety for the community and all that.

Mr. Winkeljohn: I want to add I think the tone of this letter, it sounds like it was AI generated frankly. (inaudible comment)

Mr. Cooper: It's a really great put together letter.

Mr. Winkeljohn: Yes, I got that impression, and I've been reading some creative writing in the last few years. (inaudible comment) But the point is, the tone of AI and not to segway too much, is very aggressive, frankly and as the receiver of it, or the recipient of it, we get a lot of these now (inaudible comment) but your sincere answer is A, I've already articulated that we have a long history with this project related, and he mentioned it in is email that he knows that the School Board and the contract did not permit that property to the school originally, it was just a piece of land required by the developer from Homestead that never got communicated back to the county and so on, so I can make that comment but, you can see where this is going, it's one these sort of never ending conversations. (inaudible comment)

Ms. Cabrera: Right, do we have anything regarding his comment about, 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? Do we know what he's talking about? What extensive email history?

Mr. Quesada: (inaudible comment)

Mr. Winkeljohn: So, my answer to that is the District has all that extensive email history, there is no report or public record beyond the minutes from all our meetings. (inaudible comment)

Ms. Cabrera: When he says there's extensive email history reflecting, has there been any communication via email in regards to that?

Mr. Quesada: I did check my emails, and to my understanding, the only thing that has ever come in the past, like I said, like when they changed to the passes, for the budget, she came and she just made an introduction of herself and we met her at the school. (inaudible comment).

Mr. Winkeljohn: By the tone of this email, maybe a tenth of that sentence is given the existence of the, I'm seeking explanations and elaborations, we have no responsibility to explain this to him, and that's where I'm going to draw the line, is that we're not here to be your research partner.

Ms. Cabrera: Right, nor do we have any obligation.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: I mean I have some emails with regards to the school signs.

Mr. Winkeljohn: He's not asking for details, he's asking us to explain them.

Ms. Cabrera: Right, he's asking for an explanation, he's asking us to admit to the fact that we are aware of that this situation is occurring because of emails that prove that we've been made aware, and then he puts your name in there. So, I'm just curious to know what are these emails?

Mr. Quesada: And I did a search of my emails, and there's no history of us getting involved in traffic operations with the school, the only coordination that has happen, is with the guardhouses in regard to when it came to dismissals, and giving our direction to the security staff to make sure they're accommodating the school dates.

Ms. Cabrera: Right, I mean we all live here, we're all dealing with the same problems, I mean there's countless times that we've sat here and had this discussion with Homestead PD being here, and there's nothing we can do.

Mr. Quesada: Correct.

Mr. Cooper: I mean years ago I sat down with the mayor prior to who is there now to work on getting an opportunity to see what they can do with the traffic flow between the City of Homestead, with Dade-County and with the school.

Mr. Winkeljohn: And it wasn't a CDD meeting.

Mr. Cooper: Right, it wasn't a CDD meeting.

Mr. Cochran: And I was just saying like the District, if they request public records we can provide those but, if they're just asking questions or explanations like, you can if you want but, you're not obligated to do so. In light of what Paul was saying in the last few months we're seeing a lot of things that obviously use some kind of software to aggravate a lot fake data on public records, and just kind of spill out a whole bunch of questions and things like that, and it's kind of like, I would analogize it, it's like going to a movie, having 55 minutes in a 2 hour movie, and saying, ok tell me everything that's happened in the last hour and 55 minutes and explain this and that, so like we advertise our public meetings, we have the minutes available if you want that stuff you're welcome to ask for it but, we're not obligated to spend hours of time trying to research and come up with all the answers to those questions. You can if you want but, we're seeing an increase of these kinds of these kinds of communication.

Ms. Cabrera: He's very keen on the involved of the CDD historically.

Mr. Winkeljohn: Yes, so the search query was, how is the CDD involved with HOA, and you can interpret what you're reading.

Ms. Cabrera: Right and we're always trying to sit at the table and talk about this, and we wanted to do this with the school several times but, I don't know how we could go beyond that.

Mr. Winkeljohn: Right, and he's reciting things that were said in a meeting, and he's trying to understand what you're doing basically is what it's about.

Mr. Quesada: And again, I try to help anybody as much as I can, and he was provided the original traffic studies, and he referred to our website if he wants to look at any meeting agendas, so I think I gave him enough direction so that he can find any other research that he wants on the history of the District. (inaudible comment)

Ms. Cabrera: Ok.

Mr. Winkeljohn: Is that alright if take care of that for you?

Ms. Cabrera: Yes, perfect.

Ms. Rivera: Yes.

Mr. Winkeljohn: (inaudible comment) So, also under manager report I executed the rate schedule for hurricane season, we do this every year, it's just to put it in the files for the future and so that nobody is accusing them of making up a new number because it was an emergency of a hurricane, etc., so this is just a list of procedures that we've always done. (inaudible comment)

Mr. Quesada: And they also have a contract with the city, and the city has an agreement with FEMA. (inaudible comment)

Ms. Cabrera: Ok, alright, so we got that out of the way. Supervisor's requests?

Mr. Quesada: Give me one second, ok.

Mr. Valladares: Ok, at the last meeting I requested the Board to consider letting us use the venue for Waterstone aiding in a back pack giveaway for school, it was approved, and now we have the date set for August 1st, and I will proceed to go ahead and do the contract that is required and provide the CDD, the Board members individually, the venue and the work with an insurance policy that will cover \$1 million and \$2 million per event. I hope that suffices the requirements of the venue. We have some very well known supporters for the event and we're going to make it a little bit bigger than last year, like last year we provided I think it was 175 back packs, and we had secured 250 and we're waiting on another 50 more for a total of 300 back packs. I've requested from the Homestead Police Department, for a police vehicle which is a police car that is painted with colors and things of autism, they have an autism outreach, and I've asked them to provide the personnel and the information for it, I've also requested the fire department like last year and I will try to get them to do a demonstration, they told me there's no problem bringing a ladder or a rescue truck but, to have like a little presentation for small children, the basics if there's a fire, you go down and you move down and how you find the wall to follow the exit, how you roll, so I'm working on all of that, so hopefully it will be a good event, and I wanted to thank you guys for allowing us the venue to carry that out. Are there any questions?

Ms. Cabrera: No.

Mr. Quesada: I have one request, I did reach out to a couple of you before, the Hemingway Point CDD that used to be here be previously in the years past, they are requesting to have a public hearing to adopt their budget on August 19th at 1:00 p.m. They are going to have an increase so our office is very small down the street, and just in case

we wanted make it appropriate as possible to the audience, and I checked with Brian, I checked with Mayra to see if there were any conflicts on the 19th at 1:00 p.m. and there is not, so I just wanted to get the Board's blessing to see if it was ok with the Board for this one time for this year for Hemingway Point to meet at the South Dade Clubhouse on August 19th at 1:00 p.m.

Mr. Cooper: How big are they again?

Mr. Winkeljohn: What do you mean how bit?

Mr. Cooper: Like how large of a property is it?

Mr. Quesada: 300 units.

Mr. Cooper: I'm just saying concerning that there's going to an increase that people may be upset that they would even maybe provide like a security guard or something like that here?

Mr. Quesada: Just regarding this meeting, it's a very loud minority of like 4 or 5 people. (inaudible comment) They just asked, and they're more loud virtually than they are in person.

Mr. Cooper: Just looking out safety-wise because I know that could be a potential.

Ms. Cabrera: He's right.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: (inaudible comment)

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

Ms. Cabrera: So, we do have a paper here, and I don't know who I would present this to but, it is asking if we want to donate to the back pack service.

Mr. Valladares: That's a standard letter that we have sent our friends.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: Ok, so I'll give it to him. Ok, anything else? Any other requests?

Mr. Valladares: No. (inaudible comment)

Ms. Cabrera: I participated in that event, it was very nice, a lot of families came by the city was present too, it was very nice to see that. Mike do you have any requests?

Mr. Cruz: No.

Ms. Cabrera: Desiree?

Ms. Rivera: No.

Ms. Cabrera: Curtis?

Mr. Cooper: Yes. I'd like to see if we can get a better teleconferencing system than what we have right now because it seems like every meeting there's some type of an issue, it's low or whatever, like an actual teleconferencing device, is anybody opposed to that? Like a legit teleconferencing device.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: When is the last time Homestead PD, Mayra, has speed enforcement along Waterstone Way?

Ms. Padilla: It has been months, I don't know.

Mr. Cooper: Can you please reach out to them, unless you guys have anything?

Ms. Cabrera: I think that they recently put up something.

Mr. Cooper: So, they put up something there?

Ms. Cabrera: Yes, and didn't they recently put up like a speedometer thing?

Ms. Padilla: Yes.

Mr. Cruz: But wasn't that on Campbell Drive?

Ms. Cabrera: No.

Ms. Padilla: No, there was one here.

Mr. Valladares: Last year we had it down here.

Ms. Padilla: I know that they put one over here.

Ms. Cabrera: Yes, it wasn't too long ago.

Ms. Padilla: I think it was like a month or two ago.

Mr. Cooper: Just something to revisit because they're still a lot of people driving really fast down Waterstone Way, and we want to keep it safe for everybody just walking and riding bikes, and people are flying through there.

Mr. Cruz: Yes, I experienced that too.

Ms. Cabrera: And even early morning people are flying.

Mr. Cooper: I know we used to, back in the day, when we had different personnel, they were here present and not getting paid, off duty detail, or they were here. So, I know they have the ability and we work hand in hand with the school for the sign, the LED sign but, we put in the shrubs on the bottom there, and I believe we painted the sign. There's a sign that looks like it's unkept now, it's like missing crotons and all of that so I'm just asking

if we're ok with being able to do what we've done in the past and touch up the base of the sign, not paint the entire sign but the base and plant appropriate fill in shrubs at the bottom of that.

Ms. Cabrera: What sign?

Mr. Cooper: The LED sign on Waterstone Way right here as you exit your community, the school sign. Is everybody ok with that?

Mr. Valladares: Yes.

Ms. Rivera: Which sign?

Mr. Cooper: The LED school sign, Waterstone Charter School, the sign.

Ms. Rivera: Ok.

Mr. Cooper: We were maintaining the painting at the bottom and then we planted the material there, and everything has just died out.

Ms. Cabrera: The one where they do their announcements.

Mr. Cooper: Yes.

Ms. Cabrera: Ok, thank you.

Mr. Quesada: That's another structure itself.

Ms. Cabrera: Yes, I got it. Is it something we already do?

Mr. Quesada: We've done it in the past.

Ms. Cabrera: So, we just haven't done it in a while.

Mr. Cooper: Ok, so something we have not currently done with Maverick, do we have the schedule for them to come out and check the lighting in the evening time?

Ms. Padilla: That's not on their post orders Curtis.

Mr. Cooper: Can we add that to their post order?

Ms. Padilla: Well, just to clarify this part, so what Curtis' request is that sometimes there's lights out and Ben and I are not here at night, so he wants the guards to report them but, the problem is we have requested this in the past, is that the guards can't leave their post.

Mr. Winkeljohn: That should be for the off duty officer to do that.

Ms. Padilla: Exactly, so I mean we could talk to the off duty and say, just to let you guys know every single light has a number, so his idea was like, hey, let us see if there's that we could get the guards to come in 10 minutes earlier, and then kind of check the lights first and then go to their post, or do something like that.

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

Mr. Cooper: Isn't there somebody that supervises that comes periodically to check on the actual post that drives from Maverick?

Ms. Padilla: Yes, but they come to supervise the guards, not to check lights.

Mr. Cooper: But they're going to be driving over here to check on the guards, so part of our security company just have them check, not every time but either set it up for a specific day, once a week, on Thursday evenings or whatever, I don't know.

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

Ms. Padilla: And that's the thing, and I want to make this very clear, I've gotten comments from Supervisors saying, well why don't you come out at night, and that's not fair to me. I have done it in the past, like I'm here late, and I'll be like hey let me go check on the lights but, I'm not coming here at night to check lights, and some of you guys do send me a text saying, hey Mayra, this light is out, here's the light number, that's very helpful but, some of you guys just say, the lights are out go check them. So, however you guys want to tackle this, I'm good with it, I just need help with this because it's not fair to me, like hey Mayra, this light is out, do figure it out and like on my personal time, like that's not right either.

Ms. Cabrera: No.

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

Ms. Padilla: And that's something else that I wanted to say, so right now there are a lot of lights out, I did reach out to FPL and FPL said we're switching out the lights, we're not going to service those lights. So, yes, there are a lot of lights out right now, there's like 6 of them out, I know which ones they are, I have reported them and recorded them but, the contractor told me, hey listen, stop reporting them, you're wasting your time, we're switching them out. So, however you guys want to tackle that I'm good with it, but just let me know.

Mr. Cooper: They're still half the community that still has lights that aren't part of that, we also have the monument signs, we have the bridge lights, so it's a security issue,

the lights are security, so whether it's police from Homestead doing it on a regular basis or it's the security company I don't care, I don't want to be, I've been doing it for so long, and I'm just tired of having to be the one that constantly says something, and I know you guys also mention lights as well but, I don't think it should be on us to have to be the ones to do that because then if I report it, then are you reporting it, and I'm reporting, and then she's getting three emails or text messages.

Mr. Winkeljohn: It's appropriate for our field manager to schedule that but, if we can't do it, we should delegate it to either a landscaper or a security guard. (inaudible comment)

Mr. Cooper: Ok, thank you.

Ms. Cabrera: Ok.

Mr. Valladares: If you add any more duties for the guards or the police officers, or even your field people, that's equal to more responsibility, more work and more money.

Mr. Winkeljohn: (inaudible comment) We can look into it, that's an excellent point, thank you.

Mr. Cooper: FPL easement update, I know last meeting you had brought that up and just following back up with that, did they come out and replace the sod?

Mr. Quesada: I still have not received anything, I believe I followed up twice with emails. (inaudible comment) I can tell you Curtis that at the last meeting that we were able to negotiate that as part of your credit for the annual change out as long as it was within a certain threshold.

Mr. Cooper: Ok, because it's super dry right now. Then also the medians where the guardhouses are, I guess specifically guardhouse 1, not by the guardhouse but the ones that have the palm trees down the middle, what we installed maybe 5 years ago, I know you got it filled in really nicely, so is BrightView cutting the other ones, like trimming them so that they're not filling in, or is it just not growing and they need to do something else differently to have that all fill in like that?

Mr. Quesada: You're talking about the small clusia hedge?

Mr. Cooper: Not the middle one that has the red and green but, the one that's below that, that has the hedge that's filled in nicely on the ends.

Mr. Quesada: Ok.

Mr. Cooper: And then the rest of it is like sporadic like whether or not palm fronds fell down on it but, I know that there was a push to try to get that filled in, so I don't know if they're cutting it, or it's needed something else but it should be filled in just like the ends.

Mr. Quesada: Ok, got it.

Mr. Cooper: The other thing I'd like to request to see if we could do, and I need a couple of extra shirts, so I don't know if anybody else on the Board needs fresh shirts, or shirts for the year.

Ms. Cabrera: I'm good.

Mr. Cruz: I'm good.

Mr. Quesada: Ok, and I can check with you on that later and if anybody else needs any just let me know. (inaudible comment)

Mr. Cooper: Ok. That's all I have, thank you.

Ms. Cabrera: Ok.

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Cabrera: So, unless anybody has anything else, then we are ready to adjourn, is there a motion to adjourn?

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

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

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

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



South- Dade Venture CDD

FIELD REPORT



June 25, 2026

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

Landscaping

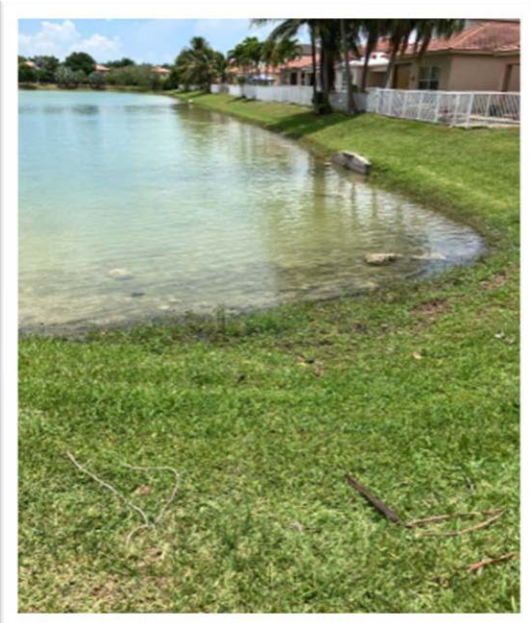
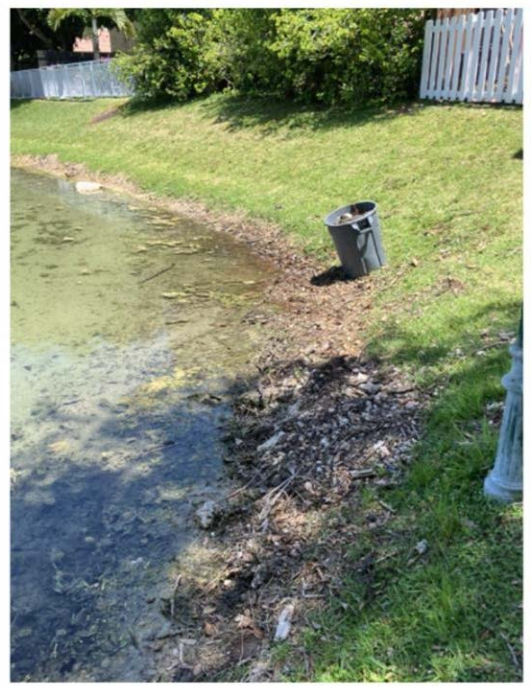


- Annual change out was completed.
- Dead tree was removed at Lake 2. Stump grinding requested and replacement tree will be relocated.

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

Before

After



June 17, 2026 at 9:42:11 AM
3701 NE 23rd Ct
Homestead FL 33033
United States

- Coconuts were removed from the lake banks.

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

Street Signs Restoration



- Community sign was replaced on Waterstone Way. Confirmed font was the same as before (See above).

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

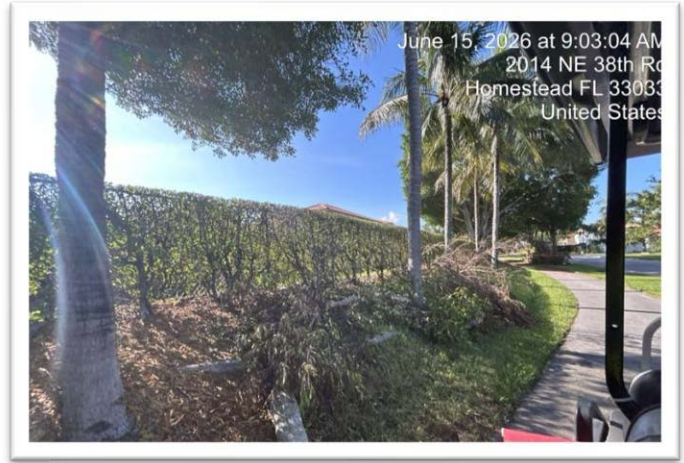
FPL Light Replacement



- FPL Light were replaced project should completed by the end of June.

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

FPL Light Restoration

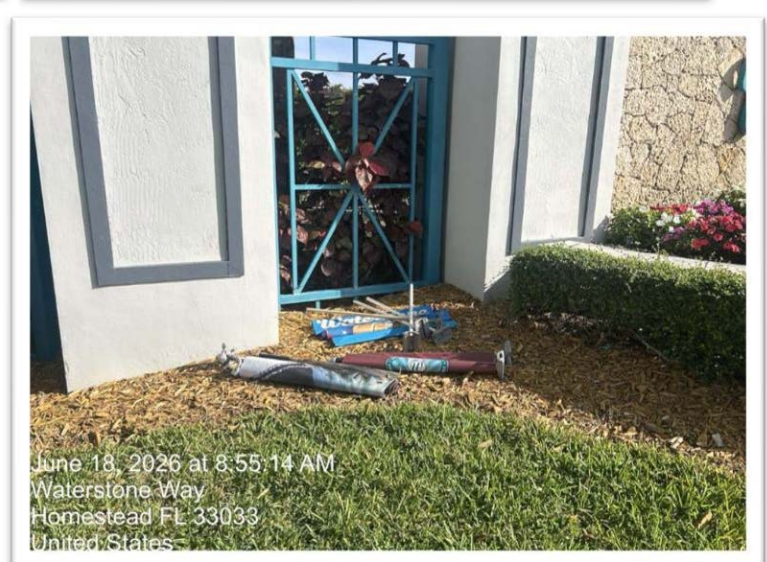
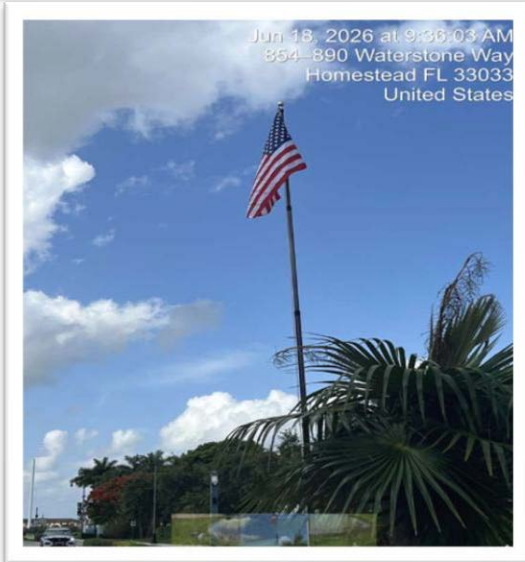
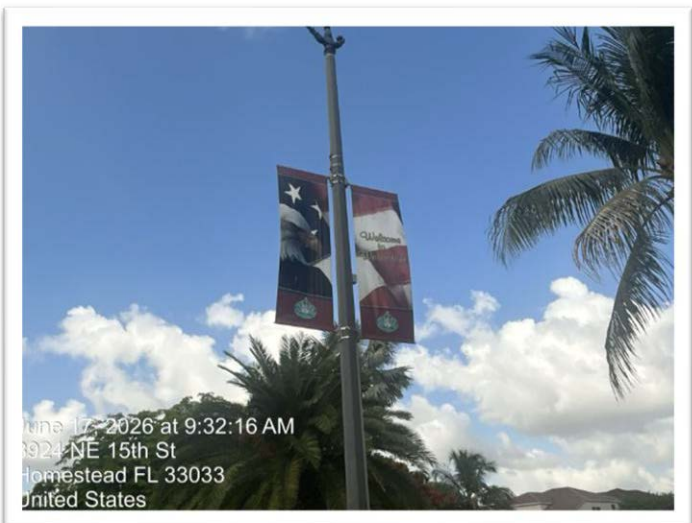


- Sod replacement, irrigation repairs, and debris removal has commenced.

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

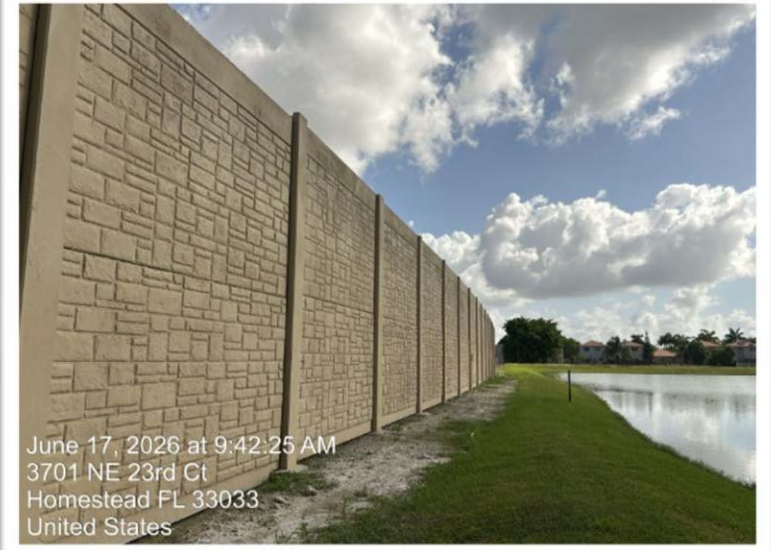
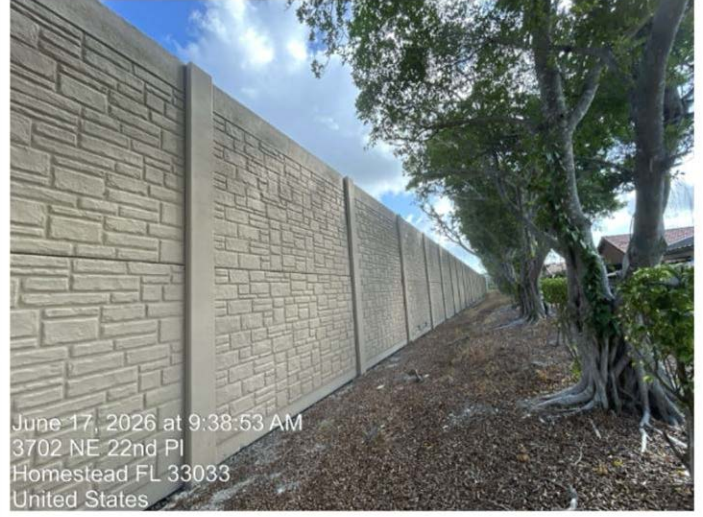
SOUTH-DADE VENTURE CDD
(WATERSTONE)

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



- Banners removed due to light pole replacement are stored at the Clubhouse and will be reinstalled upon completion.
- GH2 American Flag Replaced.

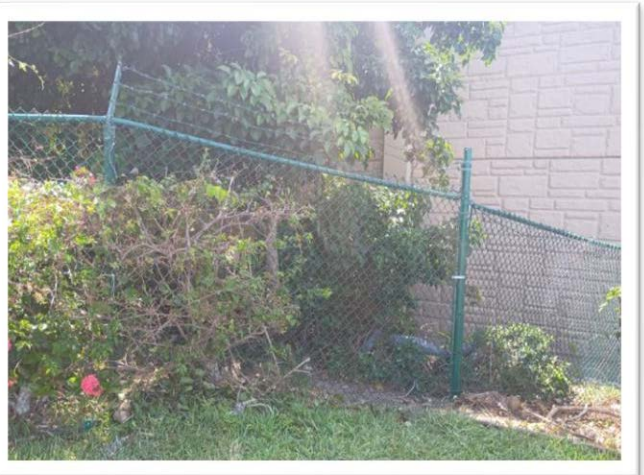
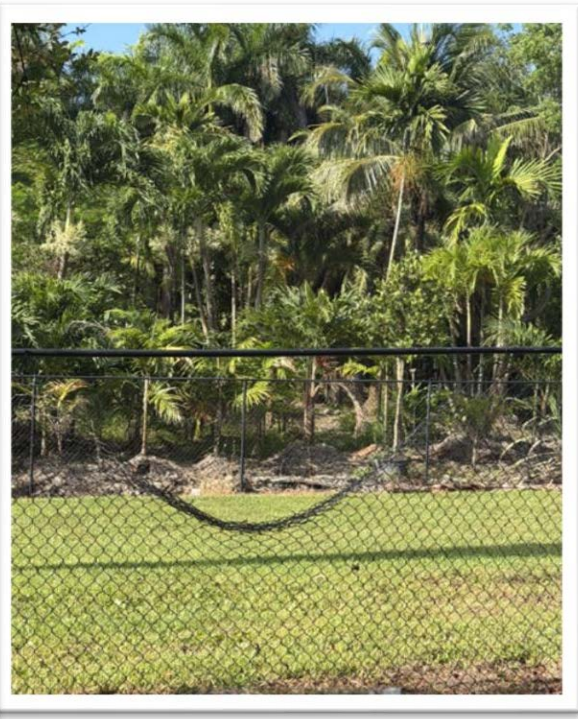
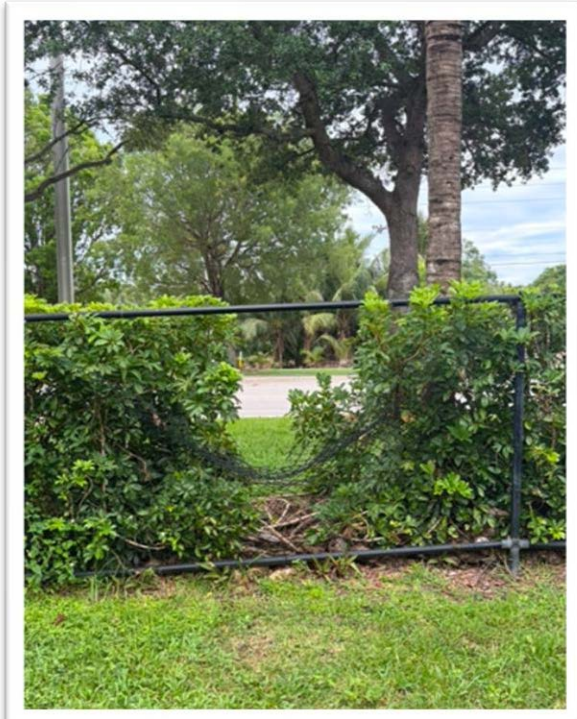
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



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

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

Fence Repairs



- Fence repairs behind Lake 7 completed. Two other locations pending.

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.

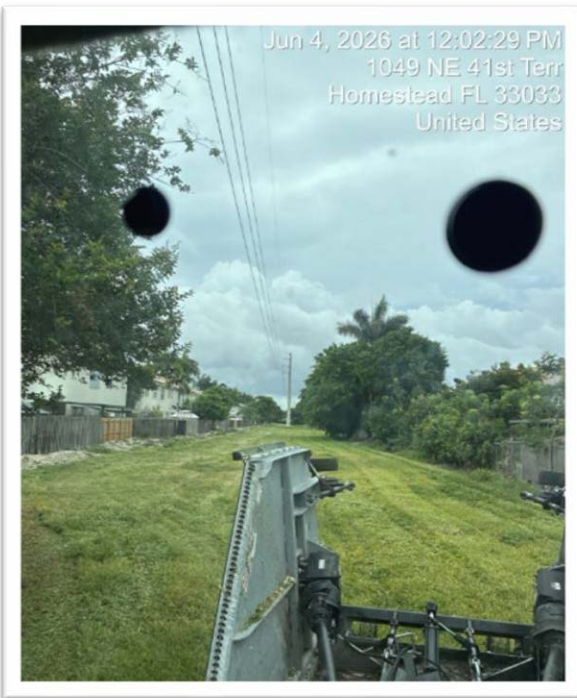
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

EXHIBIT A

June Landscaping Schedule

W. Stone.

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



- Two FPL Easement Summer cuts approved by management and invasive cane grass was removed.

EXHIBIT C

May 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 5/1/26
 WEATHER CONDITIONS 74°-82°, Sunny, 3-6 mph S BIOLOGIST Bobby

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

REMARKS: Treated the lakes for algae and shoreline grasses

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 78 °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 2-5' 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 _____
 BIRDS Wading Wild Ducks Muscovies Exotics _____
 Anhinga Cormorant Kite Coot Marsh Hawk Gallinule Osprey

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 5-22-20
WEATHER CONDITIONS Sunny BIOLOGIST PCW

WATERWAY I.D.

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

REMARKS Cleaned the area for any debris. Including: Balls, Bags, Bottles, Wrappers, Toys, etc. All debris was removed from the area & disposed at 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 _____

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 5/26/26
WEATHER CONDITIONS 77°-86°, mostly sunny, 10-15 mph SE BIOLOGIST Bobby

ALGAE/AQUATIC WEED CONTROL	WATERWAY I.D.									
	(11)	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT	✓		✓	✓	✓			✓	✓	✓
BORDER GRASSES	✓				✓					✓
SUBMERSED AQUATICS	✓									
FLOATING WEEDS										
WATER LEVEL	-2		-2	-2	-2			-2	-2	-2
RESTRICTION (# HRS.)	∅		∅	∅	∅			∅	∅	∅

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

WATER TESTING (COMBINED AVERAGE)
 TEMPERATURE H₂O 82 °F. High Normal Low
 DISSOLVED OXYGEN 5 ppm. High Normal Low
 pH READING 7.9 Acid 1-7 Neutral 7 Base 7-14
 WATER CLARITY 3-5 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, Turkey



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: South Dade Venture CDD % GMSSF, LLC	PROJECT NAME: Waterstone
BUSINESS ADDRESS: 5385 N Nob Hill Road, Sunrise, FL	PROJECT LOCATION: 1355 Waterway, Homestead, FL
CONTACT: Management	DATE: June 17, 2026

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-con combination sewer cleaner truck to vacuum and flush out sediment from catch basin structures and pipelines as listed below. Proper disposal at Miami Dade County Treatment Plant. Contractor possesses a County Wide Class V Dewatering Permit.

Floridian Isles II	Units	Cost
Basins.....	15	\$1,725.00
Pipelines.....	13	\$1,950.00
Total		\$3,675.00

Pebblebrooke II	Units	Cost
Basins.....	14	\$1,610.00
Pipelines.....	14	\$2,100.00
Baffles (estimated).....	6	\$900.00
Total		\$4,610.00

Portofino Oaks	Units	Cost
Basins.....	7	\$805.00
Pipelines.....	3	\$450.00
Total		\$1,255.00

Portofino Palms	Units	Cost
Basins.....	13	\$1,495.00
Pipelines.....	12	\$1,800.00
Total		\$3,295.00

Portofino Pointe	Units	Cost
Basins.....	8	\$1,035.00
Pipelines.....	5	\$750.00
Total		\$1,785.00

Floridian Bay Estates	Units	Cost
Basins.....	4	\$460.00
Pipelines.....	5	\$750.00
Total		\$1,210.00

Stonebrook II	Units	Cost
Basins.....	5	\$575.00
Pipelines.....	2	\$300.00
Total		\$875.00

Marbella Bay	Units	Cost
Basins.....	13	\$1,495.00
Pipelines.....	5	\$750.00
Total		\$2,245.00

Main Roads	Units	Cost
Basins.....	20	\$2,300.00
Pipelines.....	4	\$600.00
Total		\$2,900.00

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$21,850.00

Twenty One Thousand Eight Hundred Fifty Dollars and 00/100 Cents

TERMS: Net 30

Acceptance on next page...

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

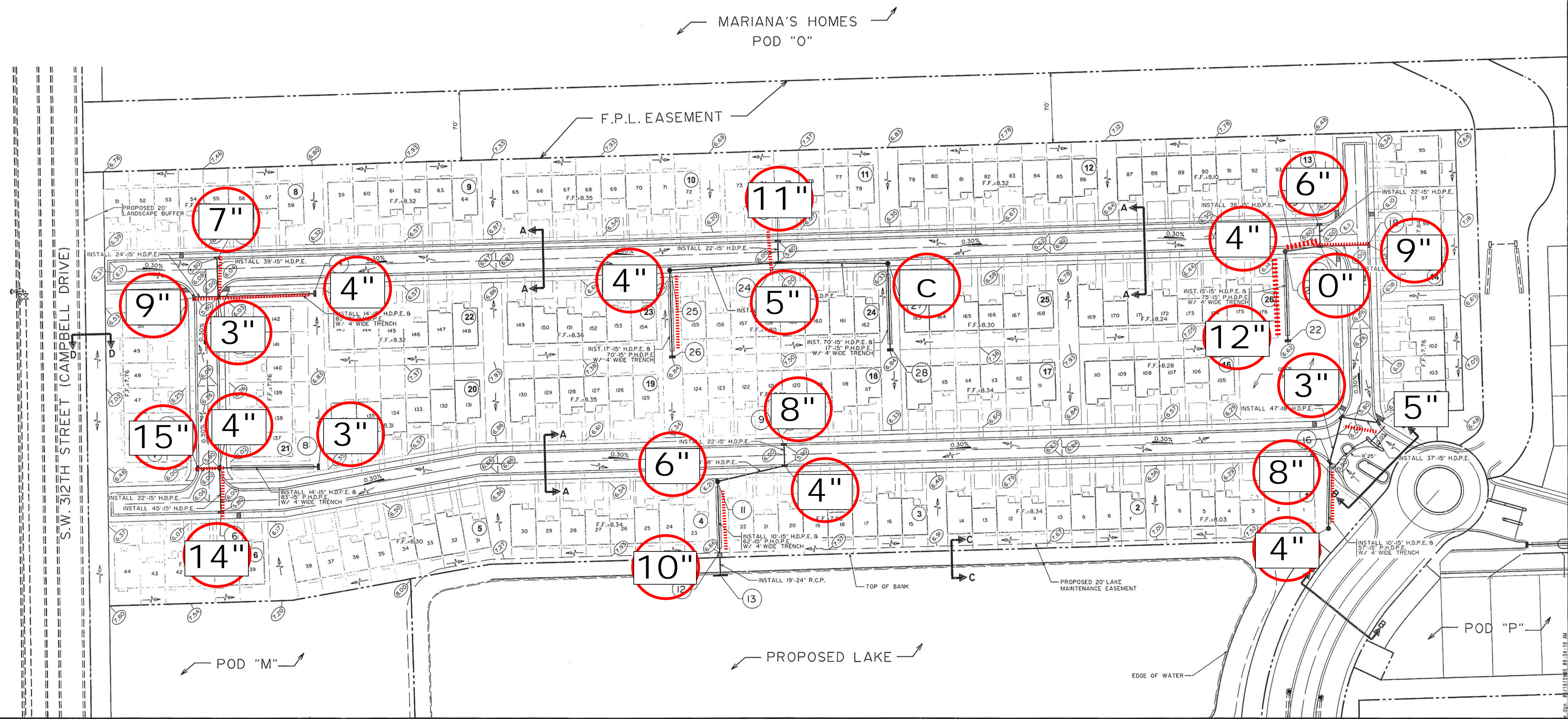
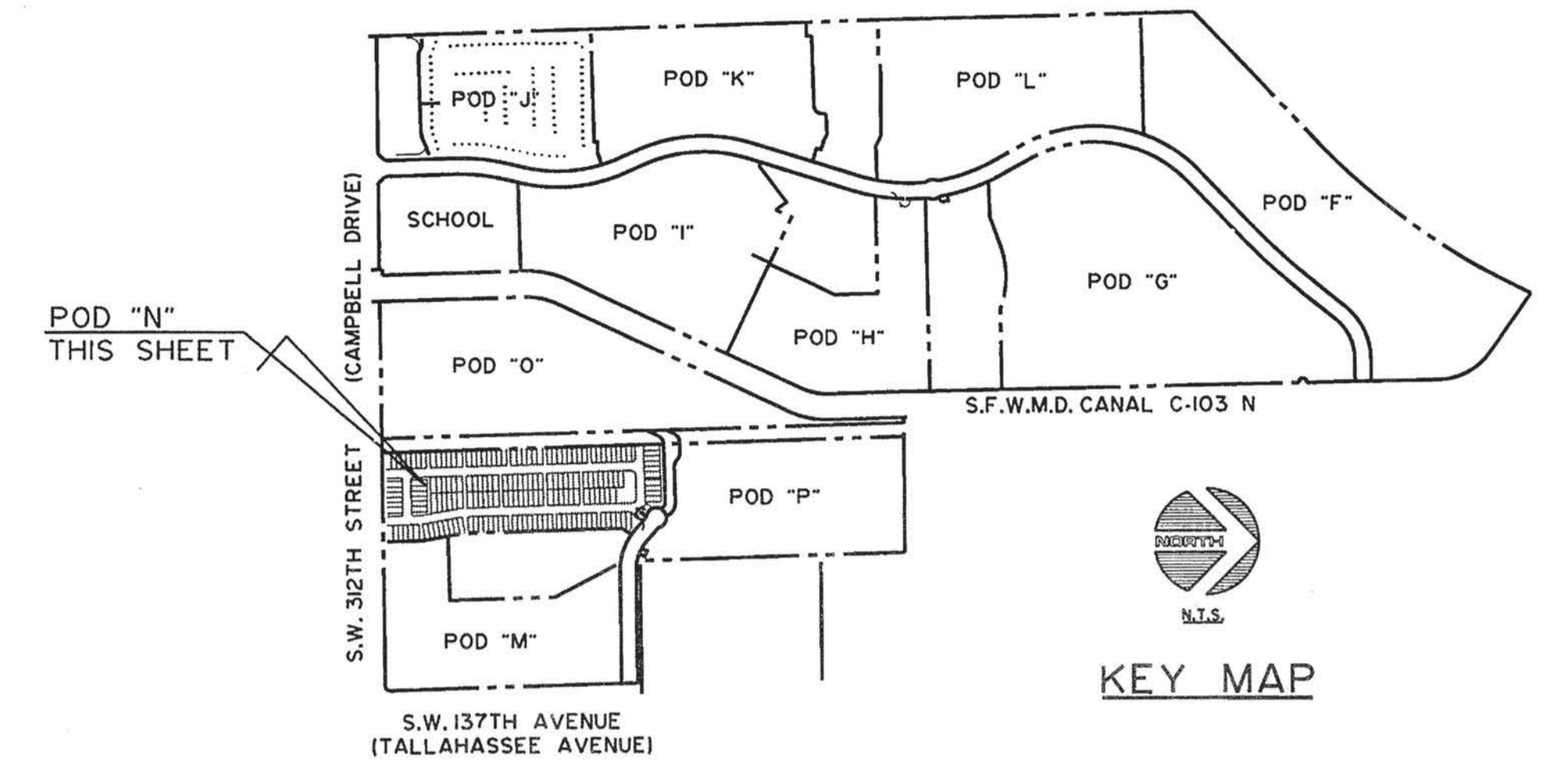
Authorized Representative's Signature

Date of Acceptance



DRAINAGE INLET SCHEDULE

1 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. (-)1.70 E	7 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. (-)1.214 S, (-)1.240 E 2.50 N (P.R.B.)	13 11'-0" CONCRETE ENDWALL PER F.D.O.T. INDEX 250 I.E. 0.08	19 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E	25 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 6.10 I.E. 2.25 N 2.50 E
2 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 N	8 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 6.30 I.E. 2.50 S (P.R.B.)	14 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 S	20 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 W, (-)1.70 N 2.25 S (P.R.B.)	26 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 6.84 I.E. 2.50 W (P.R.B.)
3 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. (-)1.70 W, 2.25 S 2.50 N (P.R.B.)	9 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E	15 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 N, (-)1.217 E	21 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 6.01 I.E. 2.50 E 2.25 N	27 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 6.10 I.E. 2.25 S 2.50 E
4 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 6.37 I.E. 2.50 S (P.R.B.)	10 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 W, (-)1.217 S (P.R.B.)	16 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. (-)1.217 W 2.50 E (P.R.B.)	22 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 6.62 I.E. 2.50 W (P.R.B.)	28 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 6.84 I.E. 2.50 W (P.R.B.)
5 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. (-)1.214 N	11 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 6.20 I.E. (-)1.217 N 2.50 E	17 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 6.40 I.E. 2.50 W	23 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E	
6 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. (-)1.240 W	12 CONTROL STRUCTURE (SEE DETAIL) R.E. 7.50 C.E. 4.75 I.E. 2.50 W 2.00 E	18 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. (-)1.70 S	24 TYPE "J" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 W 2.25 N (P.R.B.), 2.25 S (P.R.B.)	



Floridian Isles II

Designed by: A.O. Date: 4 /04
 Drawn by: M.R. Date: 4 /04
 Checked by: C.J.B. Date: 4 /04



KEITH & BALLBE', INC.
 Consulting Engineers
 2201 West Prospect Road, Suite 100
 Fort Lauderdale, Florida 33309 (954) 489-9801

Approved by: ANTONIO QUEVEDO
 MAY 19 2005
 Registered Engineer Number 59471
 State of Florida

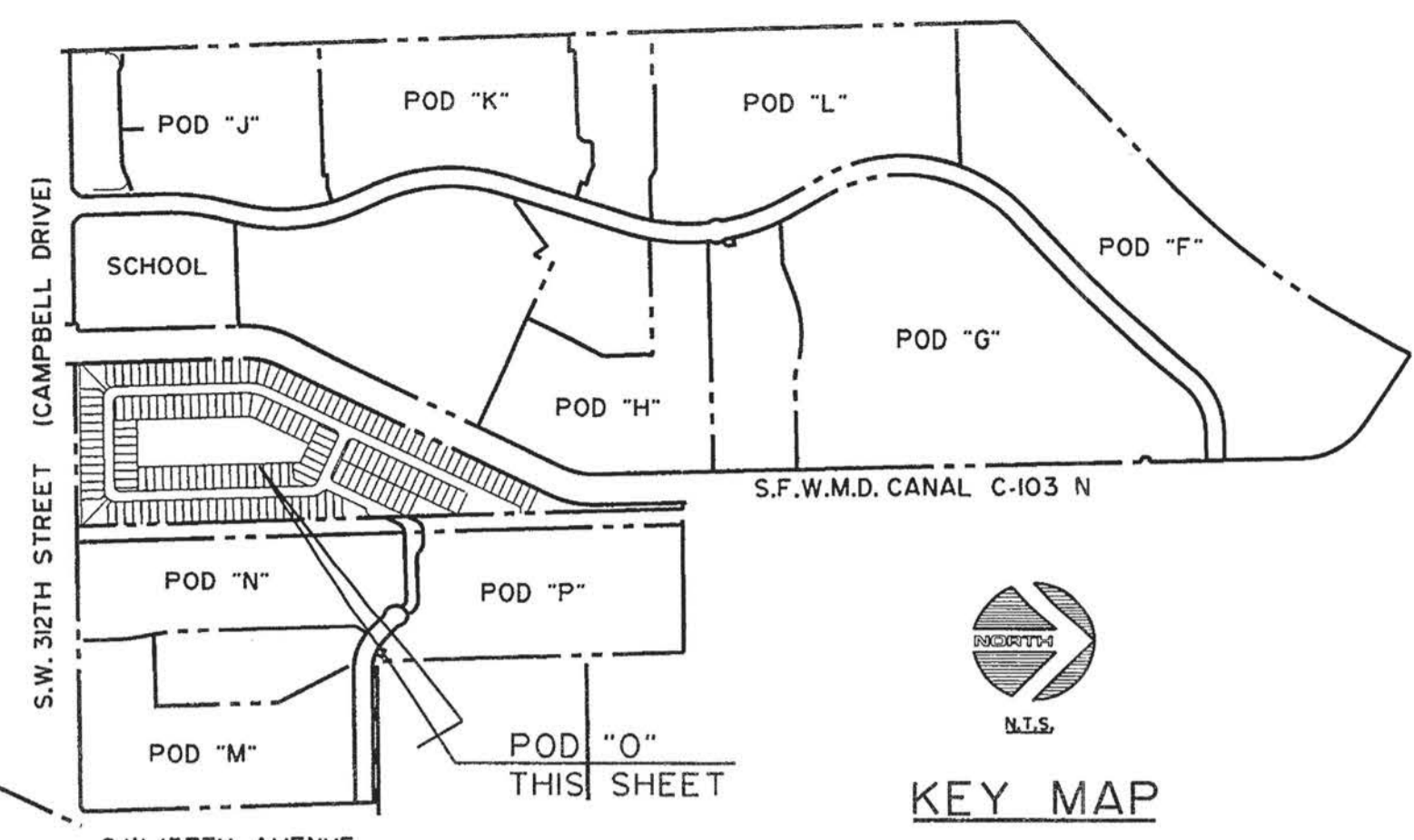
PAVING AND DRAINAGE SYSTEM
 PLAN
 FLORIDIAN ISLES SOUTH
 AT WATERSTONE - POD "N"
 LENNAR HOMES

PROJECT NUMBER
 24-01-06
 SHEET NUMBER
 PDI OF 3



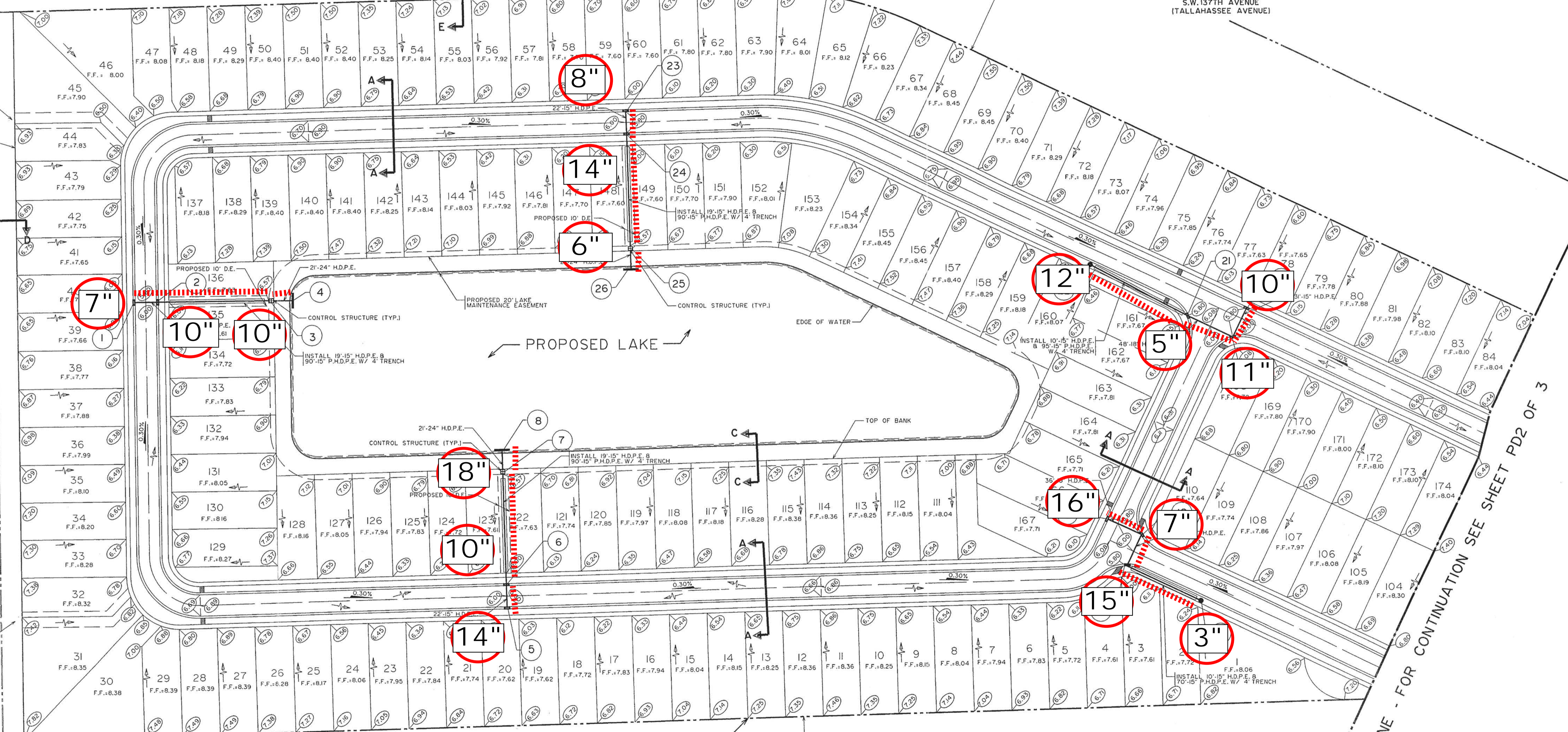
DRAINAGE INLET SCHEDULE

- | | | | |
|--|--|---|--|
| 1 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE
R.E. 5.80
I.E. 1-12.00 N | 7 CONTROL STRUCTURE (SEE DETAIL SHEET)
R.E. 7.50 C.E. 4.75
I.E. 2.50 E
2.00 W | 19 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE
R.E. 5.80
I.E. 2.25 E | 23 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE
R.E. 5.80
I.E. 2.25 W
1-11.20 S |
| 2 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE
R.E. 5.80
I.E. 1-12.00 S
2.50 N (P.R.B.) | 8 11'-0" CONCRETE ENDWALL PER F.D.O.T. INDEX 250
I.E. 0.08 | 20 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE
R.E. 5.80
I.E. 1-11.20 S | 24 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE
R.E. 5.80
I.E. 2.25 W
2.50 E (P.R.B.) |
| 3 CONTROL STRUCTURE (SEE DETAIL SHEET)
R.E. 7.50 C.E. 4.75
I.E. 2.50 S
2.00 N | 9 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE
R.E. 5.80
I.E. 1-11.70 N | 21 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE
R.E. 5.80
I.E. 1-11.20 N
2.50 S (P.R.B.) | 25 CONTROL STRUCTURE (SEE DETAIL SHEET)
R.E. 7.50 C.E. 4.75
I.E. 2.50 W
2.00 E |
| 4 11'-0" CONCRETE ENDWALL PER F.D.O.T. INDEX 250
I.E. 0.08 | 10 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE
R.E. 5.80
I.E. 1-11.70 S
2.00 E | 22 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER
R.E. 6.14
I.E. 2.50 N | 26 11'-0" CONCRETE ENDWALL PER F.D.O.T. INDEX 250
I.E. 0.08 |
| 5 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE
R.E. 5.80
I.E. 2.25 W | 11 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE
R.E. 5.80
I.E. 2.00 W
2.50 N (P.R.B.) | | |
| 6 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE
R.E. 5.80
I.E. 2.25 E
2.50 W (P.R.B.) | 12 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER
R.E. 6.14
I.E. 2.50 S | | |



REMOVE EX. 8" PLUG & 2" BLOW OFF CONNECT TO WATER MAIN
EX. 16"X8" TEE & 8" G.V. (BY OTHERS)
PROPOSED 20' LANDSCAPE BUFFER
EX. 16" D.I.P. W.M. (BY OTHERS)

S.W. 312TH STREET (CAMPBELL DRIVE)



EX. 16"X8" TEE & 8" G.V. (BY OTHERS)
REMOVE EX. 8" PLUG & 2" BLOW OFF CONNECT TO WATER MAIN

MATCH LINE - FOR CONTINUATION SEE SHEET PD2 OF 3

FLORIDIAN BAY II
POD "N"

Pebblebrook II

Designed by: A.O. Date: 4 /04
 Drawn by: M.R. Date: 4 /04
 Checked by: C.J.B. Date: 4 /04



KEITH & BALLBE', INC.
 Consulting Engineers
 2201 West Prospect Road, Suite 100
 Fort Lauderdale, Florida 33309 (954) 489-9801

Approved by: ANTONIO QUEVEDO
 Date: _____
 Registered Engineer Number: 59471
 State of Florida

PAVING AND DRAINAGE SYSTEM
 PLAN
**MARIANA HOMES
 AT WATERSTONE - POD "O"**
 CARIBE HOMES, INC.

PROJECT NUMBER: 24-01-07
 SHEET NUMBER: PDI OF 4

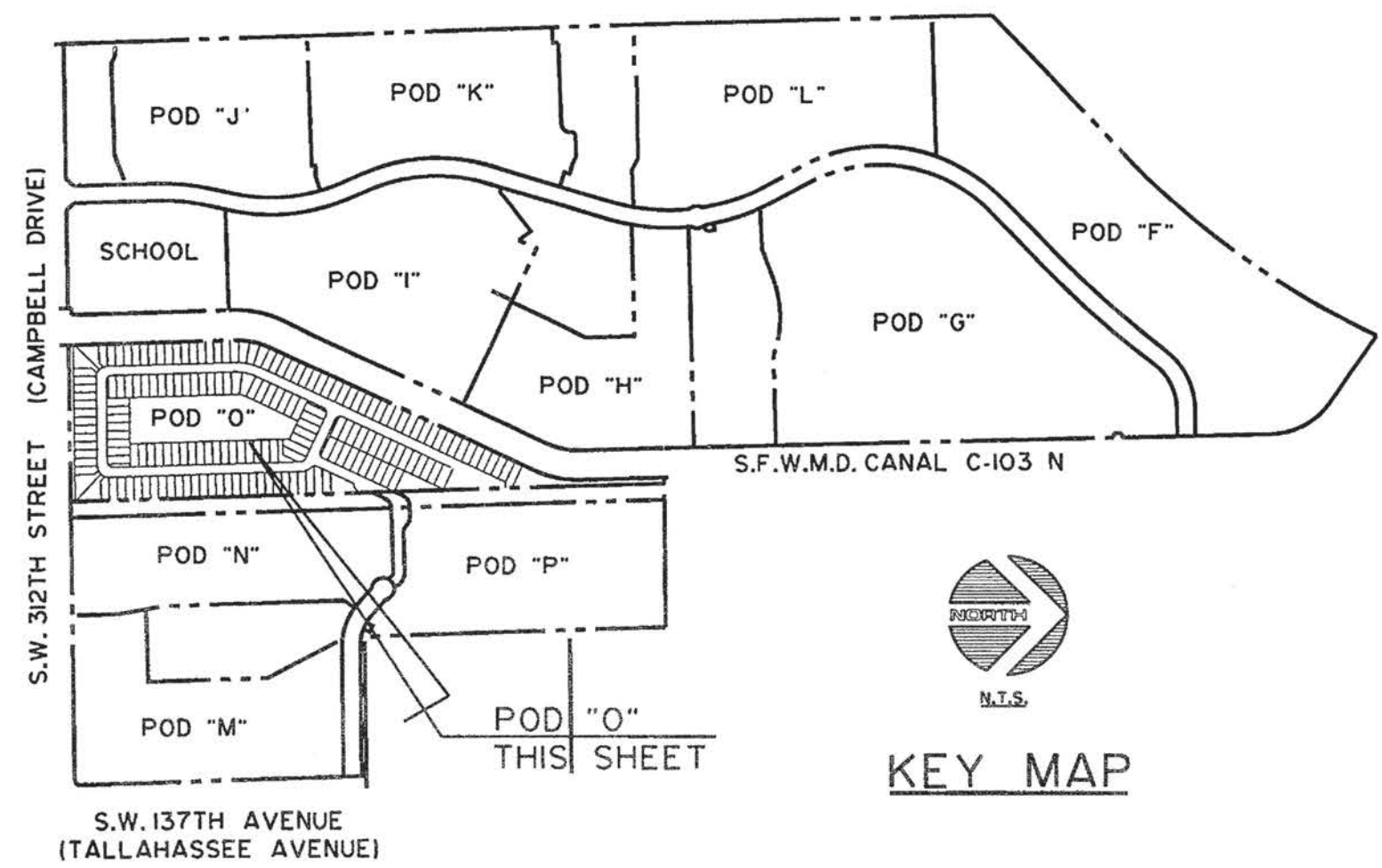
LET 11/17/2024 04:04:15 PM



SCALE: 1"=50'

MATCH LINE - FOR CONTINUATION SEE SHEET PD1 OF 3

FLORIDIAN BAY ESTATES II
POD "H"



KEY MAP

S.F.W.M.D. CANAL C-103 N

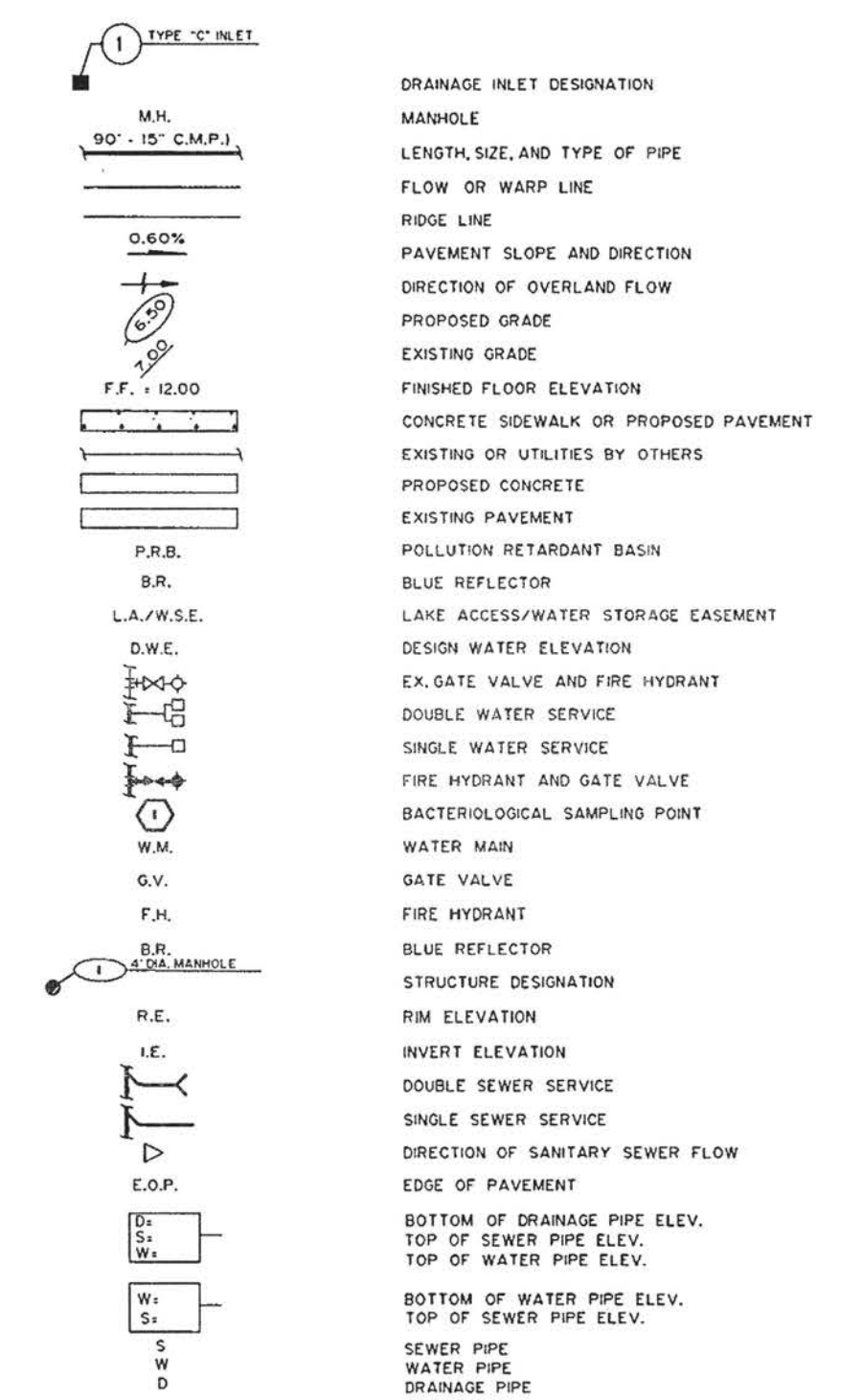
CRISTY'S HOMES
POD "P"

FLORIDIAN BAY II
POD "N"

DRAINAGE INLET SCHEDULE

13	TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 1-11.57 E	16	TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E	27	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.50 E (P.R.B.) 2.25 N
14	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 1-11.57 W 2.50 S (P.R.B.)	17	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 W 2.50 S (P.R.B.)	28	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.50 E (P.R.B.) 2.25 S
15	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 6.22 I.E. 2.50 N (P.R.B.)	18	TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 5.92 I.E. 2.50 N		

LEGEND



Pebblebrook II

Designed by: A.O. Date: 4 /04
Drawn by: M.R. Date: 4 /04
Checked by: C.J.B. Date: 4 /04



KEITH & BALLBE', INC.
Consulting Engineers
2201 West Prospect Road, Suite 100
Fort Lauderdale, Florida 33309 (954) 489-9801

Approved by: ANTONIO QUEVEDO
Date: _____
Registered Engineer Number: 59471
State of Florida

PAVING AND DRAINAGE SYSTEM
PLAN

MARIANA HOMES
AT WATERSTONE - POD "O"
CARIBE HOMES, INC.

PROJECT NUMBER:
24-01-07
SHEET NUMBER:
PD2 OF 4

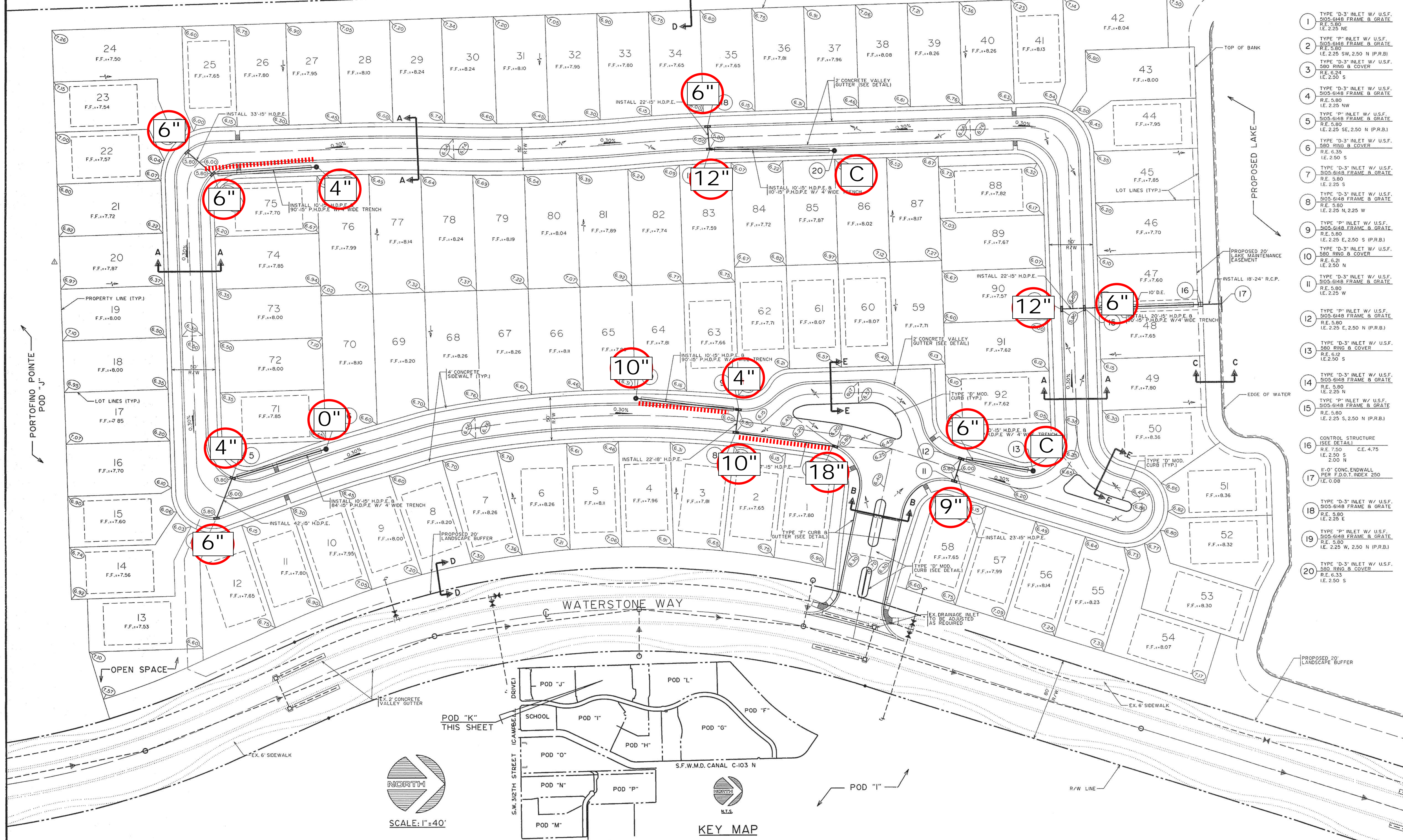
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STONEGATE P.U.D.

PROPERTY LINE (TYP.)

PROPOSED 20' LANDSCAPE BUFFER

DRAINAGE INLET SCHEDULE



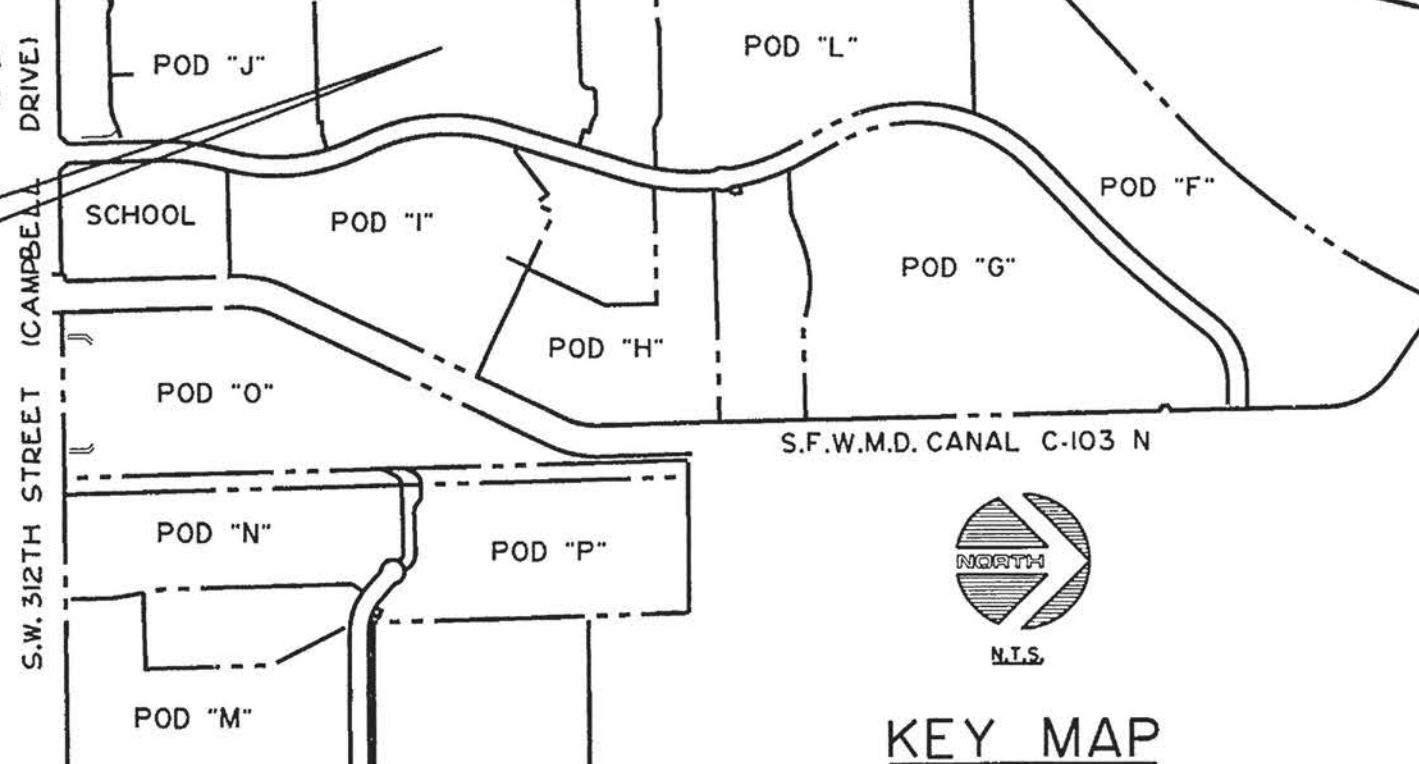
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- 2 TYPE "P" INLET W/ U.S.F. 505-6148 FRAME & GRATE I.E. 2.25 SW, 2.50 N (P.R.B)
- 3 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 6.24 I.E. 2.50 S
- 4 TYPE "D-3" INLET W/ U.S.F. 505-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 NW
- 5 TYPE "P" INLET W/ U.S.F. 505-6148 FRAME & GRATE I.E. 2.25 SE, 2.50 N (P.R.B)
- 6 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 6.24 I.E. 2.50 S
- 7 TYPE "D-3" INLET W/ U.S.F. 505-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 S
- 8 TYPE "D-3" INLET W/ U.S.F. 505-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E, 2.50 S (P.R.B)
- 9 TYPE "P" INLET W/ U.S.F. 505-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E, 2.50 N (P.R.B)
- 10 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 6.21 I.E. 2.50 N
- 11 TYPE "D-3" INLET W/ U.S.F. 505-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 W
- 12 TYPE "P" INLET W/ U.S.F. 505-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E, 2.50 N (P.R.B)
- 13 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 6.12 I.E. 2.50 S
- 14 TYPE "D-3" INLET W/ U.S.F. 505-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 N
- 15 TYPE "P" INLET W/ U.S.F. 505-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 S, 2.50 N (P.R.B)
- 16 CONTROL STRUCTURE (SEE DETAIL) R.E. 7.50 I.E. 2.50 S, 2.00 N
- 17 18" CONC. ENDWALL PER F.D.O.T. INDEX 250 I.E. 0.08
- 18 TYPE "D-3" INLET W/ U.S.F. 505-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E
- 19 TYPE "P" INLET W/ U.S.F. 505-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 W, 2.50 N (P.R.B)
- 20 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 6.33 I.E. 2.50 S

PORTOFINO POINTE
POD "J"

PROPOSED LAKE

WATERSTONE WAY

POD "K"
THIS SHEET



Portofino Oaks

Designed by: A.O. Date: 4 / 04
 Drawn by: M.R. Date: 4 / 04
 Checked by: C.J.B. Date: 4 / 04



KEITH & BALLBE', INC.
 Consulting Engineers
 2201 West Prospect Road, Suite 100
 Fort Lauderdale, Florida 33309 (954) 489-9801

Approved by: ANTONIO QUEVEDO
 Date: _____
 Registered Engineer Number: 59471
 State of Florida

PAVING AND DRAINAGE SYSTEM PLAN

PORTOFINO OAKS
 AT WATERSTONE - POD "K"
 PRIME HOME BUILDERS, INC.

PROJECT NUMBER: 24-01-04
 SHEET NUMBER: PDI OF 3

Flood complain rec
this area during insp

18"

4"

8"

12"

20"

6"

6"

6"

4"

6"

5"

4"

11"

6"

10"

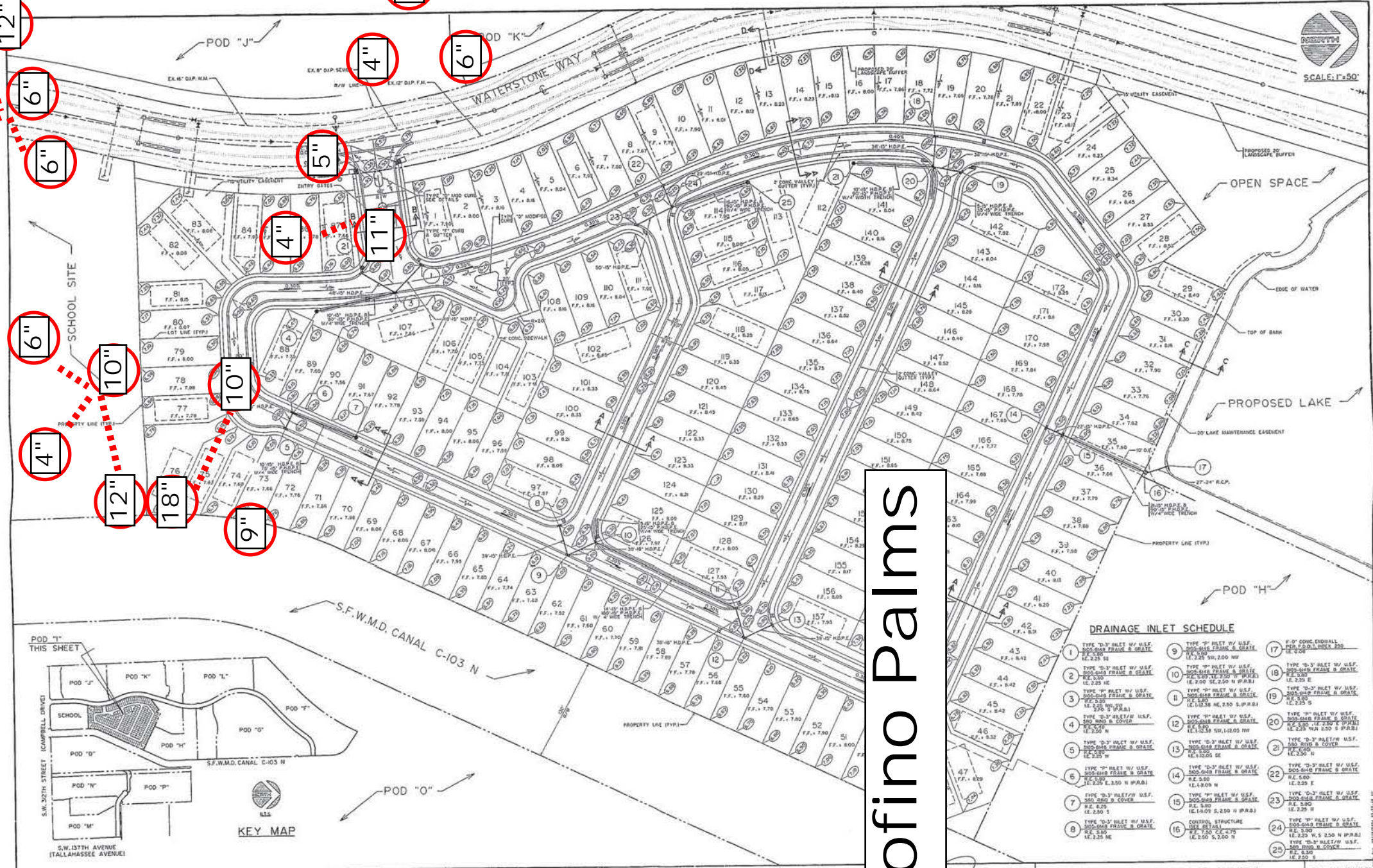
10"

4"

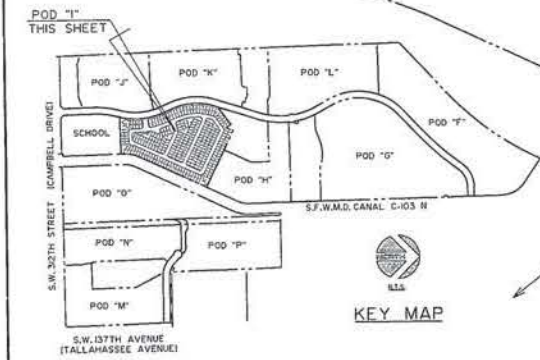
12"

18"

9"



SCALE: 1"=50'



DRAINAGE INLET SCHEDULE

1	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	9	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	17	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H
2	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	10	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	18	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H
3	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	11	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	19	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H
4	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	12	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	20	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H
5	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	13	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	21	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H
6	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	14	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	22	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H
7	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	15	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	23	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H
8	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H	16	CONTROL STRUCTURE. IE: 2.25 H	24	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H
				25	TYPE "D-3" INLET W/ USF. 300x300 FRAME & GRATE. IE: 2.25 H

NO.	DATE	BY	REVISION
1	5/21/04	A.R.	REVISED PER S.F.W.M.D. COMMENTS

Designed by: A.O. Date: 6/04
 Drawn by: M.R. Date: 6/04
 Checked by: C.J.B. Date: 6/04

K&B INC
KEITH & BALLBE', INC.
 Consulting Engineers
 2201 West Prospect Road, Suite 100
 Fort Lauderdale, Florida 33309 19541 489-9801

Portofino Palms

SEP 16 2004
 PAVING AND DRAINAGE SYSTEM PLAN
 PORTOFINO PALMS AT WATERSTONE - POD "J"
 PRIME HOME BUILDERS
 PROJECT NUMBER: 24-01-02
 SHEET NUMBER: PDI OF 2

STONEGATE P.U.D.

PROPOSED 20' LANDSCAPE BUFFER

PROPERTY LINE



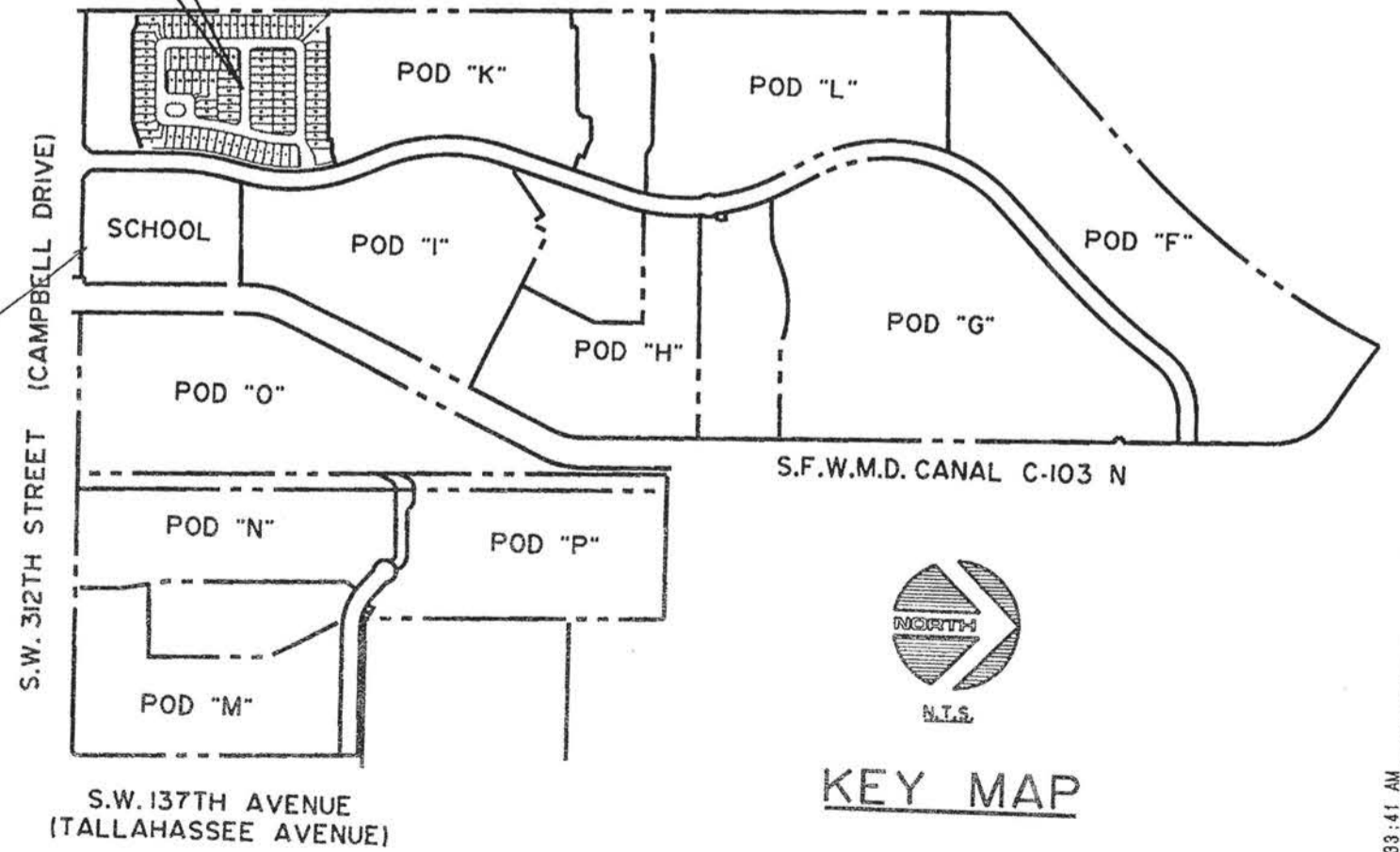
LEGEND

- 1" INLET
- M.H.
- 90" x 15" C.M.P.
- 0.60%
- FF. + 8.00
- FINISHED FLOOR ELEVATION
- CONCRETE SIDEWALK OR PROPOSED PAVEMENT
- EXISTING OR UTILITIES BY OTHERS
- PROPOSED CONCRETE
- EXISTING PAVEMENT
- POLLUTION PRETREATMENT BASIN
- P.R.B.
- B.R.
- L.A./W.S.E.
- D.W.E.
- DESIGN WATER ELEVATION
- EX. GATE VALVE AND FIRE HYDRANT
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- FIRE HYDRANT AND GATE VALVE
- BACTERIOLOGICAL SAMPLING POINT
- WATER MAIN
- G.V.
- F.H.
- 4" MANHOLE
- R.E.
- I.E.
- E.O.P.
- W.S.
- S
- W
- D

DRAINAGE INLET SCHEDULE

- 1 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 1-11.70 N
- 2 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 E
- 3 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.50 N (P.R.B.)
- 4 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 S
- 5 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 S
- 6 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.50 W (P.R.B.)
- 7 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.50 N (P.R.B.)
- 8 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 S
- 9 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 S
- 10 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 W (P.R.B.)
- 11 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 E N (P.R.B.)
- 12 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 N
- 13 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 N
- 14 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 W
- 15 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 S E
- 16 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.50 S (P.R.B.)
- 17 CONTROL STRUCTURE (SEE DETAIL)
- 18 11'-0" CONC. ENDWALL PER F.O.O.T. INDEX 250 I.E. 0.08
- 19 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 S
- 20 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME B GRATE R.E. 5.80 I.E. 2.25 N (P.R.B.)

POD "J" THIS SHEET



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
3	11/07/04	A.R.	UPDATED REAR LOT GRADINGS ALONG POD "K"				
2	10/05/04	A.R.	REVISED PER D.E.R.M. COMMENTS				
1	9/16/04	A.R.	REVISED PER S.F.W.M.D. COMMENTS				

Designed by: A.O. Date: 6/04
 Drawn by: M.R. Date: 6/04
 Checked by: C.J.B. Date: 6/04



KEITH & BALLBE', INC.
 Consulting Engineers
 2201 West Prospect Road, Suite 100
 Fort Lauderdale, Florida 33309 (954) 489-9801

Approved by: ANTONIO QUEVEDO
 CARLOS J. BALLBE
 REGISTERED ENGINEER NO. 41811
 STATE OF FLORIDA
 Registered Engineer Number 59471
 State of Florida

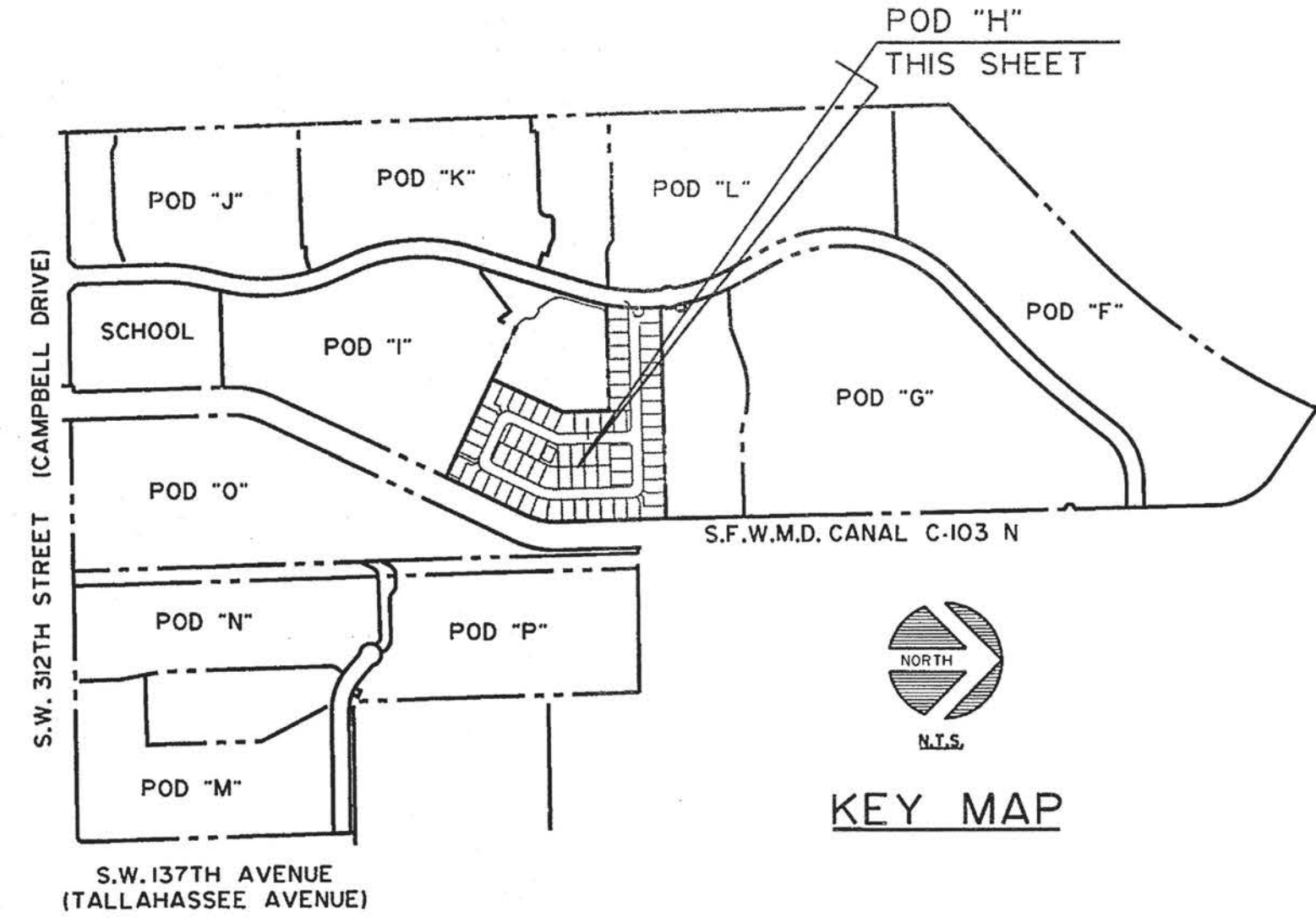
PAVING AND DRAINAGE SYSTEM PLAN
 PORTOFINO POINTE AT WATERSTONE - POD "J"
 PRIME HOME BUILDERS

PROJECT NUMBER: 24-01-03
 SHEET NUMBER: PDI OF 3

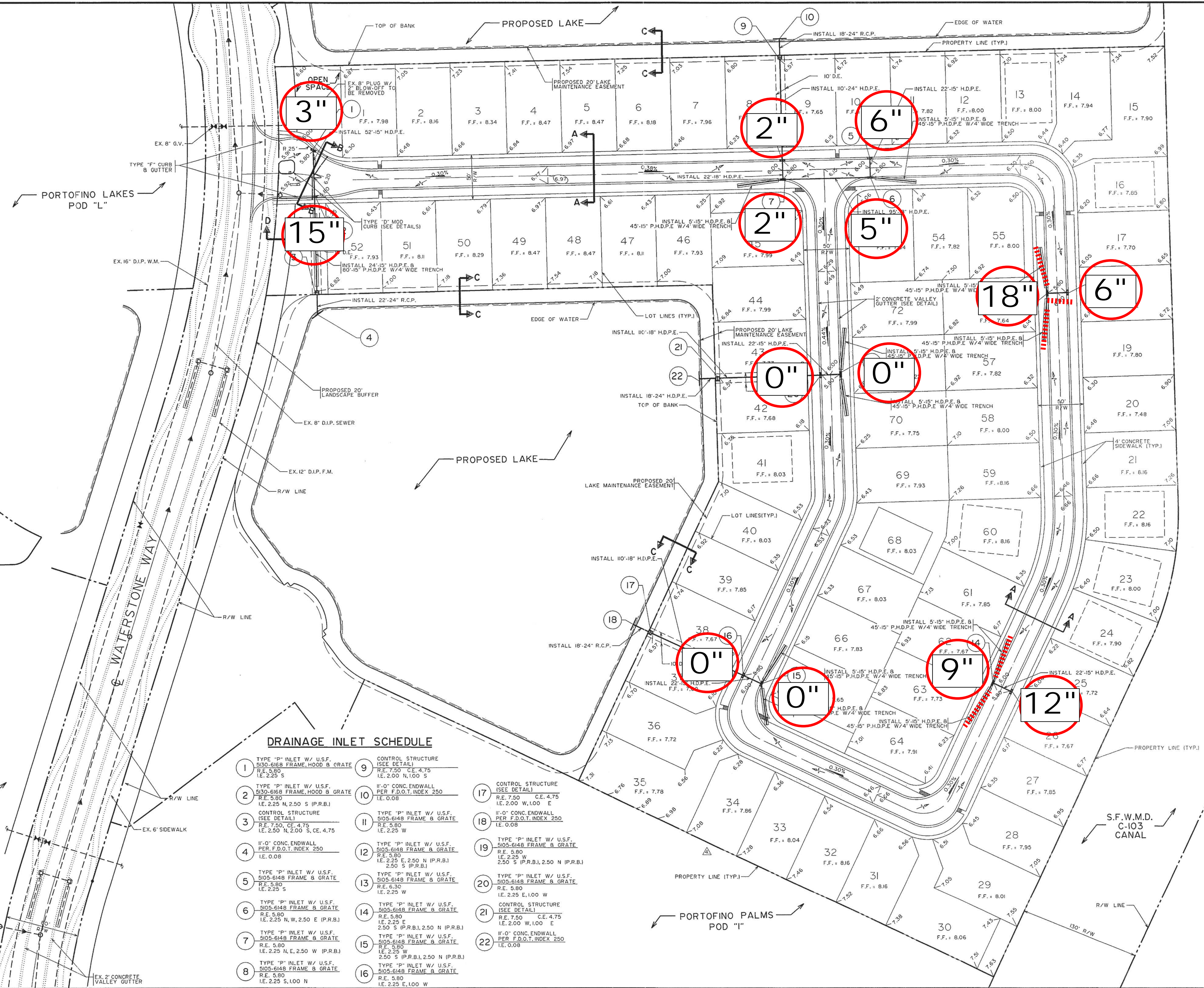
Portofino Pointe



SCALE: 1"=50'



KEY MAP



DRAINAGE INLET SCHEDULE

1	TYPE "P" INLET W/ U.S.F. 5105-6168 FRAME, HOOD & GRATE R.E. 5.80 I.E. 2.25 S	9	CONTROL STRUCTURE (SEE DETAIL) R.E. 7.50 C.E. 4.75 I.E. 2.00 N, 1.00 S	17	CONTROL STRUCTURE (SEE DETAIL) R.E. 7.50 C.E. 4.75 I.E. 2.00 W, 1.00 E
2	TYPE "P" INLET W/ U.S.F. 5105-6168 FRAME, HOOD & GRATE R.E. 5.80 I.E. 2.25 N, 2.50 S (P.R.B.)	10	11" O" CONC. ENDWALL PER F.D.O.T. INDEX 250 I.E. 0.08	18	11" O" CONC. ENDWALL PER F.D.O.T. INDEX 250 I.E. 0.08
3	CONTROL STRUCTURE (SEE DETAIL) R.E. 7.50 C.E. 4.75 I.E. 2.50 N, 2.00 S, C.E. 4.75	11	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E, 2.50 N (P.R.B.) 2.50 S (P.R.B.)	19	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 W, 2.50 N (P.R.B.) 2.50 S (P.R.B.)
4	11" O" CONC. ENDWALL PER F.D.O.T. INDEX 250 I.E. 0.08	12	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E, 2.50 N (P.R.B.) 2.50 S (P.R.B.)	20	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 W, 2.50 N (P.R.B.) 2.50 S (P.R.B.)
5	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 S	13	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E, 2.50 N (P.R.B.) 2.50 S (P.R.B.)	21	CONTROL STRUCTURE (SEE DETAIL) R.E. 7.50 C.E. 4.75 I.E. 2.00 W, 1.00 E
6	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 N, W, 2.50 E (P.R.B.)	14	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E, 2.50 N (P.R.B.) 2.50 S (P.R.B.)	22	11" O" CONC. ENDWALL PER F.D.O.T. INDEX 250 I.E. 0.08
7	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 N, E, 2.50 W (P.R.B.)	15	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 W, 2.50 N (P.R.B.) 2.50 S (P.R.B.)		
8	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 S, 1.00 N	16	TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E, 1.00 W		

7/05/05 G.H. REVISED ENTRY FEATURE POD "H"

Designed by: A.O. Date: 6/04



KEITH & BALLBE, INC.
Consulting Engineers
2201 West Prospect Road, Suite 100
Fort Lauderdale, Florida 33309 (954) 489-9801

Approved by: ANTONIO QUEVEDO
Date: MAY 19 2005
Registered Engineer Number 59471
State of Florida

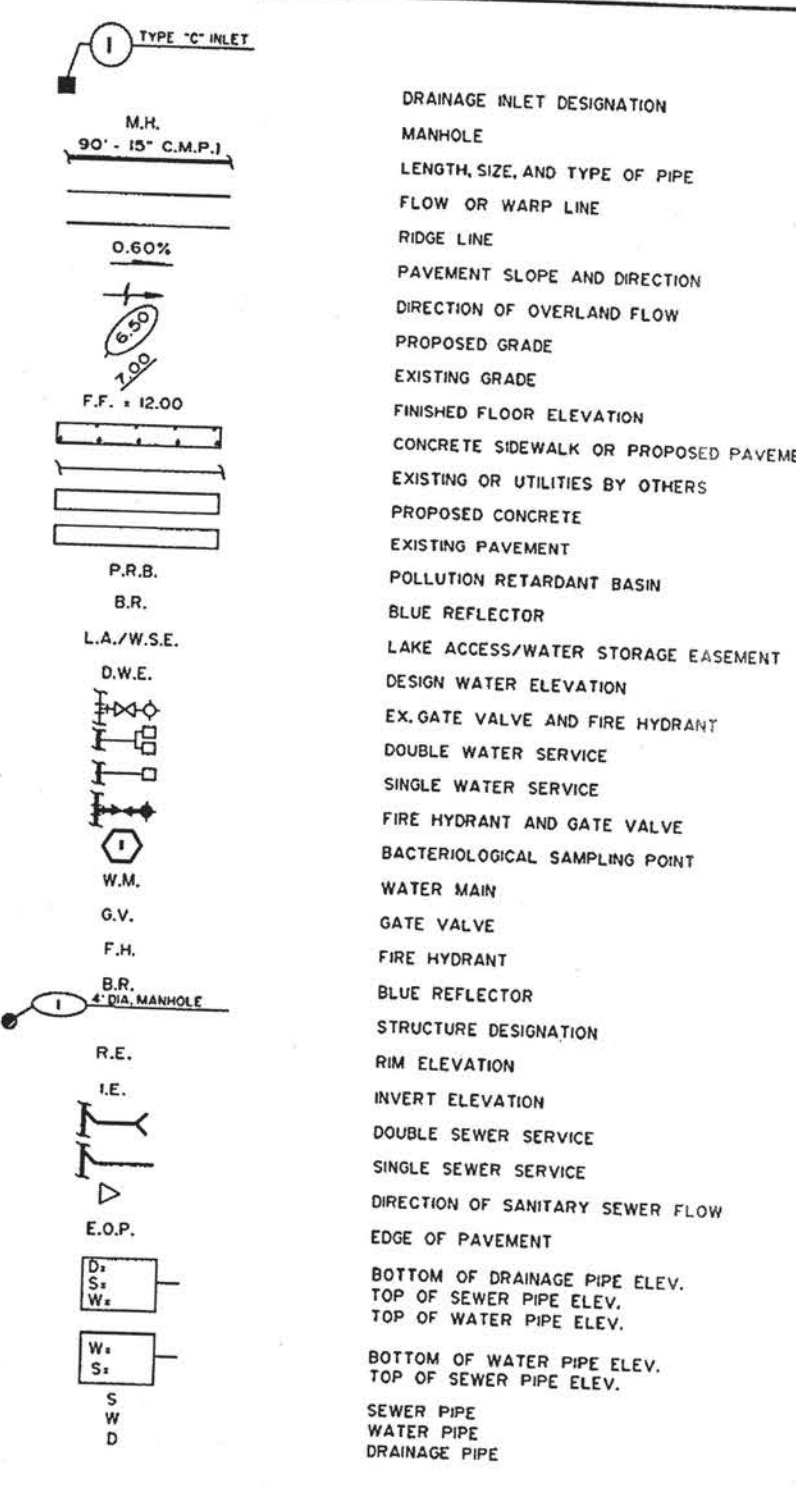
PAVING AND DRAINAGE SYSTEM
PLAN

FLORIDIAN BAY ESTATES II
AT WATERSTONE - POD "H"
LENNAR HOMES

PROJECT NUMBER 24-01-01
SHEET NUMBER PDI OF 3

Floridian Bay Estates

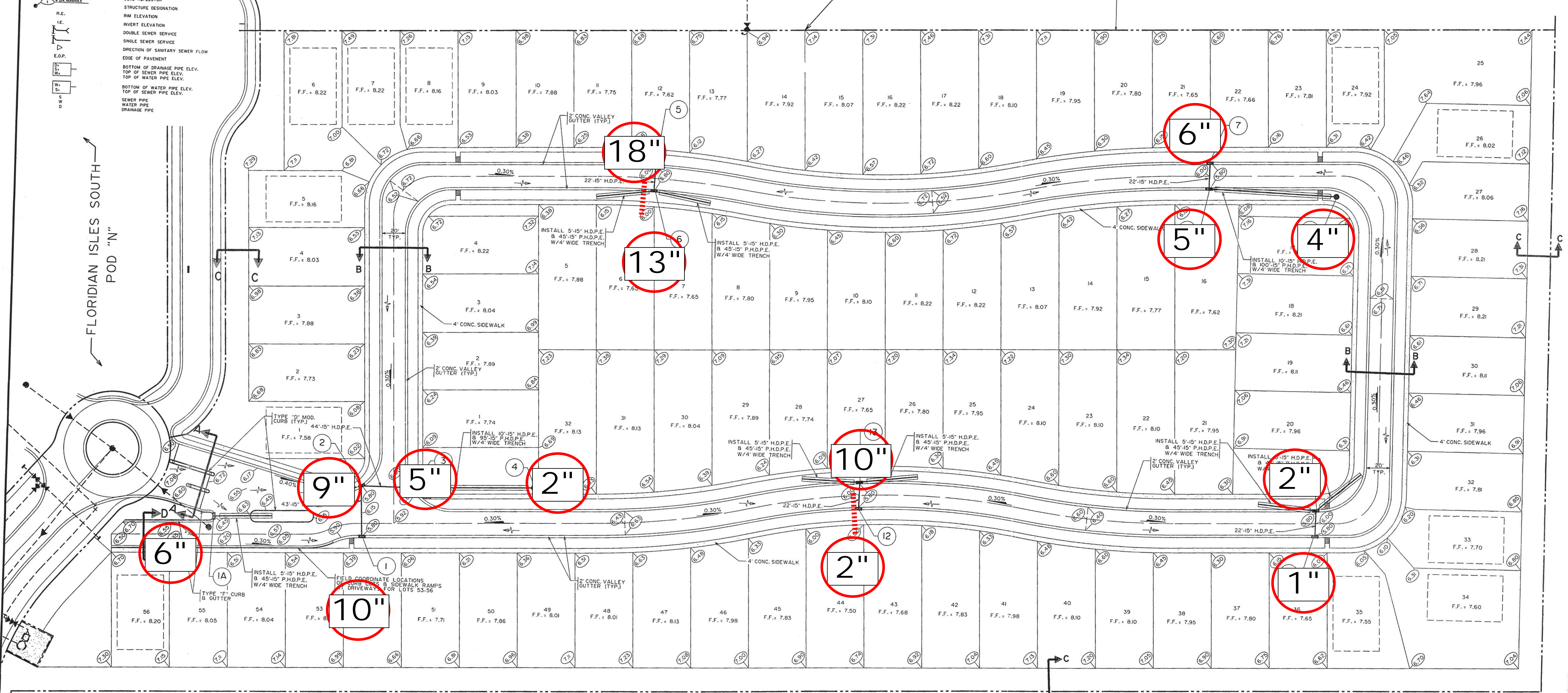
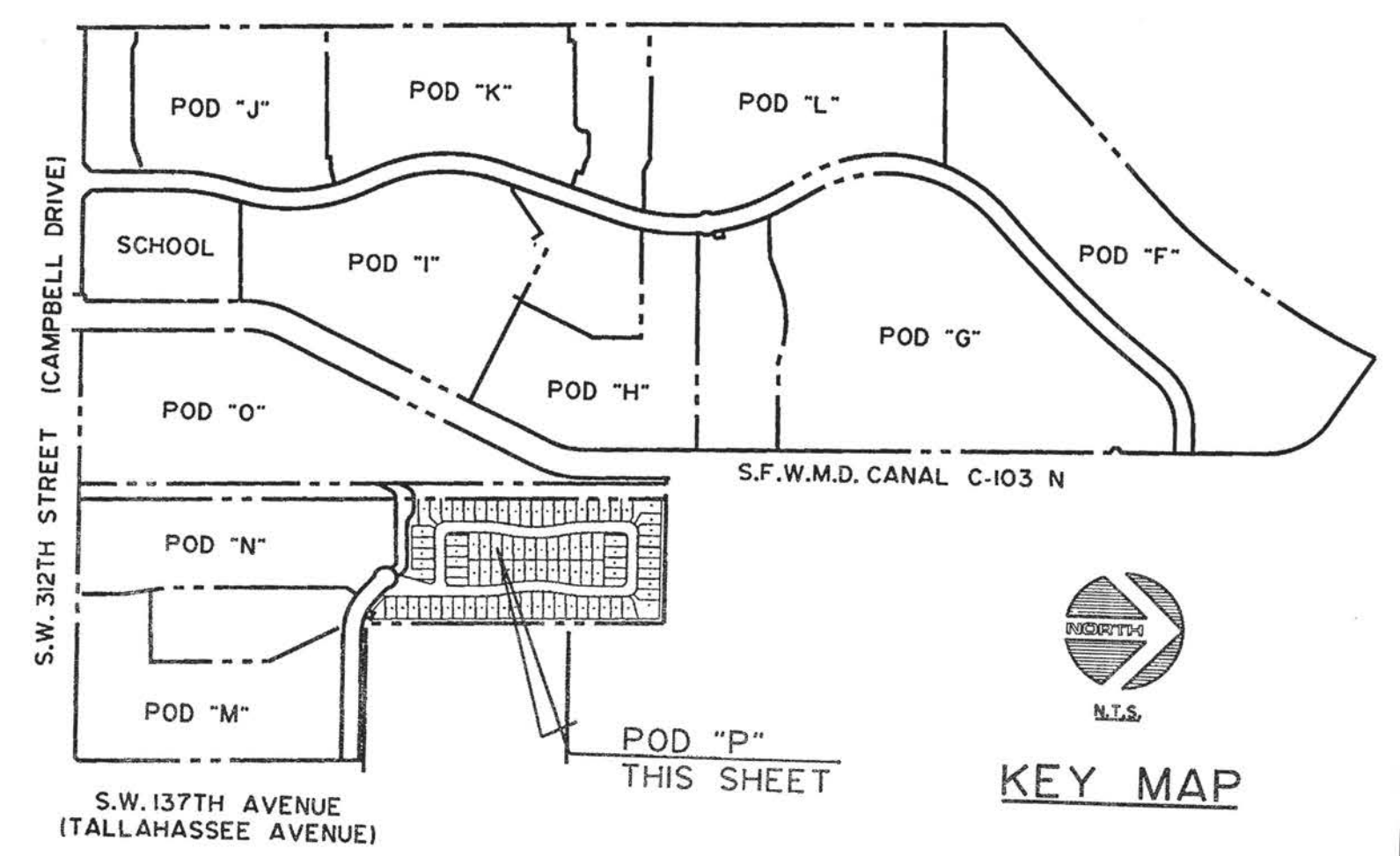
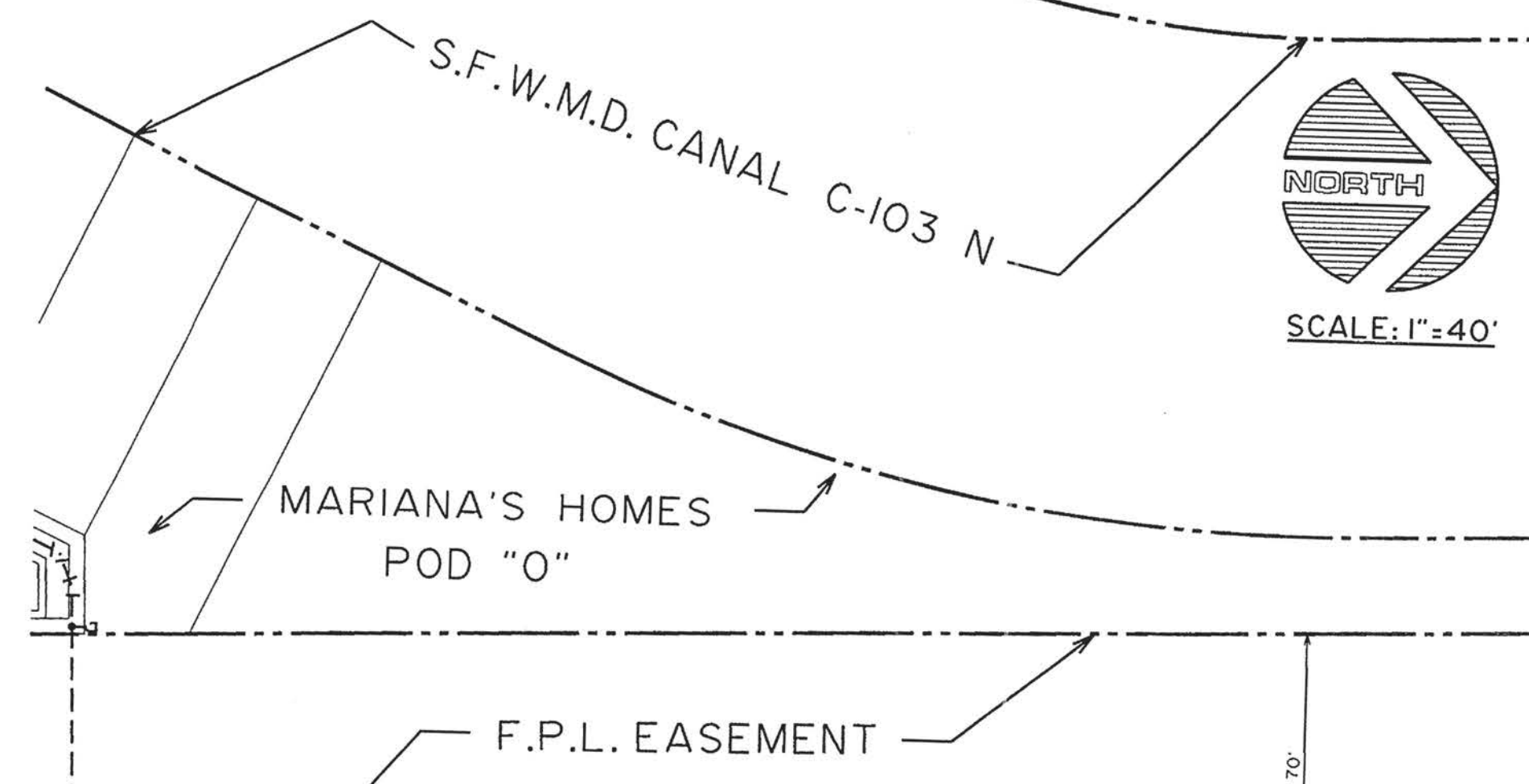
LEGEND



DRAINAGE INLET DESIGNATION
 MANHOLE
 LENGTH, SIZE, AND TYPE OF PIPE
 FLOW OR WARP LINE
 ROAD LINE
 PAVEMENT SLOPE AND DIRECTION
 DIRECTION OF OVERLAND FLOW
 PROPOSED GRADE
 EXISTING GRADE
 FINISHED FLOOR ELEVATION
 CONCRETE SIDEWALK OR PROPOSED PAVEMENT
 EXISTING OR UTILITIES BY OTHERS
 PROPOSED CONCRETE
 EXISTING PAVEMENT
 POLLUTION RETARDANT BASIN
 LAKE REFLECTOR
 LAKE ACCESS/WATER STORAGE EASEMENT
 DESIGN WATER ELEVATION
 EX. GATE VALVE AND FIRE HYDRANT
 DOUBLE WATER SERVICE
 SINGLE WATER SERVICE
 FIRE HYDRANT AND GATE VALVE
 BACTERIOLOGICAL SAMPLING POINT
 WATER MAIN
 GATE VALVE
 FIRE HYDRANT
 BLUE REFLECTOR
STRUCTURE DESIGNATION
 RIM ELEVATION
 RIVER ELEVATION
 DOUBLE SEWER SERVICE
 SINGLE SEWER SERVICE
 DIRECTION OF SANITARY SEWER FLOW
 EDGE OF PAVEMENT
 BOTTOM OF DRAINAGE PIPE ELEV.
 TOP OF SEWER PIPE ELEV.
 BOTTOM OF WATER PIPE ELEV.
 TOP OF WATER PIPE ELEV.
 SEWER PIPE
 WATER PIPE
 DRAINAGE PIPE

DRAINAGE INLET SCHEDULE

- 1 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 W
- 2 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 6.45 I.E. 2.50 N (P.R.B.)
- 3 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E
- 4 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 6.34 I.E. 2.50 S
- 5 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E
- 6 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.50 W
- 7 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.50 E
- 8 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.50 W
- 9 TYPE "D-3" INLET W/ U.S.F. 580 RING & COVER R.E. 6.20 I.E. 2.50 S
- 10 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 W
- 11 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E, 2.50 S (P.R.B.) 2.50 NW (P.R.B.)
- 12 TYPE "D-3" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 W
- 13 TYPE "P" INLET W/ U.S.F. 5105-6148 FRAME & GRATE R.E. 5.80 I.E. 2.25 E, 2.50 N (P.R.B.) 2.50 S (P.R.B.)



2. 9/30/04 A.R. REVISED PER S.F.W.M.D. COMMENTS
 1. 8/10/04 A.R. REVISED/ UPDATED PLANS
Stonebrook II

Designed by: A.O. Date: 6/04
 Drawn by: M.R. Date: 6/04
 Checked by: C.J.B. Date: 6/04



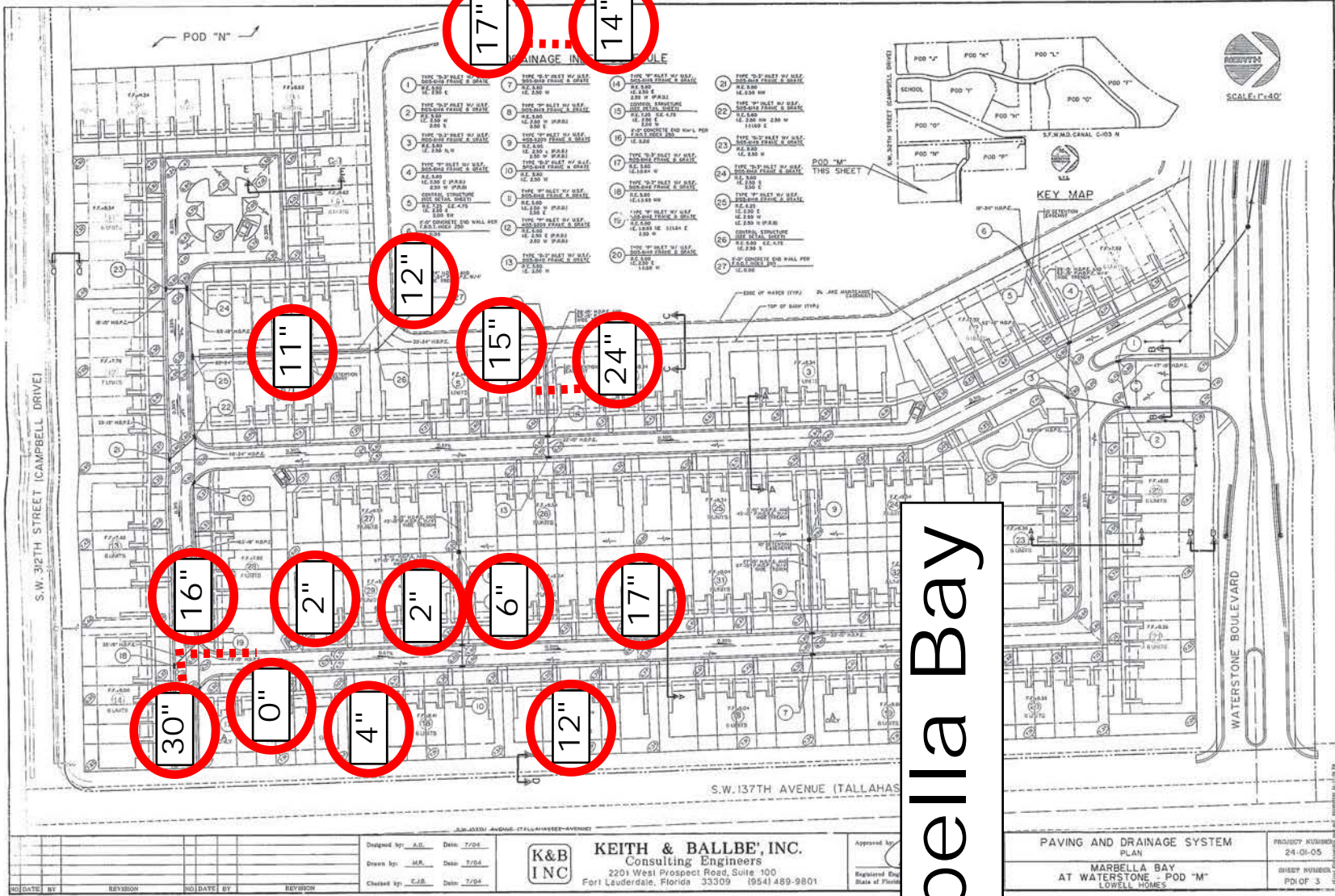
KEITH & BALLBE', INC.
 Consulting Engineers
 2201 West Prospect Road, Suite 100
 Fort Lauderdale, Florida 33309 (954) 489-9801

Approved by: ANTONIO QUEVEDO
 Registered Engineer Number 59471
 State of Florida

PAVING AND DRAINAGE SYSTEM PLAN
 CRISTY'S HOMES AT WATERSTONE - POD "P" CARIBE HOMES

PROJECT NUMBER 24-01-08
 SHEET NUMBER PDI OF 3

NOT INCLUDED



Marbella Bay

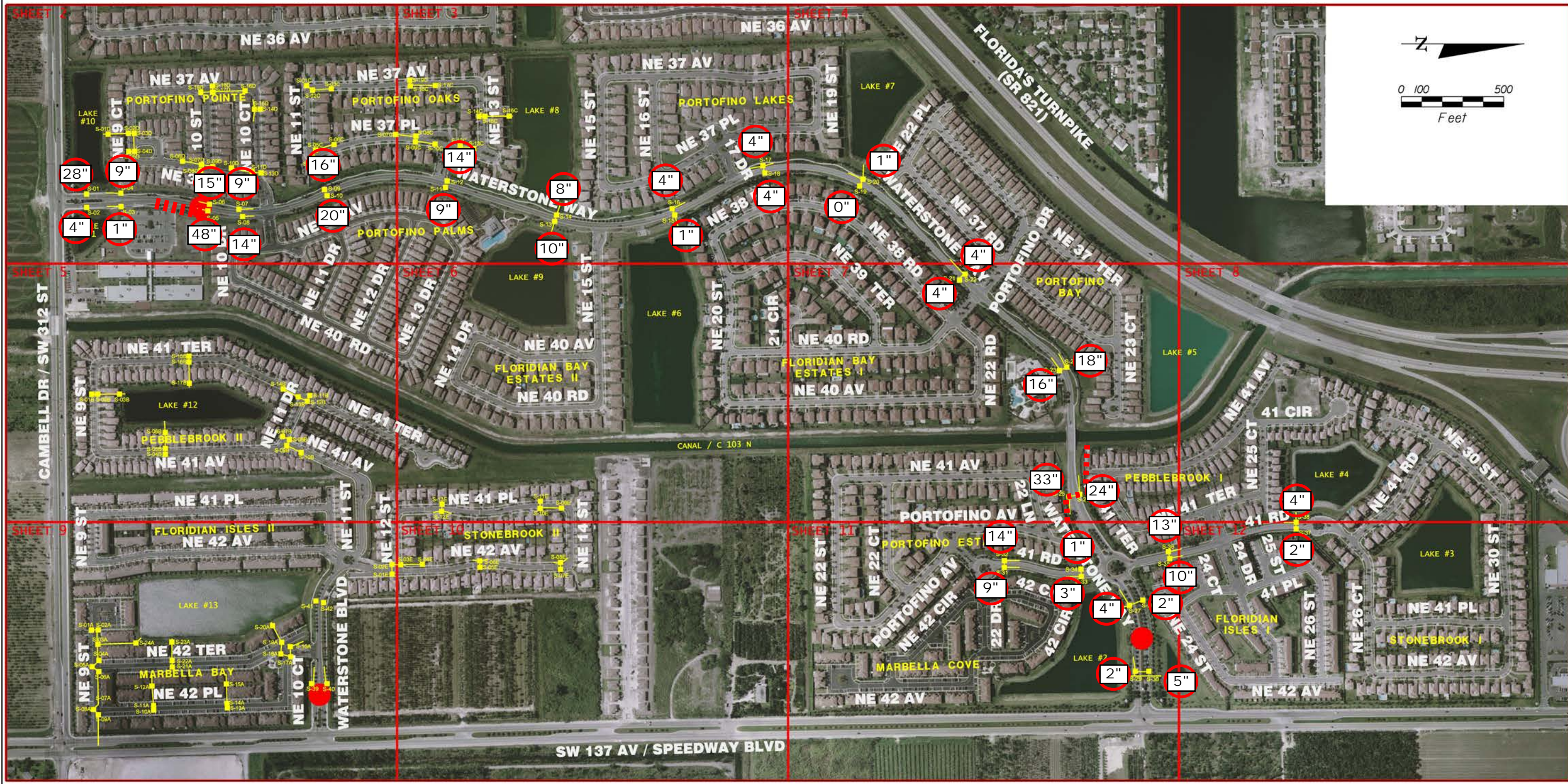
Designed by: A.B. Date: 7/04
 Drawn by: M.R. Date: 7/04
 Checked by: C.J.R. Date: 7/04



KEITH & BALLBE', INC.
 Consulting Engineers
 2201 West Prospect Road, Suite 100
 Fort Lauderdale, Florida 33309 (954) 489-9801

Approved by: [Signature]
 Registered Prof. Eng. State of Florida

PAVING AND DRAINAGE SYSTEM PLAN
 PROJECT NUMBER: 24-01-05
 SHEET NUMBER: POL OF 3
 MARBELLA BAY AT WATERSTONE - POD "M"
 LOWELL HOMES



Main Roads

REV.	DESCRIPTION	DATE	BY

Alvarez Engineers, Inc.
 FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538
 10305 N.W. 41st Street, Suite 103
 Doral, Florida 33178
 Tel. (305) 640-1345 Fax (305) 640-1346
 Email Alvarez@AlvarezEng.com

ENGINEER OF RECORD

 JUAN R. ALVAREZ, P.E.
 P.E. NO.: 38522

WATERSTONE
 DRAINAGE STRUCTURE LOCATIONS

SHEET NO.
001
 DATE:
 03/28/2011



South- Dade Venture CDD

CLUBHOUSE REPORT



June 25, 2026

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

Report overview

- Complimentary Epasses being provided to new homeowners and residents who have never acquired one.
- Acquired additional tent fumigation estimates from Orkin, Terminex, and Al-Flex.
- Short term fumigation solution completed. VPest completed spot treatment.
- R&M given approval for estimate on [[pages 26-27](#)]. Installation pending delivery of equipment.
- Additional pool leak at drain cup discovered within same area PVC elbow was severed. B&B provided a repair estimate which has been approved and pending repair. Ortiz construction to return pavers after repair. Tentative completion date target is June 20.
- The Fitness Solution provided an approval for required equipment maintenance repairs.
- Increased pool inspections during busier summer club hours to ensure rule compliance/enforcement.

Action items

- Three additional tent fumigation estimates from larger brands per the board's request. [[pages 10-12](#)]
- The first three tent estimates [[pages 13-16](#)]

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 30 and 31.

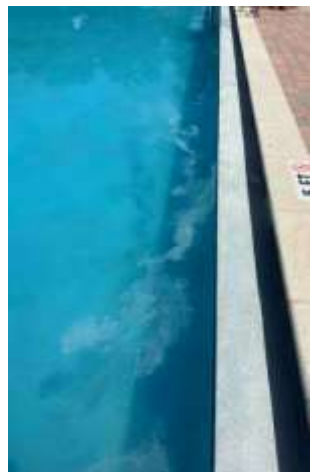
Gym Maintenance and Repair



- Gym equipment maintained by The Fitness Solution.
- The Fitness Solution provided an estimate for required multistation repairs which was approved. Pending their reception of the parts to schedule replacement service.
- 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 17 through 21. Photos of gym equipment on pages 22 through 25.

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

Pool Maintenance and Repairs



- Pool maintained by Bright and Blue.
- Leak found and repaired. Additional leak found at drain cup in same area. Estimate approved, pending repair. Monitoring water levels.
- Sail pricing tabled until further notice. On page 28.
- 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



- **R&M provided approval for sound system proposal to replace with a surge protector and organizing equipment into cabinet. Pending reception of equipment for service.**
- **Ortiz installed new push bar for women’s restroom.**
- **Acquired 3 additional tenting estimates. VPest performed spot treatment in known areas as short term solution.**
- **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.
- DML replaced faulty clubhouse doorbell.
- Purchased airtag for Knox box keys.

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

Estimates: Clubhouse fumigation

ORKIN THIS AGREEMENT PROVIDES FOR RETREATMENT OF A STRUCTURE BUT DOES NOT PROVIDE FOR THE REPAIR OF DAMAGES CAUSED BY WOOD DESTROYING ORGANISMS.

COMMERCIAL DRYWOOD TERMITE RETREAT AGREEMENT Pool 230K
(Does Not Cover Subterranean or Formosan Termites) Clubhouse
FUMIGATION TREATMENT (DA)

- Orkin shall fumigate and treat Customer's structure for Drywood termites using the treatment specified in the Treatment Report. Customer shall receive the following Service after the original treatment is performed.
- ORKIN LIMITED RENEWABLE DRYWOOD TERMITE RETREAT SERVICE ("Service")**
 - Orkin will retreat the structure for any live reinfestation of Drywood Termites. Orkin does not guarantee that termites will never return to the treated structure ("Treated Premises"). If termites do return as indicated by evidence of a live Drywood termite infestation, Orkin will retreat that area. This Service does not provide for the repair of any damage to the structure or its contents caused by Drywood termites.
 - This service shall expire one (1) year from the date of initial treatment, however, it may be renewed annually by payment of the renewal fee as set forth in Paragraph 4. Following the first year of service, either party may terminate the Service at the end of a service year by giving written notice at or before the end of a service year.
 - Customer is required to make the Treated Premises accessible to Orkin for any inspections and treatments as Orkin deems necessary. This may include removing floor coverings, wall coverings and fixtures, for which the responsibility and costs rest exclusively with the Customer. If the Customer fails to comply with these obligations, Orkin may, at its option, terminate the Agreement.
 - The Customer agrees to be solely responsible for maintaining the Treated Premises free from any conditions conducive to termite infestation ("Conditions Conducive," see paragraph 10 for explanation). If any Condition Conducive exist but is not visible at the time of the execution of this Agreement, then Orkin shall not be responsible for treating or retreating areas of the Premises where termites actively resulted from such Condition Conducive. The Customer agrees to be solely responsible for identifying and correcting Conditions Conducive. This responsibility rests exclusively with the Customer, not with Orkin. The existence of any Condition Conducive shall relieve Orkin of responsibility for treating or retreating areas of the Premises where termite activity resulted from the Condition Conducive. In addition, the existence of a Condition Conducive that was not timely corrected will permit Orkin, at its sole discretion, to terminate the Agreement or to require Customer to purchase any additional treatment required.
 - Prior to making any structural modification or alteration (to include installation of spray foam insulation) or disturbing the soil in, adjacent to or under the Treated Premises, Customer must notify Orkin in writing and purchase any additional treatment required by the changes. The failure of Orkin to notice any such change does not release Customer from this obligation. If Customer fails to do so, Orkin will not be responsible for damages occurring after the modification, alteration or disturbance, and, at its option, Orkin may terminate the Agreement.
 - Orkin is performing a service and expressly disclaims any guarantee of any kind, whether expressed or implied, for any injury or damage related to the service performed. Customer expressly releases Orkin from any claim for termite damage or repair. Orkin assumes no responsibility for roof damage or shind damage that occurs during the fumigation procedure unless caused by the sole negligence of Orkin. Orkin is not responsible for vandalism, theft or breaking and entering and any resulting personal or property damage during the fumigation and aeration procedure.
- OTHER INFESTATIONS:** Customer waives and releases Orkin from any liability for any claim or damages to the structure or its contents caused by an infestation of Wood Destroying Fungus, Formosan Termites, Native Subterranean Termites, Wood-boring Beetles or any other Wood Destroying Insects.
 - RENEWAL:** To maintain the Service, Customer shall timely pay an annual renewal fee. The annual renewal will be \$ 2651. The annual renewal will not increase for three (3) years after initial treatment. Thereafter, Orkin shall have the right to increase the annual renewal fee each year by an amount not to exceed the consumer price index or by an amount not to exceed ten percent (10%) whichever is greater, if Orkin does not increase the renewal fee for any one or more years, at any time, Orkin may cumulatively include any amount it would have been permitted to increase in that prior year or period of years.
 - REINSPECTION:** Orkin shall reinspect the treated structure as deemed necessary by Orkin or once a year, if requested by Customer. An annual inspection will be made by Orkin if required by applicable State law or regulations. Any reinspection is separate from and independent of the annual renewal fee payment. Orkin may, at its option, terminate the Agreement if Orkin is unable to reinspect the structure.
 - MEDIATION/ARBITRATION:** Any controversy or claim arising out of or relating to this agreement, or the services performed by Orkin under this agreement or any other agreement, regardless of whether the controversy or claim arose before or after the execution, transfer, or acceptance of this agreement, including but not limited to any tort and statutory claims, and any claims for personal or bodily injury or damage to real or personal property, shall be governed by binding arbitration. Unless the parties agree otherwise, the arbitration shall be administered under the rules of the American Arbitration Association ("AAA") and shall be conducted by AAA. If administered under the AAA rules, a claim shall be determined under the AAA supplementary procedures for consumer related disputes in cases where such procedures are applicable. Any other controversy or claim shall be determined under the AAA Commercial Arbitration Rules. The customer and Orkin agree that the arbitrator shall follow the substantive law, including the terms and conditions of this agreement. The arbitrator's powers to conduct any arbitration proceeding under this agreement shall be limited as follows: any arbitration proceeding under this agreement will not be consolidated or joined with any action or legal proceeding under any other agreement or involving any other premises, and will not proceed as a class action, private attorney general action or similar representative action. Either party has the right to require a panel of three (3) arbitrators, but in the absence of the parties' agreement, the requesting party shall be responsible for the cost of the additional arbitrators. Either party may request at any time prior to the hearing that the award be accompanied by a reasoned opinion. The award rendered by the arbitrator(s) shall be final and binding on all parties, except that a party may within 30 days of the original award request an arbitral appeal to an appeal tribunal, constituted in the same number and by the same process as the initial arbitrator(s). The appealing party shall be responsible for the filing fee and other arbitration fees and costs subject to award by the appeal tribunal under applicable law. The appeal tribunal shall review all questions of law and fact under a clearly erroneous standard. The award of the appeal tribunal shall be final and binding. Judgment may be entered on the award in any court having jurisdiction thereof. Customer and Orkin acknowledge and agree that this arbitration provision is made pursuant to a transaction involving interstate commerce and shall be governed by the federal arbitration act. Before having recourse to arbitration, customer and Orkin each agrees to try in good faith to settle any controversy or claim by at least four (4) hours of mediation administered under the AAA commercial mediation rules with Orkin agreeing to pay the costs of the mediation. The AAA may be contacted at the toll-free number 800.778.7879, or through the following website: <http://www.adr.org>.
- LIMITATION OF LIABILITY:** Customer expressly waives any claim for economic, compensatory, or consequential damages relating to the existence of termites or termite damage, including without limitation claims for increased cost of use, business interruption, diminution of value, or any "stigma" damage due to the presence of termites or termite damage. The Customer acknowledges that Orkin is performing a service and except for any damage to the structure caused by Orkin in the performance of its services, Customer waives any claim for damages, including property damage. Customer agrees that under no circumstances shall Orkin be held liable for any amount greater than the amount paid by the Customer to Orkin for the termite service to be provided. Nothing in this Agreement shall be construed as depriving the customer of remedies available under applicable state consumer protection laws.
- LIMITED ASSIGNABILITY:** This Agreement is assignable to the new owner of the property under the following conditions: (a) the new owner presents the Orkin branch office within notice requesting that the Agreement be assigned; (b) Orkin conducts, at its discretion, an inspection of the property, the results of which must be satisfactory to Orkin; (c) Orkin consents in writing to the assignment of the Agreement; and (d) the new owner pays any outstanding renewal fees.
- CHEMICAL INFORMATION WARNING:** Customer shall notify all persons on the premises that Orkin will be applying pesticides in and around the premises, and that virtually all pesticides have some odor which may be present for a short time after application. If Customer knows of any person on the premises who believes they have a sensitivity to pesticides or who has a medical condition affected by pesticides, then Customer shall so notify Orkin in writing. At Customer's request, Orkin will provide information about the chemicals to be used in treating the premises.
- CONDITIONS CONDUCIVE:** Conditions Conducive include, but are not limited to: roof leaks, improper ventilation, faulty plumbing, and water leaks or intrusions in or around the structure; interior structural problems, including but not limited to: wood to ground contact, masonry failures, spray foam insulation, and settlement of the foundation; other foam insulation, silicon construction, expanded polystyrene or styrofoam molded foundation systems, siding (including vinyl, wood and metal) in contact with the ground, mulch, or other protective ground covering, and firewood, brush, lumber, wood, mulch, shrubs, vines, and other protective ground covering in contact with structure.
- ENTIRE AGREEMENT:** This Agreement and the attached Treatment Report shall be the entire Agreement between Customer and Orkin. No other agreements, understandings or representations, whether written or oral, with respect to the Agreement shall be binding as they shall be merged into and superseded by this Agreement. Customer warrants and acknowledges that Customer has not relied on or been induced by any other agreements, understandings or representations, whether written or oral, in signing this Agreement. The terms of the Agreement stated herein may not be amended or altered unless a written change is approved and signed by a Corporate Officer of Orkin. No other employees or agents of Orkin have authority to amend or alter any part of this Agreement. If any provision or portion thereof, of this Agreement is found to be invalid or unenforceable, it shall not affect the validity or enforceability of any other part of this Agreement. Provided, however, that as to paragraph 6, MEDIATION/ARBITRATION, if the sentence preceding the arbitrator from conducting an arbitration proceeding as a class, representative or private attorney general action is found to be invalid or unenforceable then the entirety of paragraph 6 shall be deemed to be deleted from this Agreement.
- APPLICABLE LAW:** This Agreement shall be governed by and construed under the laws of the State of Georgia, without regard to its conflicts of law principles.
- FORCE MAJEURE:** Circumstances beyond Orkin's control; Orkin's obligation under this Agreement shall be cancelled, if Orkin cannot perform its responsibilities due to Acts of God, including earthquakes, storms, fire, floods, pandemics, or because of a material change in circumstances including but not limited to acts of war, inaccessibility of the property, strikes, unavailability of termiteicide, pests or other supplies, or because of a material change in circumstances including but not limited to acts of war, change in state or federal law or regulation that materially affects Orkin's Agreement.
- TERMINATION BY ORKIN:** Orkin may terminate this Agreement, without notice, if the obligations set forth in this Agreement are not met by Customer, or in the event of a change in state or federal law or regulation that materially affects Orkin's Agreement.
- MONEY BACK GUARANTEE: ORKIN GUARANTEES THAT IF CUSTOMER IS NOT COMPLETELY SATISFIED WITH ORKIN'S TREATMENT, ORKIN WILL REFUND CUSTOMER'S INITIAL TREATMENT CHARGE AND ANY PREPAID RENEWAL FEES IF CUSTOMER CONTACTS ORKIN IN WRITING AT THE BRANCH ADDRESS BELOW WITHIN 30 DAYS AFTER CUSTOMER'S INITIAL TREATMENT, AND ORKIN FAILS TO RESOLVE CUSTOMER'S PROBLEM WITHIN 30 DAYS AFTER RECEIVING IT. A REFUND BY ORKIN OF CUSTOMER'S INITIAL TREATMENT CHARGE AND ANY PREPAID RENEWAL FEES WILL RESULT IN CANCELLATION OF THIS AGREEMENT.**
- CANCELLATION: CUSTOMER MAY CANCEL THIS AGREEMENT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.**

South Dade Venture 6/8/26
Customer Date
1355 Waterstone Way
Street Address (Treated Premises)
Homestead Florida 33033
City State Zip Code
(786) 650-2011 (786) 650-2011
Home Phone Work Phone
County Name Is this within the City Limits? Yes No
Billing Name (if different)
Billing Address (if different)
City State Zip Code
Type of structure to be treated
Daniel Landon JB1659
Inspector Name (PRTV) Employee ID # or Certification #
(305) 439-8753
Branch Telephone Number
Branch Manager's Signature: 6/8/26 Date
218837PDD (rev 5.23)

1. Service Purchased:		
a. Initial Treatment Cost	\$ 22,095.00	22,095
b. Minor Adjustments	\$	
c. Additional Renewal for _____ Years	\$	
Subtotal (sum a - b + c)	\$ 22,095.00	
2. Other Items:		
a. Sales Taxes	\$ 0.00	
3. b. Other Fees	\$ 0.00	
4. Subtotal (sum a + b)	\$ 0	
5. TOTAL Price (sum 1 + 2)	\$ 22,095.00	
LESS: Down Payment	\$	
Remaining Balance (3 minus 4)	\$ 22,095.00	

METHOD OF PAYMENT: FINANCED - See Separate Finance Agreement
 CASH
 CHECK # _____
 PAYMENT OPTION FORM - Unpaid Balance Must Be Financed or Due Upon Completion

12399 SW 131st ave
Branch Street Address
Miami Florida 33186
City State Zip Code
6/8/26
Customer's Signature Date

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



Summary of Charges

Initial Term	Product	Renewals	Amount	Tax	Discount	Total Amount
	Tent Defend System		\$8452.00	\$591.64	\$0.00	\$9043.64
Grand Total:						\$9043.64

Product	Merchandise	Quantity

Purchaser Payments

By signing below, I, the cardholder, have authorized Terminix to process this one-time payment without further signature or authorization from me.

\$

Payment Authorization

Purchaser Name: GOVERNMENTAL
MANAGEMENT
SERVICES

Purchaser (Signature): _____ **Date:** _____

AUTOPAY: Purchaser authorizes Terminix and affiliates including SMAC to automatically debit Purchaser's checking account or credit card, as indicated below, in an amount equal to any recurring service charges due to Terminix under this Agreement within five (5) days of the date such charge becomes due. This authorization will remain in effect until the fifth business day following Terminix's receipt from Purchaser of a written notice to cancel such authorization. Purchaser understands that cancellation of this authorization does not cancel Purchaser's obligations under this Agreement.

Autopay Authorization

Purchaser Name: GOVERNMENTAL
MANAGEMENT
SERVICES

Purchaser (Signature): _____ **Date:** _____

SMAC Authorization

Purchaser Name: GOVERNMENTAL
MANAGEMENT
SERVICES

Purchaser (Signature): _____ **Date:** _____

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

AL-FLEX
Exterminators

4035 S.W. 98th Avenue • Miami, Florida 33166
P.O. Box 650213 • Miami, Florida 332650213
Tels: (305) 552-0141 • 1 (800) 782-9284 • Fax: (305) 227-1797
Web Page: www.alflexexterminators.com • E-Mail: OFFICE@Al-Flex.com

To: Venture CDD SOUTHDADE (1330 S&AG) Date: 06/11/26

Property address: 1355 Waterstone Way Homestead FL 33033

Only Estimate Requested for the control of:
 Drywood Termites Subterranean Powder Post Beetles Other

Price for Drywood Termites Fumigation Only	Price for Subterranean Termites Only
\$ <u>7664 (+TAX applicable)</u>	\$ _____
<u>\$1222 + TAX</u> RENEWAL PRICE Lifetime Optional	\$ _____ RENEWAL PRICE Lifetime Optional

AT AL-FLEX WE NEVER SUBCONTRACT OUR WORK & ALWAYS PUT THE CONSUMER'S INTERESTS FIRST:

- Choose a reliable option that conducts all aspects of the tent fumigation without subcontracting, this is why AL-FLEX is able to offer you an **exclusive 100% money-back guarantee**. Limited to single family home.
- **Largest Fumigation Company in Florida.**
- The complete **treatment process and safety** requirements will always be under the direct supervision of our licensed fumigators.
- Selecting a service provider that ensures **quality control measures** during the tent fumigation process will secure a successful treatment.
- Our products **Vikane & Termidor** Termiticide are manufactured in the USA.

NOTE: AL-FLEX DRYWOOD TERMITE GUARANTEE POLICY IS TO **RE-TENT** NOT TO SPOT TREAT. ALSO, ALL OF OUR WORK CARRIES A ONE-YEAR GUARANTEE, WHICH MAY BE RENEWED FOR LIFETIME.

AL-FLEX is a Proud Member of the Commitment to Excellence Sponsored by (Douglas Products)
Since its inaugural year in 2000.

WE ARE INSURED AGAINST ALL HAZARDS AND OBSERVE ALL STATE AND FEDERAL FUMIGATING REGULATIONS.

Hoping to be of further service to you,

AL-FLEX EXTERMINATORS

For more information visit our website
WWW.ALFLEXEXTERMINATORS.COM

REPRESENTATIVE

FR 180-08-2024

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

SOUTH-DADE VENTURE CDD (WATERSTONE)

CLUBHOUSE REPORT
Brian Correa
Phone 786-650-2011

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 Alex Somarriba License # Supervisor Elman Lugo License(s) # Date 04/27/2026 Service Estimate/Inspection Description(s) Service Time 9:00 am - 11:00 am Time In 10:14 am Time Out 10:53 am Wind 0 mph Serviced Interior No

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	Estimate/Inspection
Description	
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:

- 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.

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:				$4,985.00
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):			$4,985.00

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

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

SOUTH-DADE VENTURE CDD
(WATERSTONE)

CLUBHOUSE REPORT
Brian Correa
Phone 786-650-2011



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

SOUTH-DADE VENTURE CDD
(WATERSTONE)

CLUBHOUSE REPORT
Brian Correa
Phone 786-650-2011



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 _____

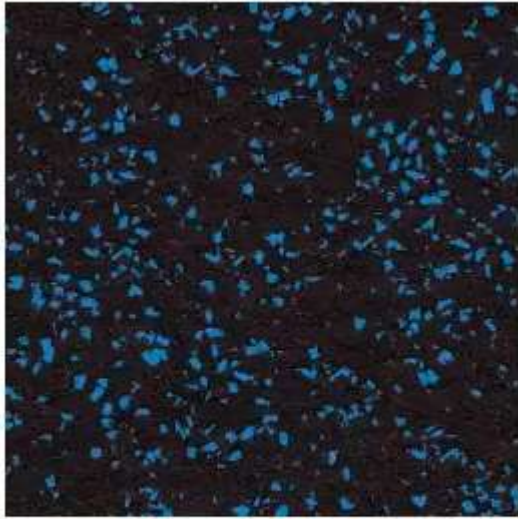
info@TheFloridaFitnessSolution.com

Please sign and return when approved.

TheFloridaFitnessSolution.com

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



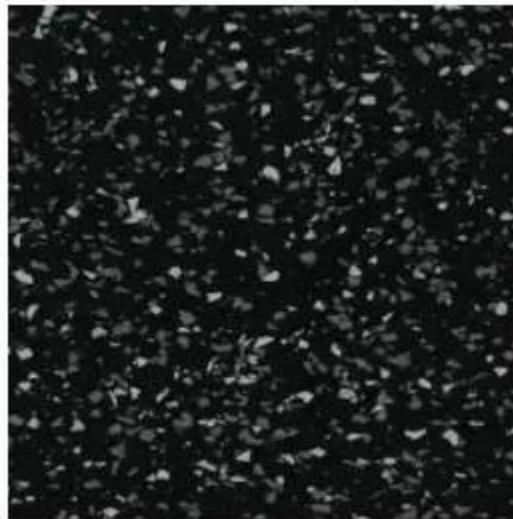
Buff Blue 20 – EL45

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



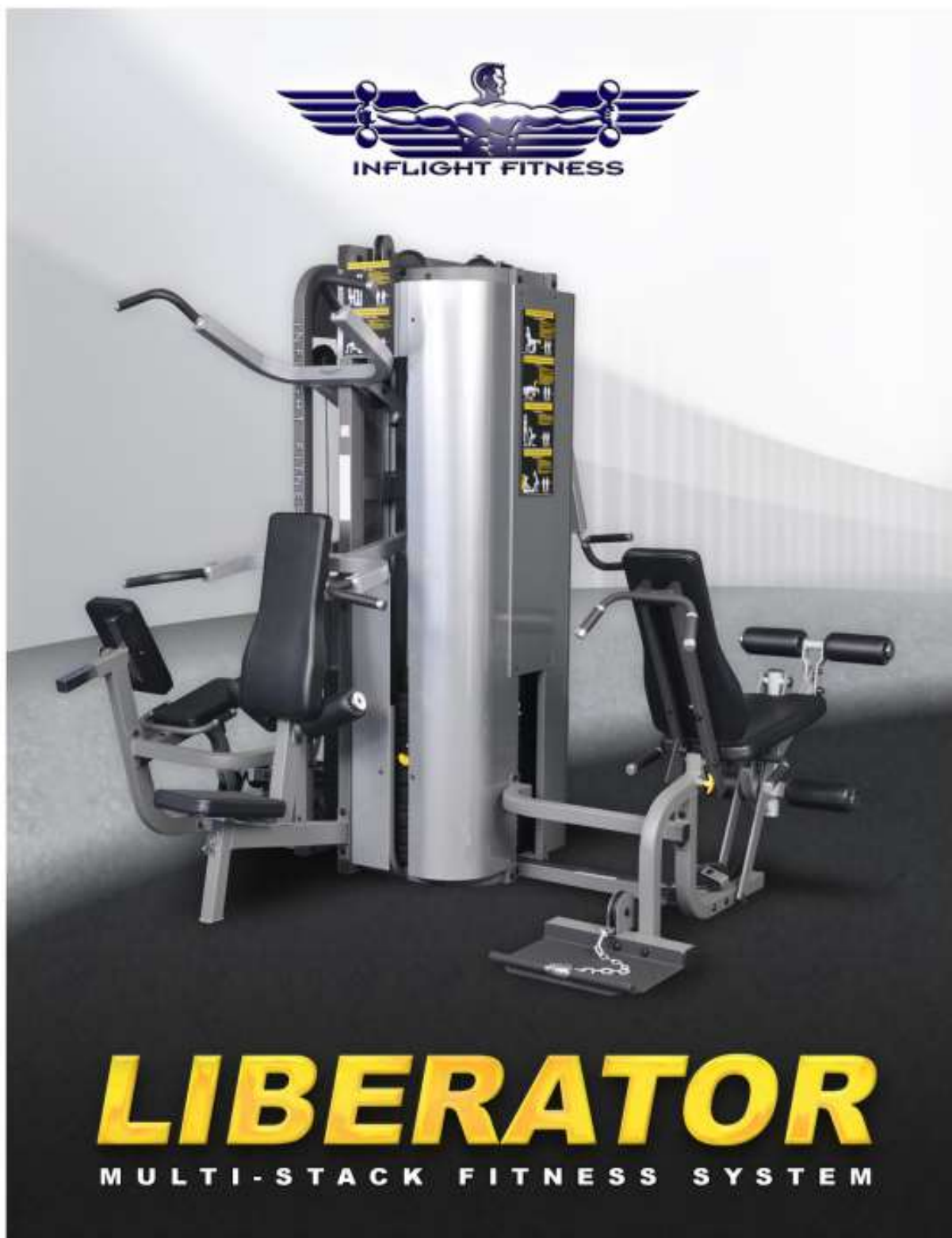
Basic Black – EL00

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

SOUTH-DADE VENTURE CDD
(WATERSTONE)

CLUBHOUSE REPORT
Brian Correa
Phone 786-650-2011

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 support@kgozgs.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, cafes and offices.

The new structure made with tensile so many self panels as Solaria gives it unprecedented gusty wind resistance.

This version with breathable fabric™ HDPE 220 fabric protects against intense heat, fall and all year 24 hrs.

- **Maximal windload** opening and closing mechanism in less than 20 seconds thanks to the Furl
- **Reinforced radial cut** better tension distribution and greater wind resistance up to 80 mph
- **Strong stitching** with triple stitches, increased durability and tensile strength
- **Reinforced** & **reinforcement** uniquely designed reinforced all corners that enhance a sustainable, sleek and essential shade sail
- **Adjustable straps** give perfect calibration of tension distribution across the surface

Color (Check Inventory?)

See other tension Triangle 4000 13' x 13' x 13'

Triangle 4000 13' x 13' x 13'

13'x13' \$3,007.20

Configure your sail
See all our online configurator

Discover 25766
The reinforced radial cut shade sail that controls shade economically

- 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			Project
SOUTH DADE VENTURE CDD 5385 N. NOB HILL ROAD SUNRISE, FL 33351			
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

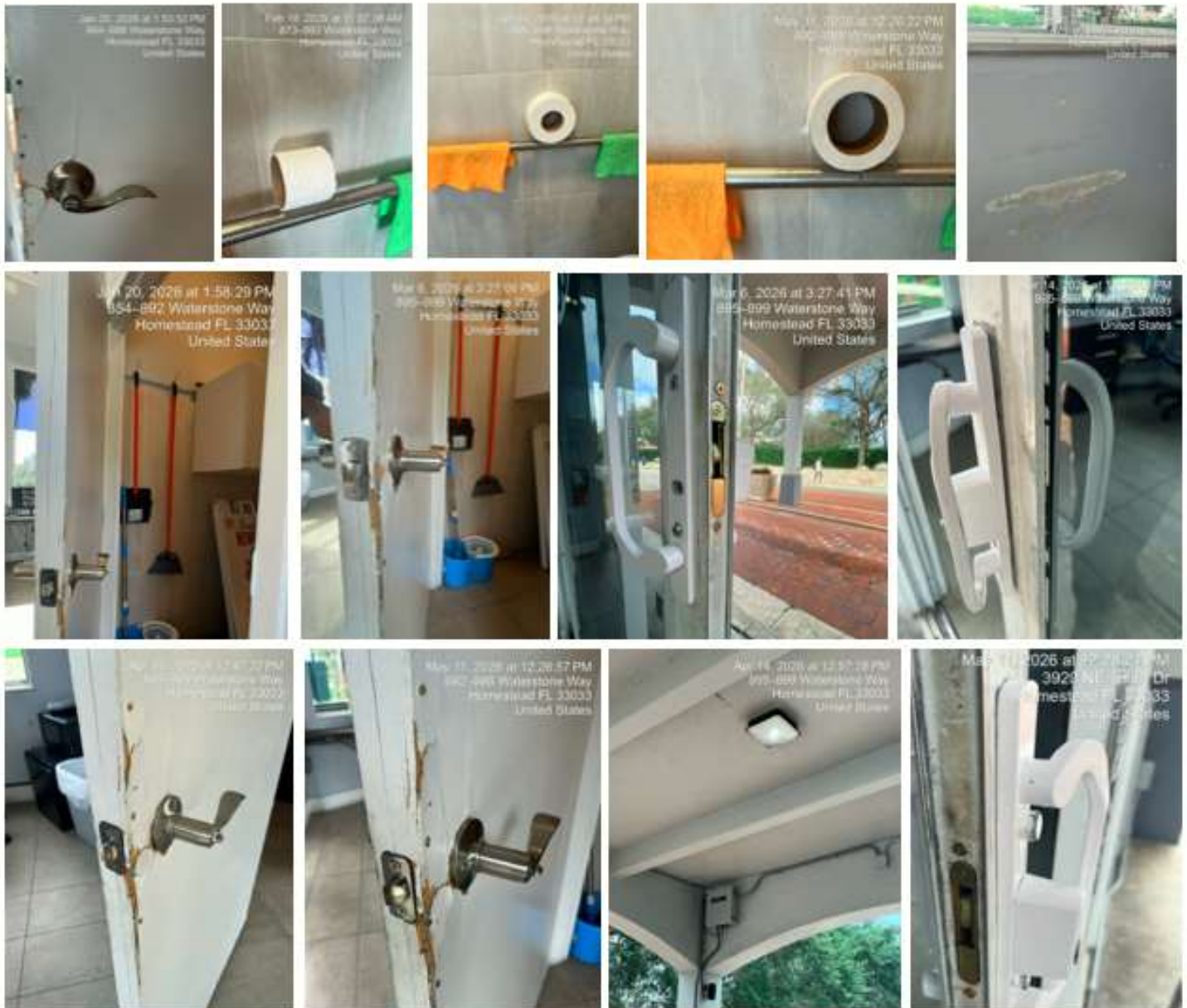
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

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

(67)

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Christian Medina	5/26/20	1:00pm	EPASS	NO	COMP EPASS
Mehard Arteaga	5/26/20	1:15pm	EPASS	NO	COMP EPASS
Elizabeth Leon	5/26/20	3:00pm	EPASS	NO	COMP EPASS
Eduardo bronardo	5/26/20	4:00pm	EPASS	NO	COMP EPASS
Oliver Almira	5/26/20	4:30	Amenity Access	NO	Amenity Access
Yaine Exposito	5/26/20	4:50	Amenity Access	NO	Amenity Access
Laura Garcia	5/26/20	5:20	EPASS	NO	COMP EPASS
Dan Cooper	5/26/20	6:00pm	EPASS	NO	COMP EPASS
Loz Quize	5/26/20	6:50	EPASS	NO	COMP EPASS
Louis Fils-Aime	5/27/20	10:50a	EPASS	NO	EPASS ISSUAG
B&B	5/27/20	12:30p	SERVICE	NO	SERVICE VISIT
George Dwyer	5/27/20	1:12	EPASS	NO	Replaced Damaged Epass
Rinel Barros	5/27/20	1:40	Amenity Access	NO	Amenity Access
Ralf Perez	5/27/20	3:31	Amenity Access	NO	Amenity Access
Norma Alaron	5/27/20	4:00	EPASS	NO	purchased / pay Pal
VICTOR VALLARDES	5/28/20	9:00a	SPEAK TO MAYRA	NO	PRINTING EVENT FLYERS
Maria Costante	5/28/20	2:15	Amenity Access	NO	Facial Recognition
Arvel Ramos	5/27/20	2:25	EPASS	NO	purchase Epass / pay Pal
Maximo Alvarez	5/28/20	2:45	Amenity Access	NO	Facial Recognition

Page 1 of 1

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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
ANGEL MARTIN	5/29/26	11:37	A/C MAINTENANCE	NO	REGULAR SERVICE VISIT
JOSE MARTINEZ	5/29/26	12:29	EPASS	NO	PURCHASED EPASS DECAL
Lamar Rodriguez	5/29/26	2:42	Amenity Access	NO	Facial Recognition
Daniela Sedona	5/29/26	3:40	Amenity Access	NO	Facial Recognition
Mayra Padroco	5/29/26	3:55	EPASS	NO	PURCHASE EPASS / money order
	6/1/26	11:04	QUESTION REGARDING TREE TRIM	NO	PORTOFINO LAKES RESIDENT
VECTOR VALLANDES	6/1/26	12:20	N/A	NO	N/A
Elizabeth Fonseca	6/1/26	1:20	EPASS	NO	PURCHASE EPASS / money order
Adriana Perera	6/1/26	2:46	Amenity Access	NO	Amenity Access
Jessica Perera	6/1/26	3:28	Amenity Access	NO	Amenity Access
CLARA JUSTO	6/2/26	11:01	QUESTION REGARDING EPASS	NO	QUESTION REGARDING EPASS
DANIEL RODRIGUEZ	6/2/26	11:57a	EPASS	NO	PURCHASE EPASS
THE FITNESS SOLUTION	6/2/26	12:50	SERVICE	NO	SERVICE VISIT.
B&B	6/2/26	4:11p	SERVICE	NO	SERVICE VISIT.
ORIZ CONSTRUCTION	6/4/26	10:00A	SERVICE	NO	REMOVING PAVERS FOR B&B
B&B	6/4/26	3:00p	SERVICE	NO	SERVICE VISIT.
Angel Espinoza	6/4/26	4:42	Amenity Access	NO	Amenity Access
Quinn Miller	6/4/26	4:50	Amenity Access	NO	Amenity Access
DISCOUNT GARDENS	6/5/26	11:01	Delivery	NO	Delivery of ordered supplies

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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
Sulma Lopez	6/5/26	1:33	EPASS	NO	purchase EPASS
ALBA CHAVEZ	6/5/26	4pm	Amenity Access	NO	Amenity Access
Honey Ortiz	6/5/26	4:48	EPASS	NO	purchase EPASS / P.U. / R.D.
VICTOR VALLADARES	6/8/26	10:40	P.U. ITEMS DELIVERED	NO	P.U. ITEMS FOR EVENT DELIVERED
CONAS	6/8/26	1:26p	DELIVERY OF MATS	NO	DELIVERED MATS
JML	6/8/26	1:32p	REPLACED DOORBELL	NO	REPLACED DAMAGED DOORBELL
Germana Lopez	6/8/26	2:04	EPASS	NO	Replaced Owners Damaged EPASS
Daniel Hernandez	6/8/26	3:52	Amenity Access	NO	Amenity Access
Peter Creed	6/8/26	4:05	Amenity Access	NO	Amenity Access
MARSA ARELLANO ROYAS	6/9/26	11:23a	EPASS	NO	PURCHASED EPASS
BEB	6/9/26	12:20	SERVICE	NO	SERVICE VISIT
VICTOR VALLADARES	6/9/26	12:26	P.U. DELIVERY OF SUPPLIES	NO	P.U. DELIVERED BOX MISSING OF COMP. NOTEBOOKS FROM GMS
AL-FLEX PEST	6/9/26	12:26	CLUBHOUSE INSPECTION	NO	INSPECTION OF CLUBHOUSE FOR TERMITE ESTIMATE
VICTOR VALLADARES	6/9/26	2:39	REQUESTING COPIES	NO	REQUESTED COPIES OF EVENT FLYER.
Monica Vilcan	6/9/26	4:32	EPASS	NO	purchase EPASS / memo / order
Carlos Cristal	6/10/26	2:17	EPASS	NO	Replaced Owners Damaged EPASS
BEB	6/11/26	3:04	SERVICE	NO	SERVICE VISIT
VICTOR VALLADARES	6/11/26	3:00	N/A	NO	EVENT COPIES
Ardis Torres	6/12/26	1:18	Amenity Access	NO	Amenity Access.

Page 1 of 1

South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
Checks		
5/27/26	21305-21309	\$4,609.61
6/2/26	21310-21318	35,692.94
6/9/26	21319-21324	25,349.43
6/17/26	21325-21331	10,283.11
TOTAL		\$75,935.09

Date	Check Numbers	Amount
ACH		
5/27/26	800121-800122	\$3,813.90
6/2/26	800123-800124	4,805.87
6/9/26	800125-800126	3,968.24
6/17/26	800127-800128	4,676.15
5/31/26	800129-800138	2,338.32 Auto pay
TOTAL		\$19,602.48

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/27/26	00235	5/20/26	924282	202605	320	57200	46000		PEST CONTROL 05/26	*	86.66		
ALL FLORIDA PEST CONTROL												86.66	021305
5/27/26	00401	5/22/26	6344	202605	320	57200	46000		SVCS 05/26	*	350.00		
ANGEL J. MARTIN												350.00	021306
5/27/26	00442	5/18/26	1129044	202605	320	53800	41005		SVCS 05/26	*	376.20		
COMCAST												376.20	021307
5/27/26	00435	5/26/26	7036	202605	320	53800	46100		GATE VIDEO AGREE 05/26	*	3,750.00		
DML SECURITY SYSTEMS LLC												3,750.00	021308
5/27/26	00007	5/19/26	93031609	202604	310	51300	42000		DELIVERY THRU 05/13/26	*	23.42		
		5/28/26	92738690	202604	310	51300	42000		DELIVERY THRU 04/16/26	*	23.33		
FEDEX												46.75	021309
6/02/26	00401	5/29/26	6327	202605	320	57200	46000		SVCS 05/26	*	240.00		
		5/29/26	6329	202605	320	53800	46100		SVCS 05/26	*	225.00		
ANGEL J. MARTIN												465.00	021310
6/02/26	00041	5/18/26	052026	202605	320	53800	43000		SVCS 05/26	*	30.58		
		5/18/26	052026	202605	320	53800	43100		SVCS 05/26	*	80.63		
		5/18/26	052026	202605	320	53800	43200		SVCS 05/26	*	1,108.96		
		5/18/26	052026	202605	320	53800	43300		SVCS 05/26	*	75.28		
		5/18/26	052026	202605	320	53800	43400		SVCS 05/26	*	453.95		
		5/18/26	052026	202605	320	57200	43000		SVCS 05/26	*	2,362.83		
CITY OF HOMESTEAD												4,112.23	021311
6/02/26	00435	5/26/26	7041-1	202605	320	53800	46100		GYM DOOR MAGLOCK SVCS	*	292.50		
DML SECURITY SYSTEMS LLC												292.50	021312

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/02/26	00038	6/01/26 766	202606 320-53800-46100	GATE MGMT FEE 06/26	*	833.33		
6/01/26		767	202606 300-20700-10500	BONDS DISSEMINATION AGENT	*	208.33		
6/01/26		767	202606 700-51700-73000	BONDS DISSEMINATION AGENT	*	208.33		
6/01/26		767	202606 700-13100-10000	BONDS DISSEMINATION AGENT	*	208.33-		
6/01/26		768	202606 320-57200-34000	CLBHOUSE/FIELD SVCS 6/26	*	9,583.33		
6/01/26		769	202606 310-51300-34000	MGMT FEE 06/26	*	5,871.25		
6/01/26		769	202606 310-51300-44000	RENT 06/26	*	200.00		
6/01/26		769	202606 310-51300-35100	COMPUTER TIME 06/26	*	83.33		
6/01/26		769	202606 320-53800-49300	WEBSITE ADMIN 06/26	*	250.00		
6/01/26		769	202606 310-51300-42000	POSTAGE&DELIVERY 06/26	*	37.29		
							17,066.86	021313

6/02/26	00495	5/29/26 INV4600	202605 320-57200-52005	INSTALL PATRIOTIC BANNER	*	3,114.00		
							3,114.00	021314

6/02/26	00477	5/28/26 3725	202605 320-53800-34500	SVCS 05/18-05/24/26	*	9,686.40		
							9,686.40	021315

6/02/26	00523	5/31/26 INV55103	202605 310-51300-48000	LEGACY SUPPORT 05/26	*	445.24		
							445.24	021316

6/02/26	00432	5/21/26 96125150	202606 320-53800-41000	SVCS 06/26	*	53.80		
							53.80	021317

6/02/26	00430	6/01/26 VCI28965	202606 320-53800-34501	M-POST LICENSE 06/26	*	342.69		
6/01/26		VCI28965	202606 320-53800-34501	POST 06/26	*	57.11		
6/01/26		VCI28965	202606 320-53800-34501	M-POST LICENSE 06/26	*	57.11		
							456.91	021318

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 #
6/09/26	00406	4/30/26	9777630	202604 320-53800-46005	PRESSURE WASHING 04/26	*	578.77		
		5/28/26	9808575	202605 320-53800-46202	REMOVE DEAD POINSETTIA	*	503.77		
		5/28/26	9808577	202605 320-53800-46005	PRESSURE WASHING 05/26	*	324.05		
		5/29/26	9813083	202605 320-53800-46205	DEAD AGAVE 05/26	*	346.34		
								1,752.93	021319
6/09/26	00239	6/08/26	42717768	202606 320-57200-52000	LOGO MAT 06/26	*	41.56		
								41.56	021320
6/09/26	00135	6/03/26	19769	202606 320-57200-52000	SUPPLIES 06/26	*	308.13		
								308.13	021321
6/09/26	00435	6/04/26	7050-1	202606 320-53800-46100	PMSA 06/26	*	98.00		
		6/04/26	7059-1	202606 320-53800-46100	EMERGENCY VEHICLE 06/26	*	3,546.00		
								3,644.00	021322
6/09/26	00361	6/02/26	72373	202606 320-57200-46100	PREVENTIVE MAINT 06/26	*	230.00		
								230.00	021323
6/09/26	00477	6/04/26	3730	202605 320-53800-34500	SVCS 05/25-05/31/26	*	9,686.41		
		6/08/26	3731	202606 320-53800-34500	SVCS 06/01-06/07/26	*	9,686.40		
								19,372.81	021324
6/17/26	00049	6/03/26	9234	202605 310-51300-31100	SVCS 05/26	*	330.00		
								330.00	021325
6/17/26	00021	5/31/26	199008	202605 310-51300-31500	SVCS 05/26	*	2,117.50		
								2,117.50	021326
6/17/26	00435	6/11/26	7076-1	202606 320-53800-46100	CLBHOUSE DOORBELL REPLACE	*	395.00		
								395.00	021327

SDVN SOUTH DADE VEN JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/17/26	00407	6/16/26 76760481	202606 320-57200-46000	SINK FAUCET REPLACEMENT	*	655.80	
		6/16/26 76760482	202606 320-57200-46000	REPAIRS 06/26	*	464.05	
							1,119.85 021328

6/17/26	00007	6/02/26 93210737	202605 310-51300-42000	DELIVERY THRU 05/20/26	*	25.60	
		6/09/26 93322870	202606 310-51300-42000	DELIVERY THRU 06/02/26	*	23.38	
							48.98 021329

6/17/26	00384	6/01/26 022433	202606 320-57200-45300	POOL SVCS 06/26	*	1,430.00	
		6/15/26 0222498	202606 320-57200-45300	LINE REPAIR 06/26	*	2,258.35	
							3,688.35 021330

6/17/26	00402	6/11/26 12018	202606 320-53800-46100	RACK NETWORK SWITCH/SURGE	*	2,583.43	
							2,583.43 021331

						TOTAL FOR BANK A	75,935.09
						TOTAL FOR REGISTER	75,935.09

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/27/26	00496	5/26/26	05262026	202605	320	57200	51000		MAYRA PADILLA	*	129.00	129.00	800121
			REIMB AMAZON PRIME 05/26										
5/27/26	00533	5/25/26	I-052526	202605	320	53800	34501		ROLLKALL TECHNOLOGIES, LLC	*	3,684.90	3,684.90	800122
			SECURITY SVCS 05/26										
6/02/26	00496	5/28/26	05282026	202605	320	57200	51000		MAYRA PADILLA	*	196.78		
			REIMB AMAZON ORDER 05/26										
		5/28/26	05282026	202605	310	51300	49000		MAYRA PADILLA	*	136.09	332.87	800123
			REIMB SDV MEETING FOOD										
6/02/26	00533	6/01/26	I-060126	202606	320	53800	34501		ROLLKALL TECHNOLOGIES, LLC	*	4,473.00	4,473.00	800124
			SECURITY SVCS 06/26										
6/09/26	00496	6/03/26	60320261	202606	320	57200	51000		MAYRA PADILLA	*	17.09	17.09	800125
			REIMB SDV SUPPLIES 6/26										
6/09/26	00533	6/08/26	I-060826	202606	320	53800	34501		ROLLKALL TECHNOLOGIES, LLC	*	3,951.15	3,951.15	800126
			SECURITY SVCS 06/26										
6/17/26	00496	6/09/26	06092026	202606	320	57200	51000		MAYRA PADILLA	*	325.00		
			REIMB OFFICE SUPPLIES										
		6/10/26	06102026	202606	320	57200	46000		MAYRA PADILLA	*	400.00	725.00	800127
			REIMB TERMITE INJECTION										
6/17/26	00533	6/15/26	I-061526	202606	320	53800	34501		ROLLKALL TECHNOLOGIES, LLC	*	3,951.15	3,951.15	800128
			SECURITY SVCS 06/26										
5/31/26	00538	4/17/26	052026	202605	320	53800	41005		AT&T AUTOPAY	*	117.70		
			SVCS 05/26										
		4/28/26	052026	202605	320	53800	41005		AT&T AUTOPAY	*	107.00	224.70	800129
			SVCS 05/26										
5/31/26	00363	4/24/26	052026	202605	320	53800	41005		COMCAST - AUTO PAY	*	261.71	261.71	800130
			SVCS 05/26										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/31/26	00364	4/15/26 052026 SVCS 05/26	202605 320-53800-41005	COMCAST - AUTO PAY	*	260.09	260.09 800131
5/31/26	00365	4/15/26 052026 SVCS 05/26	202605 320-53800-41005	COMCAST - AUTO PAY	*	261.71	261.71 800132
5/31/26	00367	4/21/26 052026 SVCS 05/26	202605 320-53800-41005	COMCAST - AUTO PAY	*	261.71	261.71 800133
5/31/26	00368	4/15/26 052026 SVCS 05/26	202605 320-53800-41005	COMCAST - AUTO PAY	*	189.85	189.85 800134
5/31/26	00369	4/14/26 0526 SVCS 05/26	202605 320-57200-41000	COMCAST - AUTO PAY	*	296.85	296.85 800135
5/31/26	00370	4/15/26 052026 SVCS 05/26	202605 320-57200-41000	COMCAST - AUTO PAY	*	278.27	278.27 800136
5/31/26	00381	4/28/26 052026 SVCS 05/26	202605 320-53800-41005	COMCAST - AUTO PAY	*	148.85	148.85 800137
5/31/26	00382	4/10/26 052026 SVCS 05/26	202605 320-53800-41005	COMCAST - AUTO PAY	*	154.58	154.58 800138
						TOTAL FOR BANK Z	19,602.48
						TOTAL FOR REGISTER	19,602.48

South-Dade Venture
Community Development District

Unaudited Financial Reporting
May 31, 2026



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10	<hr/>	Assessment Receipt Schedule

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Operating Account	\$ 93,573	\$ -	\$ 93,573
Due from Other-PayPal	5,734	-	5,734
Due from General Fund	-	48,600	48,600
Investments:			
State Board of Administration - Surplus	1,125,789	-	1,125,789
State Board of Administration - Guardhouse Reserves	93,961	-	93,961
State Board of Administration - Clubhouse Reserves	189,321	-	189,321
BankUnited Money Market Account	7,896	-	7,896
Series 2008			
Revenue	-	6,496	6,496
Prepayment	-	19	19
Series 2013			
Reserve	-	25,000	25,000
Revenue	-	264,008	264,008
Prepayment	-	3,302	3,302
Series 2022			
Reserve	-	34,749	34,749
Revenue	-	64,618	64,618
Deposits	2,434	-	2,434
Total Assets	\$ 1,520,930	\$ 446,793	\$ 1,967,723
Liabilities:			
Accounts Payable	\$ 33,270	\$ -	\$ 33,270
Due to Debt Service	48,600	-	48,600
Total Liabilities	\$ 81,870	\$ -	\$ 81,870
Fund Balance:			
Nonspendable:			
Deposits	\$ 2,434	\$ -	\$ 2,434
Restricted for:			
Debt Service	-	446,793	446,793
Assigned for:			
Clubhouse Reserves	189,321	-	189,321
Guardhouse Reserves	93,961	-	93,961
Unassigned	1,151,122	-	1,151,122
Total Fund Balances	\$ 1,439,060	\$ 446,793	\$ 1,885,853
Total Liabilities & Fund Balance	\$ 1,520,930	\$ 446,793	\$ 1,967,723

South-Dade Venture
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Through 05/31/26	Actual Through 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,440,987	\$ 2,440,987	\$ 2,387,279	\$ (53,708)
Interest Income	30,000	20,000	33,396	13,396
Miscellaneous Income-Vehicle Registration	8,000	5,333	3,305	(2,028)
Miscellaneous Income-Clubhouse	1,000	667	915	248
Miscellaneous Income-Other	-	-	3,210	3,210
Donations	-	-	495	495
Total Revenues	\$ 2,479,987	\$ 2,466,987	\$ 2,428,601	\$ (38,386)

Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 5,800	\$ 2,200
Payroll Taxes	918	612	444	168
Engineering	23,000	15,333	24,750	(9,417)
Arbitrage Calculation	600	600	600	-
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	30,000	20,000	15,043	4,958
Annual Audit	5,000	5,000	4,000	1,000
Trustee Fees	13,288	10,695	10,695	-
Management Fees	70,455	46,970	46,970	0
Information Technology	1,000	667	667	0
Postage and Delivery	2,000	1,333	1,332	1
Insurance General Liability	13,844	13,844	12,405	1,439
Printing and Binding	500	333	2	331
Rental and Leases	2,400	1,600	1,600	-
Legal Advertising	1,500	1,000	1,145	(145)
Other Current Charges	3,000	2,000	3,435	(1,435)
Office Supplies	50	33	0	33
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 181,730	\$ 130,196	\$ 131,062	\$ (866)

Operations and Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 4,000	\$ 2,667	\$ 2,557	\$ 110
Electric - Street Lighting	31,000	20,667	23,838	(3,171)
Electric - Street Lighting Lease	33,285	22,190	-	22,190
Electric - Irrigation	2,500	1,667	1,456	211
Electric - Guardhouse	6,000	4,000	4,885	(885)
Cable/Internet	29,000	19,333	20,207	(874)
Telephone-Wireless	720	480	430	50
Landscape Maintenance	473,211	315,474	304,583	10,891
Tree Trimming	33,475	22,317	27,819	(5,502)
Plant Replacement	20,000	13,333	2,452	10,881
Irrigation Maintenance	10,000	6,667	-	6,667
Lake Maintenance	20,000	13,333	13,381	(48)

South-Dade Venture
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Through 05/31/26	Actual Through 05/31/26	Variance
General Maintenance Expenditures (Continued)				
General Maintenance	20,000	13,333	28,925	(15,592)
Pressure Cleaning	17,000	17,000	18,788	(1,788)
Culvert Cleaning	18,000	12,000	-	12,000
Property Insurance	31,983	31,983	29,906	2,077
Banner/Holiday Decorations	120,000	119,358	119,358	-
Security Gate Guards	396,442	264,295	342,559	(78,264)
Gate Maintenance/Repairs	88,000	58,667	57,584	1,083
Enhanced Security	220,000	146,667	137,163	9,503
Web Design/Maintenance	3,000	2,000	2,000	-
Newsletter Printing	4,000	2,667	1,885	782
Gatehouse Automation Project	-	-	21,595	(21,595)
Contingency	10,000	6,667	1,590	5,077
Reserves	238,745	159,163	-	159,163
Subtotal General Maintenance Expenditures	\$ 1,830,361	\$ 1,275,926	\$ 1,162,961	\$ 112,965
Clubhouse Expenditures				
Security	\$ 78,036	\$ 52,024	\$ 55,618	\$ (3,594)
Telephone	6,750	4,500	4,588	(88)
Utilities	26,000	17,333	18,944	(1,610)
Property Insurance	14,543	14,543	13,598	945
Alarm Monitoring	3,000	2,000	3,065	(1,065)
Pool Maintenance and Repairs	37,000	24,667	18,471	6,196
Club Operation/Staff	115,000	76,667	76,667	0
Workers' Compensation Insurance	1,050	1,050	938	112
Fitness Equipment Maintenance	10,000	6,667	2,345	4,322
Office Supplies and Printing	4,000	2,667	3,011	(344)
Repairs and Maintenance	35,000	23,333	19,575	3,759
Janitorial Supplies	7,000	4,667	4,004	662
Landscape Maintenance	8,000	5,333	4,918	415
Licenses and Permits	1,200	1,200	1,220	(20)
Contingency	20,000	13,333	16,584	(3,251)
Reserves	101,317	67,545	-	67,545
Subtotal Clubhouse Expenditures	\$ 467,896	\$ 317,528	\$ 243,546	\$ 73,983
Total Operations and Maintenance	\$ 2,298,257	\$ 1,593,454	\$ 1,406,506	\$ 186,948
Total Expenditures	\$ 2,479,987	\$ 1,723,650	\$ 1,537,568	\$ 186,082
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 743,337	\$ 891,033	\$ (224,468)
Fund Balance - Beginning			\$ 548,028	
Fund Balance - Ending			\$ 1,439,060	

South-Dade Venture
Community Development District

Debt Service Fund Series 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget Through 05/31/26	Actual Through 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 169,312	\$ 169,312	\$ 166,027	\$ (3,286)
Interest Income	-	-	2,171	2,171
Total Revenues	\$ 169,312	\$ 169,312	\$ 168,198	\$ (1,115)
Expenditures:				
Interest - 11/1	\$ 9,679	\$ 9,679	\$ 9,679	\$ 0
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	9,521	9,521	9,422	99
Principal - 5/1	153,540	153,540	153,540	-
Total Expenditures	\$ 172,741	\$ 172,741	\$ 177,642	\$ (4,901)
Net Change in Fund Balance	\$ (3,429)	\$ (3,429)	\$ (9,444)	\$ (6,015)
Fund Balance - Beginning			\$ 21,258	
Fund Balance - Ending			\$ 11,814	

South-Dade Venture
Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget Through 05/31/26	Actual Through 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 796,457	\$ 796,457	\$ 778,933	\$ (17,524)
Interest Income	50	33	14,665	14,631
Total Revenues	\$ 796,507	\$ 796,490	\$ 793,598	\$ (2,893)
Expenditures:				
Interest - 11/1	\$ 137,849	\$ 137,849	\$ 137,849	\$ -
Interest - 5/1	137,849	137,849	137,849	-
Principal - 5/1	520,000	520,000	520,000	-
Total Expenditures	\$ 795,698	\$ 795,698	\$ 795,698	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 810	\$ 793	(\$2,100)	\$ (2,893)
Other Financing Sources/(Uses):				
Arbitrage Rebate Calculation	\$ (600)	\$ (400)	\$ -	\$ 400
Dissemination Agent Fees	(2,500)	(1,667)	(1,667)	-
Total Other Financing Sources/(Uses)	\$ (3,100)	\$ (2,067)	\$ (1,667)	\$ 400
Net Change in Fund Balance	\$ (2,291)	\$ (1,274)	\$ (3,767)	\$ (2,493)
Fund Balance - Beginning			\$ 320,732	
Fund Balance - Ending			\$ 316,965	

South-Dade Venture

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 05/31/26	Through 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 597,373	\$ 597,373	\$ 584,229	\$ (13,144)
Interest Income	-	-	8,915	8,915
Total Revenues	\$ 597,373	\$ 597,373	\$ 593,145	\$ (4,228)
Expenditures:				
Interest - 11/1	\$ 54,306	\$ 54,306	\$ 54,306	\$ -
Interest - 5/1	54,306	54,306	54,306	-
Principal - 5/1	495,000	495,000	495,000	-
Total Expenditures	\$ 603,612	\$ 603,612	\$ 603,612	\$ -
Net Change in Fund Balance	\$ (6,239)	\$ (6,239)	\$ (10,467)	\$ (4,228)
Fund Balance - Beginning			\$ 128,482	
Fund Balance - Ending			\$ 118,014	

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	\$ 15,858	\$ -	\$ -	\$ -	\$ -	\$ 2,387,279
Interest Income	1,590	1,055	2,451	6,557	5,742	6,080	5,146	4,776	-	-	-	-	33,396
Miscellaneous Income-Vehicle Registration	860	240	-	920	120	345	415	405	-	-	-	-	3,305
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	\$ 21,039	\$ -	\$ -	\$ -	\$ -	\$ 2,428,601

Expenditures:

General and Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 5,800
Payroll Taxes	77	77	-	77	-	77	61	77	-	-	-	-	444
Engineering	3,583	15,430	2,358	895	1,210	875	70	330	-	-	-	-	24,750
Arbitrage Calculation	-	-	-	-	-	-	-	600	-	-	-	-	600
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	2,888	2,228	550	1,815	2,338	550	2,558	2,118	-	-	-	-	15,043
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	5,871	-	-	-	-	46,970
Information Technology	83	83	83	83	83	83	83	83	-	-	-	-	667
Postage and Delivery	111	243	222	144	231	131	131	119	-	-	-	-	1,332
Insurance General Liability	12,405	-	-	-	-	-	-	-	-	-	-	-	12,405
Printing and Binding	-	2	-	-	-	0	-	0	-	-	-	-	2
Rental and Leases	200	200	200	200	200	200	200	200	-	-	-	-	1,600
Legal Advertising	324	-	-	-	-	-	375	445	-	-	-	-	1,145
Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	430	402	553	157	447	330	533	582	-	-	-	-	3,435
Office Supplies	-	-	-	0	-	-	-	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	\$ 11,425	\$ -	\$ -	\$ -	\$ -	\$ 131,062

Operations & Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 227	\$ 245	\$ 408	\$ 426	\$ 335	\$ 338	\$ 251	\$ 326	\$ -	\$ -	\$ -	\$ -	\$ 2,557
Electric - Street Lighting	2,906	2,907	2,905	2,980	3,035	3,035	3,035	3,035	-	-	-	-	23,838
Electric - Street Lighting Lease	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric - Irrigation	64	229	117	302	259	165	132	189	-	-	-	-	1,456
Electric - Guardhouse	492	635	798	681	577	562	532	609	-	-	-	-	4,885
Cable/Internet	2,503	2,504	2,119	3,253	2,534	2,519	2,494	2,280	-	-	-	-	20,207
Telephone-Wireless	54	54	54	54	54	54	54	54	-	-	-	-	430
Landscape Maintenance	33,917	44,999	33,917	33,917	44,999	33,917	33,917	44,999	-	-	-	-	304,583
Tree Trimming	2,392	3,559	2,392	7,792	3,199	2,392	2,392	3,702	-	-	-	-	27,819
Plant Replacement	-	377	-	-	-	513	1,216	346	-	-	-	-	2,452
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,644	1,644	1,644	1,644	1,644	1,644	1,873	1,644	-	-	-	-	13,381

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	-	-	-	-	-	-	903	-	-	-	-	18,788
Culvert Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	29,906	-	-	-	-	-	-	-	-	-	-	-	29,906
Banner/Holiday Decorations	-	58,200	-	58,044	-	-	-	3,114	-	-	-	-	119,358
Security Gate Guards	38,693	49,129	51,371	38,726	38,746	38,746	38,733	48,416	-	-	-	-	342,559
Gate Maintenance/Repairs	5,819	5,308	5,156	6,024	6,766	10,418	10,942	7,151	-	-	-	-	57,584
Enhanced Security	14,334	21,286	20,194	15,484	16,517	17,135	19,904	12,310	-	-	-	-	137,163
Web Design/Maintenance	250	250	250	250	250	250	250	250	-	-	-	-	2,000
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	\$ 129,328	\$ -	\$ -	\$ -	\$ -	\$ 1,162,961
Clubhouse Expenditures													
Security	\$ 16,948	\$ 5,161	\$ 5,783	\$ 7,671	\$ 3,442	\$ 5,366	\$ 5,646	\$ 5,601	\$ -	\$ -	\$ -	\$ -	\$ 55,618
Telephone	565	566	573	578	577	577	577	575	-	-	-	-	4,588
Utilities	2,238	2,397	2,255	2,410	2,238	2,459	2,583	2,363	-	-	-	-	18,944
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	1,942	-	-	-	-	18,471
Club Operation/Staff	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	-	-	-	-	76,667
Workers' Compensation Insurance	938	-	-	-	-	-	-	-	-	-	-	-	938
Fitness Equipment Maintenance	205	175	905	200	230	200	230	200	-	-	-	-	2,345
Office Supplies and Printing	718	-	775	366	69	-	730	353	-	-	-	-	3,011
Repairs and Maintenance	1,461	8,884	812	556	5,057	737	1,193	878	-	-	-	-	19,575
Janitorial Supplies	688	166	573	717	166	698	580	416	-	-	-	-	4,004
Landscape Maintenance	425	1,228	425	425	782	425	425	782	-	-	-	-	4,918
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	\$ 22,693	\$ -	\$ -	\$ -	\$ -	\$ 243,546
Total Operations & Maintenance	\$ 208,247	\$ 253,771	\$ 147,768	\$ 200,697	\$ 149,511	\$ 152,311	\$ 142,180	\$ 152,020	\$ -	\$ -	\$ -	\$ -	\$ 1,406,506
Total Expenditures	\$ 245,865	\$ 279,306	\$ 157,606	\$ 210,939	\$ 159,892	\$ 165,428	\$ 155,085	\$ 163,446	\$ -	\$ -	\$ -	\$ -	\$ 1,537,568
Excess (Deficiency) of Revenues over Expenditures	\$ (243,115)	\$ (6,128)	\$ 1,752,294	\$ (149,384)	\$ (103,046)	\$ (128,261)	\$ (88,921)	\$ (142,407)	\$ -	\$ -	\$ -	\$ -	\$ 891,033
Net Change in Fund Balance	\$ (243,115)	\$ (6,128)	\$ 1,752,294	\$ (149,384)	\$ (103,046)	\$ (128,261)	\$ (88,921)	\$ (142,407)	\$ -	\$ -	\$ -	\$ -	\$ 891,033

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)	(153,540)
Current Bonds Outstanding		\$320,891

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)	(520,000)
Current Bonds Outstanding		\$5,135,000

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)	(495,000)
Current Bonds Outstanding		\$3,815,000

Total Current Bonds Outstanding		\$9,270,891
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South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County

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

ON ROLL ASSESSMENTS

Allocation in %	60.95%	4.24%	19.89%	14.92%	100.00%
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Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	O&M Portion	2008 Debt Service	2013 Debt Service	2022 Debt Service	Total
11/12/25	10/1/25-10/31/25	\$ 10,313.58	\$ 412.55	\$ 99.01	\$ -	\$ 9,802.02	\$ 5,974.81	\$ 415.53	\$ 1,949.49	\$ 1,462.19	\$ 9,802.02
11/17/25	11/1/25-11/10/25	165,090.12	6,603.62	1,584.88	-	156,901.62	95,639.22	6,651.37	31,205.63	23,405.40	156,901.62
11/25/25	6/1/25-10/31/25	35,213.46	1,670.50	335.43	-	33,207.53	20,241.62	1,407.73	6,604.53	4,953.65	33,207.53
11/28/25	11/11/25-11/20/25	258,974.66	10,359.07	2,486.14	-	246,129.45	150,027.95	10,433.91	48,951.86	36,715.74	246,129.46
12/05/25	11/21/25-11/30/25	3,128,114.40	125,124.94	30,029.90	-	2,972,959.56	1,812,164.38	126,029.57	591,281.90	443,483.71	2,972,959.56
12/24/25	12/1/25-12/15/25	164,173.39	6,274.59	1,579.01	-	156,319.79	95,284.56	6,626.70	31,089.92	23,318.61	156,319.79
01/09/26	12/16/25-12/31/25	87,429.22	2,592.35	848.34	-	83,988.53	51,195.12	3,560.44	16,704.20	12,528.78	83,988.54
01/26/26	INTEREST	-	-	-	3,917.55	3,917.55	2,387.94	166.07	779.15	584.39	3,917.55
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
05/15/26	4/1/26-4/30/26	25,851.87	-	258.53	422.80	26,016.14	15,858.11	1,102.88	5,174.26	3,880.89	26,016.14
TOTAL		\$ 4,106,578.14	\$ 155,396.81	\$ 39,511.82	\$ 4,798.65	\$ 3,916,468.16	\$ 2,387,279.07	\$ 166,026.75	\$ 778,933.14	\$ 584,229.22	\$ 3,916,468.18

97.42%	Percent Collected
\$ 108,767.81	Balance Remaining to Collect