



South-Dade Venture
Community Development District

<http://southdadedcdd.com>

Jessica Cabrera, Chair

Curtis Cooper, Vice Chair

Mike Cruz, Supervisor

Victor Valladares, Supervisor

Desiree Rivera, Supervisor

July 23, 2026



South-Dade Venture Community Development District

Updated 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
July 23, 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 June 25, 2026 Meeting – **Page 4**
3. Consideration of **Resolution #2026-03** Electing Officers – **Page 49**
4. Discussion of Security Services
 - A. Maverick Security Services Proposed Bill Rate Increase – **Page 51**
 - B. Delta Five Security – **Page 52**
 - C. KS Services – **Page 62**
 - D. U.S. Security – **Page 109**
 - E. Veridian Security Services – **Page 136**
 - F. Vested Security – **Page 170**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Monthly Report – **Page 188**
 - D. Club Manager – Monthly Report – **Page 205**
 - E. Manager
6. Financial Reports
 - A. Approval of Check Run Summary – **Page 252**
 - B. Approval of Unaudited Financials – **Page 259**
7. Supervisors Requests and Audience Comments
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://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, June 25, 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 (by phone)
Ben Quesada	Governmental Management Services
Terry Glynn	Governmental Management Services (by phone)
Mayra Padilla	Field Manager
Brian Correa	Club Manager
Kevin Wimberly	DML Security (by phone)
Michael De Oliveira	Waterstone Grand (by phone)
Victor Ipina	Resident
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 May 28, 2026 Meeting

Ms. Cabrera: We're going to jump right into item No. 2, approval of minutes of the May 28th meeting, do we have a motion to approve?

Mr. Quesada: Scott provided a change to page 31 of the minutes, so there were just some grammatical errors that were submitted and I have those here.

Ms. Cabrera: Ok, so approved as amended, do you know what the change was?

Mr. Cochran: Just a couple of grammatical errors, that's all.

Ms. Cabrera: Ok, so a motion to approve with the amended changes.

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, the Minutes of the May 28, 2026 Meeting with the amended changes were approved.

THIRD ORDER OF BUSINESS

Discussion of Security Services

Ms. Cabrera: Moving on to item No. 3, with Kevin with DML, discussion of security services.

Mr. Winkeljohn: Kevin, you're on.

Mr. Quesada: I'd be happy to update.

Mr. Wimberly: Good afternoon, did you print that out?

Mr. Quesada: Yes.

Ms. Padilla: So, guys just to let you guys know, Kevin did send us an email with an update. I printed it for you guys, and let him explain it, so Kevin they have it in front of them now.

Mr. Wimberly: Ok, great. So, good afternoon everybody, how has everyone been?

Ms. Cabrera: Good afternoon, great.

Mr. Wimberly: Ok, so if you run through this it will give you an update of everything that's been done. Basically, we installed and tested all the configurations, all the loops. We have all the timers in place, we have all the infrastructure in place, we had three additional cameras that have been installed that are currently recording, we have the 180 on the overview and in the visitor lane, we have 180 overview added to the resident lane and we added an additional LPR on the inside of the property after the visitor barrier arm for additional redundancy. We've got the loop configuration for the turnaround lane installed and testing and configured which triggers the LED warning light for the left exit lane drivers exiting the property, that exit loop shunts that left exit barrier arm if there's a

vehicle present there. At this time really I just need to go over the sequence timing and see if there's any input on that from you as far as both the resident and visitor lane, as well as the exit lane on that shunting process of that left exit barrier arm, if you go to like the second or third page, it gets down to the timing of what I have it at, and my recommendation. So, on the resident lane, in the event if there's a vehicle that is not a resident, we have that stacking group in there for the additional relay in there. I have that at 30 seconds that I believe we discussed that in the past, however, all the timers and the timings of these configurations are fully adjustable. So, I think 30 seconds, and I use that at other properties, however, again, we can adjust it as needed. On the visitor lane, once the kiosk goes in, I'm going to have a 6 second delay on the primary push button and then on the first loop I'll have that on 10 seconds, and then the stacking loop I have that at 30 seconds as well. For the turnaround lane, so basically if there's a vehicle present in that turnaround lane, it's going to shunt that exit operator, and it's going to illuminate that LED light for as long as the vehicle is sitting on that loop, once that is off, I had it on, I'm recommending it anywhere between 5 or 10 seconds to allow that vehicle to make that turnaround and clear that area out, and again, that time is fully adjustable. These are my recommendations and anything can be changed once we put everything into automation. So, any input on that would be phenomenal, and then the signage at all the locations, if there's a specific dialogue that you want on that signage, that input would be great because I'll be supplying those signs. I also recommend adding a stop sign on the left exit barrier arm, I mean everyone should be stopping at these but, we do know how vehicles exit the property and that's why we did put this extra fail safe in place. So, I do recommend doing that, I mean that's something, it doesn't have to be a DOT, just to let you know, 8x8 or 12x12 stop sign, so I just wanted your thoughts and input on that. Also, in the turnaround lane, in the planter and the landscape area, I kind of recommend putting just some sort of sign there, and again, this is more for protection, I mean you know how drivers are these days, so you might want direction from legal to some extent but, I do recommend just placing some sort of sign there, right there in the dead center, right behind the curbing so any cars that are either sitting there, or making that turn where we could have some dialogue there, and I put a recommendation on there but, basically, for folks exiting the property, please proceed with caution when using the turnaround lane. So, any input or feedback on that would be phenomenal. As far as the two call boxes that were

going to be used for the event that either visitor or in the resident lane or the visitor lane, I just need to know what we're going to be programming those phone numbers to, whether it's guardhouse 1, guardhouse 2, I believe it's going to be guardhouse 2 but, I just wanted that direction of that order of calling in the event that there is an emergency, a blocked vehicle, they can't get in, etc. So, any feedback on all those items would be phenomenal, as of right now the only thing that I'm pending, as we stated in the past when we were waiting for the cameras to come in, they did ship, and I'm expecting those to be in next week, early next week and those are the two cameras that are going to be placed in the kiosk that will be driving the documentation whether it's a driver's license or business card or whatever that particular visitors decides to place in that box. So, really once I have that on hand, that piece will be fabricated where we're going to be capturing that identification and then we'll have the kiosk installed with the additional cameras that are going to be placed on that which I have everything on hand, except for those two cameras. So, everything has been tested and everything is on as expected, I'm just waiting for that last piece of the puzzle, as well as the direction on the timing sequence and then any dialogue on the signage that we just adjust.

Mr. Quesada: Obviously, you're all welcome to discuss but, as far as Kevin and this is for discussion, the signage that he's referring to, I think what we should do just to be on the safe side is, because I know he referred to legal, is have Kevin set up an individual conference call with Alejandro the engineer, and make sure our additional signage is good, I just want to make sure that we have input from the engineer as far as the final location of those signs for the emergency turnaround for any concerns because you're going to have that shunt system which is not going to hold the operator if somebody is turning through the emergency turnaround at the same time, it's a protection but, a sign on this side would probably make a lot of sense. (inaudible comment) So, I think as long as you guys are comfortable with that, allow staff to have a discussion with the engineer and whenever he signs off on it I think it's worth the investment. As far as the phone number goes, it was suggested guardhouse 2, I think guardhouse 2 is a good location just because for now it's the only guardhouse that's going to be required to be manned 24/7 so it would guarantee that you have a body there.

Ms. Cabrera: Right someone there.

Mr. Quesada: Yes, and at some point if there a new modified hourly security with any type of mobile situation we can always revisit that.

Mr. Valladares: I have a question and excuse my ignorance, I was under the understanding that we're doing all this work starting at gate 3, using gate 3 as the ginny pig and see how the automation works before we get involved and make any changes at gate 1 or 2. Am I correct or are we doing already some work on gates 1 and 2 without knowing how this is going to go or come out, or how is it going to work out?

Mr. Wimberly: We have not commenced at gatehouse 1 or 2.

Mr. Valladares: Ok, because I was confused.

Mr. Wimberly: You are correct.

Mr. Quesada: And then just so you guys know again, (inaudible comment) and I think we need to set up another meeting Kevin, I think the last time we did that we killed two birds with one stone. (inaudible comment) is get that same contact with the city on the phone to help us with the checklist that we did last time around. (inaudible comment) The contractor that you guys select which was heavy construction to do the demo to do the turnaround and the median and sent them to DERM. (inaudible comment) The contractor reached out to his contact at the county and they're saying no, it's the city. (inaudible comment) So, I think we need to talk to somebody at the city level because my understanding is we've never heard from DERM on these things. He did reach out to the county and they said that when we pull a master permit, and we talk to the building department typically if there is that public works or anything else like that, that's all should all be done by the state. So, all the smoke is pointing in that direction but until we get on the phone with them, I think we can sort out both issues with the signage and the permitting for guardhouse 1 which is we haven't started anything at guardhouse 1 yet, we need to do the demo, and we keep running into this issue when he's trying to pull the permit for the demo.

Mr. Wimberly: Understood.

Mr. Cooper: With regards to the what said Kevin, these are all new additions the signs and all that, did you just said that?

Mr. Quesada: Two signs.

Ms. Cabrera: Yes, it's two new signs.

Mr. Cooper: I'm just trying to figure out because I know when we did the guardhouse project, or when we're doing these types of projects, like it's not an ask that we even have to ask the engineer, like they've been in this whole entire process so I'm just trying to figure out why like, once we're getting to the commencement stage why some of these things happen, and this could be for Ben or you Kevin, or whatever, but why some of this stuff hasn't already been ironed out because obviously the permit has already been set.

Mr. Wimberly: I mean it's really just two spots of documentation we're adding, everything else, I mean as far as what is going to be the dialogue on the kiosk, or the dialogue that's going to be near the call box on the resident lane, that's just preference of you as the Board want. So, as far as the one sign that is going to go by the left exit lane, I mean it's pretty straight forward, it's basically to be opposite of what I'm saying in the turnaround lane which was just my thoughts of having that in there, just as a protection, the more dialogue, the more information you have out there, so I think it's evolved in the past but, it's just going to be basics, these aren't DOT signs, unless required by the city or county. For guardhouse 3 being that there's no, it was already in the same turnaround lane, there was no dialogue, there was no signs there before, this is just me thinking outside the box for just additional coverage and additional dialogue, and again, this is not a DOT sign so it's just something, I mean we could probably hatch that out if we want to speak with Alejandro, they have the sign, but it's just whatever the dialogue is, I'm sure we can hatch it out in 5 or 10 minutes.

Mr. Quesada: And Kevin, by the way, the city already allowed us to pull the permit based on the plans that's been submitted, so meaning this is not a requirement. (inaudible comment)

Mr. Cooper: That's correct, and I'm appreciative of that, I think it's great, I know this project has been so delayed, we were hoping that this was going to be before, and it just seems like I think this, not the call box information and all that stuff but like as far as the sign aspect of it, and it may take a couple of seconds but, like us, we're not engineers, we're sign people so, it sounds great, I think we all agree that we obviously want residents to be safe and obviously we want to make sure that our interests are safely protected here so there's no potential openings for lawsuits in the end but, I don't know why this

conversation didn't happen with the engineer initially, then saying this is kind of what the engineer's recommendations are coming to the meeting at least with that aspect of it.

Mr. Quesada: Got it.

Mr. Wimberly: I understand and again, I believe we had this conversation with Ben in the past, and he recommended bringing it up in this meeting, and I feel that, and again, like you said it is a simple sign but, I just think adding a couple of signs would be greater protection for the community, and the drivers both exiting and entering the property around the turnaround, and I understand your concern and I respect that so again, I think me and Ben will reach out to them and just see if they have any listed dialogue that they recommend using.

Ms. Cabrera: It won't delay the process, right?

Mr. Wimberly: I'm sorry?

Mr. Quesada: Kevin, she's asking if that would delay the project, technically no because you have an open permit based on the plans that have already been submitted.
(inaudible comment)

Ms. Cabrera: Right, and it's just something that I am going to assume that along the process there will be more of these situations that arise from them just working through the plans and figuring out things that may or may not work. So, I get your point about them having had that conversation earlier but, if it came about now, I mean it's not going to delay the process.

Mr. Quesada: Correct.

Mr. Wimberly: No.

Mr. Cooper: Is there a way for us before we go ahead and roll this out like either as a Board or I would like to put eyes on it because I know the ask, and even like putting where the sign is, like we're looking at words on a paper to try and visualize exact locations and all of that stuff, so it's very hard to conceptualize that and obviously having the different moving parts and explaining it, obviously you've worked with it so you've got your hands on it, so we've kind of seen it, but it would be nice to be able to at least kind of go out there, at least for me, and be able to navigate and see how the kiosk works and maybe work on whatever is going to be said on that because it's hard to conceptualize the kiosk what we're visualizing on a piece of paper when we don't have anything to touch and all of that.

Mr. Wimberly: Once we get to that point, I'll be happy to meet with any of you onsite to walk through that process the same day or the day after that we go live with it, I'll be more than happy to do that. As far as the signage goes, I'll be more than happy to do, once I know the dialogue that we're using I can do a mockup image of where that placement would be.

Mr. Cooper: Thank you, decorative sign please.

Mr. Wimberly: Also, I don't know if it was brought to your attention but, recently not only did the master community, and all subcommunities in Waterstone and the surrounding area, I made a notation on there, all these gated communities, or any gated community is not required to have SOS devices, some of the properties had them prior to when we did it. The guardhouses never had those before so that was implemented earlier in the month, that was already done and tested and I reached out directly to code enforcement because they were basically really sending out citations because of that. So, all three guardhouses were completed for later in this month and each side for visitor, as well as the resident has an SOS device, and what that does is it allows the gate to open when there's an emergency vehicle coming through. Typically, the previous requirement only required them to have dock spots that had the e-switch in there that opens up the gate for any emergency that would come through whether it was paramedics, fire or police, so I added that in there as well in the event that you guys were not made aware of it.

Ms. Cabrera: Great, thank you.

Mr. Cooper: Thank you.

Mr. Valladares: Thank you Kevin.

Ms. Cabrera: Thank you for all the information, looking forward to another update.

Mr. Wimberly: So, honestly I communicate with Ben and Mayra all the time, and allow you go through some of the documents I provided and feedback or any input would be phenomenal. Ben I will look for that call, and again, it shouldn't be any more than a 5 or 10 minute phone call with the engineers and I will have the signs created, I usually have it done within 72 hours, and once I have that done I'll do a little mockup of gate 3 that you can provide to the Board, and then we can go from there.

Mr. Quesada: Sound good Kevin, thank you.

Ms. Cabrera: Thank you.

Mr. Cooper: Thank you.

Mr. Wimberly: Alright, I wish you guys a great afternoon, have a good one.

Ms. Cabrera: You too.

Ms. Padilla: Thank you Kevin.

Mr. Wimberly: Thank you.

Ms. Cabrera: I think in terms of timing, I mean he's the expert so I think his recommendations are good, and we should go with those and then trial and error if we need to modify anything, then modify it but again, he's the expert.

Mr. Cooper: Yes, I agree.

Mr. Quesada: (inaudible comment) I'll pass this around and let people get familiarized with it, and make sure we go out there, we'll meet with the guards and make sure we explain how it's going to be operating, and Kevin will be there, and if you want to see it, we'll schedule it accordingly so you guys can meet individually, and you can see everything and familiarize yourselves with how everything works. So we'll set up a date when we're doing that and having Kevin onsite, with management onsite, and anybody who is interested it. (inaudible comment)

Mr. Cooper: Yes, I definitely want to be there.

Mr. Valladares: Alright, I believe that pretty much the Board is in line with what Kevin has just presented, and my question is, has this been given, prior to this, to our engineer to evaluate?

Mr. Quesada: Yes, there were plans that were already submitted and basically he's providing us with an update, everything that's in here minus the signs that he just brought up the engineer has it.

Mr. Valladares: Got it, so your recommendation is that we don't need to have the engineer look over this documentation.

Ms. Cabrera: No, he's included in everything minus the signs that were just brought up, this has been put together with the engineer.

Mr. Valladares: Ok.

Ms. Padilla: Yes, every step of the way.

Ms. Cabrera: Every step of the way they've worked together.

Mr. Valladares: Ok, good.

Mr. Quesada: Yes, the engineer is on board.

Mr. Valladares: Ok, I think we have it.

Ms. Cabrera: Ok, alright.

FOURTH ORDER OF BUSINESS Staff Reports

Ms. Cabrera: So we'll move on to staff reports, Attorney.

A. Attorney – Memorandum – Legislative Update

Mr. Cochran: Yes, it's your favorite time of the year for the legislative update. It was actually a busy year so there's more laws than usual. So, I'll just go over the ones that fall under you guys and we'll go from there. I will say as a caveat, some of these were presented to the Governor to sign on June 15th and he hasn't signed them or vetoed them or anything yet, so some of them, they've all been approved by both houses of the legislature and some of them are still waiting the Governor's signature before becoming final, including the first one. So, the first one deal with the sovereign immunity caps, and as you guys know the District is a governmental entity and it enjoys the benefits of sovereign immunity protection include the caps on damages for like tort claims, those are increasing for the first time in a long time and so the current caps are \$200,000 per person, and \$300,000 per incident and those are raising to \$350,000 per person and \$500,000 per incident. The other thing the legislation does is it authorizes government agencies to settle claims in excess of those caps as long as it's within their insurance coverage limits without having to go through a legislative claim bill process. So, that's kind of big one, the other thing it does is it revises a little bit the pre-suit process, so whenever there's a suit against a government entity there has to be formal notice first and they've reduced the period of time currently the notice period is like 3 years from the time that cause of action accrues, they're cutting that in half to 18 months. So, it shortens the amount of time a claimant can provide that notice to the government agency. It also reduces the statute of limitations to 2 years for most types of claims, so negligence claims would be the most common kind, that would be a 2 year statute of limitations now. The other thing it does is compresses the period after the pre-suit notice is provided for the agency to review the claim, up to now it's been 6 months shortened now to 4 months. So, it's streamlined the pre-suit process, shortening the statute of limitations and increasing the caps, so that's a biggie, and like

you said it increases the insurance premiums and it's also one of those things that would make addressing issues that are hazards like a little more urgent, I mean the caps are higher, we have insurance coverage and all of that but, it's always a good idea to address anything that's a hazard. Number two is not really likely to affect this District, so I'm going to skip over that one, number three, the same. Number four on page 3 deals with cybersecurity, so at the state level they're creating a service to basically provide the ability for local governments to apply for grants for shoring up their cybersecurity systems. They're also negotiating agreements with some providers for those services and allowing the local governments to piggyback on those negotiated contracts, an expense to them are still going to be a local government body but, it is going to provide an ability to perhaps to get those types of services, maybe better services at a reduced rate. It's something management can consider, obviously the nature of this District, we don't have that much super sensitive, everything is public record and there's not a lot of sensitive information that we're protecting or anything like that but it is something that they can consider in terms of shoring up cybersecurity issues. Number five, on the bottom of page 3, another big one, so up until now you all, as members of the Board of Supervisors, the only way you could lose your seats, so to speak, is by resigning voluntarily or by having the Governor remove you. Now, there is going to be a recall process that basically a registered voter within the District can initiate this process. Now it sounds scary, it's a multi-step process, and it's pretty difficult probably to achieve. So, it only allows recall for certain specified things, so like malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. So if somebody believes there's one of those grounds on a member of the Board of Supervisors they can initiate a process. Now, the first step of that, they have to get a petition signed by at least 10% of the registered voters within the District, and there is a verification process for those signatures. If that threshold is met then they have to prepare a record of the recall proceedings, and then there's a second petition where they have to get at least 15% of the registered voters to trigger a referendum. So the referendum is similar to like when you guys see at the general election like a Constitutional issue, like a one issue vote, that's what it's talking about with the referendum, so it would be this one issue, and it would require a majority vote on the referendum. So, you have the two petitions and the majority referendum. The other thing this legislation does is the recall process is no a free for all,

there are campaign finance requirements, if people are going to try to make a campaign to recall a candidate, and there are significant penalties for fraud or misconduct in the whole petitioning process, so I just want you guys to be aware of that since it's a new thing. The next one that's relevant to you guys, really would be number five, starting at the beginning of page 4, and it goes on to page 5 and this one deals with us contracting for construction projects and things like that, and it basically requires the general contractor to pay their subcontractors timely, and it establishes a timeline for them to do that, and it provides the method also for local governments if there's a contractor who is like repeatedly basically abusing the process, you can report them and eventually they can be suspended from doing public contracts for a period of time. So, it protects against abuses between the contractors and subcontractors, and gives local governments some powers with that. Finally on number seven on page 6, deals with electronic payments, so what it does is it requires Districts to accept payments of certain kinds of fees and things like that, to also accept electronic forms of payment and they are required to accept electronic forms of payment, and it requires Districts to make an online option for that payment available. Now, governments that have to do this, they would be allowed to have contingent fees that would be passed on to the end user, it wouldn't be like the District would have to absorb those but, this could require for example, things like rentals for clubhouse and things like that, if there's a payment system it will likely require the District to change the website to provide an online payment platform for that. This is another one of those that has not yet been signed by the Governor, so that's the update for this year, it's kind of a lot. Yes, Curtis.

Mr. Cooper: Number six, it says something about scaling fees, are they going to restrict that from happening now, and have it like just be regular fees, have we ever had that where we've had projects and the city or the county scaled fees to charge us more based upon the size and scope of the project and the cost?

Mr. Quesada: Not really but the only time I know is we do it for the vendors, we do don't go a whole lot with the CDD. (inaudible comment) Anything that complicates the permit, so there's different variables that affect that price. (inaudible comment).

Mr. Cooper: Would that be what they're talking about in this law?

Mr. Cochran: I don't think like if they're talking about a component like outfall use or something like that.

Mr. Cooper: Well no, it's related to development, permitting, zoning and land development regulations will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

Mr. Cochran: Well, it applies indirectly, like it's really going to be more applicable at the inception of a District when the developer is still controlling things and going through the process.

Mr. Cooper: Ok.

Mr. Cochran: Once it's a mature resident controlled District, unless something comes up where you're doing a massive construction project, maybe if it expands and you're doing a ton of new road construction or water distribution or building a bunch of new lakes or something like that, then it could apply and like you say, it's just basically permitting them from scaling but, for a District like this, it should really matter at this point, so that's that. Other than the annual report, just a reminder, we're coming close to July 1st so remember if you haven't already done so, turn in your Form 1s by July 1st, and that's all I've got right now.

Mr. Quesada: Thank you Scott.

Mr. Cooper: One other question, with regards to the proposed property tax with the state, does that affect us at all if that passes?

Mr. Cochran: It would not affect us because as I understand it the proposed reforms are dealing with the Ad Valorem taxes, the District deals with Non Ad Valorem Assessments so it wouldn't affect those Non Ad Valorem Assessments, so that would still be, as I understand it, even if there's a full exemption for like Ad Valorem taxes on Homestead property, you'd still pay whatever Non Ad Valorem taxes you're paying or Non Ad Valorem Assessments so funding some of the other things that collect via Non Ad Valorem, as well as Districts.

Mr. Cooper: Thank you.

Ms. Cabrera: Ok, any questions for the attorney?

Mr. Cruz: No.

Ms. Cabrera: Thank you much Scott.

Mr. Quesada: For those of you who qualified by the way, going back to his Form 1 comment, you filled out a Form 1 as part of your qualification, so you already did it, by the way congratulations Desiree and Mike, you both were uncontested.

B. Engineer

Ms. Cabrera: Ok, moving to the engineer, is the engineer on line?

Mr. Quesada: No, no update for now.

C. Field Manager

1) Monthly Report

2) Raptor Vac Systems

a. Storm Drain Maintenance Proposal

b. Inspection Map

Ms. Cabrera: On, moving on to the field manager.

Ms. Padilla: Yes, so for the field, I just want to let you guys know, I just received an email from Erica Avila, she wanted me to convey the message that the city has agreed to wrap the transformers, I don't know all the details yet but, they have agreed to pay for it, and I will get with her. I know when I spoke to the contractor he said we can chose, and I will get with her and figure out those details and I will let you guys know when it's going to be done, what are our options, but she was kind enough to fight for it, and I know she had been fighting for that for awhile so I just wanted to give you give you guys an update on that.

Mr. Cooper: Is that going to be on the outside?

Ms. Padilla: Yes, so she sent us the ones that the City of Homestead has, so I'm going to get with her on that.

Mr. Cooper: So basically from here that way and then Waterstone Blvd.

Mr. Quesada: We'll reach out to her on that.

Ms. Padilla: Yes, we'll reach out to her but I just wanted to share that with you guys, and I think that's great news, but I will reach out to her and see what our options are. I know when I spoke to the contractor he said there's different themes you can chose, and I don't know how it works but, I'll reach out to her and I'll let you guys know. I don't really have much for you guys, just to let you guys know the lights, I spoke to the contractor, he told me they should be done by tomorrow, we have been restoring all the sod, I know you guys saw that, and you mentioned there was a lot of it. We have been trying to restore as much as we can, it's not perfect yet but, there were some irrigation damages, we are aware of it, we are working hard to have that addressed. I know at the last meeting, and I want to bring this to your attention, there was a concern about the sign, there was a concern about the font, I told you guys I wasn't sure because the day that we had the

meeting, that's the day that it was installed, the font is the same, I just wanted to let you guys know, this was \$700 and you guys can be the judge of it, you couldn't even the sign. So, there was some concerns, or there was a suggestion for me to reach out to another company, I reached out to that company 4 times and they haven't reached back out. So, that being said, it's your guys call, we did talk about the budget and you guys gave us I think that we should do a couple of more signs with the same contractor, if you guys are ok with it, like I said, \$700.

Mr. Quesada: So beginning with our budget, you guys approved \$5,000, and we have \$4,300 left, and I do conservatively advise that.

Mr. Cruz: Yes, like the one at the Boulevard roundabout.

Ms. Padilla: Yes, so what we're going to do is we're going and chose the ones that are worse and probably the biggest, and take those.

Mr. Cruz: The one at the roundabout was worse than this one.

Ms. Padilla: Yes, but remember the memo and I talked to the contractor.

Mr. Cruz: Yes, but this came out really good.

Ms. Padilla: I think it looks great.

Mr. Quesada: (inaudible comment) If you guys like the finished product on this one, we can go and do the other signs.

Mr. Cruz: I'm ok with it.

Ms. Padilla: So if you guys give me direction then I can do them on the Boulevard and then, me and Ben upgraded the list, and if you guys are ok with that then we can move forward.

Mr. Cruz: Yes, I'm ok with it.

Mr. Cooper: Did we get a proposal, or was the place that you reached out to was that Beautiful Mailboxes?

Ms. Padilla: Yes, and they have not reached out to me.

Mr. Cooper: And they just didn't come back at all.

Ms. Padilla: No, I called them 4 separate times, and what they did tell me Curtis is that, that proposal was very old, and the prices obviously would be a lot higher and then the girl told me, if we do signs anymore, we only really do mailboxes, and is Terry on the line? Terry on you on the line?

Mr. Glynn: Yes, I am, go ahead, hi everybody.

Ms. Cabrera: Hi.

Ms. Padilla: Terry, I just wanted you to, I know you have experiences with Beautiful Mailboxes, I just wanted you to share your thoughts with the Board please.

Mr. Glynn: Sure, so I had a community in Weston that I took care of for 20 years, and they had 670 homes, Beautiful Mailboxes, and another mailbox company and another sign company that did mailboxes, and Beautiful Mailboxes, they were very nice, but I would say they were the highest at the high end proposers for this one agreement and it ended up being an additional \$10,000 on top of what we thought it was but, they do great work, so it's just that are the Cadillac of the mailboxes and signs.

Ms. Padilla: And as I said, I tried to reach out to them, I know Ben has, and he still haven't gotten a response from them.

Ms. Cabrera: Yes, they're very pricey.

Mr. Cooper: Terry, is there any, and obviously developers are building communities, or they're installing signed in communities, is there any other companies besides Beautiful Mailboxes that we could reach out to that could give us a proposal? The framework when I sent that, it wasn't to utilize the proposal but to obviously just to say these are the amount of signs that we have and the types of signs, it was to aide in that, not to say like hey we want this price for the proposal because that would be crazy because that was years ago. So, I did what I could to try help find that and what we entertained last time we had this process for the signs, is there somebody else that you know or can find out that may be able to give us a proposal on brand new refreshed signs and we can compare versus repurposing what we have because a lot of them too, they're missing the endcaps or the posts or the tops and all that so those are additional costs.

Ms. Padilla: No, that one was missing. So, that one I did send an email, and it was a missing pole, and I know that was a concern that we had, number one it looked terrible, and number two I wanted to see how it looked because it was missing the caps, so that's the reason I chose that one too.

Mr. Cooper: Thank you.

Mr. Quesada: (inaudible comment) So, for those community signs, that was \$700 and if we do any street signs, say like speeding signs, they're going to be less.

Ms. Padilla: Yes, and that's the reason I chose this one too because this is one of the bigger ones, so I kind of wanted to see how it was, and like I said, that was \$700, so

whatever direction you guys want. I can reach out to Terry, and I know we have some contacts with Lennar maybe we can see about other companies.

Ms. Cabrera: Well, this is the only company we have at the moment.

Ms. Padilla: And we talked to another company but, the other company, they weren't able to do the whole sign, so we kind of said ok but, we have talked to other companies.

Mr. Cruz: Well, the hard part is trying somebody who's going to do poles.

Ms. Padilla: Yes.

Mr. Cruz: And I know I helped you out with that too, and a lot of people said, hey we'll do this but, you need to get somebody else to do the lettering or do the sign.

Ms. Padilla: Yes, or do the installation, and that's where we run into that problem too because a lot of people will say, well, I'll do the sign but somebody else has to install it, or I'm able to do this but I can't do that.

Mr. Cabrera: And unless they're like an actual sign company.

Ms. Padilla: And even sign companies, they say I'll do the sign, but I'm not going to install it.

Ms. Cabrera: Right, so they'll do the graphics and the wording but they won't do the installation.

Mr. Valladares: They did the installation for us, so if you want me to find out, I'll find out.

Ms. Padilla: Ok, yes.

Mr. Cruz: The companies I called, they were more of like you have to drop them off.

Ms. Padilla: And that was another thing too because I know, just for the record Mike's been helping us with that, and we just ran into that, this contractor knows the community, came it, took it out, took it there, and then they say they would install it back so like I said, for \$700 I think it's good, but like I said, whatever you guys want.

Mr. Quesada: Any questions or any other discussion?

Ms. Cabrera: I mean honestly, I don't have a problem with the vendor we're using right now that did that work, I don't have an issue with that for \$700 they did the entire work, the scope of it completely took it, and did it, it's a brand new sign, right?

Ms. Padilla: Well it's restored, yes, they restored it.

Mr. Cooper: So, like it had bents on the face, because obviously it was dented before, so I mean it's just repainted, new lettering, new post or cap from what Mayra was saying, but as far as the metal face that's there, it had a dent in it. I don't know are we looking to do up until that threshold, and then see if we can find a proposal from them, and see if it makes sense to do the rest of the community cost-wise?

Ms. Padilla: No, I wasn't saying you have to do it immediately, I'm saying we got a budget for "X" amount of dollars and I only did one sign because I was waiting for other proposals. So, what I'm saying is do you want to do a couple more signs or do you want me to get another proposal, I just need direction.

Ms. Cabrera: I mean I understand that it's refurbished and it's not a replacement of the whole thing, but the replacement of the whole thing is probably going to be double that amount.

Ms. Padilla: No probably triple.

Ms. Cabrera: So, probably triple.

Mr. Quesada: Per Alejandro at the last meeting just ordering a custom sign that's fabricated without any documentation like just the frame that you guys they were able to find a company who said anywhere from \$700 to \$900. (inaudible comment) So, again, you can't beat \$700 for a big outdoor sign on the Boulevard. (inaudible comment)

Ms. Padilla: And we can talk to another contractor if you guys want just to get things moving.

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

Ms. Padilla: So, if you guys are ok with that I just direction.

Mr. Quesada: So, is everybody ok with getting the other sign done before we talk to other contractors?

Mr. Cruz: Yes, I'm ok with it.

Ms. Cabrera: I mean we'll get another like 5 signs out of it right?

Mr. Quesada: (inaudible comment) With other communities I believe it's more expensive. (inaudible comment)

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

Mr. Cooper: On this here, is this elevated the water is going to go, or is that just a flack sticker on there? If you look at the old one.

Ms. Padilla: So, no.

Mr. Cooper: It's like raised off of it.

Ms. Padilla: Yes, so what you guys had before was like a 3-D one, what you guys have is a 3-D look, and the things were all rusted, so what he told me was, look why don't we try this first, the 3-D look would work. So, we didn't do the 3-D, we did this.

Ms. Cabrera: Did he not give us the option to do it? Or we just went with this?

Ms. Padilla: No, his recommendation was not to do it just because he said that, it's more wear and tear because it's a 3-D look, and it would take longer, and he said to be honest with you if we had it on all the gate signs and now we don't have the gate signs.

Mr. Cooper: The lettering that they use was that reflective when vehicles have their lights on at nighttime it reflects?

Mr. Quesada: Yes.

Mr. Cooper: Alright.

Ms. Padilla: Other than that, I don't have anything for you guys. Oh, just one more thing, I'm working on the holiday banners because we are replacing the lights, we have some here, they are going to come before the 4th of July, and they're going to re-install everything. I did ask for them to give me inventory, and we have options for the new signs, so I will bring that to you guys at the next meeting.

Mr. Cooper: That's the banners for the street poles, not the bunting?

Mr. Quesada: Correct. (inaudible comment)

Ms. Cabrera: Ok, did you want to touch on the Raptor Vac systems and then the inspection map, Marya.

Mr. Quesada: Yes, it's on page 63, I'll pull it up, Raptor Vac proposal, and he did an inspection on all the communities that are part of the drainage agreement, and the main road, Waterstone. (inaudible comment) One thing I wanted to point out and stated for the record, you have a drain line, and a pipeline that he's trying to get addressed on these structures themselves (inaudible comment) so this is a really good price considering the amount of work he plans to do. (inaudible comment) \$3,000 on average per community, and even a little less in smaller communities. (inaudible comment)

Ms. Cabrera: Yes.

Mr. Valladares: Is that the only proposal that we have for that?

Mr. Quesada: Yes, and it's the contractor we've used for the last 5 years. (inaudible comment)

Mr. Cooper: This is the one that does the video after the fact, it's the same company?

Mr. Quesada: Yes.

Mr. Cooper: Ok.

Ms. Cabrera: You need a motion?

Mr. Winkeljohn: Yes.

Ms. Cabrera: Ok, so does anybody want to make a motion?

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, accepting the storm drain maintenance proposal from Raptor Vac not to exceed \$21,850 was approved.

Ms. Cabrera: Do you want to talk about item B, inspection map?

Ms. Padilla: Yes, and is there a map in the agenda?

Mr. Quesada: There is, starting on page 66.

Ms. Padilla: I just want to show you guys the map, if you guys go to page 66, every community has all the drains on there, you will have numbers, obviously it shows like the number of inches, so if you guys look at it, that's what he's going to be covering.

Mr. Quesada: Yes and just to give you an update. (inaudible comment)

Ms. Cabrera: Ok.

Mr. Cooper: So, when they address this it will be all the way down to zero is that the goal?

Mr. Quesada: Of course. (inaudible comment)

Mr. Cooper: Ok, so they'll have an update on one of these that have the numbers if it's not zero?

Mr. Quesada: Yes. (inaudible comment)

Ms. Cabrera: What do you mean an update with the number?

Mr. Cooper: So, like here they have for this community it's got all these numbers, and obviously the higher ones were sediment, so obviously after the cleaning they would come back and give us an updated one with the numbers.

Ms. Cabrera: Ok, and update those numbers.

Mr. Cruz: Yes, it's very detailed.

Mr. Cooper: This is from when we spent that money to be able to put a system in for the map, that's why we have this the way it is.

Ms. Cabrera: Ok.

D) Club Manager – Monthly Report

Ms. Cabrera: Moving down to item D, club manager, monthly report, Brian.

Mr. Correa: Yes, so there's no pending directional or decisions for me today, but I wanted to give you a few updates based on our past conversation for the RFP. (inaudible comment) Namely that since our last meeting we've have a termite nest, and the company would come and perform a spot treatment of the areas where we're seeing wood shavings around, so they're doing that now and they're monitoring it.

Mr. Valladares: What company was that?

Mr. Correa: V Pest is one of the smaller vendors, actually they were one of the few that said, hey listen, we can inspect see where there's kick out holes and perform spot treatment and they gave us a really good price for it.

Mr. Quesada: \$400, right?

Mr. Correra: Yes, \$400, so they did that and monitoring, and on that same note, since you guys requested at the last meeting some additional proposal from more reputable companies, I reached out to Orkin, Terminix and All Flex, and they all have about 50 years plus experience, and some noteworthy things, they all give you the 1 year warranty, the one that stood out with the best price, and they also guaranteed a re-tent, not just a re-treatment, and the reasoning behind that is, you can get anyone to perform tenting on the clubhouse but, where's the assurance that they're actually putting chemicals into the clubhouse that are appropriate to get rid of the termites. It's odorless, it's not visible, and so you want someone that can guarantee their work. All Flex, is one company that will actually re-tent the clubhouse within a year if you continue to have termite problems, which I thought was great, and they do not have subcontract that type of work,

they do everything in house, whereas Orkin and Terminix do subcontract. Actually, within the proposal it says that you agree to them potentially subcontracting the job, so there's that, and surprisingly Orkin came in at \$22,000, Terminix about \$9,000 and All Flex came in at \$7,600.

Ms. Cabrera: \$7,600, ok.

Mr. Quesada: Yes. (inaudible comment)

Mr. Correra: So, \$5,000 was pretty much the standard with all the smaller vendors.

Ms. Cabrera: And now with the smaller that company that came in and did the spot treatment, what was their feedback in regards to whether or not tenting would be necessary, do spot treatments work, don't work, how long will this hold up for? What was their feedback?

Mr. Correra: They said yes, everywhere where they could visibly see a kickout hole, they treated it but, this is a very large clubhouse, and it's almost near possibly to get every single kickout hole unless there's physical evidence being seen on the ground. So, it's something that's inevitable, I mean it may help in some of the areas where they're obviously seeing them.

Mr. Quesada: (inaudible comment)

Mr. Correra: June 10th.

Mr. Quesada: Ok, so in the last two weeks have you seen any evidence of the shavings, or any wings or anything like that?

Mr. Correra: No, and like I said, there's no pending decision, just kind of informational, if you were to want to explore that option.

Ms. Cabrera: Right.

Mr. Correra: (inaudible comment) Then lastly, as you know we have had additional pool leaks and so we just had an elbow repaired on the lake side and since the repair it seems like it's fixed, but it's an ongoing issue, so we'll monitor it but, it's just something to know that's why we had issues with opening it up for Father's Day weekend because it was such a large leak. (inaudible comment)

Ms. Cabrera: Right, so it was a balance off.

Mr. Correra: Yes, and since it was fixed, and we had several shook treatments it's looking good, and no issues for the 4th of July.

Mr. Valladares: And going back to the club manager's report, we were presented last meeting with 3 names, Trinity had changed their name, and is no longer available, All Florida Pest Control, which is the one that we have been using here, and they're inactive, they don't have a license, and they have not made an actual annual report since April, 2024 and when I ask Mr. Quesada, we couldn't find the contract here, so my recommendation and those facts, is that this company since they're the ones doing business with us, be given 14 days to present us with an active license, and occupational license, and state license or whatever license they have, and if not we can no longer continue using them.

Ms. Cabrera: Which one is this one?

Mr. Valladares: The one that we're using now, All Florida Pest Control.

Ms. Padilla: All Florida Pest Control, right.

Mr. Valladares: They have been out of the game.

Ms. Cabrera: That's the one we use, All Florida Pest Control?

Mr. Valladares: Yes.

Mr. Quesada: (inaudible comment) I looked for the original paperwork and I couldn't find it, Victor came up to me a little bit before the meeting, and I couldn't find it on a quick search. (inaudible comment)

Mr. Valladares: And out of courtesy I think we ought to work with them.

Mr. Correra: Yes, and just to that point, I actually called them up prior to the meeting and their account manager I spoke to him and told him, and he's exploring it with upper management and see if they can find it.

Mr. Quesada: (inaudible comment) What we'll do is, that's plenty of time to have them provide all the necessary documentation to show that they're licensed to operate and if not, Brian will bring to you guys additional options for monthly fumigation services by a licensed companies.

Ms. Padilla: And I have instructed Brian that the local contractors that we have here, to please look them up, just to do our due diligence. So, please Brian, all the contracts that we do have, we also can help you come up with the list, just look them up, like he said, I didn't even think about that.

Mr. Valladares: And I think another thing, when we have proposals from companies that are not companies like, a couple of the companies that have been here 10 or 12

years, when a proposal is brought in, like for example security guards, labor work, or whatever, subcontracting labor work at the pool, we should have them show us a current license, and Worker's Comp. or liability insurance.

Mr. Winkeljohn: And we already do that Victor. (inaudible comment)

Mr. Valladares: Ok, and one thing is we ask, and one thing is what we need.

Mr. Winkeljohn: And it's not unusual for things to happen after you have somebody under contract, they fall out of compliance, their paperwork gets behind, and also the government systems are many times inaccurate but, I like the idea and I think Brian is the person to handle it.

Mr. Valladares: Ok, perfect, I think that Brian can do it but, it's a way to cover ourselves.

Mr. Correra: Sure, I'll take care of it.

Mr. Valladares: And another thing, when there are proposals like I asked at the last meeting, we were discussing some proposals from security companies, and Mr. Quesada said, well, I didn't bring this one, I didn't that one because they were too high, well in my opinion and with no disrespect to Mr. Quesada, he's done a tremendous job, when you have a proposal, I don't care if it's for how much or how little that it would look ridiculous, you still bring it in, account for every proposal, not just discard something because you think it's too high, this is ridiculous, and discard it.

Mr. Quesada: There's a copy of the minutes of the last meeting in today's agenda, I proofread them myself, and that's not what I said, I reached out to 4 companies, I only received 1 in time for the agenda deadline, the second one I received the day of the meeting which I forwarded the email to provide it on the tablets, and the other two never responded. So, any proposals I do receive will be brought before this Board, whether they're astronomical or reasonable, I actually got 3 more this week again, not for the deadline but for the July meeting.

Mr. Valladares: It's just that you don't want to get into a situation where, so what happened to my proposal, well your proposal was presented and the Board decided, the Board is the one that's going to decide.

Ms. Padilla: Victor, I think what was mentioned and I was sitting in that meeting, is that we didn't talk to certain companies, like we have other contracts and Paul, you know this, we have other contracts within Coral Gables that we didn't go to them because their

guards make \$30 an hour, \$25, and \$30 an hour. So, we just said, hey we haven't talked to those companies because we know that at that rate we're going to be at a million dollars, and I was sitting here and that's what I understood, but that's what was said.

Mr. Valladares: Well, what I'm saying, and I appreciate your comment, is not the guys in Coral Gables but you didn't contact them then, you don't need to contact them.

Ms. Padilla: So you're telling us to contact them.

Mr. Valladares: What I'm saying is, when you ask for a proposal, and you say I need a scope of work, and he's handed you a proposal, you want to know that proposal is coming in, it's shown into our records, it's brought to the Board, and let the Board decide what is ridiculous and what is not, that's the job of the Board, and that way it isolates you guys from any ridiculous conversation.

Mr. Quesada: Ok, again, I understand that.

Ms. Padilla: Ok.

Mr. Quesada: (inaudible comment) So, for the July 23rd agenda I'll have any and all responses that I received on the agenda.

Ms. Cabrera: Ok, and to piggyback on what he just said, who are we scheduling to come in on July 23rd because I'd like to see all the proposals, I agree, however I don't want to schedule anybody and come waste their time and waste our time when we know that it's going to come in way over budget.

Mr. Quesada: (inaudible comment) So, I received a response from the Veridian one, which was on the last agenda, I received a response from U.S. Security Associates, and I did follow up, they did revise their price after I noticed it looked very high, so you will see a revised proposal on the next agenda for U.S. Security Associates, and I don't think I received the other ones, I know I received one from another company I reached out to, and I just received a response yesterday from Delta Five. (inaudible comment)

Ms. Cabrera: Ok, and from the ones that we do have, and I don't remember but, like within what amount are they more or less falling, are they within the same range or are they substantially higher?

Mr. Quesada: Like I said, I think with the exception of U.S. Security Associates, so Veridian was on the low side, and U.S. Security was the highest one. Everybody else with the responses that I have were within close proximity.

Ms. Cabrera: Ok, so in close proximity to each other but, within like what we're paying now, or lower?

Mr. Quesada: A little over budget.

Mr. Cabrera: And that's comparable in the scope of work to what we have now, or what we're looking towards with the changes?

Mr. Quesada: The scope of work is consistent with the existing security agreement.
(inaudible comment)

Mr. Cooper: I'm sorry to interrupt, I don't know why, just for me, I don't know why we're talking about numbers here if we're looking for other people to come in and they can give this at a public meeting. I think we should hold off on talking about numbers and let the things come in. If we're going to be tailoring this guardhouse ecosystem to fit our needs, we don't even know what are needs are yet, so I don't know, I know we obviously wanted to start going down this road, but I think it would behoove us since obviously we're getting I think next meeting guardhouse 2 going and we can kind of see what we can maybe scale everything down because we're going to have less guards I believe, and obviously as a result of this new system. So, if we have less guards then, I'm not saying that we jack things back up price-wise but, maybe we can afford a little bit more, and a better quality priced guard than what we're paying on the lower end now, that's just my two cents.

Mr. Valladares: And I think we're getting ahead of ourselves when we start talking numbers.

Ms. Cabrera: Yes.

Mr. Valladares: What I brought up was the fact that proposals should be accounted for regardless, I'm not talking about guards, I'm not talking about painters, I'm not talking about companies that come over and spray your flowers, I'm talking about any proposal has to be accounted for, and the Board should know about it regardless.

Ms. Cabrera: Right, so I'm going to go back to my question that still stands, my question is, the scope of work that we area bidding, is it what we are looking towards the future or it's comparable to what we're doing right now?

Mr. Quesada: So again, I provided that for now. (inaudible comment) At some point this Board is going to discuss changing the service agreement, possibly scaling back

on man hours at those locations. (inaudible comment) Those discussion would be had at the appropriate time.

Ms. Cabrera: Right.

Mr. Quesada: So, for now it's like apples to apples is what they're bidding on, just to bring you guys information so you can do a market check and check the pricing.

Ms. Cabrera: Ok.

Mr. Quesada: And Victor made a request at the last meeting at the end (inaudible comment)

Ms. Cabrera: Ok.

Ms. Padilla: And I also contacted Maverick and he did send me an updated proposal with an increase, so that will be included on their too.

Ms. Cabrera: Ok, alright, so the bottom line is, for our July meeting, I guess because in the past we've kind of tarnished a little bit of relationships over asking of these people and then not being able to follow through because the amount is just not even like something feasible for us to begin with, and I don't want to build relationships like that so, I just want to make sure that we aren't bringing vendors in, wasting their time, and our time knowing that we're, or it's over excessive and now we're going to reach out.

Mr. Quesada: I think all of them are competitive and going to Curtis' point, even someone who might be on the little bit higher end, because of the fact that you guys are planning some changes, again, I'm not giving you guys advise on this, and I'm not going to reach out to any more companies for now, let's see how you guys deal with the current crop I think 5 options is a good starting point, so I didn't want to overwhelm you guys and have a 3 hour meeting is not needed, so let's start on that. (inaudible comment) So, we'll follow your direction at the next meeting. (inaudible comment)

Ms. Cabrera: Right, and the scope of work is not going to be the same, it's probably going to change.

Mr. Quesada: Yes. (inaudible comment)

Ms. Cabrera: Ok, anything else Brian?

Mr. Correra: That's it for me.

Ms. Cabrera: That's it?

Mr. Correra: Yes.

E) Manager

Ms. Cabrera: Alright, anything else from management?

Mr. Quesada: No, and Paul says hello.

Mr. Winkeljohn: I'm here, I said hello, nothing to report.

Mr. Quesada: Nothing else on my end, and Scott covered the Form 1, again, for those of you who did not qualify, and Mike and Desiree, you're good. Anybody else who has not filled out their Form 1, don't forget to do so by July 1st. In case you have any questions, I'm happy to help. (inaudible comment) Nothing for management side.

Ms. Cabrera: Ok.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Ms. Cabrera: So, we'll move on to item No. 5, approval of check run summary and the unaudited financials, do we have 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.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Cabrera: Then we will move on to audience comments, so who is the first person, Maria?

Ms. Padilla: Yes.

Mr. Ipina: (inaudible comment)

Mr. Quesada: Thank you Maria.

Ms. Cabrera: Do you want to answer that management?

Mr. Quesada: Sure. (inaudible comment)

Mr. Ipina: (inaudible comment)

Mr. Winkeljohn: I can fill in more details too if you're interested.

Mr. Ipina: (inaudible comment)

Mr. Quesada: (inaudible comment)

Mr. Winkeljohn: To the observer, Maria, your comment is on point, however, there's almost a 15 year history of these bricks being broken and the perimeter barrier was broken, and those costs were extraordinary. Our engineer did a complete analysis and came up with a design that this routine quarterly maintenance is much less expensive and one of the hardest things is replacing matching bricks as well. So basically it's a re-sanding, re-setting maintenance program that saves a significant amount of money for the District.

Ms. Cabrera: Thank you Paul.

Mr. Ipina: (inaudible comment)

Ms. Padilla: (inaudible comment)

Mr. Ipina: Ok.

Mr. Quesada: So Maria, basically the pool had a leak, we actually had the engineer draw up a set of plans. (inaudible comment) It's one of the reasons why we didn't do an assessment increase for this fiscal year 2026, we're going to keep assessments the same, which would be enough to be able to replumb the entire pool. (inaudible comment) So, to answer your question, any bids that we do receive are discussed openly in a publicly advertised CDD meetings like this, and so that has been an ongoing discussion. Unfortunately we don't have the money right now to do the project, and the initial bids that came in were like in the mid \$100,000, and so this fiscal year 2027 which starts October 1st, we expect to be fully funded to be able to take on that capital improvement, and before that time we'll entertain at least 2 to 3 bidders on that job at a publicly advertised meeting. (inaudible comment)

Mr. Ipina: Ok. (inaudible comment)

Mr. Quesada: Again, he's going to come back with proposals to the Board.

Mr. Ipina: (inaudible comment)

Ms. Cabrera: There is no real basis on a certain timeframe, it doesn't work really on a timeframe, when there's a need for something that arises, we have to go out and find a vendor to come and do the repair or do to the work. So, we have the management company who goes and finds a local vendor or any vendors and they propose their bid, that bid comes back to the Board and then the Board reviews all the bids, and comes to an agreement as to which bid would benefit the work here and the residents and everything else, so that all has to be considered but, there is no specified timeframe, it's really just, we

have vendors that are on contract to do our work throughout the year, and then we have needs that arise, and when they arise we have to find vendors. So, it's not really on a timeframe basis, I can't say that every 2 years we open it up for bids, it doesn't really work like that, it's just whenever we have a need for that vendor, we find the bids, everybody is welcome to bid, and reputable company is welcome to bid, we take those, and sometimes we have trouble finding bids, sometimes we can only get one, or two, and then we say can we get a third because we like to have at the minimum three for the most part.

Mr. Quesada: Anything over \$10,000.

Ms. Cabrera: Yes, and we like to at least have three and sometimes we can't even get three, depending on what we're doing, sometimes we get two, and sometimes we get one, and we were having this conversation earlier about the signs. We have the company that did that one now, and we're having a hard time getting more bidders because some of them do this but they don't do that, and sometimes we don't even have enough bids, and we're having to like fight to get these bids. Then other times we have an excess of bids but, there is no real timeframe, and I don't know if that helps answer your question, there is no real timeframe where we say, oh the bidding is open, it's just whenever there is a need that arises and we need to get some bids, anybody is welcome to bid on the job.

Mr. Ipina: (inaudible comment)

Mr. Cooper: Can I just add one thing also, just to piggyback on that. So, for example, the sound system here, we got a proposal for a replacement for some of the equipment in there that seems on the high side, well, we were looking into other companies to be able to come in here but, they don't want to utilize what we have here now, so they want to go ahead and proposal a whole new system because they don't even want to touch what was there before. So, the cost of replacing that at that price, is going to be far less than us changing out everything with a new contractor that we don't even have a rapport with. So, now if it was something where they were doing a negligence or if there was something that was like a red flag for that individual, and we weren't happy with the service, then yes, that would probably be a good time to explore opening that up and seeing who could provide a better service for us at a better price.

Mr. Ipina: (inaudible comment)

Mr. Quesada: (inaudible comment)

Mr. Ipina: (inaudible comment)

Mr. Quesada: Thank you Maria.

Mr. Cooper: Thank you for coming.

Ms. Cabrera: Thank you.

Mr. Cruz: Thank you.

Mr. Ipina: (inaudible comment) I sent an email last meeting, I wanted to ask it was my understanding it was included in the minutes.

Mr. Quesada: Yes.

Mr. Ipina: Perfect. So, I wanted to give a little bit of background before I start explaining.

Ms. Cabrera: Oh, with the school traffic.

Mr. Ipina: Exactly, so every year there was a few times that they would not let me go into my community in the morning so I went to see the principal who talked to me a couple of times, I went to the police station, and they finally said they can't do that. So, after that I started investigating, and as you all know all the public officials have to give you the emails, and any information that they have, so I'm trying to clarify what's your job and what's your relation to the school because that was why I was asking Mr. Quesada, and he did a great job on that. So, the point is, I know from those emails that you guys, especially Mr. Cooper, have been trying to plan a traffic plan throughout the years with the city and with the county. For you to know, the school has never had, and let me say this properly, a traffic operation plan, that school has never had that the whole time that that school has been operating they have never been reviewed or approved by the county. (inaudible comment) Finally, the school hired a company that is doing a traffic study and currently they're in contact with county to get proper operation to have been traffic flow. So, what happened is the amount of students has increased, I don't know how many, tenfold, or whatever but, the point is, it's affecting a lot of things. I don't know if you're aware, a stroke or cardia arrest means from 3 to 5 minutes to have a direct access for the care, so that's not going to happen during the school special dismissal. So, the point I'm trying to make is an absence of traffic on Waterstone Way and Campbell, the point I'm trying to make is, I need clarification from you guys who's responsibility it is because at some point somebody decide the city is responsible for what happens to that area, and if you don't have, for example a guy had a stroke, and he proceeds to advance rapidly, so it could be 20 minutes for this, 20 minutes for that, and the same things for a cardia arrest, if you are

not able to get into those parts, because rescue, how much time during dismissal, especially dismissal, from there to the community where that guy is having that problem, so there is a lot of possible problems, not only for the communities but, also for everybody included who is responsible for that. So, the point is, I want clarification because I was the one starting all these problems with the city, with the county, but I never thought about well the CDD could be responsible or not because the school is right there in the community and it has grown so much that the problem has grown the same. I think what's happening more often, the county is going to come at some point, and everybody going to the manager, but I just want help. Not only because of that but also sometimes there's a conflict between police, and the residents, and it's a trauma every time something is going on to get to there, especially during those times, early in the morning and dismissal. In the emails, just waiting on the pricing for guys if you're interested in traffic signs and all that, which it was clear from the county that the owner of that school is responsibility for all that. (inaudible comment)

Ms. Cabrera: Ok, so if I may, I'm not an expert in the legal world at all, so I will allow our attorney to respond anything that has to do with what legal implications we would have, to the best of his ability wherever he can discuss with you there. However, I want you to understand that you, me, him, her, him, him, all of us, are frustrated with the traffic, we're all dealing with the same exact thing but, we have absolutely zero powers at all with anything traffic related there. We, have filed complaints just like you have, we've tried to talk to the principal, and I don't know who it is now but, before it used to be Ms. Baggs, and we've tried to have conversations with them because they where not willing to assist even with the minimal paying for off duty officers, they said if you want a second off duty then you pay for it because I've had that conversation with the principal myself personally and she looked me in the eyes and said, why don't you pay for it. So, the school is not cooperative in that sense up until now. Now with the traffic study, and the stuff that they're doing, I don't know what the end result is going to be of that, I'm hoping that something will come out of it but, I want you to understand that it's not that we're sitting here looking at the traffic and saying, oh well if there's traffic, we are all very frustrated with the traffic situation, we're frustrated with the fact that you can't turn into Waterstone during high peak hours of school dismissal because it's impossible to do it, you have to go all the way around to get into the community, we understand. I live near you, I, coming from Campbell

have to take the other route and go all the way around the same way, it is frustrating to me as well, I get it.

Mr. Ipina: So, what you're saying is the CDD has no responsibility whatsoever on Waterstone Way.

Ms. Cabrera: Well, in terms of traffic, we don't have a responsibility there, we are unable, otherwise we would have already remedied the situation because it's really frustrating and it touches all of us here.

Mr. Ipina: Why did it take more than 23 years for somebody like me to find out that they never had things approved, like at the county, they have never done a study.

Ms. Cabrera: Everything that we do here is in the public.

Mr. Cooper: Let me just clarify something on that, so with the regards to the school, when we did the project of all the 3 guardhouses, when we were applying for the permits and we had to do all the infrastructure for the guardhouses at the locations, we were told back then that the county had no idea that the school was even there. So, I mean we've had discussions, I can't make decisions, we're only responsible for what the CDD has, and we've done the best of our ability to be able to make things safe for the school, and the residents throughout all these years and the fact that it's frustrating for me because I've sat down with previous mayors, school people, police, council people, engineers from the city and got them all going, and it's not my responsibility, the school doesn't want to pay for it, so if this is just coming out now that there's some type of interaction that's going through there then that is a blessing, if there's an ability for this traffic study to come up with something better, and it could require the school on their part to do what they need to do because the school is different now, then it was initially put here. So, there's so many different things involved but, like even your two communities when we were doing all that, putting that roundabout there, that was like the best that we could possibly do to mitigate all the traffic flow in and out of that area.

Mr. Ipina: That's what other people at the city have asked me because the gate to the community it's synchronized with the school, so there is some kind of coordination between you guys and the school.

Mr. Cooper: It was a requirement when we had the gates, to be able to have that set up that way from the City of Homestead.

Mr. Quesada: Meaning that any time the school had a drop off or pick up time, the arms had to be in the upright position.

Mr. Cooper: Correct.

Ms. Cabrera: Yes, for a certain period of time, that's why when you drive through there at that time the gates are up.

Mr. Ipina: Because the CDD is going to be liable for any problems that can arise when there's an accident.

Mr. Valladares: That would be up to the courts.

Mr. Cochran: And anybody can sue anybody for anything and whether the District would be liable for anything it would be highly dependent on the facts scenario, but as they've communicated, we don't have anything to do with controlling the way the school operates it's traffic or the city.

Mr. Ipina: (inaudible comment) Even if the school is part of the community, if you have school, the school has a limited time to have a rescue response, and if there is an accident, I ask you, could the CDD be liable for that person?

Mr. Cochran: I don't know, it would be highly dependent on the facts of the situation but, I doubt it.

Mr. Ipina: (inaudible comment)

Mr. Cochran: There's a chance.

Mr. Ipina: Ok, so I encourage the CDD to be a little bit more aggressive with the school because I started this in February, and I found out that there's been plenty of communication with the CDD, the City of Homestead, and the county about this issue and nothing has been done, and nobody needs this. I found out finally that school never had any review or engineering study.

Mr. Cochran: I don't think that's true, I've heard that discussed at these meetings for years.

Ms. Cabrera: Yes, we talked about that.

Mr. Cochran: I'm not talking about your emails, I'm talking about, I've been physically present at these meetings for years when it's been discussed at these meetings.

Mr. Ipina: Ok. (inaudible comment)

Mr. Cooper: Did you remember that's the first thing I told you when I started out in 2008 when we did this project. I've been on the Board since 2008, and so I have a long

history with this whole thing, and I'm just as frustrated as you and everybody here, tenfold, and that was the thing that was mentioned to us and they even required us to do changes to our plans which cost the CDD even more money to be able to change infrastructure.

Mr. Ipina: (inaudible comment)

Mr. Cooper: We have asked that.

Mr. Cochran: Yes, they have.

Ms. Cabrera: Hold on, if I may, I never seen you, did you just move in?

Mr. Ipina: No, I've been here 9 years.

Ms. Cabrera: 9 years, ok, I've been here almost 20 years, and this conversation has happened a thousand times, this is not the first time that we've had this conversation. It all depends on how involved you have been as a member here in the meetings, if you've seen the meeting minutes, if you are aware of what the discussion has been for the last 20 years on this Board, because this conversation has happened a thousand times with all kinds of efforts to try to sit with the principal, trying to sit with the chief of police, trying to sit with like Curtis mentioned, he's spoken to many people from the county, and this is an ongoing situation that we have been dealing with for years that if any resident took the time to look online and look at our minutes and read the minutes or read about what we've discussed at the monthly meetings, you would know that this is a discussion that is like very old because it's been so much discussed.

Mr. Quesada: Yes, and we also invited the chief from the police department and one of the most common things that comes up during our meeting with the police department here is the traffic.

Mr. Ipina: (inaudible comment)

Ms. Cabrera: Well, we're not in charge of the results, our hands are tied, you have to understand that too.

Mr. Ipina: (inaudible comment)

Ms. Cabrera: Can I answer your question, are you aware of the traffic studies that have taken place there in that corner? How many were there?

Mr. Ipina: (inaudible comment)

Ms. Cabrera: Any study at all, and it does make a point, it is objective because you're standing here in front of us telling us that we have not been able to accomplish anything in 20 years that you did overnight, and that is simply not true.

Mr. Ipina: I got documentation.

Ms. Cabrera: No, it's not about documentation, it doesn't matter that you have documentation because you wrote an email and they're doing a study now, the studies have been done over and over again.

Mr. Ipina: (inaudible comment)

Ms. Cabrera: Exactly, it's a broad generalization. I don't know if you wrote 50 or 51 or 1, it doesn't matter the number doesn't matter, the point is that we understand your frustration, we are also frustrated, and no, we have not been sitting here for 20 years looking at the traffic thinking how beautiful all the cars look sitting in the traffic. We are just as frustrated, we have tried, we've had engineers, we had conversations with authorities, with leaders in the community, the county, we've had conversations over and over again. We appreciate your efforts, whatever you've been able to accomplish that's amazing news because it is a blessing because we need all the help that we can get, however, I need you to understand that what you've accomplished is not something that overnight just happened. No, we've been doing this for quite some time, years and years and years, we are not the authorities, we don't have any control over the traffic, we do everything that we can, do our due diligence as residents, not even as Board members here because the CDD has zero power in the traffic. As residents that live here and deal with it as constituents, we have more power about the traffic.

Mr. Ipina: (inaudible comment)

Ms. Cabrera: So, at one moment did I say that I didn't know or not know because either way that's also irrelevant because as a resident or a Board member here, I don't need to know whether the school had a traffic, whatever you want to call it or not, that's not my job to know that.

Mr. Ipina: So, the CDD has no relations at all with the school. (inaudible comment) So, point is, ok you have no responsibility but, you have responsibilities with the residents, and safety for the residents, so up to a point something is going to happen, hopefully not, but you have to be ready for that. (inaudible comment)

Mr. Cooper: Can I just stop you for one second, I'm just curious, what would you like us to do since you seem like you have the ability to fix a lot of things in a short amount of time, what are you asking of all 5 of us here and management to be able to do to help. If you see anything that we can do to help by all means I will gladly do whatever I can do to

help because obviously we do care because we talk about it every meeting how much we care about it, we only seat through meetings every single month and spending our own time outside of meetings to be able to make Waterstone the best possible community to live in which is what Maria was talking about earlier, she loves this community. A lot of people love our community, so we've done a lot and we continue to do a lot, so what can we do to help in the matter.

Mr. Ipina: This is was formed because I've going through this for 3 years, and I've seen a few times that the police have not been able to manage it, it's not their fault, it's the school right from the beginning. So, the school feels they have authority to give to the police instructions where people can go, can move around and what they can do. So, unfortunately, the city and I don't know if you have a relationship or what relationship you have with the city but, obviously you have one. (inaudible comment) The point is, yes there's a lot of things that can be done but, I don't think much from you, or from you and the city together, for example, on the dismissals especially and that's when it gets really dangerous the residents have to have some way to get rescue, fire department, police, so all those services have to have a way that they can go through without any extreme stopping, so maybe spend 20 or 30 minutes there and you can get inside, so that can happen. (inaudible comment) So, the school and the parents are not helping at all what's going and I've been living here for 9 years.

Mr. Valladares: I've been sitting here listening to all the work you have done and that commendable and all that but, by the time that you finish, there's one thing you should take into consideration, if you look east on 288th from 137th have you seen all the construction they have done there, and if you look eastbound from Campbell Drive, just before you hit the Publix shopping center, have you seen how many units are there and what do you think is going to happen come September because that's the area where they're going to put the kids.

Mr. Ipina: Exaclty, you just added to my problem, it's just going to get worse.

Ms. Cabrera: Right.

Mr. Ipina: In the end I know maybe I don't say things the best possible way, and I apologize for that, I just want help because I'm asking for help from anybody that can give me help because at the end of the day, if you're the first one there, that's the worst because to get in to get out, it's the worst, and I'm concerned too because I work at the

hospital so I see what sometimes, and I talked to rescue and talked to the police, and I see the problems that can arise from that and I don't want to see these all the time, liable or not, I don't want to be paying for that, if we get sued, like my HOA got sued because somebody got inside and tried to kill somebody. I want to know who's coming in that gate because I don't want to be paying a lot more for things that were not done, or things that were done, I'm just asking for help. Fortunately, the good news, the school is finally doing the operations planning, the school is finally paying for that, the school has finally done something and it has to start with the school, do what needs to be done, I just want to see if you guys are able to do something for that for reasons of our safety,

Ms. Cabrera: That sounds a lot better.

Mr. Ipina: Thank you, I appreciate that, the point is, getting there is a mess, it could be for the residents, police sometimes treat us, and I don't blame them, I blame the school because the school is the one giving directions. (inaudible comment) Yelling for people to try to go left, there should be two lanes to get inside for the residents, and there's a lot of things, there's a lot of options that can be done but, finally the school is doing the right thing because they were finally sent a letter from the Homestead government saying that they have to do that, so let's see if we can move this forward and add some more options. (inaudible comment) So, it's a lot and help is what is needed not only for me but for everybody, so that's all I have.

Ms. Cabrera: Ok, so on behalf of the CDD Supervisors, we are more than happy to work together with the school, with the council, with the county, with anybody that will be willing to help. We've always been open to do that, and whatever support is needed on that, I'm sure that the Supervisors are more than happy and willing to assist and support.

Mr. Ipina: Just to let you know the time has come for everything, for traffic changes or anything to make changes is the City of Homestead, they haven't done anything for more than 3 year, and they finally acknowledged that they are responsible for that, the county is also responsible for that, but when something happens you have to look at several people who are responsible for that. (inaudible comment) The school, yes, is extremely difficult, they don't want to talk, they don't want to do anything, but they have a responsibility as well. (inaudible comment)

Ms. Cabrera: I will also say, I can attest to this because I do the same thing every day, they have gotten a lot better, this past year actually I want to say that between 3:30

and 3:40 the traffic was cleared. So, they have done a lot better than 20 in the making, they have done a lot better.

Mr. Ipina: And the city actually it was in March that they approached the school and telling them about this. (inaudible comment)

Ms. Cabrera: We know, and thank you for the conversation, we appreciate that. Ok, any other audience comments?

Mr. Valladares: For the record my name is Victor Valladares and I'm here to thank you and definitely thank Paul for his help with the Waterstone Aiding event plans and we have a completed a contact with the CDD clubhouse, and as stated we have obtained for the event our insurance coverage of \$1 million dollars, and \$2 million dollars in which Waterstone Aiding and the members of the Waterstone Aiding but, also the CDD and each individual Board member for the CDD. Thank you.

Ms. Cabrera: Ok. You have something to add Maria, go ahead.

Mr. Ipina: (inaudible comment) Let me say that the school has two entrances, outside why don't they use them?

Ms. Cabrera: That's been something that we just asked too.

Mr. Valladares: What they said is if you were to bring then entrance just on Campbell Drive the lines would go beyond 137th, and it would be a lot worse than what we're seeing here.

Ms. Cabrera: Yes, and they have also discussed the fact that there's a lake there and they don't want to reroute, and it's been discussed too.

Mr. Ipina: (inaudible comment)

Ms. Cabrera: I don't know if the transportation is public, I'm not sure, I know they have school busses.

Mr. Ipina: (inaudible comment)

Ms. Cabrera: Yes, I know, the more residents that speak up, and that's the other thing too, you know we have residents like you said earlier that have frustrations but they don't express that to the right people. They don't write letters to the city, they don't reach out to the people that have the power to make changes.

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

Mr. Valladares: Last Saturday, the Chief of Police had an event just west of US 1, and they went out and spoke to people, they knocked on 2,000 doors but, 500 of them were here, and the chief is a kind of person that if the community has questions and you can get a group of people, I would say 20 or 30 people, he'll come to you or send his staff to answer those questions but, let's be reasonable, if I'm doing something and then expect it to happen because, all of these things, it's like the Turnpike, by the time they finish the extension, the two tracks of the Turnpike, or by the time they finish it's already obsolete today because of all the traffic. If you go down US 1, Florida City, at the end of the Turnpike, they're going to do 650 homes there, those people have no way to come north other than the Turnpike, the 500 and some units that they are doing right there by Campbell Drive, where are those people going to go, there's no jobs in the area of Homestead, the people that are going to move here they're going to go north for their jobs. (inaudible comment) People are moving to Florida, people are moving south to Homestead, this is not the Homestead that we came in here 10, 12, 15 years ago, or 20 years ago, this is not even the Homestead that we came in here 2 years ago, so that's something that we have to deal with. Thank you.

Ms. Cabrera: Ok, any Supervisor's requests?

Mr. Cruz: No.

Ms. Rivera: No.

Ms. Cabrera: Curtis.

Mr. Cooper: Yes, so it's seems like the mosquitoes have been really bad this year compared to last year, and we've been here for a very long time and it seems like it's super bad, do we know that Allstate has treated the lakes with the mosquito fish and put mosquito fish in the lakes?

Mr. Quesada: If I'm not mistaken April 10th. (inaudible comment)

Mr. Cooper: Ok, and how many did they put in?

Mr. Quesada: On average 13,000.

Mr. Cooper: In all the lakes?

Mr. Quesada: Yes. (inaudible comment) The mosquitofish eat the larvae. (inaudible comment) It takes two minutes, you put in your address and it creates an automatic service ticket, the more volume they receive, they'll send someone out.

Mr. Cooper: Can we also make sure that South Florida Water Management District, that's not something they're doing, that they might be able to consider because we have the canals that are also around us, and a lot of stagnant water there?

Mr. Quesada: Yes.

Mr. Cooper: Alright, the bunting, I'd just like to make a request, I know we've had the same old amount and we might have lost a few, because the ones that we've had, the larger guardhouses we used to have three going across at least at the entrance going in and now we're down to two, and even then they're getting caught up and flapping up, so I think we need to, one, I'd like to propose and I've got it out here now, finding out what it would be to drop these down, getting a couple of eye hooks and putting them on the lower tier here, so that when they flap up, they come back down at least on the guardhouse at the entrances, and then maybe lining the fences on these green ones with bunting to that we have like a grand entrance.

Ms. Padilla: Curtis, I've been here for 10 years, I don't ever remember it being three, and I'm the one who does the ordering, and I've never seen three.

Mr. Cooper: The one that was the smaller one, like the school or whatever we only had two, but the ones that were like the larger ones but, anyway on those I'd like to see maybe what it would look like to either line the entire guardhouse or have a few more that would be, so at least the guardhouses are all patriotic and also the main entrances.

Mr. Quesada: (inaudible comment) We have Holiday Outdoor Décor, and they're a professional installer, and they do our patriotic streetlight, and we can see if they can maybe do that.

Ms. Padilla: Ok.

Ms. Cabrera: So, three on the bottom tier, and then lining the fence, so let's find out.

Mr. Cooper: And then relocating these down so that they don't get caught up and flip over the guardrail and now it looks like 4 bolts.

Ms. Cabrera: So, on the bottom tier instead of the top tier, and then the fencing.

Mr. Cooper: Then the fencing as well, and then also finding out how many more banners, if we could get our banner count for the street poles and then see what we'd like to see if we add additional ones.

Ms. Padilla: Do you guys want to add additional to that, because I can get a proposal, do you guys want to add additional?

Ms. Cabrera: What is it?

Ms. Padilla: Ok, so right now we have 18, so what he's saying is that he wants to add, so I need you guys to state that, do you guys want to add to that?

Mr. Cooper: We have like 44 poles I think or 48.

Mr. Cruz: If we need to, how many more do you want to add, two?

Mr. Cooper: Either like go to like at least half of what we have, so if we have 48, half of 48.

Mr. Quesada: (inaudible comment) One, we did request an inventory, so I can't tell you how much we have for what the seasonal looks like. (inaudible comment) Right now with the set up we have 16 HOAs. (inaudible comment) You also have the main entrances which have banners too. (inaudible comment)

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

Ms. Padilla: So, just to put it in perspective for you guys, there's 90 out there, so what do you guys think?

Mr. Quesada: (inaudible comment)

Mr. Cooper: Could they give us a proposal for the cost of each banner and if there's a bulk rate, or if they give us a discount for more and then this way at the next meeting maybe.

Ms. Padilla: So, you want us to get a price on more?

Mr. Cooper: No, I just want to get a price of what the banner costs, and then we can make a decision on how much we want to spend.

Ms. Padilla: Like how much it costs per banner, ok.

Ms. Cabrera: Like an individual cost.

Ms. Padilla: Ok.

Mr. Cooper: Yes, because this way, I think 18, and like I said we've been trying little by little to increase and like 18 seems like a small amount.

Mr. Quesada: (inaudible comment)

Ms. Cabrera: Ok.

Mr. Cooper: So, we don't have to do that right now, make an approval, we have a week for that. I do like to say that the streetlight change out dramatic change to the community, like wow, just that half of the community is light really bright, and I don't know if you all have walked at night but, just driving around, that's a huge win I think for us, even though I've had some people saying why are you spending money on changing out the streetlights, which I said we're not spending money changing out the streetlights, FPL is and so we're just paying over time for utilities, which is what we were doing before, so there's no change in what we've done, nothing has increased, everything is the same, so that's a win as well but, if we could also get a tally of what the plans show for the lighting and what we actually have here because I don't know when we had the storm in 2017 or 2018, at least on Waterstone Way, there might have been one tree that took something down and I don't know if that got addressed, I can't remember, so if we could just make sure that what we're supposed to have on the plans is what we have currently up there and if we're missing one obviously FPL needs to be made aware since they're out here doing this project to maybe add what they need to at that moment versus having to come back to it later on. The bridge lights, I don't know if you guys are OCD as I am but, they're obviously a different color than the lights that we just installed nearby with those streetlights, so I would like to propose that we have the streetlight bulbs for the bridge changed to reflect the same type of color that we just have for the streetlights if that makes any sense. So, the bulbs is like a bright white that we have there now, and the streetlights are more of like a yellowish tone but obviously bright, are you guys ok with changing the color to match that?

Ms. Cabrera: Yes, changing them to the white.

Mr. Cooper: Ok.

Mr. Quesada: So, you want more yellowish ones, correct?

Mr. Cooper: I want whatever the bulb is that they have, that we utilize, that it's just uniform whatever the lumens are.

Mr. Quesada: Ok.

Ms. Cabrera: Wait, we're changing it to the yellow or to the white?

Ms. Padilla: So, what he's saying is what the contractor put in, the streetlights, to have something, so what I'm going to do is I'm going to reach out to the contractor today because I have contact with him, and I'm going to say, hey what light do you guys use.

Mr. Cooper: It's a bulb.

Ms. Padilla: No, and just to bring to your attention, what we have at the bridge it's not comparable to what have there but, I will ask him to help me see what's the closet thing that we can us, so I'll reach out to him.

Ms. Cabrera: Ok, to match it to the ones that they just put in.

Mr. Cooper: Thank you.

Mr. Quesada: (inaudible comment)

Mr. Cooper: That's all I had, I had something else but I can't remember, so it's ok, thank you. Oh, and I'm glad that we don't have algae in our lakes and that they're beautiful.

Mr. Quesada: (inaudible comment)

Mr. Cooper: I'm sorry, one other thing, I don't know are you at will to discuss Mayra any updates?

Ms. Padilla: No update.

Mr. Cooper: Ok.

Ms. Padilla: I will elaborate just a little bit but, I can't go into specifics, there was a situation here at Waterstone, we are in contact with the Homestead Police, and we can't go into specifics because it's an open investigation but, our system did exactly what it was designed to do. So, I just wanted to tell you guys that, when I get the green light from Homestead Police I will share the details with you guys but, as of now I can't.

Mr. Quesada: (inaudible comment)

Ms. Padilla: I did invite Daniel to come, so that he could come and speak on that but, it's an open investigation so I can't comment.

Mr. Cooper: Thank you.

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

Mr. Cruz: I have a question, so I know you told me the lights on the Boulevard are Homestead, so that will never change.

Mr. Quesada: (inaudible comment)

Ms. Padilla: No but I think we do have a dialogue with the City of Homestead.

Mr. Cruz: I don't know, I emailed Erica Avila twice, she doesn't respond any more, so I gave up on that.

Mr. Cooper: I'll also I'll forward something and try to contact her on my end.

Ms. Padilla: And I could reach out to her too.

Mr. Cruz: That would be great.

Ms. Padilla: I can reach out to her too and say hey, at the Board meeting the Board did ask this question, does the City of Homestead have any plans of switching out the lights, and see what she says.

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

Ms. Cabrera: Ok, anything you need to add?

Mr. Valladares: No.

SEVENTH ORDER OF BUSINESS Adjournment

Ms. Cabrera: Alright, if there's nothing else, we just need a motion to adjourn.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE **SOUTH-DADE VENTURE** COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE **SOUTH-DADE VENTURE** COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **South-Dade Venture Community Development District** (the “Board”) desires to elect the below recited persons to the offices specified.

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

Section 1. The following persons are elected to the South-Dade Venture Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		GE Seat	Term Expires: 11-202
Vice Chairman		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	Ben Quesada	GMS - SF	N/A

- * Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT, THIS ____ DAY OF _____, 2026.

**SOUTH-DADE VENTURE COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Chairman / Vice Chairman

Print name: _____
Secretary / Assistant Secretary



Proposed Bill rate increase for South Dade Ventures June 22nd 2026

Current Bill Rate

Guard Rate	\$18.85 an hour 384 hours a week= \$7,226.88
Gate 1 Lead	\$21.00 an hour 40 hours a week= \$840.00
Gate 2 Lead	\$20.10 an hour 40 hours a week= \$804.00
Gate 3 Lead	\$20.10 an hour 40 hours a week= \$804.00
	= \$9,674.88 a week
	Yearly Budget = \$503,093.76

Proposed Bill Rate after September 14, 2026

Guard Rate	\$20.50 an hour 384 hours a week= \$7,872.00
Gate 1 Lead	\$21.50 an hour 40 hours a week= \$860.00
Gate 2 Lead	\$21.50 an hour 40 hours a week= \$860.00
Gate 3 Lead	\$21.50 an hour 40 hours a week= \$860.00
	= \$10,452.00 a week
	Yearly budget = \$543,504.00 (Not including holidays)



13595 SW 134th Ave, Suite #211
Miami, FL 33186
Ph: 305-635-6200

Proposal especially prepared for:

SOUTH-DADE VENTURE CDD
1355 Waterstone Way
Homestead, FL 33033

Proposal Date: June 22nd, 2026





June 22nd, 2026

Ben Quesada, LCAM
District Manager
SOUTH-DADE VENTURE CDD
1355 Waterstone Way
Homestead, FL 33033

Re: Proposal for security guard services at SOUTH-DADE VENTURE CDD

Dear Mr. Quesada:

Thank you for considering our company as your potential provider of Security Guard Services. We prioritize honesty, transparency, and complete customer satisfaction, starting from your initial inquiry about our services.

Our personalized customer service is unparalleled in the industry. Unlike large national and regional companies often burdened by corporate bureaucracies, our team is extremely nimble and responsive to customer needs, allowing us to quickly customize services to best suit each client.

After reviewing the scope of services described for your community, we are confident that our company is highly qualified to provide the high-quality services that SOUTH-DADE VENTURE CDD residents expect and deserve.

We understand the challenges property managers and association board members face in choosing a security guard company that fits their community. For your consideration, we offer the following information:

Company Background:

- Founded in 2007, we employ approximately 400 armed and unarmed security officers, front desk ambassadors, and access control officers.
- We have extensive experience in the private sector, providing services to luxury condominiums, residential communities, commercial office buildings, construction sites, and more. Our first corporate client, a Fortune 500 company, has been with us since January 2008 and remains a satisfied client.
- In the public sector, we serve government contracts at Miami International and Opa-Locka airports, Miami Dade County courthouses, parks and marinas, and other county facilities.

Personalized Service:

Our management team and security officers assigned to SOUTH-DADE VENTURE CDD will be trained to provide personalized, courteous service to all residents, visitors, and vendors. We will work closely with the property manager to ensure a seamless partnership.

Customer Satisfaction:

Excellent customer service and satisfaction are our top priorities. We promptly address and resolve any concerns to the customer's satisfaction.

Security Reporting:

We will handle all security-related issues as described in the post orders and provide digital reports directly to your computer or smartphone. In case of emergencies, we will notify you immediately, even after hours.

Customer Service Training:

Our training program, developed by hospitality industry experts, includes:

- o Service excellence
- o Identifying customer needs
- o Customer-friendly communication
- o Handling difficult residents or visitors with care
- o Exceeding customer expectations

Advanced Monitoring:

We use a state-of-the-art GPS-enabled system to monitor officer performance and streamline communications. Our online management reporting system provides timely access to reports, including parking enforcement, maintenance, and safety issues, available 24/7 from any internet-connected device.

Professional Appearance:

Our security officers and front desk ambassadors adhere to strict grooming standards and wear clean, neatly pressed attire. Unkempt facial hair, unconventional hairstyles, or exposed body piercings unsuitable for the workplace are not allowed, and offensive tattoos must be covered.

Background Checks:

- All employees assigned to SOUTH-DADE VENTURE CDD undergo comprehensive background checks, including:
 - o Employment application review and verification
 - o Interviews and evaluations for position suitability
 - o Criminal, sexual predator, and additional checks
 - o Pre-employment and random drug testing
- Licensed security officers submit fingerprints and photographs for national criminal history checks by the Florida Department of Law Enforcement and the FBI. We also conduct additional criminal checks, including local county violations and nationwide sexual predator databases.

Enclosed is a proposal and recommended budgets for the services and positions you requested. Hourly bill rates and pay rates are interrelated, affecting the quality of officers assigned to your community. Higher bill rates translate to increased hourly pay for officers, enabling us to hire and retain better-qualified personnel.

We pride ourselves on transparency in pricing and welcome any questions you may have. Thank you for considering our proposal. We look forward to becoming your preferred provider of security services soon.

Sincerely,



Joe Diaz
CEO



Proposal to provide the following services at:

**SOUTH-DADE VENTURE CDD
1355 Waterstone Way
Homestead, FL 33033**

Unarmed Access Control Services

"Honesty, transparency and excellent customer service"

At Delta Five Security, we blend our extensive law enforcement experience with years of servicing clients in both the private and public sectors. Our approach emphasizes customer service and hospitality training, as we believe these skills are crucial for security officers to perform their duties effectively.

Commitment to Excellence:

Residents and visitors at SOUTH-DADE VENTURE CDD deserve superior service, and we are highly qualified to deliver it. We have partnered with an independent company specializing in customer service training for the hospitality industry to develop an exclusive training program for our security officers and front desk ambassadors.

Professional Standards:

Our commitment to excellence includes enforcing proper uniform wear, grooming standards, and personal hygiene. These elements are critical for making a positive first impression and gaining the respect of those we serve.

Training Provided:

Personnel assigned to SOUTH-DADE VENTURE CDD will receive comprehensive training, including:

- Delta Five Security customer service training
- Life safety systems and water damage mitigation procedures
- Emergency evacuation
- Community rules, policies, and procedures
- Access control and screening procedures (if applicable)
- Uniform, physical appearance, and hygiene policies
- Post orders and management directives
- Assisting property management and maintenance (lighting reports/violations)
- Identifying and reporting safety hazards
- Parking violations and vehicle towing (if applicable)

Our personnel will be well-equipped to handle emergency situations and address residents' or visitors' service requests efficiently. An account manager will serve as your liaison to ensure smooth communication and service delivery.

Unique Customer Service and Hospitality Training:

Developed by experts specializing in training programs for major hotel chains, large hospitals, financial institutions, major corporations, and federal government agencies, our training includes:

- Attitude of excellent service
- Identifying customer needs
- Thoughtful body language and words
- Uncompromising service at every contact point
- Resolving conflict
- Exceeding customer expectations

Quality Control Program:

To ensure we consistently deliver high-quality service, our quality control program monitors guard performance and client satisfaction. Supervisors and customer service specialists review daily activities and reports. Periodically, a manager or specialist contacts clients to discuss satisfaction and any pertinent issues.

GPS-Enabled Guard Management and Reporting System:

Our online system allows clients 24/7 access to reports and information from any device. Officers submit timely reports of shift activity reports, incident reports, maintenance issues, parking enforcement reports, which are routed to the appropriate department for immediate action.

Our system always allows us to monitor security officers' job performance and includes a GPS equipped guard touring system. The system captures the officers' arrival on site, their tour of duty, sign off times and saves those reports in real time.

Delta Five Security Residential Community Special Services

Community Policing:

We create partnerships with residents, maintaining open communication. Security officers are trained to detect unusual or suspicious activities and will distribute business cards encouraging residents to report any concerns.

This is a sample of the on-duty guards business card issued to residents:



Reporting Violations and Safety Hazards:

Our officers monitor safety hazards, non-working lights, and community rules violations, reporting these issues to property management.

Unauthorized Tenants/Squatters:

We monitor and report unauthorized persons in the community, assisting in identifying and removing squatters in cooperation with local police, when requested by management.

Parking Enforcement and Towing:

We enforce parking violations and tow illegally parked or abandoned vehicles upon request.

Management Assistance Services (MAS):

We assist property management and community association boards in identifying and reporting rule violations, safety hazards, unauthorized vehicles, and squatters. Our officers also liaise with local police and help set up Citizens' Crime Watch Programs.

License information –

Delta Five Security is licensed as a Security Agency in the state of Florida under license #B 2700066.

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES		
WILTON SIMPSON COMMISSIONER		
DIVISION OF LICENSING		
03/06/25 DATE ISSUED	04/25/28 DATE OF EXPIRATION	B 2700066 LICENSE NUMBER
DELTA FIVE SECURITY, LLC		
13595 S W 134TH AVENUE SUITE 211 MIAMI, FL 33186		
DIAZ, JOSE A., PRESIDENT		
THE <i>SECURITY AGENCY</i> NAMED ABOVE IS LICENSED AND REGULATED UNDER THE PROVISIONS OF CHAPTER 493, FLORIDA STATUTES.		
	 WILTON SIMPSON COMMISSIONER	

Recommended budget for SOUTH-DADE VENTURE CDD

Our goal is to provide the best value for your investment. Our pricing considers manpower requirements, the scope of services, and any special equipment or services needed. We offer competitive pricing that reflects the quality of service you deserve.

Please remember that hourly bill rates and pay rates are interrelated, affecting the quality of officers assigned to your account. Higher bill rates translate to increased hourly pay for officers, enabling us to hire and retain better-qualified personnel.

Enclosed is a proposed budget for the services you requested:

Delta Five Security - Proposed budget for South-Dade Venture CDD - 504 hrs per week

Post Type	Hourly Rate	Weekly Hours	Monthly Cost	Yearly Cost	Sales Tax 7%	Total Cost
3 Access Control Officers	\$22.00	504	\$48,048.00	\$576,576.00	\$0.00	\$576,576.00
Includes GPS tracking and reporting software			\$0.00	\$0.00	\$0.00	\$0.00
Supervision and Inspections			\$0.00	\$0.00	\$0.00	\$0.00
Monthly status reports			\$0.00	\$0.00	\$0.00	\$0.00
Assigned Account Manager			\$0.00	\$0.00	\$0.00	\$0.00
Estimated Cost of Holidays			\$462.00	\$5,544.00	\$0.00	\$5,544.00
Sub-Totals		504	\$48,510.00	\$582,120.00	\$0.00	\$582,120.00

Vehicle Type	Number of Units	Monthly Cost per Unit	Total Monthly Cost of Vehicles	Annual Cost of Vehicles	Veh Sales Tax of 7%	Total Cost of Vehicles
Fuel Golf Carts	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Patrol Vehicles	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bicycles	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Client pays the actual cost of fuel + 5% fee or provides fueling options at client's expense. **Estimated yearly cost of fuel:** \$0.00

Proposed Annual Security Budget 582,120.00 0.00 582,120.00

Number of units in complex	2269
Monthly cost per unit	\$21.38
Annual cost per unit	\$256.55

** This proposed budget is an estimate of costs. The actual cost could vary due to a client requesting an increase or decrease in the number of hours worked or the number of vehicles or holidays worked at the holiday rate specified in the contract.

Why choose Delta Five Security?

The vast experience of the principals, managers and associates of the company means that your business, your home and your family are in the very best hands when you enlist Delta Five Security to protect them. When you engage our services and become our client, you will notice a remarkable difference from many of the security companies you may have previously used.

Ten reasons why you should choose Delta Five Security:

1. Clarity and complete honesty on pricing issues.
2. Excellent support and personal customer service.
3. Best value for your security investment.
4. Exclusive training programs designed by leading experts.
5. Customized training to fit your needs.
6. Strict enforcement of grooming, uniform wear, and personal hygiene standards.
7. Customized reports for each post.
8. Partnership with clients and promotion of teamwork.
9. Friendly, courteous, and efficient service 24/7.
10. The most experienced security team in South Florida.

There are literally thousands of security companies out there and we must earn your business, your trust and your respect every day. We promise to work hard to become the premier source for all your security and investigations.



“Honesty, transparency and excellent customer service”

Delta Five Security - Proposed budget for South-Dade Venture CDD - 504 hrs per week

Post Type	Hourly Rate	Weekly Hours	Monthly Cost	Yearly Cost	Sales Tax 7%	Total Cost
3 Access Control Officers	\$22.00	504	\$48,048.00	\$576,576.00	\$0.00	\$576,576.00
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Fuel Golf Carts	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Bicycles	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Client pays the actual cost of fuel + 5% fee or provides fueling options at client's expense. Estimated yearly cost of fuel:						\$0.00

Proposed Annual Security Budget	582,120.00	0.00	582,120.00
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Number of units in complex	2269
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Annual cost per unit	\$256.55

** This proposed budget is an estimate of costs. The actual cost could vary due to a client requesting an increase or decrease in the number of hours worked or the number of vehicles or holidays worked at the holiday rate specified in the contract.



PROPOSAL

**South Dade Venture CDD
Waterstone
Homestead, FL**

July 7, 2026



II. Introduction Letter

Ben Quesada, District Manager

South Dade Venture CDD

Waterstone

Homestead, FL

Request for Proposal: Security Services

Date: July 7, 2026

KS Services Response to South Dade Venture CDD Request for Proposal for Security Services

Dear Mr. Quesada and members of the evaluation committee for South Dade Venture CDD,

KS Services is honored to submit this proposal in response to South Dade Venture CDD's Request for Proposals for Security Services at the Waterstone Community. We appreciate the opportunity to support one of South Florida's premier residential communities and recognize the importance of maintaining a safe, secure, and professionally managed environment for residents, guests, vendors, staff, and community property.

We understand that Waterstone is more than a gated community. It is a vibrant residential neighborhood where security personnel play a critical role in maintaining access control, resident safety, visitor management, and overall community security. Providing security in this environment requires more than staffing gatehouses and patrols. It requires highly qualified personnel with sound judgment, strong communication skills, extensive security experience, and the ability to respond professionally and effectively in a variety of situations.

With more than forty-four years of experience providing professional security services throughout Florida, KS Services brings the operational discipline, management oversight, and personnel standards necessary to support the District's security objectives. Our officers are trained to provide professional access control, visitor screening, routine patrols, incident and emergency response, contractor and vendor management, and clear, detailed reporting while maintaining exceptional customer service for residents and guests.

KS Services is fully committed to meeting these requirements by assigning qualified, vetted, and properly licensed personnel who reflect the professionalism expected by South Dade Venture CDD. Our recruitment, screening, training, and supervisory processes are designed to ensure that every assigned officer is prepared to operate within a residential community environment while maintaining strict compliance with District policies, post orders, emergency procedures, and community standards.

We look forward to the opportunity to serve South Dade Venture CDD and provide security services that reflect the safety, professionalism, accountability, and operational excellence expected within the Waterstone Community.



We respectfully submit a proposal designed to support the South Dade Venture CDD's ongoing commitment to safety, and operational excellence.

For ease of review, our response is structured into the following sections:

I. Cover Page	1
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III. Company Qualifications and Experience	5
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Operational Footprint and Florida Operational Footprint	9
24/7 Command Center	10
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The following individuals are authorized to make representations on behalf of KS Services.

- Gil Neuman
Chief Executive Officer
gneuman@kssl.com
305-919-9400 ext 206
- Ron Neuman
President
ronneuman@kssl.com
305-919-9400 ext 268

KS Services welcomes the opportunity to discuss this proposal in greater detail. We are confident that our extensive experience, proven adaptability, and commitment to innovation uniquely positions us to support South Dade Venture CDD in maintaining a secure, professional, and resilient environment.

[Remaining Page Left Intentionally Blank]



III. Company Qualifications and Experience

With more than 44 years in business and dedicated service, KS Services has earned a respected reputation for delivering reliable, professional, and client-focused solutions tailored to the unique and distinct needs of government institutions, municipal partners, special taxing districts, private communities and commercial properties.

Founded in 1982 and headquartered at 14600 Biscayne Blvd., North Miami, FL 33181, KS Services has grown into one of Florida's most recognized and trusted full-service security providers. Our expertise spans a comprehensive range of services, including certified Armed and Unarmed Security Officers, Mobile Patrols, Access Control programs, Gatehouse Security, Event Security, and Specialized Protective Services. We proudly serve and support a diverse client base – delivering security operations that enhance public safety, strengthen organizational resilience, and promote exceptional client satisfaction.

Our workforce includes more than 2,000 highly trained professionals, each equipped with the advanced skills, tools, and rigorous training necessary to protect complex environments. Through our long-standing partnerships with Miami-Dade County, City of Miami, Florida Department of Management Services, Monterra Community Development District, KS Services has consistently demonstrated the capacity to manage large-scale, critical security operations with precision, professionalism, and unwavering reliability.

In addition to providing superior physical security services, KS Services integrates advanced technologies – including AI-driven monitoring platforms, GPS tracking, and real-time incident reporting systems – to ensure transparency, enhance officer performance, and support proactive security management. This strategic blend of proven methodologies and innovation tools allows us to meet the evolving security needs of our clients while ensuring the highest standards of accountability and operational excellence.

Contract Experience:

Below is a summary of current key clients where KS Services currently provides services, along with a description of the scope and impact of our work:

1. **Monterra Community Development District (CDD) (2015 - Present)**

As the security provider for Monterra CDD, KS Services ensures the safety of residents and property (approximately 850 homes) through:

- Gatehouse security
- Controlled access at entry points.
- Regular roving patrols across community spaces and facilities.
- Engagement with residents to build trust and address security concerns proactively.
- On-site operations management

2. **City of Miami (2009 - Present)**

KS Services provides comprehensive security services for municipal buildings, parks, and facilities. Our responsibilities include:

- 24/7 patrols to ensure safety in public spaces.
- Access control at key municipal locations.
- Emergency response and public safety coordination during special events.
- Implementation of AI-driven tools to monitor incident trends and enhance security measures.



3. **Miami-Dade County (2014 - Present)**

For over a decade, KS Services has delivered security services to Miami-Dade County's government facilities and public venues. Key services include:

- Armed and unarmed guard services.
- Comprehensive risk assessments for high-profile county sites.
- Crowd management and emergency planning during large-scale events.

4. **City of Coral Gables (2017 - Present)**

KS Services provides patrol and monitoring services for neighborhoods within the City of Coral Gables special taxing districts. These districts require tailored security plans to address community-specific concerns, including:

- Routine patrols to deter unauthorized activity.
- Close collaboration with local law enforcement to enhance crime prevention.
- Advanced perimeter monitoring technologies to improve incident response times.

5. **Florida Department of Transportation (FDOT) (2024-Present)**

For FDOT facilities, KS Services provides critical security services to ensure the safety of infrastructure and personnel. Key services include:

- Security patrols at transportation hubs and offices.
- Incident response and traffic management during emergencies.
- Monitoring critical access points to safeguard sensitive areas.

6. **Four Ambassadors Association (40+ years)**

KS Services delivery comprehensive unarmed guard services for the Four Ambassadors' Association. Key services include:

- Controlled access at primary entry points with credential verification
- Concierge style lobby security and visitor management
- Door, Stairway and common area oversight to enhance resident safety
- Structured patrols of towers, amenities, and perimeter areas
- Roving security presence to deter loitering, trespassing and policy violations

7. **Boca Bridges (4+ years)**

At Boca Bridges, a luxury master-planned gated community, KS Services provides structured residential security operations tailored to high-value estates. Our responsibilities include:

- 24/7 gatehouse operations with comprehensive access control and credential validation.
- Visitor and vendor management with documented entry protocols
- Roving patrols services across residential, clubhouse amenities, and recreational facilities
- Incident reporting and documentation with management notification procedures

8. **Imperial at Brickell (40+ years)**

At Imperial at Brickell, KS Services provide unarmed security services tailored to high rise residential environment. Our responsibilities include:

- Roving coverage of parking garages, amenity areas, and perimeter zones
- Regular interior and exterior patrols to maintain a visible security presence
- Detailed Incident reporting and communication
- Concierge level lobby security with controlled access procedures.
- Door monitoring with credential management for residents, guests, and vendors

9. **Wells Fargo Center (3+ years)**

KS Services provides unarmed security services for their premier class A commercial office tower located in Miami's financial district. Our responsibilities include

- Concierge style access control at main entry points to manage tenant and visitor flow
- Door monitoring and credential verification to ensure controlled building access
- Structured interior and exterior patrols to deter unauthorized activity
- Roving security coverage to monitor common areas, parking levels and service corridors
- Detailed incident reporting and real-time documentation



10. Florida Department of Management Services (DMS) (2020- Present)

KS Services has collaborated with DMS to safeguard state-managed facilities across Florida. Our responsibilities include:

- Access control for government offices and operational sites.
- Unarmed on-site security personnel.
- Emergency response planning and coordination with local law enforcement.
- Implementation of AI-driven tools to monitor performance and maintain compliance with state regulations.

11. Florida Department of Children and Families (DCF) (2020-Present)

At DCF facilities, KS Services supports staff and visitors by ensuring a safe and secure environment. Services include:

- Unarmed guard services for offices and service centers.
- Conflict resolution and de-escalation training for on-site officers to handle sensitive situations.
- Enhanced security measures to protect vulnerable populations served by DCF.

12. Jewish Federation of Broward County (2003 – Present)

KS Services provides comprehensive Armed Security coverage for the JFBC across multiple facilities within its campus. KS Services delivers 350 guard hours/week, ensuring the safety of staff, visitors, donors, community members, and more. Key services include:

- Armed security presence at multiple locations on campus
- Incident response and emergency management supported by KS Services' Special Operational Group
- Public safety response during special events
- Monitoring critical access points to safeguard sensitive areas.

13. Greater Miami Jewish Federation (2003 – Present)

KS Services provides comprehensive armed security services for the Greater Miami Jewish Federation across multiple facilities and community locations. Our team ensures the safety and protection of staff, visitors, community members and more. Key services include

- Armed security presence at multiple buildings and access points
- Rapid incident response and emergency management
- Security support for high-profile events, community gatherings, and special functions
- Monitoring and control of critical access points to protect sensitive and high risk areas
- Coordination with local law enforcement and emergency responders

Ownership / Operational Structure:

KS Services is a corporation in the state of Florida. Our company is proudly 51% woman owned, reflecting our commitment to diversity and inclusion within our leadership and workforce.





Operational Footprint

KS Services maintains a strong and scalable operational footprint designed to deliver both localized responsiveness and national-level support. Headquartered in South Florida, KS Services operates full-service offices strategically positioned to provide immediate field support, executive oversight and emergency response capabilities.

KS Services maintains active operations in:

- South Florida (Miami-Dade, Broward, Palm Beach Counties)
- Orlando
- Naples/Fort Myers
- New York City
- Washington D.C.
- Seattle

Florida Operational Footprint

Within Florida, KS Services operates more than 35,000 weekly hours across a broad range of clientele. KS Services maintains a robust presence throughout the state of Florida and across multiple counties supporting:

- Community centers and recreational facilities
- Education and youth-focused environments
- High-traffic public facing facilities
- Municipal, Special Taxing Districts, CDDs
- State Agencies
- Government facilities
- Residential and mixed-use properties

Our South Florida headquarters at 14600 Biscayne Blvd, North Miami, FL serves as the command center for regional leadership, training, dispatch coordination, and executive oversight. This local infrastructure allows us to respond quickly, maintain consistent supervision, and ensure accountability at every level of operation.

KS Services combines local responsiveness with national strength, ensuring that South Dade Venture CDD is supported not just by on-site officers – but by a fully structured, multi-layered operational organization designed for resilience, accountability and sustained excellence.



24/7 Command Center

A critical component of KS Service's emergency and continuity framework is our fully staffed 24/7/365 Command Center, which functions as the operational nerve center of our organization.

Operational Capabilities Include:

- Continuous real-time monitoring of officer activity through GPS-enabled systems
- Immediate access to patrol verification logs and incident documentation
- Direct communication channels with on-site officers, supervisors, and regional leadership
- After-hours command oversight and escalation management
- Coordination of replacement coverage for unscheduled absences
- Rapid mobilization of additional personnel during elevated threat conditions.

During routine operations the command Center enhances accountability and transparency. During critical incidents, it transitions into a structured coordination hub, facilitating communication between site leadership, executive management and local law enforcement when necessary.

Emergency Operations Center (EOC) Functionality

Our Command Center is engineered to function as a formal Emergency Operations Center (EOC) during major incidents or natural disasters.

The EOC is supported by:

- 50,000 watt generator with extended fuel capacity
- Satellite communication systems to ensure uninterrupted connectivity
- Access to workforce deployment data across all Florida offices
- Structured command protocols for rapid escalation and resource deployment

This infrastructure allows KS Services to maintain uninterrupted command and coordination capabilities even during power outages or large scale emergencies.

Emergency Management

KS Services' emergency management strategy focuses on readiness, rapid response, and post-incident evaluation:

1. Preparedness
 - Personnel participate in regular scenario-based drills simulating natural disasters, medical emergencies, and security threats. These drills enhance situational awareness and ensure readiness for real-world scenarios.
 - Officers are trained in evacuation procedures, crowd control, and first-responder coordination, allowing them to handle complex emergencies with confidence.
 - Specialized training in de-escalation techniques ensures officers can manage volatile situations effectively, minimizing risk to residents and visitors.

2. Incident Documentation

- Using tools like ProxiGuard Live and WinTeam, officers document incidents in real time, ensuring accurate and actionable records for property management and emergency services. These reports serve as the foundation for post-incident reviews and process improvements.



Client Events Report

Client

Sites

Type

Period

Total Events

Miami World Center

MWC Patrol

MME, INCIDENT

01/22/2018 00:00:00 - 02/01/2018 23:59:00

153

01/22/2018

Events: 4

Type	Site	Time	Worker	Incident	Check Point
MME	MWC Patrol	08:35:33	MWC Rover	Director Wright began shift relieving supervisor Jackson. Performed vehicle inspection.	12150 - Group Site Office
MME	MWC Patrol	09:03:23	MWC Rover	One car parked in Paramount sales office parking lot.	34346 - Sales Office
MME	MWC Patrol	09:06:27	MWC Rover	Demolition crane on site at Venture here. Back gate open.	36545 - Venture Site
MME	MWC Patrol	11:09:38	MWC Rover	The hanger nightclub on 11th Street active.	36147 - Rover 1404 Location
MME	MWC Patrol	15:48:30	MWC Rover	Exiting Miami World Center on route to PC background.	36147 - Rover 1404 Location

Incidents Report

Client

Sites

Workers

Period

Show All

Show All

Show All

02/01/2018 00:00:00 - 02/01/2018 23:59:00

Date: 02/01/2018 01:26:47

Client: Ford

Site: Chateau Ocean

Worker: 815000079

Incidents

Incident / Misc.

Description

S/o Garcia noticed on 2/1/2018 at 12:30 am that one of the lamps at the lobby was out. Reported to front desk for work order.

Image

Signature

3. Collaboration with First Responders

- Strong relationships with local law enforcement and emergency personnel facilitate rapid escalation and seamless coordination during crises. Our team works closely with these agencies to ensure a unified response.

4. Post-Incident Reviews

- After every emergency, detailed reviews are conducted to evaluate the response and identify areas for improvement. These reviews involve collaboration with property management, ensuring transparency and accountability.

At KS Services, we are fully prepared to handle any emergency or unexpected situation with efficiency and professionalism. Our comprehensive Emergency Response Plan ensures that we can rapidly deploy personnel, equipment, and management to any client site, including Waterstone, should an unforeseen circumstance arise.

We leverage a network of nearly 2,000 trained personnel nationwide, along with a robust infrastructure that includes a 24/7 dispatch command center and GPS-enabled tracking systems for real-time coordination. Our KS Services Emergency Response Team (KERT) is prepared to deploy at a moment's notice to handle situations such as:

- Natural disasters like hurricanes or storms or civil unrest or labor disputes
- Acts of violence or terrorism or Major incidents requiring large-scale security presence.

In the event of a crisis, we will activate our Rapid Response Protocol, which includes mobilizing our personnel and resources to maintain security, restore order, and protect critical assets and personnel. We also utilize our Post Watch™ Quality Control System, which allows our dispatchers to monitor guard activity in real-time, ensuring that we are maintaining optimal coverage during emergencies.

Hurricane / Disaster Response and Preparedness

Hurricanes are a fact of life in Florida. Waterstone can rest assured that should one strike, KS Services has airtight systems in place to ensure ongoing security services for your community, even in the wake of a catastrophic storm. Our 24/7/365 Command Center also serves as the Emergency Operations Center (EOC) for KS Services. The EOC is backed by a 50,000- watt generator with a fuel supply capable of powering our



headquarters for one week. KS Services also has a contract with a fuel company to supply additional fuel if needed. The EOC communication system is supported by four satellite cell phones. The EOC has contact and information pertaining to the schedule of every employee assigned to our five South Florida offices, enabling KS Services to quickly transition to alpha/bravo staffing.



Should our Miami-based EOC fail for any reason, our Naples, Orlando, Seattle or New York City centers will quickly and seamlessly step in and fill the role. In the event of a hurricane or civil disorder, KS Services can mobilize assets, including Officers from offices around the country to the affected location. Today thousands of master and homeowners associations, commercial properties, condominium communities, schools, hospitals, entertainment venues, major corporations, and government facilities count on KS Services.

Our firm has a robust process for preparing for emergency events and special events to ensure continuity of operations and the safety of our personnel. The key steps in our preparation process are as follows:

1. Prior Management Meetings:

- Planning Sessions: Conduct comprehensive management meetings prior to any anticipated emergency or special event to strategize and coordinate response efforts.
- Role Assignments: Assign specific roles and responsibilities to team members to ensure clear communication and efficient execution of the emergency plan.

2. Employee Availability Verification:

- Recruitment Team Outreach: Our recruitment team reaches out to all employees to verify their availability and current locations, ensuring we have a ready and responsive workforce.
- Staffing Adjustments: Adjust staffing levels as needed based on employee availability and the specific requirements of the event.

3. Equipment and Communication Readiness:

- Generator Maintenance: Ensure all generators are in working order and have extra fuel on hand to maintain power during outages.
- Satellite Phone Testing: Regularly test satellite phones to guarantee reliable communication if traditional networks fail.

4. Shift Management:

- 12-Hour Shifts: Implement 12-hour shifts for essential personnel during emergencies or special events to maintain continuous coverage and prevent fatigue.

5. Coordination with Dispatch Centers:

- Plan Sharing: Share our detailed emergency plan and relevant information with our New York dispatch center to ensure seamless coordination.
- Backup Communication: Prepare our New York dispatch center to take over operations in case our Miami dispatch center goes offline, ensuring uninterrupted service.

By following these steps, we ensure that our firm is well-prepared for any emergency or special event, maintaining operational effectiveness and the safety of our personnel.



Electronic Reporting Platform & Officer Accountability

System Used: ProxiGuard Live

ProxiGuard Live serves as our primary platform for incident reporting, activity logging, and real-time operational visibility.

Officers document activity, ensuring that operations are consistently recorded and accessible.

System capabilities include:

- Real-time incident reporting from post
- Structured narrative fields for clear and consistent documentation
- Photo and attachment capability
- Categorized incident classification
- Officer report acknowledgment and submission
- Distribution of Daily Activity Reports
- Exportable reports for management review and auditing

This ensures that all activity, whether routine or incident-related, is documented accurately and communicated promptly to leadership.

ProxiGuard Live also serves as our primary platform for patrol verification.

Using NFC and/or QR-based checkpoint verification, officers physically scan designated locations during patrols. This ensures:

- Verified patrol completion rates
- Time-stamped documentation
- Location-based accountability
- Immediate supervisory visibility

PATROL CONFIRMATION TOOL AND INCIDENT REPORTING



ProxiLive has five Reporting features:

- ⊙ Basic Report
- ⊙ Missed Scan Alert
- ⊙ Daily Guard Duration Report
- ⊙ Client Event Report
- ⊙ Incident Report

Incident reports includes

- ⊙ GPS Location stamp
- ⊙ 1 Photo attachment
- ⊙ 256 Character description
- ⊙ Guard signature
- ⊙ Email to clients automatically

Fully Transparent Reporting:

Kent Services will prepare and provide you with regular reports in all service areas. This includes cleanliness inspections, cost analysis, security evaluations, quality assurance reports, personnel reviews and more.

Client Events Report						
Client	Miami World Center					
Sites	MWC Patrol					
Type	MME, INCIDENT					
Period	01/22/2018 00:00:00 - 02/01/2018 23:59:00					
Total Events	153					
01/22/2018						
						Events: 8
Type	Site	Time	Worker	Incident	Check Point	
(I)	MWC Patrol	08:05:03	MWC Patrol	Director Wright began shift reviewing supervisor Jackson. Performed vehicle inspection.	10136 -	Entrance Site Office
(I)	MWC Patrol	09:03:28	MWC Patrol	One car parked in Paramount sales office parking lot.	10140 -	Suite Office
(I)	MWC Patrol	09:06:27	MWC Patrol	Demolition crew set up at Ventana front. Back gate open.	10145 -	Ventana Drive
(I)	MWC Patrol	11:09:08	MWC Patrol	Two hanger nightclub on 1100 Street active.	10167 -	Rover 1400 Location
(I)	MWC Patrol	13:46:30	MWC Patrol	Exiting Miami World Center on route to FC background.	10167 -	Rover 1400 Location

Incidents Report

Client	Show All
Sites	Show All
Workers	Show All
Period	02/01/2018 00:00:00 - 02/01/2018 23:59:00

Date: 02/01/2018 01:29:47

Client: Proxi

Site: Chateau Ocean

Worker: 010000079

Incidents

Incident / MWC

Image

Signature

Description

Life Guard noticed on 2/1/2018 at 12:30 am that one of the lamps at the lobby was out. Reported to front desk for work order.



IV. Staffing and Recruitment Plan

KS Services Leadership Team

KS Services leadership team comprises senior staff members with extensive knowledge in managing government facilities, special taxing districts, municipalities and large-scale community projects. Each member brings decades of experience and expertise in public safety, security operations, personnel management ensuring the Waterstone receives high-quality, consistent, and accountable services.

*****Staffing Plan follows Resume(s) of Key Personnel***

- **Gil Neuman, Chief Executive Officer** – Brings 40 years of security industry experience. Gil holds a bachelor's in electrical engineering from Florida Atlantic University (FAU) and his background includes service in the Israeli Defense Forces, which provides him with a deep understanding of strategic and tactical security operations. Under his leadership, KS Services has grown into an innovative security provider that leverages advanced technologies, such as AI surveillance and GPS-enabled patrol systems.
- **Ron Neuman, President** – Holds the title Esq., with a Bachelor of Science in Business Administration (BSBA) in Management from the University of Florida and an MBA from the University of Miami. Ron plays a critical role in managing government and private client relationships and ensuring that all contractual requirements are met. With a focus on public sector contracts, including his work with the Florida DMS, FDOT, and CDDs, Ron ensures that KS Services remains a trusted partner for government agencies throughout the state.
- **Nelson Barbosa, Head of Training** – A former FBI agent, Nelson is responsible for maintaining our high training standards. He oversees continuous training and quality assurance to ensure that our officers are equipped with the skills and professionalism needed to address diverse security scenarios.
- **Aixanne Jimenez, Contract/District Manager** – Brings 11 years of experience as a District Manager in the security services industry along with 6 years of prior leadership experience at FirstService Residential. Aixanne has extensive oversight experience managing security operations throughout Miami-Dade County and a strong background in condominium communities, commercial properties and large-scale security programs. Her comprehensive understanding of property management allows her to seamlessly align security operations with client expectations and community standards. Aixanne is an invaluable team member who plays a critical role in maintaining high performance standards in security and ensuring client satisfaction.
- **Leslie Pinedo, Human Resources Director** – Brings extensive experience in human resource management and organizational development. Leslie oversees all HR functions at KS Services, including recruitment, employee relations, and compliance with labor laws and regulations. She holds a degree in psychology and a master's in human resource management from Florida International University. With a strategic focus on talent acquisition and employee engagement, Leslie ensures that KS Services attracts, retains top talent.

Resumes of Key KS Services Leadership

Chief Executive Officer

Gil Neuman

KS Services' Chief Executive Officer, **Gil Neuman**, brings over 40 years of experience in the security industry, with more than 25 years serving as CEO. Under his leadership, KS has evolved into a trusted name in security services, managing nearly 2,000 officers and providing tailored solutions to municipalities, luxury residential communities, and state agencies.



Experience in Security Services

Mr. Neuman's extensive experience includes directing complex security operations for government entities and private organizations. His visionary leadership and operational expertise have ensured that KS consistently delivers exceptional service to its clients. Notable highlights include:

- **Municipal Expertise:** Leading security operations for municipalities such as the City of Miami (17 years) and Miami-Dade County (10+ years), focusing on public safety, access control, and event management.
- **Technology Integration:** Introducing AI-driven tools for real-time guard performance monitoring, compliance tracking, and emergency response readiness.
- **Strategic Leadership:** Expanding KS Services' offerings to include advanced surveillance technologies, robotics, and mobile patrol services, aligning with client needs and industry advancements.

Commitment to Excellence

Mr. Neuman is committed to ensuring KS Services meets and exceeds client expectations by prioritizing:

- **Client Engagement:** Collaborating with government officials, community leaders, and private stakeholders to address unique security challenges.
- **Personnel Development:** Advocating for ongoing training programs to enhance officer skills and ensure readiness for dynamic security demands.
- **Operational Transparency:** Building trust through consistent communication, clear reporting, and a proactive approach to problem-solving.

Educational Background

- **Bachelor of Science in Electrical Engineering**
Florida Atlantic University, Boca Raton, FL

Mr. Neuman's technical expertise complements his leadership in security operations, allowing him to drive innovation and efficiency within KS Services' offerings.

NELSON BARBOSA

Director of Quality Control, Training and Compliance

PROFESSIONAL SUMMARY

Retired from the FBI as a Special Agent after twenty-four years of service. I participated in the investigation of a wide range of national and international criminal activities and served six years as an overseas diplomat in Bogota, Colombia and Quito, Ecuador as an Assistant Legal Attaché (ALAT). I also served as the coordinator of the InfraGard South Florida Chapter, an organization of approximately 900 law enforcement and civilian members designed to help fight terrorism. Prior to the FBI, I served as a DEA Diversion Investigator (DI) for four years investigating illicit pharmaceutical, five years in the military reserves, and three years active in the US Marine Corps.



I served as a Global Security Associate Director for a multinational pharmaceutical company responsible for overseeing physical and product security and compliance of its multiple operations in the Latin America and the Caribbean (LAC) region. Currently, I work at KS Services as the Director of Quality, Training and Compliance.

STRENGTHS & EXPERTISE

- **Extensive Investigative experience**
- **International diplomatic relations**
- **Corporate Investigations**
- **Risk Assessment and Crisis Management**
- **Homeland Security**
- **English and Spanish language proficient**
- **Public Speaking**

PRIOR EXPERIENCE:

MIAMI DADE PUBLIC SCHOOLS

Barbara Goleman Sr. High School

Certified Criminal Justice Lead Teacher

9/2015 Current

Responsible for organizing, planning and teaching the Criminal Justice program.



NOVARTIS PHARMACEUTICAL

Global Security – Miami office

Associate Director

2/2014-7/2015

Responsible for overseeing the physical and product security strategic guidelines and company objectives throughout the LAC region. Responsible for investigating internal compliance, fraud, crisis management and code of conduct allegations. Assisted in the development and implementation of security procedures and standards, conducted liaison with local authorities and provided expertise and guidance to security and management personnel. Managed and trained multiple security personnel throughout LAC.

FEDERAL BUREAU OF INVESTIGATIONS (FBI)

Miami office

2/1990-1/2014

Diverse FBI career spanning 24 years investigating wide range of criminal activities such as counterfeiting, drugs/money laundering, bank and armored car robberies, domestic and international terrorism, kidnappings of US citizens abroad, extortions, bombings, crimes aboard aircrafts, and white collar/Medicare fraud. Lead high profile investigations in countries such as Panama, Colombia, Ecuador, Peru, Argentina and Iraq. Served as a diplomat Assistant Legal Attaché (ALAT) in Colombia and have been the recipient of many financial and commendation awards.

DRUG ENFORCEMENT ADMINISTRATION (DEA)

Office of Diversion Control

Diversion Investigator (DI)

1986 – 1990

Four years' experience in the investigation of illicit activities involving pharmaceutical drugs in South Florida. Audited, conducted full investigations, and performed follow-up activities regarding the use of controlled substances by physicians, laboratories and pharmacists. Coordinated with Federal, State and local law enforcement and federal and state regulators.

CHICAGO BOARD OF EDUCATION

School Teacher - Elementary and Intermediate levels

1983 - 1984

1985 - 1986

CHICAGO CITY-WIDE COLLEGES

Adult Education Teacher (Part time- night classes)

1983 - 1986

DEPARTMENT OF VOCATIONAL REHABILITATION SERVICES

UNITED STATES MILITARY

1978 - 1989



United States Marine Corps – Active Duty	1978 – 1980
United States Marine Corps – Reserves	1981 – 1982
Honorable Discharge	
United States Illinois Army National Guard - Reserves	1983 – 1985
Honorable Discharge	
United States Army Reserves	1987 – 1989
Honorable Discharge	

FBI AND CORPORATE EXPERIENCE DETAIL

Corporate Global Security	2014-2015
Counterterrorism Surveillance	2012-2014
Human Intelligence Program -InfraGard Program Coordinator	2008 – 2012
White Collar Crime (Medicare Fraud)	2006 – 2008
Assistant Legal Attaché	2002 – 2006
Criminal Matters	2001 – 2002
Extra-Territorial Matters	2000 – 2001
Assistant Legal Attaché	1999 – 2000
Extra-Territorial Matters	1996 – 1998
Money Laundering/Drugs	1991 – 1996
Bank Robberies/Fugitives	1990 – 1991

EDUCATION/TRAINING:

Certified Fraud Examiner (CFE), 2014

Special Agent - Federal Bureau of Investigation Academy, 1990

Diversion Investigator - Drug Enforcement Administration Academy, 1986

BA in Business Administration & Management – Northeastern Illinois University, 1983



AIXANNE I. JIMENEZ

DISTRICT MANAGER

(786) 239-1101

aixannejimenez@gmail.com

PROFESSIONAL OBJECTIVE

Accomplished District Manager with 10+ years' experience, including sales and client relations. Looking to play a direct role in a company's growth and development to achieve corporate goals.



EXPERIENCE

District Manager, KS Services, North Miami, FL

February 2014-Present

- Oversee 8,500 hours weekly of uniformed employees, supervise up to 7 operations managers.
- Manage up to 31 accounts/operations.
- Coordinate client relations, contract increases/negotiations, sales presentations/business development, set up of job fairs for South Beach-area accounts and property assessments.
- Aid in launch of property start-ups, including: recruitment, scheduling, budgeting, onsite property assessments, patrol and technology implementation, staff training, purchasing
- Attend board meetings.

Corporate Property Coordinator, FirstService Residential, Hollywood, FL February 2010 – 2014

- Oversaw the training, staffing and organization of 34 residential properties throughout South Beach, Brickell, Downtown and Coral Gables.
- Conducted sales presentations, contract renewals and new hire orientations, represented Department at Regional Director meetings and VP Meetings.
- Partnered with board, management and corporate to ensure property-specific site training.
- Assisted with newly acquired property start-ups, including: property-wide customer service/emergency procedure and standard operating procedure trainings.
- Assisted with developing brand identity for each association, attended board/management meetings, partnered with management team to resolve concerns.

The Ritz-Carlton Key Biscayne, Key Biscayne, FL

August 2008 - May 2010

Guest Relations Manager (August 2010-May 2011)

- Led development and integration of Guest Relations and Leisure Reservations departments, assisted in staff training on key software.
- Forged cross-departmental relationships to ensure the planning and delivery of all guest requests, and VIP, Government Official and celebrity guest requests.
- Created and delivered hotel-wide reports tracking guest arrivals, requests, and resolution and follow up on guest incidents, attended daily operations meetings to ensure incident closures.

**Spa Manager****August 2008-August 2010**

- Oversaw all Spa Front Desk Operations and ensured exceptional customer service.
- Served as manager on duty to oversee flawless delivery of service and accommodation.
- Managed staff training, scheduling and payroll.

Designer, Buckler Architects, Coral Gables, FL**October 2002-August 2010**

- Conducted client consultations to gain understanding of clients' needs/wants.
- Oversaw proper delivery of design alongside architect and engineers.
- Utilized AutoCAD Design software for product design.

EDUCATION**FLORIDA STATE UNIVERSITY**, Tallahassee, FL, 1999-2002

School of Interior Design, Bachelor of Science in Interior Design

MIAMI-DADE COLLEGE, Miami, FL, 1996-1999

Associate in Arts

SKILLS

- Fluent in Spanish
- Expertise in AutoCAD Design Suite
- Proficient in Microsoft Office Suite



Proposed Staffing Plan & Covered Structure:

Our proposed security program for South Dade Venture CDD (Waterstone) is designed to provide highly visible, professional, and responsive security coverage throughout the community, including gatehouse operations and access points. The program is structured to support the District's operational priorities and security concerns within a gated environment.

Security Officers – Gatehouse Operations

All security officers will be licensed in accordance with Florida's Class D security licensing requirements for unarmed security officers. Officers will maintain a professional and visible presence while conducting gatehouse operations, visitor verification, access control, and community patrols in accordance with the District's post orders.

Officer Responsibilities:

- Maintain a professional and highly visible presence while on duty.
- Verify and process resident, visitor, vendor, and contractor access.
- Monitor all community entrance and exit gates.
- Observe and report suspicious activity, safety hazards, and rule violations.
- Respond to resident concerns and security-related incidents.
- Complete daily activity logs and detailed incident reports.
- Coordinate with District management and local law enforcement during emergencies.

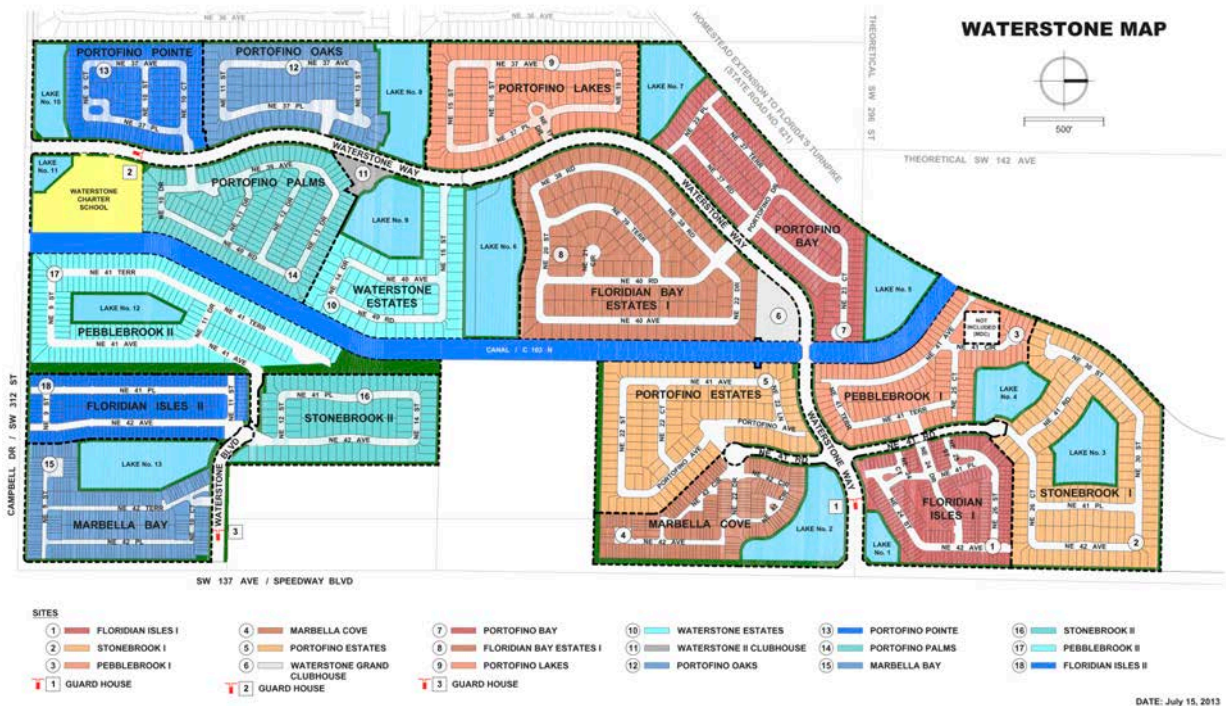
Coverage Hours:

Guardhouse 1: 24 hours per day, 7 days a week, 365 days a year

Guardhouse 2: 24 hours per day, 7 days a week, 365 days a year

Guardhouse 3: 24 hours per day, 7 days a week, 365 days a year

Coverage schedules will be provided in accordance with the District's operational requirements and approved staffing plan.



Change in Coverage:

KS Services understands that South Dade Venture CDD is currently implementing gate automation technology at Guardhouses 1 and 3. As these enhancements are completed, the District may elect to modify staffing levels at these locations to reflect increased operational efficiencies.

Our management team is fully prepared to work collaboratively with the District to adjust staffing as operational needs evolve. Should the District transition a portion of the guardhouse coverage to a roving or hybrid security model, KS Services can seamlessly implement this change by deploying officers who are trained to provide mobile patrols while responding promptly to gate-related incidents, resident assistance requests, access control issues, and other security concerns requiring an on-site presence.



Hiring Standards, Background Screening Procedures, and Proposed Security Officers

South Dade Venture CDD serves residents, guests, vendors, contractors, and community management on a daily basis. In this environment, security personnel must demonstrate not only vigilance and operational competency, but also professionalism, sound judgment, exceptional customer service skills, and the ability to interact respectfully with residents and visitors. KS Services understands that every officer assigned to Waterstone serves as a visible representative of safety, professionalism, and customer service while upholding the District's high standards for security and community relations.

Our officers are carefully selected for their professionalism, situational awareness, communication skills, and ability to perform effectively in environments where public interaction, access control, and asset protection are critical components of daily operations. At South Dade Venture CDD, security personnel must maintain a highly visible and proactive presence while conducting gatehouse operations, verifying resident and visitor access, monitoring community entrances, conducting routine patrols, responding to incidents, and coordinating with District management and local law enforcement when necessary. Officers are trained to perform these responsibilities with professionalism, discretion, and attentiveness while contributing to a safe, secure, and welcoming environment for all residents and visitors.

The foundation of exceptional service begins with exceptional personnel. KS Services employs a rigorous multi-level recruitment process to identify individuals who embody the professionalism, skill, and temperament necessary to serve the District and meet its highest standards of integrity, reliability and performance.

This screening process includes:

- **Comprehensive Background Screening:**
 - Identity Verification: Social Security Trace Report
 - Extensive Criminal History check (7-10 years)
 - Driver's License (DMV) check
 - I-9 Verification
 - Employment Verification
 - Drug Screen
- **Licensing and Compliance Verification:** All officers will meet Florida's licensing requirements and maintain all necessary certifications.
- **Behavioral and Skill Assessments:** Candidates are evaluated on critical thinking, situational awareness, and their ability to handle high-pressure scenarios.
- **Preference for Experienced Candidates:** Priority is given to those with law enforcement, military, or private security experience, particularly in roles requiring advanced incident management.

If awarded this contract, KS Services will coordinate directly with South Dade Venture CDD leadership to finalize officer assignments and ensure alignment with the specific operational needs of the community. We will provide detailed resumes outlining each assigned officer's qualifications, work history, licenses to ensure full transparency and confidence in our staffing approach.



General Officer Qualifications and Certifications

Each officer deployed to Waterstone will be licensed in accordance with Florida's Class D licensing requirements for unarmed security personnel. Our officers are certified in key areas essential to safety, including:

- **CPR, First Aid, and AED Training:** All officers are trained in life-saving skills to respond effectively to medical emergencies.
- **Conflict De-escalation and Customer Service:** Officers receive specialized training in de-escalation techniques, promoting a secure yet approachable environment.
- **Site-Specific Security Training:** Officers undergo site-specific training, which will be tailored to Waterstone's unique layout, access control procedures, emergency protocols, and community needs.

Staffing Retention and Workforce Stability:

KS Services recognizes that staffing stability directly impacts performance, incident reporting quality, patrol completion rates, and tenant satisfaction metrics. Our turnover rate is lower than the industry average. Our ability to retain personnel is driven by a comprehensive and structured retention strategy.

Our retention strategy includes:

- **Competitive Compensation and Benefits:**
 - **Health Insurance:** Fully compliant with ACA, KS Services pays 60% of eligible employee's Health Insurance monthly premium providing full coverage for each employee. Major medical health insurance is offered, which includes prescription drugs, hospitalization and alcohol and mental riders.
 - **Supplemental Insurance Plan:** includes benefits such as Hospital Indemnity policy, Critical Illness policy, and Accident Policy.
 - **Customizable Dental Insurance Plans**
 - **Vacation:** After 1 year, employees earn one (1) week paid vacation. After 4 years, employees earn two (2) weeks paid vacation. After 8 years, employees earn three (3) weeks paid vacation.
 - **Paid Holidays:** All employees are eligible to be paid for six (6) national holidays. Guards scheduled to work on these national holidays will be paid time and a half. Holidays include Labor Day, Memorial Day, New Year's Day, Thanksgiving Day, 4th of July, and Christmas Day.
 - **Retirement Plan:** 401(k) with up to 4% employee match.
 - These comprehensive benefits packages and benefits help improve job satisfaction and reduce the likelihood of voluntary turnover.

- **Ongoing Training and Advancement:** Continuous training opportunities, supervisory development programs, and internal advancement pathways to encourage long-term career growth.
- **Post-Specific Reinforcement Training:** Ongoing reinforcement of lobby service standards, dock procedures, patrol verification compliance, and emergency response protocols.
- **Employee Engagement and Recognition Programs:** To build loyalty and reduce turnover, KS Services fosters a positive work environment through employee recognition programs and engagement initiatives. Recognition of high-performing officers increases job satisfaction and encourages long-term retention.
- **Strong Supervisory Oversight:** Dedicated account management, field supervision inspections, and consistent performance feedback to support officer success and accountability.

By combining disciplined recruitment, structured onboarding, proactive retention practices, and technology-supported accountability, KS Services will provide Waterstone with a stable, professional, and performance-driven security team.

Five Pillars of Operational Excellence

Our operational strategy for Waterstone is built upon the foundation of our proven Five-Pillar Methodology: **Recruitment, Placement, Training, Adaptability, and Supervision.**



The Five Pillars of Operational Excellence

1. Recruitment

- **Background Screening:** Comprehensive reviews of criminal history, references, and prior employment ensure that only individuals with impeccable integrity and reliability are considered. This step reduces the risk of hiring personnel who may not meet our clients high standards.
- **Skill Assessment:** Candidates are evaluated for their critical thinking, problem-solving, and situational awareness, ensuring they are capable of managing the unique demands of their prospective posts.
- **Preference for Experience:** Priority is given to candidates with law enforcement, military, or advanced security backgrounds. Their prior expertise ensures they can handle high-pressure scenarios effectively and professionally.



These processes ensure that KS Services hires only the most qualified personnel who can maintain the safety and security of Waterstone.

2. Placement

- **Role-Specific Assignments:** Officers are carefully matched to positions based on their skills, temperament, and experience, ensuring that the right personnel are deployed for client-facing roles or high-pressure tactical situations.
- **Cultural Alignment:** Personnel assigned to any post are trained to understand the community's values, ensuring their approach aligns with the expectations of residents and stakeholders.
- **Emergency-Ready Personnel:** Supervisory roles and positions requiring quick decision-making are filled by individuals with proven leadership and tactical experience.

Proper placement maximizes the effectiveness of security personnel, ensuring that every officer is positioned to succeed and deliver excellent service.

3. Training

- **Incident Reporting Excellence:** Officers undergo extensive training on documenting and escalating incidents using tools like ProxiGuard Live to maintain a comprehensive and real-time record of all activities.
- **Emergency Protocols:** Scenario-based drills simulate various emergencies, from natural disasters to active threats, preparing officers to respond swiftly and effectively.
- **Customer Service and Bias Awareness:** Training emphasizes respectful and inclusive interactions, ensuring that every resident and visitor feels valued and safe.

KS Services' rigorous training programs ensure that personnel are well-prepared to handle complex situations, uphold professionalism, and maintain operational efficiency.

4. Adaptability

- **Dynamic Problem-Solving:** Personnel are trained to adapt to evolving challenges, such as unexpected security risks or community-specific concerns, ensuring a proactive response.
- **Rapid Deployment:** Our adaptable resources allow for immediate adjustments to security operations during emergencies or high-profile events.
- **Continuous Learning:** Officers receive ongoing training updates to stay current with emerging security trends and tools.

This adaptability ensures that KS Services' team remains flexible, effective, and responsive to the changing needs of our clients.

5. Supervision

- **Leadership:** Supervisors are present to oversee daily operations, ensuring adherence to schedules and standards. Their leadership supports officers and fosters accountability.
- **Real-Time Monitoring:** Supervisors leverage ProxiGuard Live and eHub to track activities, monitor guard performance, and address deviations promptly.
- **Regular Feedback Loops:** Weekly reviews and performance assessments help maintain high standards and encourage continuous improvement.

Effective supervision guarantees that all security personnel remain aligned with operational goals and client expectations.



No Call No Show Policy & Procedures

At KS Services, maintaining a fully staffed, reliable, and professional security team is essential to meeting the operational and performance standards required at Waterstone. Our No Call / No Show Policy is designed not only to enforce accountability, but to protect post coverage integrity, maintain the required staffing, and ensure that no critical security post is left unattended.

Definition of No Call, No Show

A No Call, No Show occurs when an employee fails to report to their scheduled shift and does not notify their supervisor, account manager, dispatch or any member of management prior to the start of their shift. This absence is both unreported and unexcused, and it violates the company's expectations regarding communication and professionalism.

KS Services views unreported absences of three (3) consecutive workdays as a voluntary resignation from employment, barring any unforeseen circumstances such as medical emergencies, for which official documentation (e.g., medical certification) must be provided to excuse the absence.

Procedures for Addressing No Call, No Show Incidents

In the event of a No Call, No Show, KS Services follows a structured approach to handle the situation and minimize operational disruption:

1. **Immediate Action:** Upon an employee's failure to report for duty without notice, their direct supervisor will make every reasonable effort to contact the individual to determine the cause of the absence.
2. **Post Coverage:** To ensure that client services are not disrupted, KS Services will immediately contact other qualified personnel to cover the shift and fill the post. KS Services maintains dedicated road supervisors who are available to respond and cover a post if needed until a permanent replacement officer arrives. Our priority is to ensure that no security post is left unattended, thus guaranteeing the safety and security of the client's site at all times.
3. **Documentation:** If the employee is unreachable, the incident will be recorded, and an official note will be made in the employee's personnel file. This ensures that any patterns of absenteeism are documented and addressed promptly.
4. **Review and Evaluation:** The employee's history of attendance and prior conduct will be reviewed to determine appropriate next steps. If this is a repeated offense or if the employee fails to provide a reasonable explanation, the company may proceed with disciplinary action, up to and including termination.
5. **Voluntary Resignation:** If the employee remains absent without notification for three (3) consecutive workdays, KS Services will assume the individual has voluntarily resigned from their position. In such cases, formal separation procedures will be initiated.



6. Exceptions: If the employee can provide valid medical documentation or other acceptable evidence of an emergency situation that justifies their absence, disciplinary actions may be adjusted or rescinded at the discretion of management.

Disciplinary Action

KS Services takes violations of the No Call, No Show policy seriously, as such incidents compromise the team's ability to deliver the quality service expected by our clients. The following actions may be taken based on the severity of the violation:

- First Offense: Written warning and documentation in the employee's personnel file.
- Second Offense: Suspension or further disciplinary action, depending on the employee's attendance history.
- Third Offense or Multiple Violations: Termination of employment.

Employees who fail to comply with this policy will be held accountable in accordance with KS Services' standards of performance and conduct.

Communication and Reporting Requirements

KS Services is committed to clear and transparent communication. To minimize the risk of No Call, No Show incidents, all employees are required to follow established reporting procedures for absences, which include:

1. Advance Notice: Employees are required to notify their supervisor at least two hours before the start of their shift if they are unable to report to work. Failure to do so will result in the absence being classified as unexcused.
2. Direct Communication: Absences must be reported directly to the employee's supervisor or the designated manager. Sending a message through a third party is not acceptable unless an extreme emergency prevents direct communication.
3. Medical Documentation: In the case of illness, a valid medical certificate must be submitted to the supervisor upon the employee's return to work. This documentation is necessary for the absence to be considered excused.

Policy Enforcement and Commitment

KS Services holds its employees to the highest standards of professionalism and reliability. By enforcing the No Call, No Show policy, we ensure the continuity of service and protect our operational integrity. This policy is a key element in maintaining trust with our clients and ensuring that our workforce remains dependable, accountable, and aligned with the company's values.

In situations where a No Call, No Show occurs, our priority is to immediately ensure post coverage to prevent any interruption in client service. By maintaining a flexible and responsive workforce, we are committed to ensuring that all posts remain attended and secure, preserving the quality of our operations and safeguarding the trust our clients place in us.



KS Services Supervisory Structure:

1. District Manager (DM)

- Manages the Operations Manager and Road Supervisor
- Overall responsible for creating scope of work and security programs
- Responsibility for interacting with clients on a regular basis
- Conducting well visits with clients to ensure transparent communication

2. Operations Manager (OM)

- Reports directly to District Manager
- Responsible for establishing and maintaining security programs
- Manages quality assurance of officer performance
- Manages site supervisors
- Maintain payroll and scheduling

3. Road Supervisor

- Tasked to assist OM and DM with quality assurance
- Conduct unannounced inspections and site visits
- On call to fill unexpected shift needs

4. Site Supervisor

- Day to day representative to the client
- Assists OM in creating and managing schedules
- Reports director to OM
- Primary on responsibility for officer retention, onsite training, and evaluations

5. 24/7 Dispatch

- Day to day representative to the client
- Monitors sites that have KS Services cameras
- Conduct remote “tours” via camera to assist in quality assurance
- Coordinates with Operations team and Road supervisors to cover all unscheduled shift vacancies.

V. Training Protocols

KS Services Comprehensive Training Methodology

At KS Services, we firmly believe that providing security is more than just meeting the minimum requirements—it's about exceeding expectations and ensuring that every officer is thoroughly trained for their specific post and environment. We offer customized training programs that focus on real-world skills and the use of advanced technologies, with the goal of preparing our officers to excel in any situation they may encounter. This training is designed to ensure that personnel deployed to Waterstone uphold the highest standards of professionalism, vigilance, and community awareness – supporting an environment that is both secure and welcoming.

A. Comprehensive and Tailored Training Programs

1. Post-Specific Training

- o KS Services provides customized, post-specific training for each officer based on their assigned locations. This training, overseen by our Operations Manager or Head Trainer, **Nelson Barbosa** (a former FBI agent), ensures that officers are well-versed in the unique protocols, challenges, and technology of their designated posts. By tailoring training to each site, we deliver a level of service that aligns precisely with the needs of our clients.

2. Pre-Assignment and Initial Training (40 Hours Minimum)

Each officer must complete a minimum of 40 hours of pre-assignment training, covering essential areas:

a) Advanced Tactical Security Training

- o Threat Identification and Response: Officers are trained to identify risks proactively and act swiftly to mitigate them. Scenario based training drills.
- o Emergency Preparedness: Scenarios include evacuations, medical emergencies, and natural disasters, with an emphasis on coordination with local authorities.
- o Incident Reporting Emphasis: Officers are extensively trained in the use of WinTeam, ProxiGuard Live, and eHub to ensure that all incidents, no matter how minor, are accurately documented and promptly communicated to stakeholders.

b) De-escalation, Bias Awareness

- o Conflict Resolution: Officers are taught to use non-confrontational methods to resolve disputes effectively.
- o Implicit Bias Training: Comprehensive sessions to ensure equitable and respectful treatment of all individuals.
- o Cultural Sensitivity: Tailored to Waterstone's diverse community, officers learn how to engage with empathy and understanding.

c) Customer Service Excellence

- o Professional Communication: Emphasis on active listening, clear articulation, and maintaining a courteous demeanor.
- o Resident Engagement: Officers are trained to interact positively with residents and visitors, fostering trust and a sense of safety.

d) Technical Proficiency and Incident Management Tools

- o Surveillance and Monitoring: Training includes the use of advanced CCTV systems, intrusion detection, and access control platforms.
- o AI-Driven Tools: Proficiency in systems such as ProxiGuard, WinTeam, and eHub ensures that officers can report, track, and respond to incidents with precision.
- o Incident Reporting as a Core Competency: Officers are instructed to treat reporting as an integral part of their role, ensuring transparency and facilitating continuous improvement in service delivery.

3. On-the-Job and Ongoing Training (OJT)

Upon assignment, officers receive ongoing, hands-on training to reinforce pre-assignment learning. This includes:

- o Real-Time Technology Usage: Officers operate advanced surveillance systems, AI analytics, and mobile patrol technologies to monitor areas effectively and detect security risks.
- o Patrol Training: For roving patrol duties, officers are trained in safe driving and GPS-enabled patrol systems to ensure thorough site coverage and effective monitoring.
- o Refresher Training: structured quarterly refresher training sessions to reinforce core competencies, review operational procedures, and address evolving security challenges.
- o Sample On-site Emergency Response Training:
 1. Tactical Operations Strategy and Emergencies
 2. Radio Comms, Access Control and Incident Information Capture/Reporting
 3. De-Escalation Training and Tactics
 4. First Aid and Coordinating Public Resources (911)
 5. Firearm and Taser Dryfire Handling and Review
 6. Live Fire Review and Active Violence Response Strategies

4. Annual Refresher Training

To maintain high standards, officers complete annual refresher training on:

- o Updated Emergency Protocols: Review of the latest protocols in emergency response, crisis management, CPR.
- o Technology Updates: Officers are trained on new technology enhancements, ensuring proficiency with the latest tools.
- o Performance Evaluations: Officers undergo performance reviews and skill assessments, ensuring continuous improvement and addressing areas for additional training.
- o Annual Firearms Qualification: Armed officers complete annual firearms qualification and weapons handling refresher training in accordance with Florida Class G licensing requirements. This training reinforces safe firearm handling, judgement in the use of force,



accuracy standards, and situational decision making to ensure officers remain prepared to respond responsibly and effectively when armed duties are required.

B. Customized Training for Client Requirements

KS Services is known for its flexibility and adaptability to specific client needs. If Waterstone requires additional or specialized training, we can implement programs to include:

- **Advanced First Aid:** Tailored for emergency response in high-traffic or high-risk settings.
- **Site-Specific Drills:** Customized emergency response drills based on the layout and risk profile of Waterstone.
- **Specialized Certifications:** Additional certifications beyond standard practices, ensuring compliance with specific client standards and expectations.

C. Advanced Technology and Equipment Proficiency

A hallmark of KS Services training is our focus on advanced technology. Our officers receive thorough instruction on:

- **AI-Powered Surveillance:** Officers are trained to use surveillance systems with real-time analytics, monitoring for anomalies and potential security threats.
- **Robotics Integration:** For sites with robotic patrols, officers are trained to work seamlessly with these technologies, ensuring efficient monitoring and response.
- **Computer-Based Monitoring and Mobile Patrol Apps:** Officers utilize mobile applications for incident reporting, check-ins, and command center updates, proficiently managing GPS and other digital tools for effective site security.

D. Qualifications and Experience Beyond the Minimum

KS Services officers meet and exceed state licensing standards, ensuring that personnel are highly qualified and ready for the demands of complex security environments:

- **Educational Background:** All officers hold a high school diploma or higher, with many having degrees in criminal justice, law enforcement, or similar fields.
- **Certifications in CPR, First Aid, and AED Use:** All officers are trained in essential life-saving skills, ensuring readiness to respond to medical emergencies.
- **Background Checks and Drug Testing:** Comprehensive background checks (federal, state, and local) and pre-employment drug testing are required for all officers.
- **Ongoing Evaluations:** Officers complete regular evaluations, including written and practical testing, to maintain and elevate performance standards.



E. Career Advancement and Continuous Professional Development

KS Services fosters a culture of professional growth. Our commitment to career advancement includes:

- **Leadership Development Programs:** Officers with leadership potential are enrolled in development programs to prepare them for management roles.
- **Specialized Certifications:** Officers are encouraged to pursue advanced certifications in areas such as emergency management and crisis intervention.
- **Mentorship Programs:** Junior officers are paired with seasoned personnel for guidance and support, promoting growth and development within the organization.

KS Services' training methodology is structured to ensure that all assigned security personnel are fully prepared to manage the diverse operational demands of a environment such as Waterstone. Our training foundation emphasizes professionalism, efficiency, situational awareness, access control integrity, de-escalation, and emergency preparedness —qualities essential to supporting Waterstone standards and the expectations of members, guests, and staff.

Under the leadership of Nelson Barbosa and supported by advanced management platforms such as WinTeam, ProxiGuard Live, and eHub, KS Services delivers a proactive and performance-driven security program. This integrated approach ensures clear communication with Waterstone leadership, and a disciplined response framework—providing Waterstone with a reliable, accountable, and professionally managed security operation.

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Sample Training Checklist:



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TRAINING CHECKLIST

All officers must be trained on all items before working alone. Pay particular attention to emergency and notification procedures. By initialing, the Trainer certifies that they have fully trained the new hire and the Trainee certifies that they have received the training.

(If not applicable to the position or post, write N/A under Trainee and initial under trainer.)

Trainee Name: _____ Employee #: _____

Property Name/Position: _____

Training Day # (1,2,or3) _____ Date _____ Time started _____ Time Ended _____

Trainer(s) Name(s): _____

General	Trainer Initials	Trainee Initials	Date Completed	Comments
Building / Property Hours				
Officer Parking				
Sign in and out Procedures				
Pass down of Information between shifts				
Clocking In and Out with Ehub				
Uniform Standards				
Grooming Standards				
Chain of Command (Supervisor, Post Capt./Director, OM, DM)				
Phone Etiquette and protocol				
Pledge Card				
Principles of Outstanding Service				
Building Personnel – Know who they are	Trainer Initials	Trainee Initials	Date Completed	Comments
Property Manager and Staff				
Property Maintenance Staff				
Cleaning Service				
Contractors / Construction Crew				
Realtors				

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TRAINING CHECKLIST

Residents				
Board Members and Security Committee				
Parking Valets				
Phone Lists - When and who to call	Trainer Initials	Trainee Initials	Date Completed	Comments
Kent Dispatch				
Kent Operations Manager				
Kent District Manager				
Kent Road Supervisor				
Property Manager				
Board Members / Security Committee				
Maintenance Staff				
Facility Emergency Call List	Trainer Initials	Trainee Initials	Date Completed	Comments
When to Use - Protocol				
Who to Call				
Other (Note in Comments)				
Building Information	Trainer Initials	Trainee Initials	Date Completed	Comments
Restrooms				
Courier Pick-Up, package deliveries, etc...				
Property Layout – Proxy Points, etc...				
Management Office				
Parking Garage / Lot Requirements				
Towing Procedures				
Locksmiths				
All Recreation Rooms (Gym, Card Room, Sauna, etc.)				
Mail Room / Mailboxes				
Generators				
Pools and/or Beach Area				
Safety Procedures	Trainer Initials	Trainee Initials	Date Completed	Comments
Fire Procedures (Fire Panel, Shut-off alarms)				

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TRAINING CHECKLIST

Natural Disaster Preparedness (Floods, Hurricanes, Tropical Storms, etc.)				
Elevator Procedures				
Moving and Deliveries				
Bomb Threats				
Medical Situations				
Amber Alert / Silver Alert				
Vehicle Accidents				
Slip, Trip, and Fall Safety				
Gatehouse/Concierge/Garage (If Applicable)	Trainer Initials	Trainee Initials	Date Completed	Comments
S/O Responsibilities				
Gate/Gate Arm Operation and repair protocol				
Access Control Systems				
Resident Entry Procedures				
Guest Entry Procedures				
Contractor processing				
Process Servers				
Processing Realtors				
Read and understand all Post Orders				
Deliveries / Contractors				
Utilities (Cable, Power, Gas, Telephone)				
ROVER	Trainer Initials	Trainee Initials	Date Completed	Comments
Proxy Guard Use and Maintenance				
Location of Proxy Points				
Rover procedures and best practices				
Parking violations				
Lock up and Opening procedures				
Hourly Check-In with Dispatch				
Safety Equipment (Vest, Flashlights, hard hats, Cones, etc.)				

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TRAINING CHECKLIST

Reporting and Communication				
FORMS	Trainer Initials	Trainee Initials	Date Completed	Comments
DAR (Daily Activity Report)				
IR (Incident Reports)				
Vehicle/Package/Camera/Guest Logs				
Pass Down Log Book				
Time off Request				
Shift Swap				
Vehicle Inspection(s)				
Other Forms <i>(Please note in comments)</i>				
OTHER	Trainer Initials	Trainee Initials	Date Completed	Comments
Keys and Radio protocol				
Noise Complaints, Trespassers				
Car Wash rules and regulations (If Applicable)				
Pet protocol				
VEHICLES (if applicable)				
Vehicle Log				
Vehicle Inspection				
Fuel Card/ PIN				
Distracted Driving Policy & Vehicle rules				
ROAD SUPV. / POST CAPTAIN				
Workers' Compensation procedures <i>(Incident reporting and drug testing)</i>				
Disciplinary Counseling Reports				
Recognition/Commendation Program				
Issue and Review Road Supervisor Manual				



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TRAINING CHECKLIST

Trainer(s) Signature(s):

Date:

Comments:

Trainee Signature:

(Once Training is Completed)

--

Date:

--

VI. Proof of Licensing and Insurance

KS Services Security License

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES		
WILTON SIMPSON COMMISSIONER		
DIVISION OF LICENSING		
09/18/25 DATE ISSUED	11/16/28 DATE OF EXPIRATION	B 0001317 LICENSE NUMBER
KENT SECURITY SERVICES, INC DBA KENT SECURITY 14600 BISCAYNE BLVD. NORTH MIAMI, FL 33181		
ALEXANDER, SHLOMO C., PRESIDENT ALEXANDER, ORLY, VICE PRESIDENT NEUMAN, GIL, OTHER		
THE <i>SECURITY AGENCY</i> NAMED ABOVE IS LICENSED AND REGULATED UNDER THE PROVISIONS OF CHAPTER 493, FLORIDA STATUTES.		
	 WILTON SIMPSON COMMISSIONER	

KS Services State of Florida Woman Business Certification:





KS Services Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER RSC Insurance Brokerage, Inc. 13450 W. Sunrise Blvd Suite 370 Sunrise FL 33323	CONTACT NAME: Celia Crocker PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: crocker@risk-strategies.com														
INSURED Kent Security Services, Inc. 14600 Biscayne Blvd. North Miami FL 33181-1212	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: Evanston Insurance Company</td><td>35378</td></tr><tr><td>INSURER B: Markel Insurance Company</td><td>38970</td></tr><tr><td>INSURER C: QBE Insurance Corporation</td><td>39217</td></tr><tr><td>INSURER D: Republic Vanguard Insurance Company</td><td>40479</td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Evanston Insurance Company	35378	INSURER B: Markel Insurance Company	38970	INSURER C: QBE Insurance Corporation	39217	INSURER D: Republic Vanguard Insurance Company	40479	INSURER E:		INSURER F:	
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INSURER E:															
INSURER F:															

COVERAGES		CERTIFICATE NUMBER: 2026 KSS Inc.		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	INSUR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Errors & Omissions GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:			BMGG10003502	11/12/2025	11/12/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 Errors & Omissions \$ 1,000,000
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY			BMGA10001901	11/12/2025	11/12/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☐ RETENTION \$ ☒ CLAIMS-MADE			BMGE10003402	11/12/2025	11/12/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	P0014CE261917509C	01/26/2026	01/26/2027	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Hired and Non-Owned Autos Only Symbol 8 & 9			CNO629051504	02/16/2026	02/16/2027	Combined Single Limit \$1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Crime Coverage: Policy Number: HFP-HN-PTP-13749 Policy Period: 12/12/2025 to 12/12/2026 Limit: \$1,000,000 Carrier: Hudson Insurance Company							

CERTIFICATE HOLDER PROOF OF INSURANCE XXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXX XX	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

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VII. Costs

KS Services is pleased to submit the following pricing proposal for the South Dade Venture CDD Security Services solicitation. Our pricing reflects a comprehensive security program designed to provide professional personnel, responsive management, ongoing supervision, and the operational flexibility necessary to meet the District's current security requirements. The proposed rates are outlined below:

Position	Weekly Hours Est.	Hourly Bill Rate (Standard)	Hourly Bill Rate (Overtime/Holiday)	Estimated Annual Total
Unarmed Security Guard	464.00	\$23.90	\$35.85	\$582,204.00
Unarmed Security Supervisor	40.00	\$27.00	\$40.50	\$56,700.00
Total	504.00			\$638,904.00

Pricing above accounts for 7 Holidays: New Years Day, Memorial Day, President's Day, Labor Day, July 4th, Thanksgiving Day, Christmas Day.

VIII. References

1.



Monterra Community Development District

2015-Present

Scope of Work with Monterra CDD: KS Services provides security guard services (gatehouse and roving patrol) to the Monterra CDD

Contact Information: Lynne Ladner

Monterra Community Development District

lladner@inframark.com

561-446-4821

2.



City of Miami

2009-Present

Scope of Work with the City of Miami: KS Service provides security guard services to multiple City of Miami buildings, including to but not limited to, the police state.

Contact Information: Alberto Garcia and Juan Oves

444 SW 2nd Ave Miami, FL, 33130

albertogarcia@miamigov.com

joves@miamigov.com

305-216-3565 (Mr. Garcia)

305-416-1028 (Mr.Oves)

3.



Miami-Dade County

2014-Present

Scope of Work with Miami-Dade County: KS Service provides security guard services to Miami-Dade County in various County buildings.

Contact Information: Ileana Arbos

1st St -15th FL Miami, FL, 33128

Iarbos@miamidade.gov

305-375-2732

4.



Florida Department of Management Services

2020-Present

Scope of Work with DMS: KS Services provides security guard services to the Florida Department of Management Services in various buildings and environments across the state of Florida

Contact Information: Doug May

4050 Esplanade Way, Tallahassee, FL 32399

doug.may@dms.fl.gov

850-879-0316



Your business is essential to us and you will never be treated as just a number; when you allow KS Services to personally care for your business, we take pride and put a personal touch on all that we do.

Should you require additional information or a more detailed explanation of any of our service areas, please do not hesitate to contact us. Our senior management is always available to speak with you at your convenience.

Once again, thank you for the opportunity to earn your trust.

Ron Neuman
President
KS Services

1800-273-5368
14600 Biscayne Blvd.
North Miami Beach, FL 33181
www.kss1.com



US Security – Comprehensive Proposal Response

Prepared for: **South-Dade Venture CDD**

Waterstone

Prepared by: Reza Pour

Prepared on: 6/3/2026



Mr. Ben Quesada
Licensed Community Manager
District Manager
Government Management Services
Waterstone Way
Waterstone Boulevard

Dear Mr. Quesada,

It has been a pleasure communicating with you and US Security are delighted to respond to your request for proposal and to provide you with our updated full response plan for the three locations you mentioned in your email. As contained within the body of our Response, we hope to convey that our **Stability, Competency, Operational Effectiveness, and Responsiveness and Reliability** will more than satisfy your expectations! We strive to be consistent in the delivery of “exemplary service.”

U.S. Security is pleased to provide our response to your Request for Security services. Our business model is predicated on being “customer-centric” with you, the Client, as our focal point!

The U.S. Security “Ops Toolbox” has all the tools of success for effective delivery of exemplary service to you!

- A **Training Program** that trains and educates our security force with today’s relevant security industry subject matter expertise along with interpersonal skills and Customer Service management.
- A **Mobile Supervisory Force, 24x7** that works as an extension of the Branch Management. Our Supervisory vehicles are outfitted with laptops complete with wireless broadband air cards and the “real time” software applications inclusive of the pertinent client-specific information that allows for the Supervisory Officer to review various post information, immediate download of the Viper Monitoring system, and manpower schedules of the post. Our Supervisory Patrol will visit your property daily.
- The **Stability** of a proven organization, the **collective Competencies** of our people, the **Operational Effectiveness** of our systems and processes, and the commitment and dedication to **Responsiveness** so that we can be relied on as your security vendor.

Contained within the body of this Response are several “values add” such as state-of-the-art Equipment including the Viper Accountability system and NO CHARGE for the Site Assessment.

Sincerely,
Reza S. Pour
Business Manager



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Company Background & Expertise

US Security, a subsidiary of US Alliance Management Corporation (est. 1979), provides comprehensive security solutions across Florida and Puerto Rico. Our services include security staffing, patrol operations, access control management, emergency preparedness, risk analysis, concierge-style services, and integrated technology solutions.

We operate from our Miami headquarters with branch offices in Broward, Orlando, Tampa, and Puerto Rico. Our team includes more than 750 employees supported by professional management, certified trainers, and a 24/7 supervisory force.

Dun & Bradstreet rates US Security as financially stable with a low-risk profile. We maintain clear historical status, strong financial condition, and an excellent credit appraisal rating (3A1).

We provide **quality armed and unarmed security officers** supported by a responsive, dedicated, professional management team. Our complete service offering includes solutions tailored specifically to meet the inherent demands essential to safeguarding people, property, and our clients' assets of value.

The following is a representative selection of our services:

- Security Staffing & Program Management
- Patrol Service & 24-Hour Mobile Supervisory Force
- Access Control Systems
- Heightened Security and Terrorism Awareness
- Gatehouse /Lobby Software Application
- Physical Security and Risk Analysis Survey
- Workplace Violence Guidelines and Education
- Disaster Preparedness & Business Continuity
- Crime Prevention and Security Awareness Classes
- Hazardous Materials Spill Plans



US Security is a subsidiary of US Alliance Management Corporation
3555 NW 77th Avenue, Suite 106, Doral, FL 33122 (Corporate Headquarters)
305.592.7220 fax: 786.544.2659

Dun & Bradstreet rate US Security as follows:

Trade Payments-Timeliness of Historical Payments	80	Prompt
Predictive Indicators-Risk of Financial Stress	1	Low
Annual Sales	\$12,742,334	
Credit Capacity for Headquarters	3A1	
3A indicates Financial Strength	\$1,000,000 to \$9,999,999	
Commercial Credit Appraisal:	1 is high	
History & Operations	Clear History Status	STRONG Financial Condition

Management personnel include officers of the company, branch management inclusive of operations, business development and account management, client services manager, training and education personnel, human resource coordinator, specific accounting and or financial support personnel, and our 24 x 7 365-day mobile supervisory force.

The five-year period inclusive of 2019-2024 US Security hired over 1500 security officers excluding of the Puerto Rico operations. This figure included temporary service assignments in addition to our normal service. Currently we have 34% of our security officers having 3 or more years of tenure with US Security.

US Security reports all terminations to the State of Florida Department of Agriculture, Division of Licensing (the governing body of licensed security officers in the state of Florida) to ensure the integrity of our hiring and termination processes and as a support for compliance with the oversight of the licensing requirements for being a State of Florida licensed & certified security agency and training academy.



Relevant Experience

US Security provides services for residential communities, municipalities, universities, and corporate clients. Representative clients include Mosaic Miami Beach, City of North Lauderdale, Florida Memorial University, Brickell Bay Tower, Belmont Village, and multiple residential associations.

Our long-term client relationships reflect our reliability, service consistency, and ability to meet complex operational demands.

Mosaic on Miami Beach Condo Association

Mrs. Susy Pazos CAM
3801 Collins Avenue
Miami Beach, Florida 33140
305.674.8889
Manager@mosaiccondo.com

City of North Lauderdale

Ms. Romana Woods HR Director
701 SW 71 Avenue N Lauderdale, FL 33068
954.957.4712
rwoods@nlauderdale.org

Belmont Village CG

Mr. Jorge Noriega Director
4111 Salzedo Street CG, FL 33146
305.446.4141
jnoriega@belmontvillage.com

Eagles Landings / Crossings University /Golden Lakes / Hidden Cove Apts

Ms. Maria Garay Regional PM
18800 NW 27th Avenue Miami Gardens, Florida
305.932.4435/305.626.0001

Florida Memorial University

Chief Robert Richardson
15800 N.W. 42nd Avenue
Miami Gardens, FL 33054
305.626.3771
v-Robert.Richardson@fmu.edu

Brickell Bay Tower

Lynda Maldonado LCAM
1408 Brickell Bay Drive
Miami, Florida 33131
305.336.3242
lynda.maldonado@realmanage.com



Hollywood Venture Corporate Center

Mrs. Milly Pinero GM
954-322-7950
200 South Park Road
Hollywood, Florida 33021
Milly.pinero@cushwake.com

Sailboat Cay Condominium

Mr. Ezekel Sarshalom
Property Manager
13499 Biscayne Blvd
North Miami, FL 33181
305-944-4929

Ressidents of the Falls

13841 SW 90th Avenue
Miami, Florida 33176
Mr. Jason Castillo PM
305-232-3919

Mandarin Lakes Master

Harbor Management Services
27450 SW 142nd Avenue
Homestead, Florida 33030
Ms. Arlett Domenech
Property Manager

Artesa Community Association

11590 SW 248 Lane
Homestead, Florida 33030
Ms. Nerie Pagan CAM
786-870-4079
Manager@myArtesa.com

Motel 6 Cutler Bay

10775 Caribbean Blvd
Cutler Bay, Florida 33189
305-253-9960
Mr. Gary Smith
General Manager



Technology Platform

US Security integrates advanced technology throughout all operations, including:

- ISMS database for HR, payroll, billing, scheduling, reporting, and quality control.

ISMS is our proprietary database management system that seamlessly integrates security management and financial applications in “real time,” while providing for a comprehensive report management program. Web-based Client Access to certain ISMS functionality is a readily available benefit to every client. Specific components of ISMS are:

Human Resource

Personnel Attendance
Performance Evaluation
Employee Development

Financial

Payroll
Billing & Invoicing

Operational

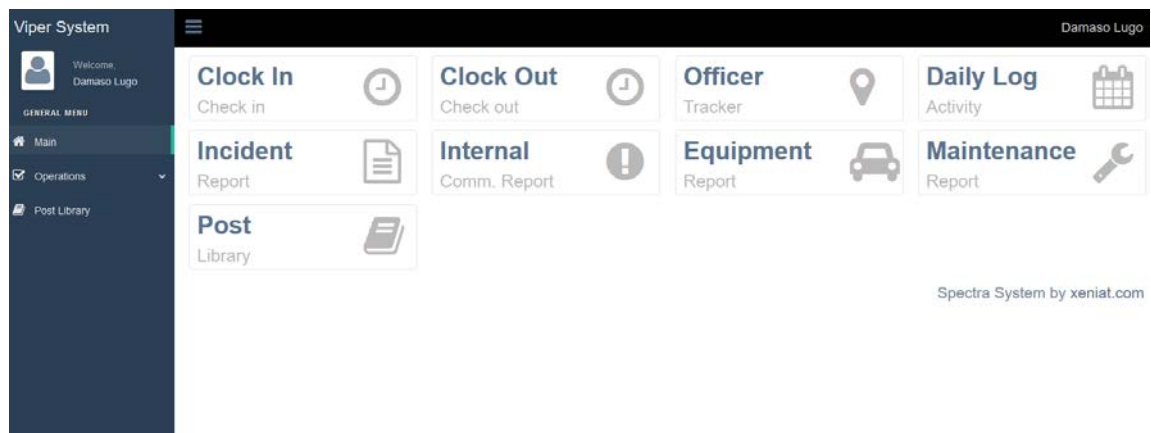
Scheduling
Training
Client Information
Quality Control

- VIPER Guard Tour and Accountability System with real-time alerts.

The US Security Proprietary VIPER System (Virtual Interactive Portal Electronic Reporter)

The VIPER system can help managers and administrators respond to, report on, and analyze security guard activities. Administrators can also manage emergency dispatches, field incidents and investigations from start to finish. With easy-to-use features such as;

- Instantaneous communications to all officers and shifts which must be acknowledged by each officer individually.
- Task specific routes which can be instantly uploaded.
- Immediate alerts to all management personnel if assigned tasks are not completed.
- Accessible from anywhere in the world with PC, Android or IOS!





- Easily captures time and attendance data for accurate payroll processing, labor law compliance, and insight into workforce productivity.
- Tracks officer arrival and departure times to make sure officers are complying with schedules.
- Increase accuracy and improve compliance.
- Real-time alerts enable immediate supervisory response to coverage issues.

For specific scenarios, custom features can be built for existing products based on a scope of work and the applicability of the enhancement for all VIPER customers.

- GPS-enabled mobile supervision and digital reporting.
- Time Clock Wizard for biometric attendance tracking. It has built the most sophisticated software that makes time-tracking easy for our managers and clients to review and approve employees' hours and how they spend their time.
- Wi-Fi digital surveillance integrations and remote monitoring capability.
- Real-time incident management, tracking, and reporting features.

These tools allow for immediate visibility into officer performance, faster response times, and increased accountability.

Management Team

Our leadership team brings decades of law enforcement and security management experience:

Jose Alfonso – Director of Operations; retired City of Miami Police Department Commander

Jose started his law enforcement career as a patrol officer from 1988-1994. He was promoted to sergeant and worked as a supervisor of investigators in the Special Investigations Section (SIS) (1994-2000). Upon promotion again to lieutenant he was assigned to the Internal Affairs Bureau (2000-2015). He then was promoted to commander and was assigned to head up two Neighborhood Enhancement Team (NET) offices from 2015-2017 whose purpose is the focus on local community policing, maintaining public safety, and serving as a resource for residents. He is also a liaison with property management, residential community boards, and the law enforcement community.



Ernest Giddens – Regional Operations Manager; former NYPD Detective

Ernest was a career professional in law enforcement and the security/investigations management industries. Served as a Detective with a cross designation as a Federal Special Agent in the New York City Police Department for 10 1/2 years. Prior to joining US Security in 2006, Mr. Giddens 20 plus years of protective services expertise includes corporate investigator, loss prevention, executive and VIP protection, and is a licensed private investigator. He is a certified instructor for CPI and non-violent crisis intervention. Mr. Giddens manages all relevant operations, programs, daily manpower requirements, post-specific hiring and scheduling commitments, organizes and conducts U.S. Security orientation and training, the leadership advancement, Special Protection Officer (SPO) programs, is the company's Terrorism Liaison Officer (TLO) with the Florida Fusion Center. He is also a primary liaison with property management, residential community boards, and the law enforcement community.

Oral Brown – Operations & Training Manager; HR and QA expertise

Oral is a professional in human resources; he has degrees in Business Management and Accounting. Mr. Brown has been an employee of US Security since 2011. He started as a security officer then became the head of Human Resources as well as a Quality Assurance Control manager before taking over as the Operations Manager for Broward and Palm Beach areas of our operation. As the Operations Manager in Broward/Palm Beach, Mr. Brown manages all relevant operations programs including the daily manpower requirements, post-specific hiring and scheduling commitments, organizes and conducts U.S. Security orientation and training, the leadership advancement and Special Protection Officer (SPO) programs, oversight of our 24 x 7 supervisory patrol division, and all activities necessary in support of directives from the Regional Manager. He is also a licensed instructor for security officers in the State of Florida.

Eric Corredera – Operations Manager; former DHS Federal Officer and U.S. Army Paratrooper

A career professional in the security analysis and management industry, Eric also has a 15-year experience as a Federal Officer for the Department of Homeland Security and previously served in the United States ARMY doing reconnaissance missions for a Military Intelligence Unit and Squad Team Leader while serving as a Paratrooper. Prior to joining U.S. Security in 2024, Eric's tenure in the security management and protective services industry has 8 years of corporate investigations, regional level operations management, and security consulting. He is certified in CPR and First Aid for the American Heart Association, and A.E.D. Eric is the Operations Manager for U.S. Security Dade County, he manages all relevant operations programs including the daily manpower requirements, post-specific hiring and scheduling commitments, organizes and conducts orientation & training, the leadership advancement and Special Protection Officer (SPO) programs, oversight of our 24x7 supervisory patrol division, and all activities supporting directives from the Regional Manager and serves as a primary liaison to residential community boards, property management groups, and the law enforcement community.



Cost Proposal

Total Weekly Hours: 504

Annual Estimated Labor Cost: \$778,377

Post Captain, Standard Officers, and New Officers are billed at market competitive rates inclusive of training, daily supervision, Monitoring access, body worn cameras, tablet, reporting tools, and patrol coverage.

Body Cam: Free of Charge

Golf Cart (optional):

Monitoring System:

Tablet/Phone Device:

Position		Hourly Bill Rate	Hours	Estimated Weekly Cost	Estimated Annual Cost
Gatehouse Attendant Officer		\$23.95	384	\$9,196	\$478,233
3 Gates 24/7 coverage					
Supervisor for each Gate		\$25.35	120	\$3,042	\$158,184
					\$636,417.00
Total Anticipated Annual Cost					

US Security company holidays are paid to Employees who work any of the following 9 holidays: New Year's Day Dr, Martin Luther King Jr. President's Day Memorial Day Independence Day Labor Day Veteran's Day Thanksgiving Day Xmas Day



16 hours of Public Relations and Customer Service training at the office during orientation

All officers will be trained and certified with Basic First Aid, CPR and AED.

Property will be inspected by our road supervisors each day

Site Assessment and Post Orders will be provided or updated at no cost.

Monthly In-Service for all the staff including the Client

The tablet can be used to monitor the cameras and to utilize the VIPER app

Provide real-time protection for residents and their guests through our mobile app

Scope of Work

Security coverage includes 24/7 gatehouse operations, perimeter patrol, visitor management, parking enforcement, incident reporting, emergency response support, and enforcement of community policies.

Key responsibilities include:

- Daily perimeter patrols and garage checks
- Gatehouse access control and visitor validation
- Real-time incident reporting and documentation
- Camera monitoring and equipment inspections
- Emergency support (fire, medical, severe weather)
- Customer service and community assistance
- Enforcement of HOA rules and standards
- Participation in crisis-response planning

US Security will develop comprehensive, site-specific Post Orders within 30 days of service commencement.



It is US Security's intent to deliver exemplary service day in and day out on a consistent basis to YOUR PROPERTY! We recognize Your property is a prestigious and "best- in-class" facility and that its constituent's geography is international in scope and comprised of governmental officials, legal professionals, financial executives and business entrepreneurs whose life standards are a cut above the norm.

US Security understands our primary purpose and role is the safeguarding of the Clients property through effective security management.

This initial scope of work is only part of a complete and more inclusive comprehensive plan. Yet, each individual piece of the security plan must be valued on its own, while contributing to the whole. Thus, we expect that the scope of services will broaden, as US Security gains insight and new perspective upon our tenure after the initial start-up.

US Security understands the scope of work for the client to have "round the clock" coverage 24 hours daily, 365 days a year inclusive of service inside the building in the form of a Concierge style Lobby Attendant or Gatehouse attendant supporting and in conjunction with a Patrol Rover who will actively patrol the outside parking area and secure the perimeter of building and grounds, at the minimum in accordance with the Operating Manual Procedures which will be provided by our management team.

US Security will empower the site supervisor with supervisory responsibilities over the site staff within the normal scope of the post orders. Yet, all relevant operational issues and concerns will be discussed with the Branch Management including the account liaison, Oral Brown or Eric Corredera and Regional Ops Manager Ernest Giddens will visit the site on a frequent basis to engage in conversation and discussion on security matters of every nature with the site supervisor, shift supervisor and other officers. The USS supervisory force will conduct site visits daily at unscheduled times to ensure the integrity of the site security. The supervisory site inspections will address the daily operations of individual officers and the collective effectiveness of the site team, with respect to knowledge and conduct related to the post orders, uniforms and appearance, camera monitoring, logbook entries and daily reports, ProxiGuard tour downloads, and other items as part of our quality assurance process and site inspection process. It is our process to convey pertinent and relevant matters to the property management team as we meet with them on a regular and frequent basis. Urgent matters will be addressed with property management, as immediate as possible.



Staffing Plan

We prioritize security officer quality, retention, and training. Our transition plan includes a 45-day assessment to evaluate current officers, followed by recommendations for retention or replacement.

Hiring standards include:

- Multi-stage interviews
- Security officer profile behavioral assessment
- National background screening
- 10-panel drug testing
- License verification (D/G)
- Client-approval of final selections

All officers complete orientation, site-specific training, and ongoing in-service instruction.



Our goal in any transition of service to US Security is to provide the BEST security force to our client, while promoting the retention of the Client Management desired Officers.

Upon award of the Contract to US Security, we will meet with the Client to assess the current staff.

With Property Management's permission we expect to select the best officers for the property, which will improve service and result in an upgrade of the security staff on your property.

First: Retain the complete staff and evaluate within the first 45 days of service. Upon doing so, meet with Management and make our recommendations as to the performance of each officer and where to upgrade with a replacement Officer.

Secondly: Retain only Officers that Management deems highly desirable for retention and continuance of service at the property. More or less a replacement strategy of the "weakest link(s)."

Thirdly: Replace the entire staff. All newly hired Security Officers are in every position for every shift. This requires an intense "hands on" orientation and pre-site training so that service is not compromised.



Regardless of the option selected, US Security has a highly competent operation coordinators and HR staff that understand the “officer Profile.” This serves to expedite our hiring process and assist with hiring the “right officer for the job.”

All new hires and replacement officers will be introduced to client management for approval for hiring the property.

Additionally, ALL officers, including retained officers, will participate in US Security orientation and be trained and retrained for familiarity with post orders and service protocols for the property.

We consider the recruiting of our security officers an essential component of our service that eventually leads to a satisfied customer. Our officers are the “frontline” of our exemplary service. Therefore, our selection process, training programs, and retention practices are all designed to ensure that we attract, select, and retain the best officers in the industry. The summary below describes the selection and hiring process we employ to recruit competent security officers as part of our “**Florida Drug-Free Workplace**”

- ✓ **In-depth written assessment of the candidate’s initial application**
- ✓ **3-part personal interview**
- ✓ **A security officer profile**
- ✓ **Criminal records, sex offender, Patriot Act and DMV check**
- ✓ **IRB (Lexus/Nexus) national background check**
- ✓ **Drug screening: 10 panels**
- ✓ **Pre-employment verifications**
- ✓ **Client management acceptance**

Step 1 – The Application and In-depth assessment- U.S. Security evaluates the application for a snapshot of English literacy and legible report writing capability. This is after we reviewed a screening form indicating the applicant meets our basic hiring requirements.

Step 2 – The 3 Part Interview - U.S. Security has a well-trained staff to perform in-depth interviews. We carefully review each applicant's information and subsequent background investigation. A client-specific Job Profile will be created for each client. The objective is to develop a list of post characteristics and skills to match a person with that post description, while also providing the security officer with a responsible position matching his/her skills and experience.

Step 3 – Security Officer Profile U.S. Security will utilize The security officer profile (SOP) as the testing tool for new employees. The SOP was created in 1997 by Behavior Analysts & Consultants. The use of the SOP helps in the hiring of officers who are more likely to be effective in all aspects of security work and retain a position for a longer period. Additionally, research indicates that security officers hired based on SOP results are less likely to behave inappropriately at work, including acts of violence and employee theft.

Step 4 – Criminal Record Check - Criminal background investigations are conducted through the IRB Search, an agency that performs a **national background investigation** inclusive of all 50 states in the United States. Our standard background screen includes a **criminal and sex offender check** and a **DMV**



or Department of Motor Vehicle check. Upon specific client request, US Security can enhance our background investigations to include a Drug Enforcement Agency (DEA) check, credit check, business licenses and other associated investigations.

Step 5 – Background Check - Background checks include military service, social security number trace, education, DMV driver's license search, and credit check, as required.

Step 6 – Drug –Free Workplace Program - U.S. Security has an established a pre-employment drug-screening program that mandates an immediate onsite drug screen at the time of application completion and contingency offer of employment by US Security. We augment the hiring drug screening program with a random testing program. Additionally, we use:

Testing for Cause: To reaffirm the U.S. Security drug-free policy, any employee who causes or contributes to an on-the-job accident or "near miss" in which injuries or serious property damage results, or the potential for such existed, will be tested for cause. Testing for cause includes reasonable suspicion that an employee is under the influence of alcohol or drugs.

Our 10 panel drug screen tests for opiates, amphetamines, methamphetamines, cocaine and Marijuana (THC) among others.

The drug screen also provides a composition rating for oxygen, nitrogen, glucose and blood sugar level, creatine, and a Ph Balance.

A successful applicant is then offered employment with US Security, at which time we conduct an immediate check of their "D" and or "G" Security Officer License through the State of Florida, Department of Agriculture and Consumer Services, Division of Licensing and the FDLE, Florida Department of Law Enforcement.

- The employee benefits program offered by **U.S. Security** is one of the most comprehensive in the guard services and security management industry. After 90 days of continuous service our Security officers are offered their choice of several health insurance benefit programs, through our leasing company, and additional plans that offer financial and health support to the individual and family.
- Currently US Security contributes \$200 monthly to any officer's selection of a benefits program regardless of cost. We strongly encourage our clients to support the retention of their officers with a joint monetary contribution towards the officers' benefits program.



Training & Certifications

Our Goal is to ensure YOUR PROPERTY receives the “**best value**” for their investment in security and protective services, while delivering exemplary service to the property at the highest level possible. Therefore, as is customary with our “key clients,” US Security will conduct monthly training

U.S. Security firmly believes that it is our responsibility to provide the “tools of success” for each security officer and to promote their personal and professional growth. Therefore, our Training program is comprehensive in scope and includes security techniques, customer relationship management, and enhancing personal growth and interpersonal skill development, which we believe contributes significantly to the collective success of our security force and increased value at the client site.

We understand and recognize that the best security program is more than just security but incorporates a heightened attention to customer service. Thus, we choose to conduct “**hands-on**” **classroom instruction** rather than web-based training, thereby adding role-play and personally engaging exercises for our Security Officers, which ultimately result in better performance and a more confident and competent Officer.

U.S. Security is a state licensed training academy (Florida Security Officer School/Training Facility license #DS 3100002) to train and educate security officer candidates and to conduct on-going and refresher training. Thus, training is a critical component of a formalized quality assurance program. We conduct client-specific and customized training that assists us with the provision of a well-qualified security force that is highly responsive to the client in security matters and customer service.

Officers receive instruction in:

- CPR, AED, and First Aid (AHA-certified).
- Emergency response and evacuation.
- Non-Violent Crisis Intervention.
- Customer service and de-escalation.
- Legal authority, use of force, and liability.
- Hazardous materials awareness.
- Report writing and documentation.
- Property-specific standard operating procedures (SOPs) and post orders.

Additional training levels I–V cover advanced security, supervisory skills, and crisis leadership.

The Service Quality Assessment (SQA) is our means of measuring the performance of our service delivery and client satisfaction. The SQA integrates the sales and delivery (operations) processes and evaluates them relative to the service agreement, post orders, training program, and various client-specific objectives. The SQA scorecard rates our service in 5 main categories: **timeliness, communication, standard expectations, leadership, and management effectiveness** and then computing an overall score



for client satisfaction. Each of the 5 main categories has critical factors and or highly pertinent areas of discipline that are evaluated independently and then assessed cumulatively within that category's overall rating.

The tactical implementation of this methodology, as we practice it on our key client sites, consists of a "highly interactive" management team that works in concert with the client to satisfy their best security management interests and objectives. Accordingly, we empower our USS onsite site supervisor under our tutelage, guidance, and operations framework, to hire, educate, train, and support each individual security officer so that their individual contributions will contribute to the team success, while satisfying the client's objectives.

Eric Corredera (Operations Manager, Dade County) and Oral Brown (Operations Manager Broward/Palm Beach) will support and work with the onsite site supervision daily to ensure that the property receives quality security management. Jose Alfonso (Director of Operations), and Ernest Giddens (Regional Ops Manger) oversee their operational effectiveness and compliance with service expectations of the client. This team works together supported by our supervisory force, who visits the client site daily, as a check and balance of our quality assurance program.

The US Security Mobile Supervisory Force is deployed 24 x 7, "round the clock" to conduct daily site visits to our client sites. Class A and key clients receive visits every shift. Each mobile supervisor utilizes wireless laptop communications for "real time" access to specific client information including post orders, staff and human resource information for each officer, and other information as contained within our ISMS proprietary database. A site inspection worksheet is utilized upon visiting the client site to ensure compliance with a variety of operational efficiencies. The mobile supervisor downloads the wand from the tour management system directly into his or her laptop for transferring of information or reading of the VIPER information. This provides for an immediate assessment of that officer's tour and an opportunity to coach and counsel, if need be.



Emergency Management

U.S. Security maintains an Emergency Management Plan as part of our on-going service to its clients. With such major activations as Hurricane Andrew and the mid-west floods of 1993, U.S. Security management has had the opportunity to test the effectiveness of the plan and to learn, through necessity, the areas where the plan needed refinement. Over the past two decades we have successfully engineered and executed contingency plans for dozens of clients facing the reality of labor unrest and work stoppage.

As the company expanded geographically, U.S. Security management developed a more comprehensive plan, which encompasses hurricanes, tornadoes, floods, earthquakes and other major disasters. The plan presented here is yet another refinement of the initial plan. Every facility has unique requirements that can only be addressed effectively with that client's specific plan. The plan will be customized to allow for deployment and assistance. This presentation is intended as an overview.

U.S. Security will conduct a vulnerability analysis. Most every facility, office, property, or plant is vulnerable to some extent. Analysis of vulnerability to hazards can provide the basis for developing a practical, workable emergency operations plan or checklist with appropriate standard operating procedures (SOP).

A local vulnerability analysis (hazard identification) should be a matter of record at the city or county level, emergency management organization. There has been considerable effort at the federal and state levels to identify hazards such as earthquakes, hurricanes, and dam failures.

By obtaining a copy of the government perceived threat in each locale, you gain help in conducting on-site vulnerability analysis. To analyze and assess the vulnerability of individual facilities, you must consider environmental, indigenous, and economic factors, which are all relevant and base for:

- o Estimating the likelihood of damage, either by direct or by indirect effects resulting from dependency on a facility damaged elsewhere
- o Making plans for protective measures within individual facilities or complexes of facilities to minimize damage and casualties.
- o Review insurance policies and contract specifications for liability and coverage.

For planning purposes, it must be assumed that most disasters will likely arrive with very little warning, have a rapid development, and have potential for substantial destruction. The likelihood that such a disaster will strike your property or facility may be very small; but you should have the capability to react, cope with, and recover from any emergency situations that occur. Following award of the contract, U.S. Security, will present this contingency plan in detail to your facility for review and input.



ORGANIZATION

The U.S. Security Emergency Management Response Team is organized to maximize support of corporate and local offices throughout our service area. The lines of authority are clean and simple. Authority is delegated to the operational level, so District Managers can commit the necessary levels of decision-making to support your facility/property. There are no redundant levels of decision-making to slow response. Key decisions regarding positioning of resources and management responsibility have already been made. Each individual manager knows his/her role and only needs the Emergency Management Plan to be activated in order to respond.

ONSITE COMMAND AND CONTROL POST

Management from neighboring district offices assists in staffing the On-Site Command and Control Post. The resident district manager of the affected area is designated as the manager of this post. He is responsible for the constant evaluation and prioritization of critical factors involving the response by U.S. Security. He identifies necessary resources and allocates them and the manpower from the Emergency Management Team as needed. Our corporate personnel in this operation support him. This Command Post coordinates the incident command functions.

U.S. Security has a core of professionals to handle the different critical responsibilities for the affected area.

- o Field Operations Support Manager works directly with facilities and allocates manpower, identifies needs coordinates supervision, post assignments and scheduling. This position is a member of the management team that supports the Command Post.
- o Communications Support Manager is responsible for the supply and maintenance of communications equipment necessary to support the critical needs of the disaster. This position maintains rental agreements, communication inventories, and coordinates shipment of equipment to the affected area.
- o Logistical Support and Vehicle Manager Functions within the Emergency Management Plan analogously to the Communications Support Manager This position is responsible for the coordination of existing company vehicles with vehicle rental support. It is also the coordinator of the delivery of portable power and generator resources, portable cooking and shelter equipment and bulk fuel supplies.

This organization is practical and efficient. We understand for the Emergency Management Response Team to be effective requires the delegation of responsibility, the authority to draw resources and the manpower to meet the need of our customers in the affected area.

U.S. Security management experience with these situations has provided the necessary preparation that will provide the service your facility/property needs. Many of our field supervision teams have been recently utilized in disaster projects. Thus, we have performed “live” and in “real-time” the essential practices and responsibilities delivered under the stress of actual operations.

For the Emergency Management Plan to be effective requires our resources to be dispersed throughout the U.S. Security system. These resources have already been identified and can be activated with very short notice. Our experiences have taught us not to rely on any one city for response. For instance, it was almost impossible to utilize Security officers from the Miami office following Hurricane Andrew. Many officers could not be located immediately following the storm, while many others had lost everything in the storm. We had to move manpower and equipment from other areas for support. Atlanta, Orlando, and West Palm Beach were the first to respond. Providing communication and vehicle support, these officers



sustained our operation for ten hours until officers from other areas began to respond and our Miami officers began to

come back on line. This type of response and flexibility is only possible with the type of Emergency Management Plan practiced by U.S. Security.

Each U.S. Security District Office maintains a District Emergency Management Response Team capable of responding to any of our customers' unforeseen requirements. Managers, supervisors and Security officers have already been identified in each location to support your needs. Support for the effort is certainly greater in the offices that are geographically close to the service area, but in the event of a major disaster, support is necessary throughout the company.

As situations develop, we will analyze the anticipated location of need, coordinate closely with your facility/ property to determine U.S. Security requirements, and allocate resources carefully. Our plan allows us the flexibility to disperse our resources from an unaffected area to one that needs additional resources. Constant communications keeps officers, supervisors and managers advised of developments.

EARLY WARNING REACTION PHASE CODES

When warning situations arise, U.S. Security utilizes the following timetable and Reaction Phase Codes:

- o Reaction Phase I: 72 hours prior to possible reaction force response U.S. Security Command and Control Center is activated. All logistical needs are identified, and communication is coordinated.
- o Reaction Phase II: 48 hours prior to possible reaction force response coordination begins with your facility/property. All team members are contacted and placed on standby. Equipment is located, inventoried and replaced with rental equipment, if necessary.
- o Reaction Phase III: 24 hours prior to possible reaction force response, communications (telephone) and Command and Control Post relocation are determined. On-Site Command Post is identified and activated. Resources and manpower allocation continue to be readied for response.

Upon notification that the response element should be activated and with the authorization and approval of your facility/property, the On-Site Command Post will then activate the response. U.S. Security utilizes a Manpower Multiplier Plan to maximize our manpower resources. The Manpower Multiplier Plan calls for all officers in the area of the incident to be placed on 12-hour shifts during Reaction Phase III. This increases the available man-hours by one third. As the situation intensifies, off duty officers will be called in and other officers held over which temporarily provides an additional 50% increase in the manpower hours available. These officers would then be able to hold their positions until reaction force officers arrive generally within 24-36 hours. As the number of reaction force officer's increases, officers are afforded rest and are ready to respond to additional locations if necessary.

EMERGENCY MANAGEMENT PLAN

Not every situation is one that allows for advance tracking. Most situations are those that occur quickly and need immediate response. The Emergency Management Plan can also be utilized for everyday situations requiring support for your facility/property. From our local offices U.S. Security can activate the plan and call upon the resources and manpower needed for support. Our activation of these resources is conducted at four key levels. These levels correspond to the seriousness of the event, and may be acted upon by the local District Manager through Level B. When Level B activity is reached then the full Emergency Management Response Team is activated.



- o Level D-Localized need for support. Unarmed and armed officers may be drawn from local resources and utilized. Equipment requirements are limited to transportation and Security officer equipment.
- o Level C-Localized need for support involving multiple offices to supply Security officers, both unarmed and armed, and vehicle support. Communication support may be required
- o Level B-Major utilization of unarmed and armed personnel involving multiple client facilities/properties. Communication equipment and vehicle support required.
- o Level A- Disaster reaction status for all your facilities/properties. Full initialization of the U.S. Security Command and Control Center. Vehicles, communication and other specialized equipment are dispatched.



SUPPORT & EQUIPMENT

US Security maintains a wide variety of support equipment to facilitate all contract requirements. These include the ability to provide cars, trucks, golf carts, bicycles, radio equipment, body cameras, video equipment, AI software.

US Security's highly visible patrol vehicle, manned by professional officers will guard and provide an extra level of protection. The presence of widely recognized patrol vehicles constantly in contact with each other together with our computerized communications center is a major factor in preventing criminal activity at all your facilities.

- Equipped with yellow strobe light bar.
- Decals security patrol reflective material.
- The patrol vehicle will also be equipped with:
- Spotlight, Fire Extinguishers, First Aid Kit, Traffic Cones, Traffic Safety Vest, Rain Gear.

Vehicle maintenance and a general inspection will be conducted every 3000 miles.

OTHER AVAILABLE SUPPORT EQUIPMENT:

Lifepak 500 AED, which is very light weight and can be taken anywhere. It has clear message screen, voice prompts and lighted buttons to guide the responders through operations. Its high-capacity lithium batteries never require maintenance or recharging. Each comes standard with, soft sided carrying case, Automatic Daily QA testing, 5-year maintenance free lithium battery.



Body worn cameras include cutting edge surveillance technology and real-time data management software applications.



Security Vest and Jackets for parking enforcement:

From maximizing your profits, to protecting your parking spaces and ensuring secure and safe parking, US Security has the necessary experience and resources to provide car park security and parking protection systems.





Hand-stitched Fine Italian Suits

Your Security Officers will have the look your property deserves. The premium collection suits are made from superfine materials, ensuring the best look, fit and feel.

Superior details include four button cuffs and a smart notch lapel. The suit can be designed to your preferred look.





SECURITY OFFICER TRAININGS LEVEL 1-5

Level I Security Officers

- (1)** Role of the security guard – (1) hour
- (2)** Basic first aid and CPR training – (48) hours
- (3)** Investigations – (3) hours
- (4)** Interview skills – (2) hours
- (5)** Preservation of evidence – (2) hours
- (6)** Asset protection – (1) hour
- (7)** Chain of command – (1) hour
- (48)** report writing – (2) hours
- (72)** Testifying in court – (1) hour
- (10)** Ethics and professionalism – (3) hours

Level II Security Officers: In addition to level one requirement, 24 additional hours of training:

- (1)** Use of force and Arrest Authority
- (2)** Building Evacuations Tainting
- (3)** Public Perception and Public relations
- (4)** Response to Emergency Situations
- (5)** Awareness Skills Training

Level III Security Officers: In addition to levels 1 and 2 requirements, 24 additional hours of training in the following must be completed:

- (1)** Public Perception and Public relations
- (2)** Threat assessment (Crisis Prevention Intervention)
- (3)** Safety awareness
- (4)** Environment/hazardous materials Detection / Fire Prevention and Detection
- (5)** Active Shooter assessment training
- (6)** Customer Service (Diffusing Conflict and Crisis Training)
- (7)** Basic First Aid, CPR certifications and AED training



Level III Security Officers

Level III Security Officers possess previous Military experience or a minimum of 4-6 years of high-level security background. Level III Officers have a high level of security training. Their extensive security backgrounds serve as the basis for their management/supervisory positions with US Security. These individuals must pass various physical and intellectual training courses, as they are well trained and well educated. Our Level III officers are committed to ensuring safe and sound surroundings for all our clients, guests and staff.

Level IV-Security Supervisors

Security supervisors oversee the supervision and inspection of all security officers, and they must ensure that all those officers are completing their responsibilities and those everyday tasks are being performed to their highest level of quality. These supervisors are also in charge of reviewing all security reports on regular basis and assessing security conditions as well as issuing and revising security policies and procedures. This position is normally performed by officers with several years of security managerial experience.

Level V – Account Manager / Account Supervisor

They are tasked to manage the continuing security endeavors of their related assigned client locations. In their capacity the Account Supervisor manages a team of dedicated US Security staff that serves a specific Client. These individuals must possess remarkable management and administrative skills to effectively perform such key roles.

The objective of every Account Supervisor/Manager is to ensure 100% Client satisfaction for the entire term of the contract. Account Supervisors/Managers perform the following tasks:

- Liaison contact between client and employees
- Enforcing all US Security rules and regulations as well as policies and procedures and making certain they are all followed
- Establish all resources needed for each assigned site
- Managing and support all security officers, site and shift supervisors
- Develop healthy onsite work atmosphere for all US Security personnel
- Reassure that all clients' policies and expectations are followed and met with daily.

SECURITY SERVICES PROPOSAL

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



Prepared by:
Veridian Group Inc.

Date: May 15, 2026

Point of Contact: Sebastian Martinez
Email: sebastian@veridianhq.com

Phone: (305) 315-8119

INTRODUCTION

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

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

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

SECTION 1 — UNDERSTANDING OF SCOPE

South-Dade Venture CDD requires the following at minimum:

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

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

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

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

SECTION 2 — PROPOSED STAFFING PLAN

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

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

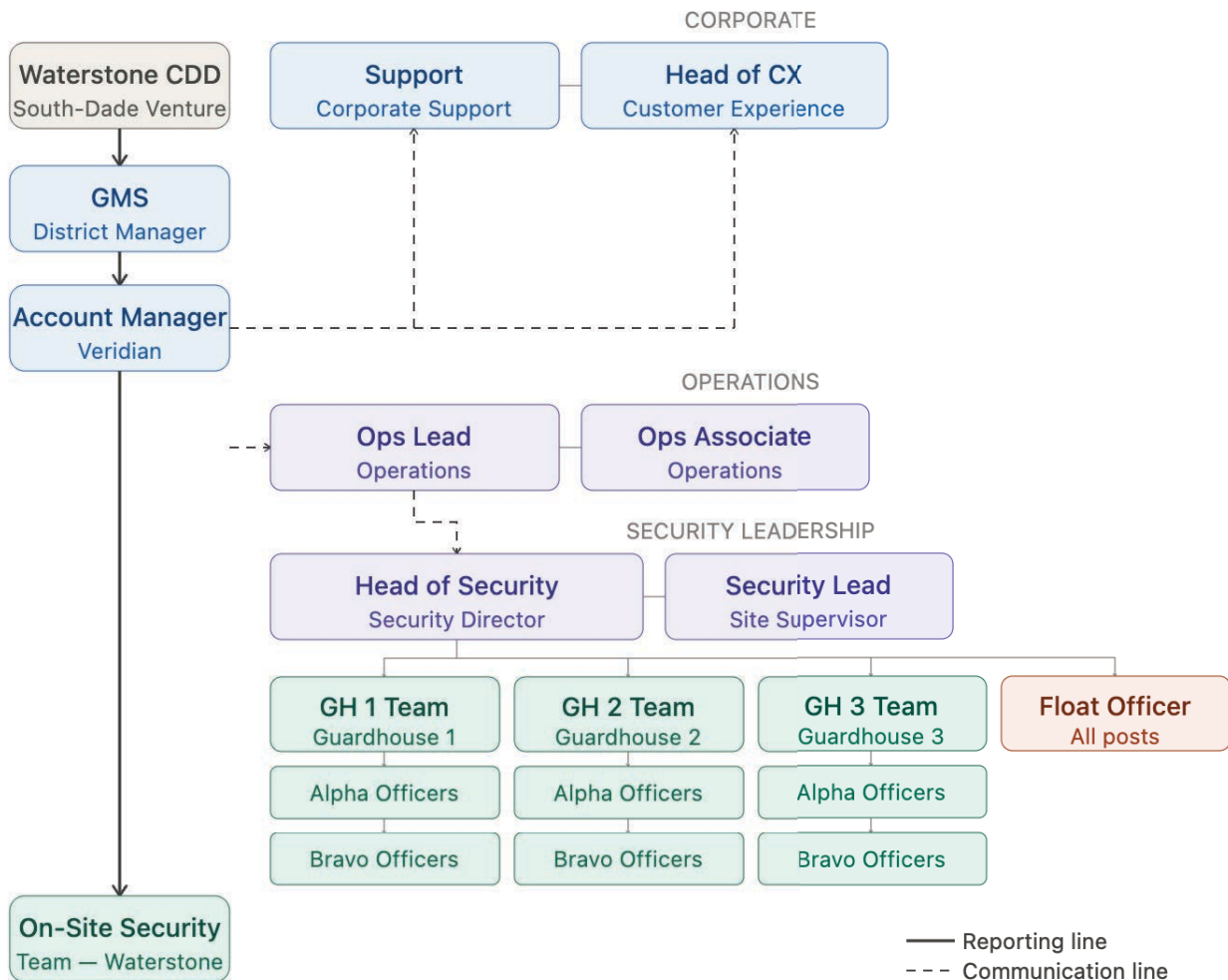
Guardhouse 2: One officer per shift, two shifts per day (alpha-bravo), seven days per week (168 officer-hours per week). No automation transition is anticipated at this location; staffing levels remain consistent throughout the contract term.

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

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

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





SECTION 3 — OFFICER RETENTION AND BENEFITS

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

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

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

SECTION 4 — GATE AND ACCESS CONTROL PROCEDURES

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

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

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

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

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

SECTION 5 — REPORTING AND TECHNOLOGY

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

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

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

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

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

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

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

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

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

SECTION 6 — UNIFORM AND APPEARANCE STANDARDS

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

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

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

SECTION 7 — PERSONNEL STANDARDS

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

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

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

SECTION 8 — AUTOMATION TRANSITION COORDINATION

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

SECTION 9 — COST

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

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

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

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

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



South-Dade Venture CDD — Waterstone

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

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

Annual flat fee
\$400,000
all-inclusive

Monthly installment
\$33,333
due net 15 days

Blended hourly rate
\$15.27
\$400k ÷ 26,208 hrs

Officers on site
3
at all times / 13 roster

SECTION 10 — INSURANCE

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

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

SECTION 11 — CONTRACT TERMS

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

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

SECTION 12 — TRANSITION PLAN AND ONBOARDING

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

30 Days Prior to Service

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

First 30 Days of Service

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

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

Next 30 to 60 Days of Service

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



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

Veridian Group Inc. · Security Services Onboarding Calendar

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

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

SECTION 13 — WHY VERIDIAN

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,

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

VHQ

- Daily Security Report (2026 - 05-12)

1 message

'Mario Vergara' via Corsica Board of Directors >

Wed, May 13, 2026 at 10:06 AM

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

To:

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

Good Morning,

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

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

**Operations_**
Daily_Security_Report_Review.xlsx

Best,

**Mario Vergara**

Operations Specialist, Veridian

veridianhq.com (305) 315-8119

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

2 attachments2026_05_12_OPS Operations_Daily_Parking_Report.pdf
92K2026_05_12_OPS Operations_Daily_Security_Report.pdf
694K



Veridian Group, Inc
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+13053158119
www.veridianhq.com

Standard Report

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

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

1. Hourly Report - [REDACTED] 4304

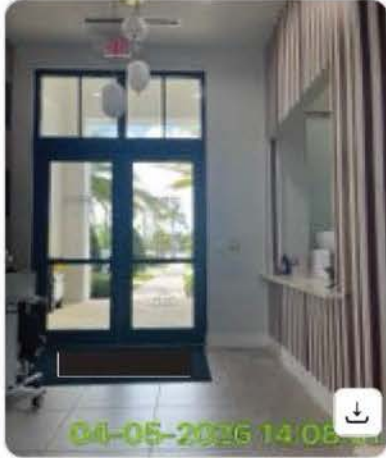
Approved

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

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

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

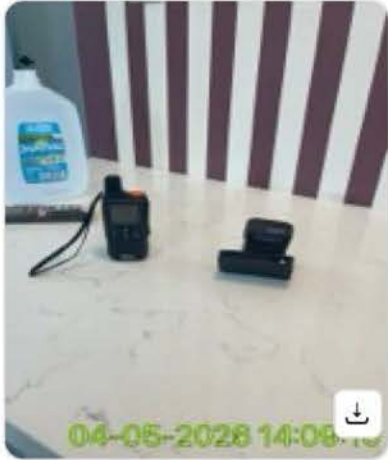
Image



Signature



Attachments - Images



Attachments - Audio/Video

Search Videos

Asset #5329329

Home > Videos > Asset #5329329

Asset #5329329

HALO

2026-05-04 14:06:14

2026-05-04 14:06:14

N25 141254 W80 383629

Media Details

Details	GPS
File Name	HS-98034302_20260405-132259_1020485.mpg4
Added by	[REDACTED]
Last modified by	Yari Lopez Castillo (04/17/2026 9:23 am)
Original Size	288.5 MB
Duration	28:02
Size	HAL6-93034382
Camera	93034382
Captured date	04/05/2026 1:22 pm
Asset file checksums	Show Checksums

Search Videos

Asset #5329329

Home > Videos > Asset #5329329

Asset #5329329

HALO

2026-05-04 14:06:14

2026-05-04 14:06:14

N25 141254 W80 383629

Media Details

Map Satellite

Metadata

Edit



Parking Enforcement: Violations

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

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

Search

Trips

Complete

Active

Most Recent

May 14, 2026

14 Complete | 14 Active

4.89 mi

Back to Top

01:12:41

gmc-████████████████████

SGQF01

33031:33032, Florida

5:23 AM

Princeton, 33031:33032, Florida

6:20 AM

5.28 mi

57:21

gmc-████████████████████

XAH603

33167, Florida

5:22 AM

33167, Florida

6:50 AM

9.50 mi

01:27:59

gmc-████████████████████

94GBPF

33167, Florida

5:05 AM

33167, Florida

6:03 AM

4.01 mi

58:31

gmc-████████████████████

29DQCN

Princeton, 33031:33032, Florida

4:26 AM

Princeton, 33031:33032, Florida

5:23 AM

4.02 mi

57:33

gmc-████████████████████

SGQF01

33031:33032, Florida

4:08 AM

Princeton, 33031:33032, Florida

5:07 AM

5.24 mi

58:23

gmc-████████████████████

XAH603

33167, Florida

4:04 AM

33167, Florida

5:04 AM

4.52 mi

01:00:34

The map displays a route outlined in black, starting from the bottom left and moving generally north and east. The route passes through a residential area with streets including NW 27th Ave, NW 24th Ave, and NW 22nd Ave. Key landmarks and businesses visible on the map include Kings Terrace, Spur Canal Number One, Wendy's, Taco Bell, and Club LEXX. The map also shows a network of other streets such as NW 127th St, NW 123rd St, NW 122nd St, NW 121st St, NW 120th St, NW 119th St, NW 28th Ave, NW 23rd Ave, NW 22nd Ct, and NW 22nd Ave. A sidebar on the left provides trip details for a vehicle with license plate 94GBPF, including a list of stops, distances, and times.

gmc-████████████████████

94GBPF

Trip Details

Alerts

No alerts for this trip

Collapse

Enforcement

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

Vehicle plate/tag scanning

Active & enabled

Smart Decal scanning

Smart Decals aren't enabled

Checks

Target 50 per week Change

Auto notify on violation

Email, 15 minute delay

Link unit to violation

Automatically when vehicle history is for only one unit and:

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

Violation escalation

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

Unpaid fines

Nothing configured

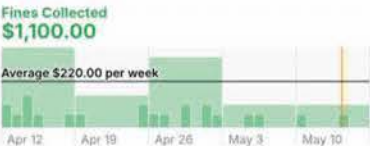
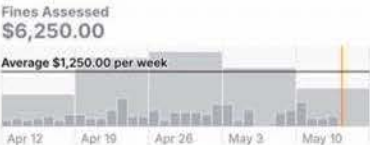
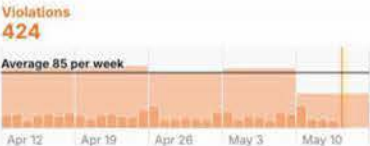
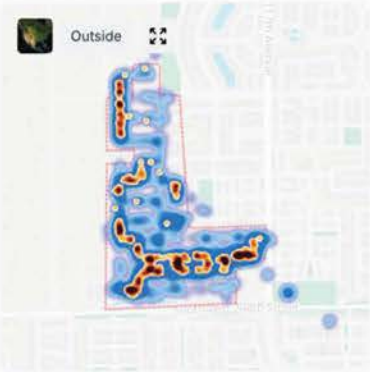
Violation reasons

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

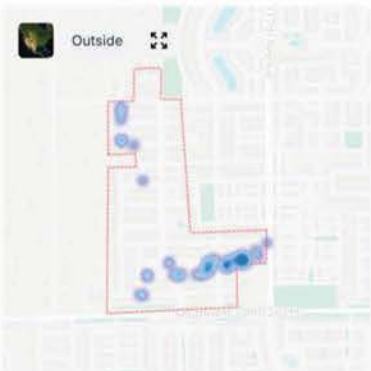
Synced

8:23 AM May 14 2026 EDT

Activity Overview



Activity By Day



Enforcement Check

Vehicle

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

Location

Status

josue masa

✓ Recorded

✓ Valid permit at time of check

RESIDENT

GUEST

Enforcement Check

Vehicle

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

Location

Status

josue masa

✓ Recorded

✓ Valid permit at time of check

GUEST

Violations Monitoring

Escalations
839

Fine

Vehicle

3 violations in the last 365 days

Latest 10:58 PM Wed May 13 2026 EDT

Threshold 3 or more violations in 365 days

Fine

Vehicle

3 violations in the last 365 days

Latest 4:04 PM Wed May 13 2026 EDT

Threshold 3 or more violations in 365 days

Fine

Vehicle

3 violations in the last 365 days

Latest 3:58 PM Wed May 13 2026 EDT

Threshold 3 or more violations in 365 days

2nd Warning Fine On Next Violation

Vehicle

2 violations in the last 365 days

Latest 7:32 PM Tue May 12 2026 EDT

Threshold 2 or more violations in 365 days

2nd Warning Fine On Next Violation

Vehicle

2 violations in the last 365 days

Latest 3:48 PM Tue May 12 2026 EDT

Threshold 2 or more violations in 365 days

2nd Warning Fine On Next Violation

Vehicle

2 violations in the last 365 days

Latest 12:05 PM Tue May 12 2026 EDT

Threshold 2 or more violations in 365 days

Fine Assess For Tow Boot

Vehicle

6 violations in the last 365 days

Latest 3:29 AM Tue May 12 2026 EDT

Threshold 4 or more violations in 365 days

2nd Warning Fine On Next Violation

Vehicle

2 violations in the last 365 days

Activity By User



Enforcement

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

Vehicle plate/tag scanning

Active & enabled

Smart Decal scanning

Smart Decals aren't enabled

Checks

Target 50 per week

[Change](#)

Auto notify on violation

Email, 30 minute delay

Link unit to violation

Automatically when vehicle history is for only one unit and:

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

Violation escalation

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

Unpaid fines

Nothing configured

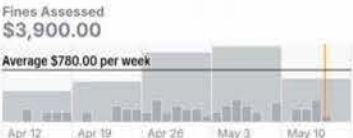
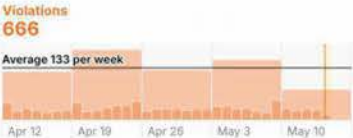
Violation reasons

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

Synced

8:24 AM May 14 2026 EDT

Activity Overview



Activity By Day



Enforcement Check

Vehicle

Recorded 8:02 AM May 14 2026 EDT • 7 min

Location

Status

Veronica Hernandez

✓ Recorded

✓ Valid permit at time of check

GUEST

Enforcement Check

Vehicle

Recorded 8:01 AM May 14 2026 EDT • 1 min

Location

Status

Veronica Hernandez

✓ Recorded

✓ Valid permit at time of check

GUEST

Enforcement Check

Vehicle

Recorded 8:01 AM May 14 2026 EDT • 1 min

Location

Status

Veronica Hernandez

✓ Recorded

✗ No valid permit at time of check

Violations Monitoring

Escalations
65

50 Fine

Vehicle

3 violations in the last 365 days

Latest 4:34 AM Thu May 14 2026 EDT

Threshold 3 or more violations in 365 days

50 Fine

Vehicle

3 violations in the last 365 days

Latest 10:31 PM Wed May 13 2026 EDT

Threshold 3 or more violations in 365 days

100 Fine Subject To Tow

Vehicle

4 violations in the last 365 days

Latest 9:58 PM Wed May 13 2026 EDT

Threshold 4 or more violations in 365 days

100 Fine Subject To Tow

Vehicle

4 violations in the last 365 days

Latest 3:31 PM Wed May 13 2026 EDT

Threshold 4 or more violations in 365 days

50 Fine

Vehicle

3 violations in the last 365 days

Latest 10:06 PM Tue May 12 2026 EDT

Threshold 3 or more violations in 365 days

50 Fine

Vehicle

3 violations in the last 365 days

Latest 7:24 PM Tue May 12 2026 EDT

Threshold 3 or more violations in 365 days

50 Fine

Vehicle

3 violations in the last 365 days

Latest 8:00 AM Tue May 12 2026 EDT

Threshold 3 or more violations in 365 days

100 Fine Subject To Tow

Vehicle

Activity By User



Delaware

The First State

Page 1

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

THE FOLLOWING DOCUMENTS HAVE BEEN FILED:

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

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

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

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



10048968 8315

SR# 20252970326

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

A handwritten signature in black ink, reading "C. P. Sanchez", is written over a horizontal line.

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 203867927

Date: 06-05-25

Delaware

The First State

Page 2

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



10048968 8315

SR# 20252970326

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

C. B. Sanchez

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 203867927

Date: 06-05-25



Public Access System

VPS SECURITY, LLC.

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

Physical Address

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

Mailing Address

5001 CELEBRATION POINT AVE
SUITE 180
GAINESVILLE FL 32608

Principals

DYRKOLBOTN, SVEIN H
OTHER

Companion License

None

[New Search](#)



Public Access System

VG SAFETY

License Number	Expires	Status
B 3600143	11/29/2027	LICENSE ISSUED
Physical Address		
7190 SW 87 AVE, STE 401 MIAMI FL 33173-2512 (305) 315-8119		
Mailing Address		
7190 SW 87 AVE, STE 401 MIAMI FL 33173-2512		
Principals		
LOPEZ CASTILLO, JAVIER OTHER TODD, GREGORY OTHER		
Companion License		
None		

New Search

This Employer Participates in E-Verify



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

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

N O T I C E:

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

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

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

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

Employment Verification.  **Done.**

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

1-888-464-4218



E-VERIFY IS A SERVICE OF DHS AND SSA



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

Detail by Entity Name

Foreign Profit Corporation
VERIDIAN GROUP OF FLORIDA, INC

Cross Reference Name

VERIDIAN GROUP, INC.

Filing Information

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

Principal Address

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

Mailing Address

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

Registered Agent Name & Address

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

Officer/Director Detail

Name & Address

Title PT

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

Title Director

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

Title Director

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

Annual Reports

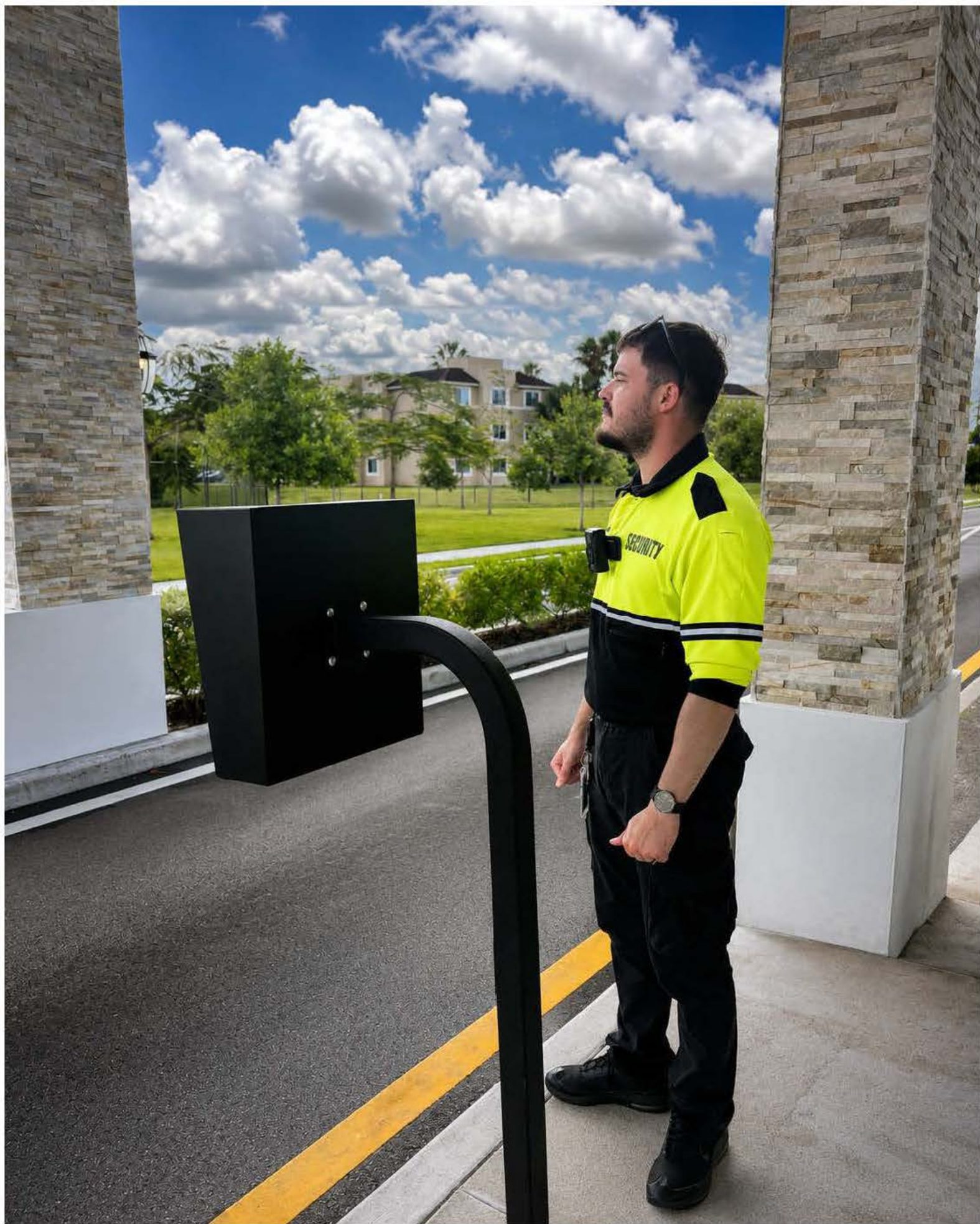
Report Year	Filed Date
2026	03/18/2026

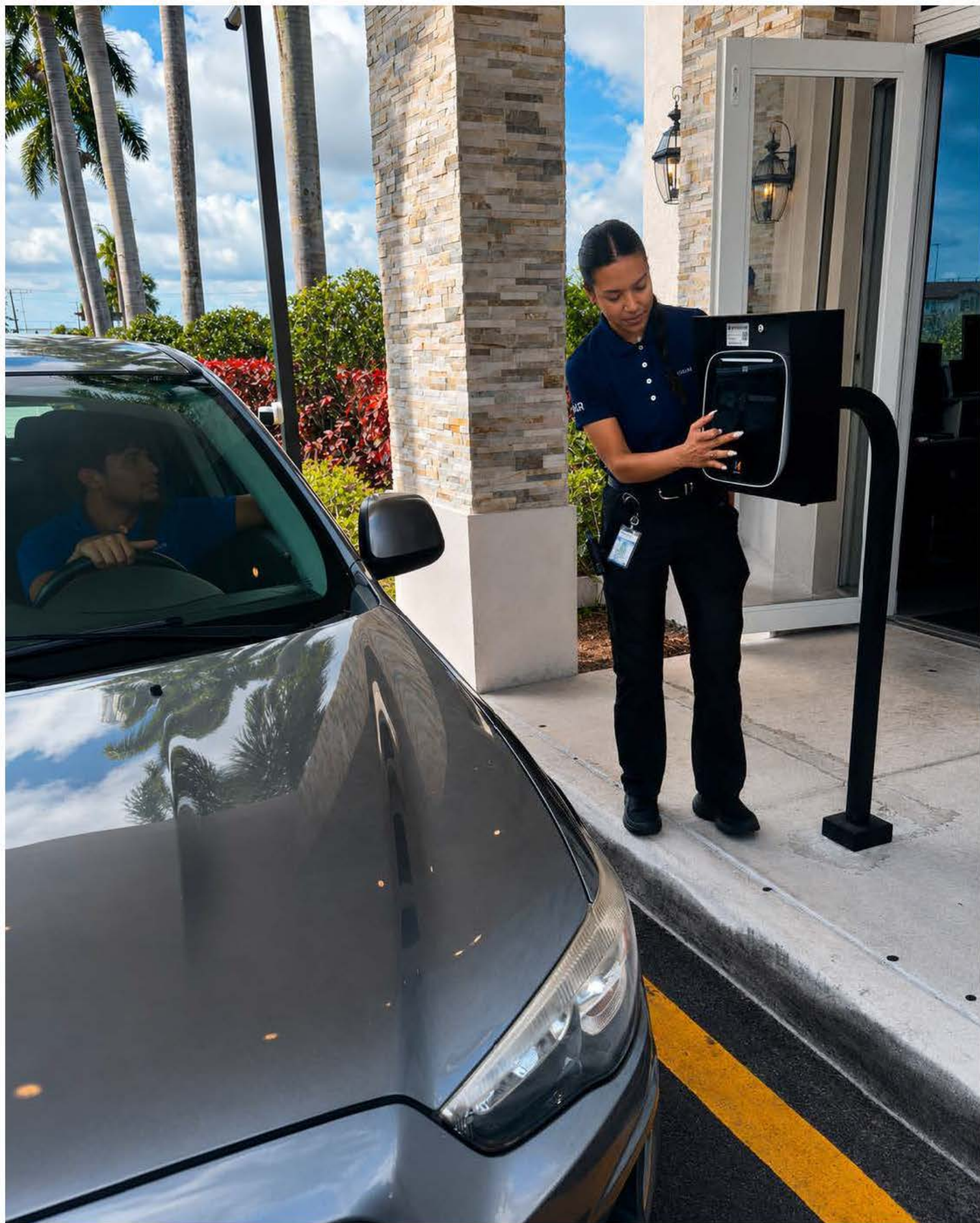
Document Images

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













VESTED SECURITY

Residential • Commercial • Retail

South Dade Ventures
CDD Waterstone in Homestead
Ben Quesada
LCAM
1355 Waterstone Way
Homestead, Florida 33033

July 20, 2026

RE: SECURITY PROPOSAL FOR WATERSTONE IN HOMESTEAD

Mr. Quesada

We are pleased to submit herewith our proposal for Security Services to Waterstone in Homestead. While we are certain you will analyze it thoroughly, we would like to take this opportunity to emphasize certain matters.

In preparing, the proposal we have recognized that there are salient features relating to the quality of service to be provided that is of importance to the CDD and Waterstone of Homestead. May we assure you that our Corporate Philosophy is one of providing the most efficient, effective and competent Security Service available at a cost commensurate with service to be undertaken and in keeping with our policy.

The financial breakdowns contained in the proposal represent our best professional judgement as to what will be required for the optimum service available, and for the employment of conscientious, reliable and courteous Security Personnel for this undertaking. This proposal also represents our understanding of your Security Service objectives. Please be aware that changes can be made at any time during the service to more accurately align our services to meet your requirements, as flexibility is a key element of our service concept.

We trust that the enclosed proposal meets with your requirements and should you have any questions or require any further information, please do not hesitate to contact us.

We thank you for the consideration and we are looking forward for a favorable response.

Kind Regards,

Chuck Pena
Operations Director

PROPOSED FINANCIAL CONSIDERATIONS

These billing rates are inclusive of all basic wages, statutory expenses, and general liability insurance. Including training, screening, supervision, uniforms, and benefits for employees also includes operational, general, and administrative expenses. In addition, where applicable, the provision, maintenance, and insurance on communication equipment, vehicles, computers or any other special equipment required by you, and/or deemed necessary by us for the operational integrity specifically for carrying out the Security Services you require at your location in a competent and professional manner.

3 Guards, 7 days a week, 24 hours a day

504 hours of Quality Security Service per week

● **The Gatehouse Security Officers** will be recruited for their experiences in hospitality and gated communities. The Security Officers and their Supervisors will be trained and well versed on Policies and Procedures.

HOURLY RATE: \$24.72*

HOLIDAY RATE: \$37.08

***Vision Insites Reporting System and equipment (three smart phones) Included**

STATUTORY HOLIDAYS

In keeping with Federal Wage and Hour Rates recommendations, Vested Security will bill for the Eight (8) Statutory Recognized Holidays shown below at the rate of one and a half (1.5) times the normal billing rate.

New Year's Day
Labor Day

Presidents' Day
Veteran's day

Memorial Day
Thanksgiving Day

Independence Day
Christmas Day

INVOICING PROCEDURES

Because we are a labor-intensive industry and the majority of our expense factor is taken up by payroll requirements, we invoice on a seven (7) day, weekly basis. The weekly-generated invoices are billed out each Monday covering the service of the previous week.

Proposed Financial Considerations

The cost breakdown for the guards, equipment and the Vision Insites reporting system is as follows:

Per hour = \$24.72

Per day = \$1,779.84 (72 hours x \$24.72 per hr.)

\$1,779.84 x 369 days* = \$656,760.96 (per year**)

**(369 Days - Holidays included)*

*** (Vision Insites and three smart phones included)*

Total Security cost including Vision Insites System =

\$656,760.96 per year

Residential References

Tuscany Village (since 2009)

Sergio Valdez
President
786-436-1293

Oak Ridge Estates (since 2002)

Kelly Scott - Foster Company
Property Manager
786-255-2091

Venezia Lakes Homeowners Association (since 2003)

Julio Forte
President
305-753-0540

Leidy Baro, Allied Property Group
Property Manager
786-340-1276

Three Lakes Homeowners Association (since 2013)

Lisa Alderman
President
305-801-8013

Abel Hernandez
Former President
305-804-2235

Carlos Lopez
Former President
1-786-626-1057

Kendall Square Homeowners Association (since 2016)

Luis Hernandez
Property Manager CDD
954-465-7608

More references available upon request



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acentria Insurance- Coral Springs 1607 NW 136th Ave, Suite B -200 Sunrise FL 33323		CONTACT NAME: Certificate Department PHONE (A/C, No, Ext): 954-731-5566 FAX (A/C, No): 954-731-8438 E-MAIL ADDRESS: wfr.certificates@acentria.com	
INSURED Fortress Protective Agency, Inc. dba Vested Security 13205 SW 137 Avenue Suite 230 Miami FL 33186		INSURER(S) AFFORDING COVERAGE INSURER A: Progressive Express Insurance Company INSURER B: Bridgefield Employers Insurance Company INSURER C: Summit Specialty Insurance Company INSURER D: INSURER E: INSURER F:	
		NAIC # 10193 10701 16889	

COVERAGES **CERTIFICATE NUMBER:** 1685335384 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			SCGL005000092803	12/21/2025	12/21/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			02993242	12/19/2025	12/19/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			SXCS005000027603	12/21/2025	12/21/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A		830-54157	12/21/2025	12/21/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

CERTIFICATE HOLDER	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---------------------------	--

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FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

**WILTON SIMPSON
COMMISSIONER**

DIVISION OF LICENSING

03/10/26
DATE ISSUED

03/10/29
DATE OF EXPIRATION

B 2700221
LICENSE NUMBER

VESTED SECURITY

13205 S.W. 137TH AVENUE
SUITE 230
MIAMI, FL 33186

CANCIO-PENA, CHARLES H., PRESIDENT

THE *SECURITY AGENCY* NAMED ABOVE IS LICENSED AND REGULATED UNDER THE PROVISIONS OF
CHAPTER 493, FLORIDA STATUTES.



**WILTON SIMPSON
COMMISSIONER**



Seal Beach - City Hall

DATE RANGE: 2025-08-01 to 2025-08-31

Address: City Of Seal Beach Administration Building, Pasadena , CA, 90740

Purpose:

The monthly insights report provides a clear and actionable overview of all operational activity recorded from 2025-08-01 through 2025-08-31. Operational trends and peak activity periods were identified by collecting and processing over 8957 time-stamped submissions by guards as the primary source of data. The goal is to provide actionable insight to enable effective patrol coverage, support ongoing risk mitigation, and facilitate operational planning.

Terminology:

Observation: A report submitted by a guard containing notes and media in response to a task or to an unusual occurrence on the property.

Priority Level: The priority level indicates the degree of importance for each submitted observation, ranging from 1 = high priority to 3 = low priority.

Reactive Activity: Observations submitted in response to an event

Proactive Activity: Routine tasks completed on a predetermined basis

Proactivity Ratio: The ratio of (total proactive observations / total reactive observations) : a score that is superior to 1 indicates the security work is more proactive than reactive suggesting an effective security operation.

EXECUTIVE SUMMARY

Key Activity Metrics

Total Observations	8957
Total Priority 1 Observations	1
Average Daily Observations	299
Average Priority Level	2.992
Peak Hour of the Day	3 PM
Peak Day of the Week	Tuesday with 1449 observations
Peak Date(s)	2025-08-09 with 423 observations

Key Activity Insights

Key Contributions from Guards

The guards demonstrated exceptional diligence and commitment throughout the month. Notable contributions include John Connor's consistent and thorough patrols across various locations, Kate Ford's proactive monitoring of critical areas, and Robert Brown's detailed observations during routine checks. Their efforts ensured the safety and security of Seal Beach City Hall.

Overall Trends in Activity During the Month

- The majority of activities were proactive, focusing on routine patrols and area checks.
- Reactive observations were minimal, indicating effective preventive measures.
- High-priority areas such as staircases, elevators, and public spaces like the Rotunda were frequently monitored.
- Observations were evenly distributed across weekdays and weekends, ensuring consistent coverage.

Locations and Key Areas Patrolled

- **Proactive Observations:**
 - Staircases (Stair 1, Stair 2, Stair 3, Stair 4) across multiple floors were regularly inspected.
 - Public areas such as the Rotunda, Rotunda Elevator Lobby, and Council Chambers were key focus points.
 - Outdoor locations like Garfield Ave & Thurgood Marshall, Union & Garfield Ave, and the Courtyard/Fountain were patrolled.
 - Critical infrastructure areas, including the Basement, Boiler Room, and Print Shop/Mailroom, were monitored.
- **Reactive Observations:**
 - Specific incidents included unauthorized flyer postings, burnt-out light fixtures, and unauthorized commercial activity.

- These were promptly addressed, showcasing the guards' responsiveness to emerging issues.

The guards' proactive and reactive efforts ensured comprehensive security coverage and swift resolution of issues, maintaining a safe environment at Seal Beach City Hall.

The enclosed charts and summaries included in this report are designed to provide both a snapshot of patrol effectiveness and a tool for continuous improvement. Our goal is to deliver transparent, high-quality reporting that supports your efforts to maintain a secure and well-managed property.

Should you have any questions or require further details, we're happy to assist.

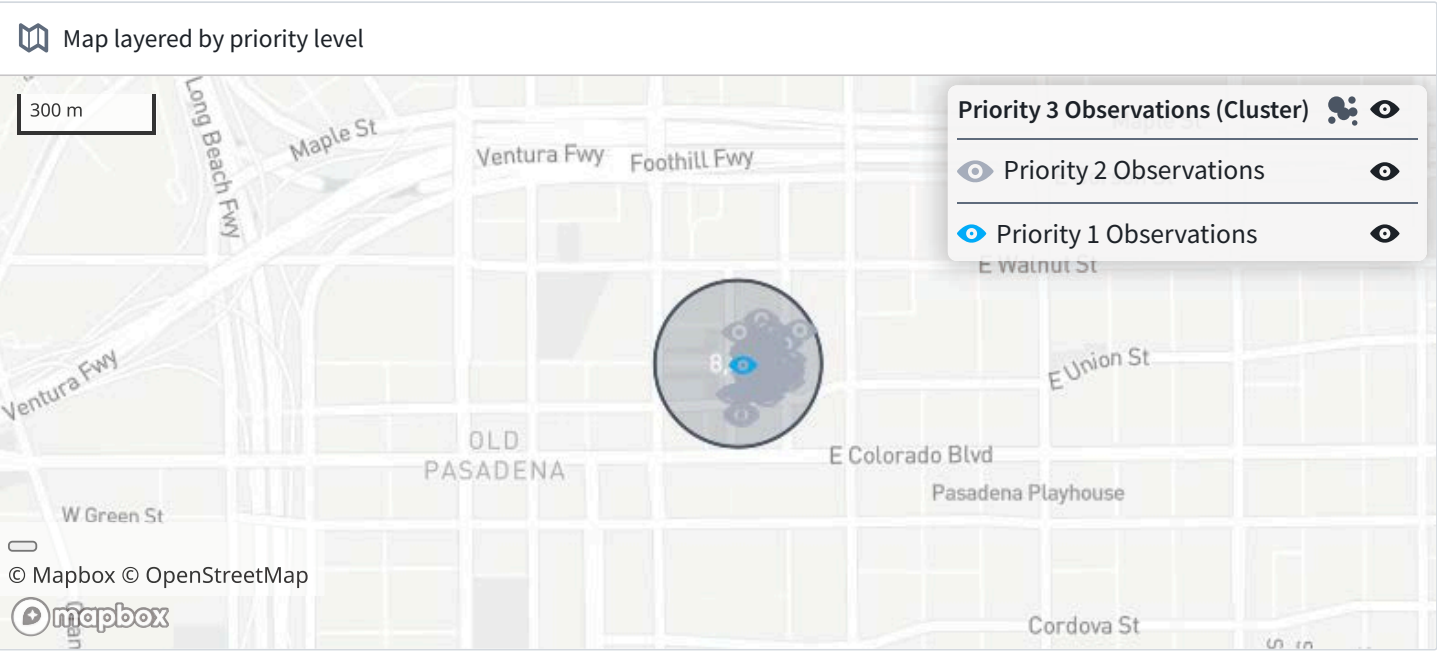
Sincerely,

The Vision Security, Inc. Management Team,

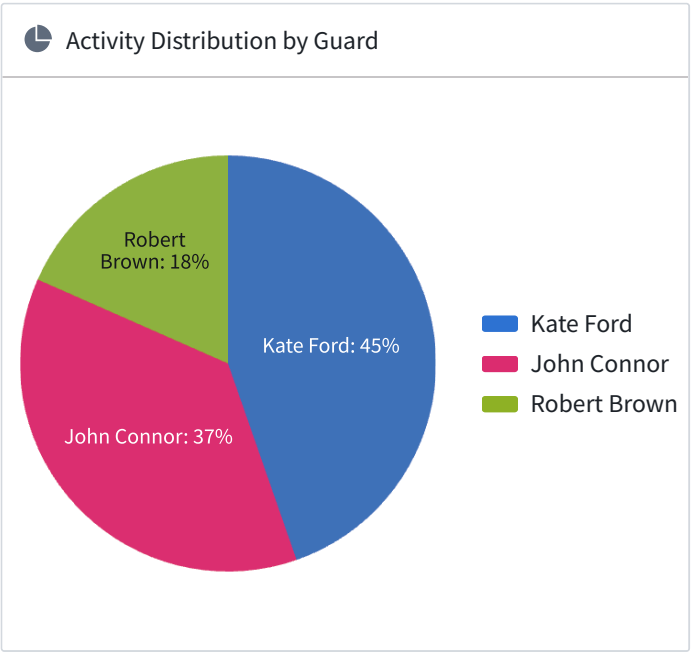
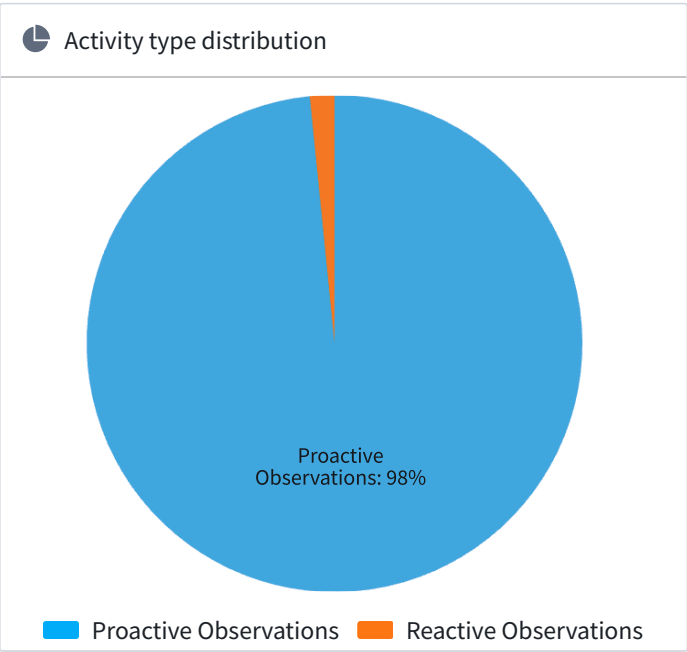
RESULTS

Geospatial Analysis

The following map displays the location of observations submitted by guards during the period of time covered in the analysis. Level 3 priority observations appear in a dark grey cluster, level 2 priority observations are represented by a grey eye icon and any level 1 priority observations appear as a blue eye icon on the map.

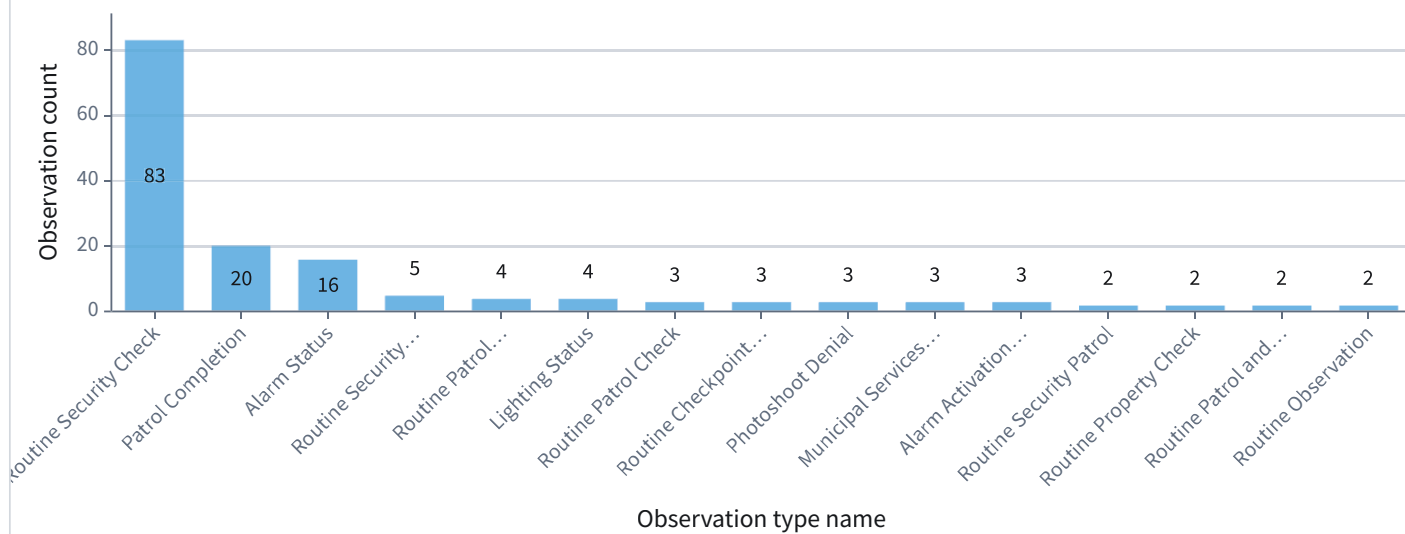


Activity Distribution

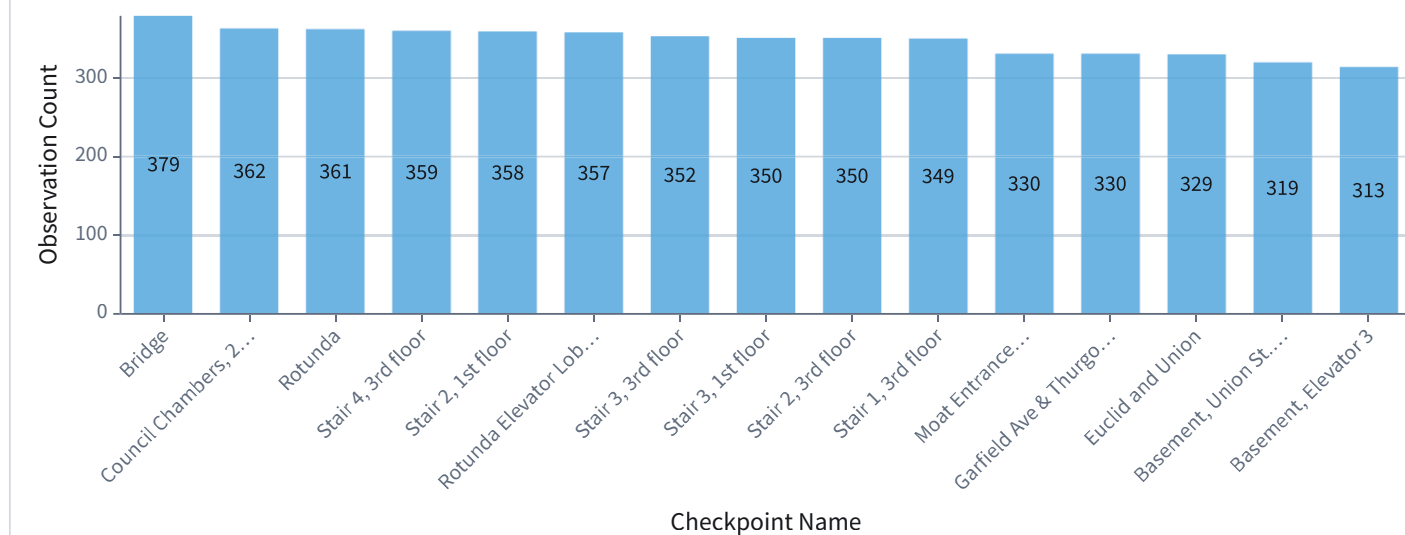




Top 15 Observation Types (by Volume)

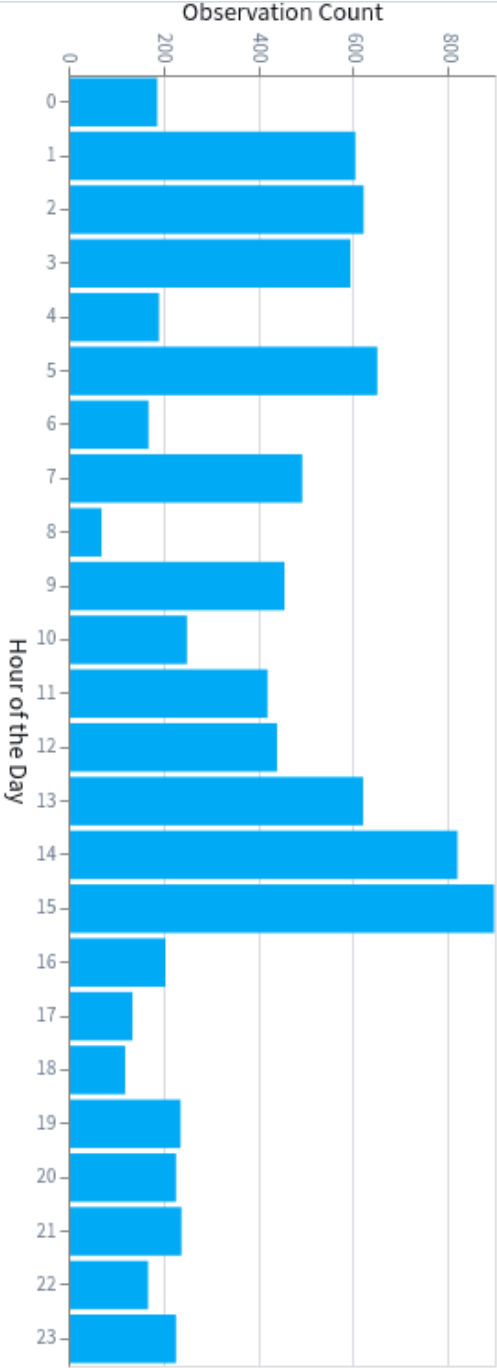


Top 15 Patrolled Checkpoints

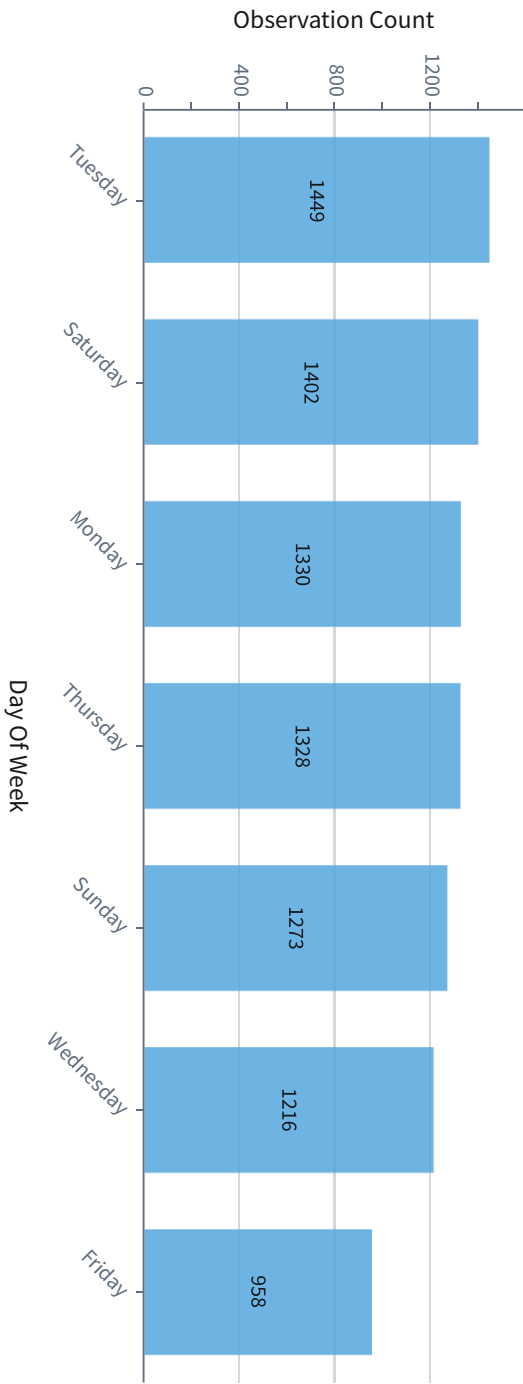


Time Analysis

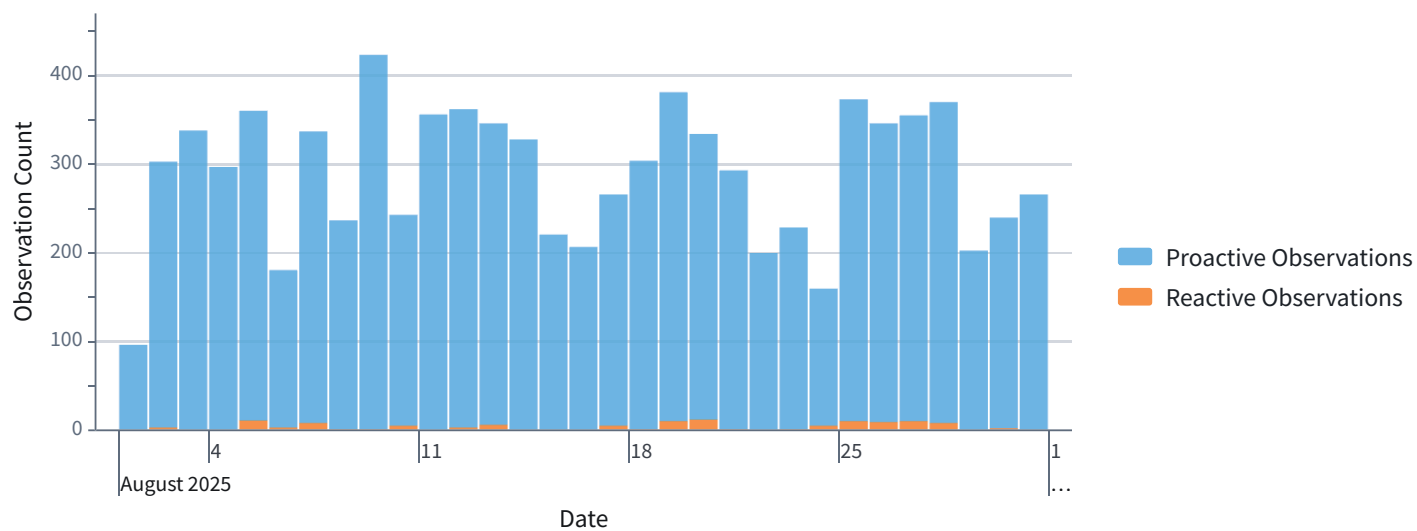
Activity by Hour of Day



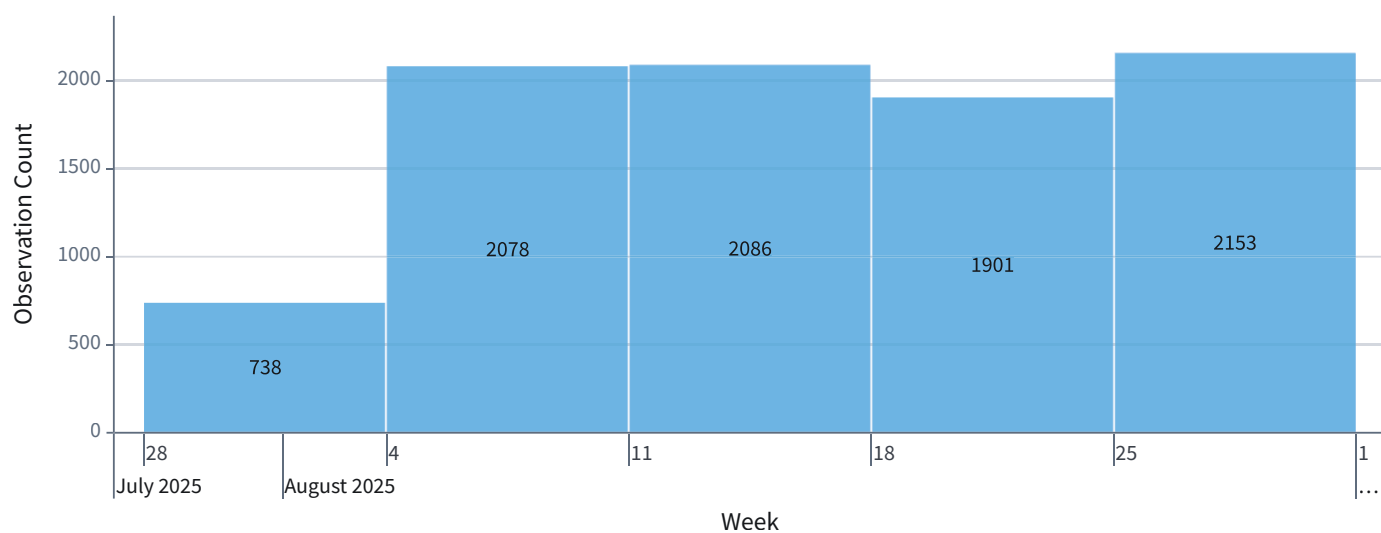
Activity by Day of Week



Activity by Date



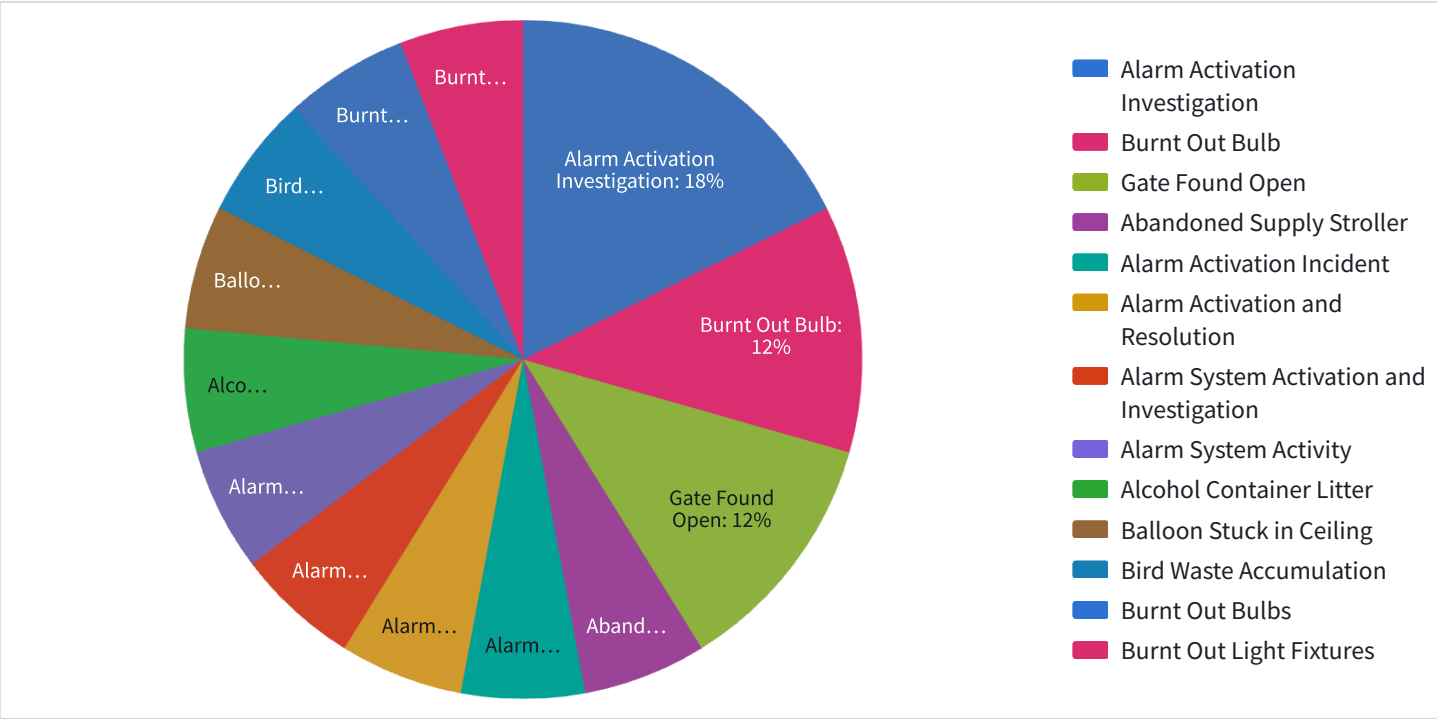
Activity by Week



High Priority Observations

Summary of Observation Types

This section presents the distribution of level 1 and 2 priority observations during the period of the analysis, the pie chart illustrates the distribution of all recorded observation types.



The following list summarizes the priority level 1 and 2 observation types by category and provides the total count observations relating to the category. The summary column provides context about the details of the related observations. Finally, the observation type column lists all of the observations contributing to the category.

Category	Summary	Observation Types
Unauthorized Activities: 9	Instances of unauthorized activities include commercial activity, flyer posting, parking in restricted zones, unauthorized photo shoots, and unauthorized entry or disturbances within Seal Beach City Hall.	[Unauthorized Commercial Activity, Unauthorized Flyer Posting, Unauthorized Parking Observation, Unauthorized Photo Shooting, Unauthorized Parking, Unauthorized Photography Concern, Unauthorized Photo Shoot, Photoshoot Denial, Unauthorized Entry and Disturbance]
Lighting Issues: 5	Lighting issues reported include burnt-out bulbs and fixtures, as well as general lighting outages in various areas of Seal Beach City Hall.	[Burnt Out Light Fixtures, Light Outage, Lighting Issue, Burnt Out Bulb, Burnt Out Bulbs]

Alarm System Activity: 6	Alarm system-related incidents include activations, investigations, and resolutions, often involving coordination with the police department and checks for unusual activity.	[Alarm System Activity, Alarm System Activation and Investigation, Alarm Activation Investigation, Alarm Activation Incident, Panic Alarm Activation, Alarm Activation and Resolution]
Structural and Surface Issues: 5	Structural and surface issues include damage to tarps, cracks in surfaces, and deterioration of paint and cement at Seal Beach City Hall.	[Roof Tarp Damage, Surface Deterioration, Structural Crack, Surface Damage, Structural Damage]
Unsecured Access Points: 7	Reports of unsecured access points include doors and gates left open or ajar, posing potential security risks at Seal Beach City Hall.	[Unsecured Door and Lights On, Door Ajar, Unsecured Basement Door, Open Gate and Door, Open Door, Gate Found Open, Unsecured Door]
Sanitation and Cleanliness: 5	Sanitation and cleanliness issues include littering, sticky stains, bird waste accumulation, and other cleanliness concerns at Seal Beach City Hall.	[Alcohol Container Litter, Sticky Floor Stains, Sanitation Issue, Bird Waste Accumulation, Glass Bottle Debris]
Suspicious and Disruptive Behavior: 3	Reports of suspicious and disruptive behavior include juveniles performing tricks, individuals acting suspiciously, and confrontational behavior by visitors.	[Suspicious Behavior by Juveniles, Suspicious Behavior, Disruptive Behavior]
Lost or Left Items: 5	Lost or left items include clothing, strollers, flags, and other objects left behind or abandoned at Seal Beach City Hall.	[Left Item, Discarded Clothing, Left Behind Clothing, Abandoned Supply Stroller, Missing Flags]
Keycard and System Issues: 4	Keycard and system issues include malfunctions, login failures, and configuration problems affecting access and security systems.	[Keycard Reader Alert, Keycard Reader Malfunction, System Login Failure, Door Lock Configuration Issue]
Maintenance and Equipment Issues: 4	Maintenance and equipment issues include damaged equipment, ongoing maintenance work, leaking pipes, and elevator malfunctions.	[Equipment Damage, Maintenance Work, Leaking Pipe at Moat Entrance, Elevator Malfunction]
Miscellaneous Observations: 6	Miscellaneous observations include unidentified objects, balloon-related incidents, newspaper accumulation, vandalism, and missed delivery notifications.	[Unidentified Object in Courtyard, Unknown Metal Object Disposal, Balloon Stuck in Ceiling, Newspaper Accumulation, Vandalism - Abandoned Balloons, Missed Delivery Notification]

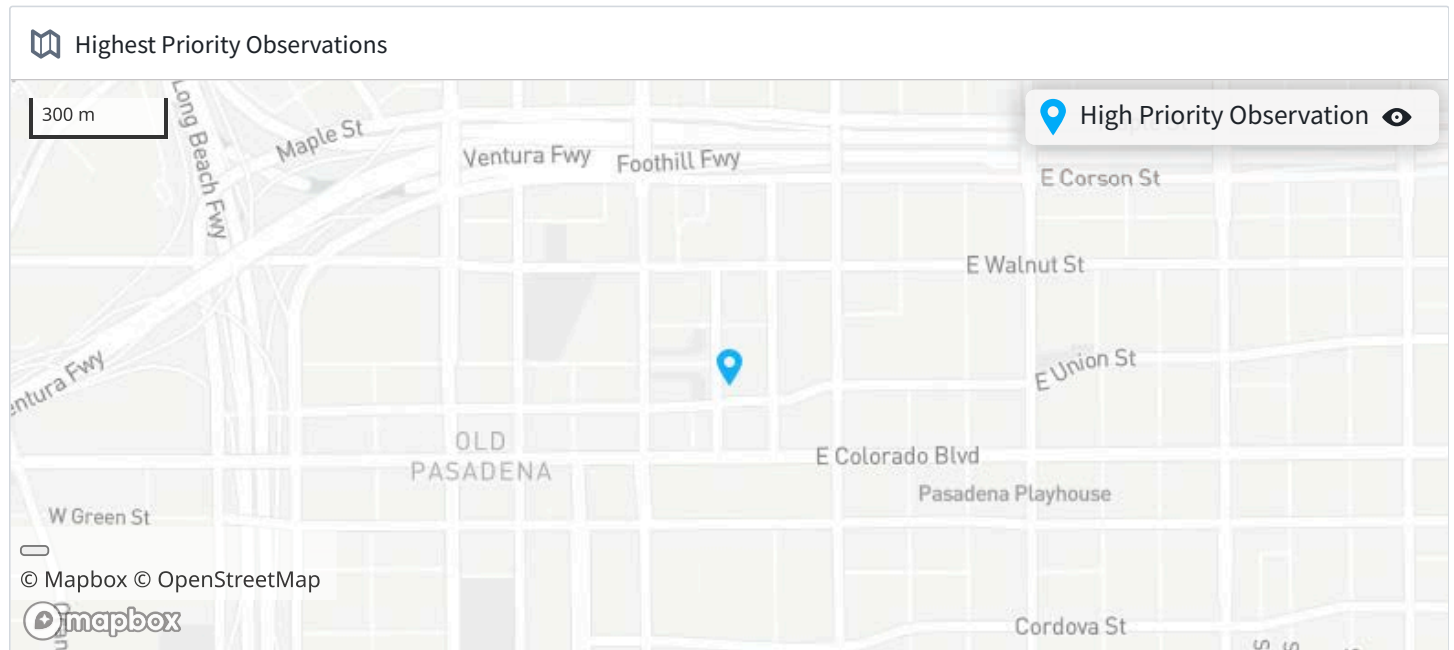
Details of Highest Priority Incidents

The following table lists all of the highest priority observations for the period of analysis.

Date/Time	Reporting Guard	Observation Name	Enriched Note
Aug 21, 2025, 1:39 PM	Kate Ford	Unauthorized Person in Restroom	A homeless individual is present in the restroom on the first floor and is refusing to leave. The police department has been contacted and is on the way.

Location of Highest Priority Incidents

The following map displays the location of the highest priority observations submitted by guards during the period covered in this analysis. The marker icon depicts the locations of the highest priority incidents listed in the previous table.



Conclusion

During the period of this analysis, the security team at Seal Beach City Hall demonstrated consistent patrol activity and thorough site coverage. The following main insights were uncovered:

The monthly security analytics report for Seal Beach City Hall highlights several recurring trends and incidents that were effectively managed through proactive monitoring by Vision Security, Inc. Key trends include unauthorized activities such as commercial operations, flyer postings, and photography, as well as maintenance issues like burnt-out light fixtures and structural damage. Additionally, sanitation concerns and suspicious behaviors were promptly addressed, ensuring the safety and functionality of the premises. The guards' vigilance in identifying and mitigating these issues has contributed significantly to maintaining a secure and orderly environment.

To further enhance security and operational efficiency, the following items require immediate action from the City of Seal Beach:

- **Unauthorized Commercial Activity:** Investigate and address the individual charging for photos with a truck without a valid permit.
- **Burnt-Out Light Fixtures:** Replace bulbs in the 5th fixture on the east wall and the 7th fixture on the west wall.
- **Left Item:** Remove the whiteboard left at the Union west driveway near the Trash Enclosure double doors.
- **Unauthorized Flyer Posting:** Remove the flyer titled "Dinner with The Bishop" from the Rotunda Marquee and ensure future postings are approved.
- **Alcohol Container Litter:** Clean up the three empty alcohol containers observed on the lawn at Union and Garfield.
- **Unauthorized Parking:** Address the photoshoot in the no-parking zone and ensure compliance with parking regulations.
- **Roof Tarp Damage:** Replace the disintegrated tarp on the south rooftop to prevent further water damage.
- **Elevator Malfunction:** Repair Elevator 2 to ensure safe and reliable operation.
- **Sanitation Issue:** Address the urine accumulation in the non-functional drinking fountain on the 2nd floor hallway at Stair 1.

These actions will help maintain the integrity and safety of Seal Beach City Hall while supporting the proactive efforts of the security team.

Overall, the data reflects a proactive and well-distributed patrol strategy, contributing to resident safety and property oversight throughout the building.



South- Dade Venture CDD

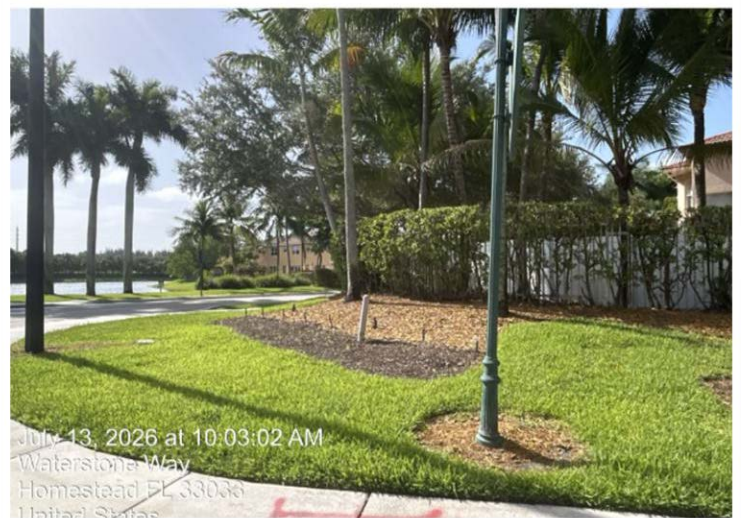
FIELD REPORT



July 23, 2026

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

Landscaping



- Annual change out commenced.
- Lake 2 Tree was relocated.

Street Signs Restoration



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

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



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



- Community sign were identified and work has commenced.

FPL Light Restoration



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

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



- Sod replacement, irrigation repairs, and debris removal was completed.

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

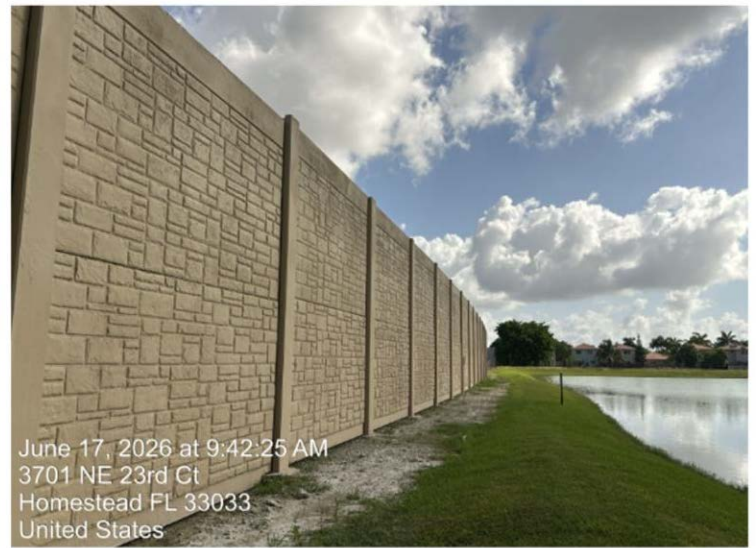
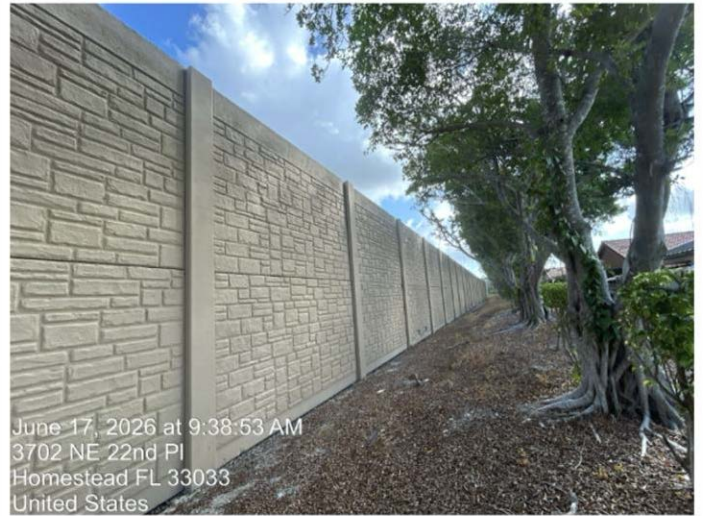


- Bunting was removed.
- 4th of July Banners will be removed by July 18th.

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

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

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



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

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

LAKES



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

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

EXHIBIT A

July Landscaping Schedule

W. Stone

JULY 2026							
	www.calendar.bes						
Wk	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27				1	2 <i>Mow</i>	3	4
28	5	6 <i>Drive 9:30</i>	7 <i>Mow big Field</i>	8	9 <i>Mow</i>	10	11
29	12	13 <i>Drive 9:30</i>	14	15	16 <i>Mow</i>	17	18
30	19	20 <i>Drive 9:30</i>	21 <i>Mow big Field</i>	22	23 <i>Mow</i>	24	25
31	26	27	28	29	30	31	

EXHIBIT B

BV June Wet Check

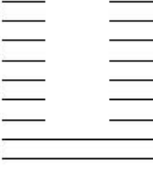
	
4155 East Mowry Dr. Homestead FL 33033 Ph: (305) 258-8011. Fax: (305) 258-0809	
Date: 6/15/2026	Time: 7:00am
Job Name: Waterstone	Water Management:
Job Address: 137th Ave & Waterstone way	Program A:
Homestead FL	Program B:
Wet Check Report for June	
  Scope of Work / Labor & Materials Timer #1 Waterstone Way Irrigation Schedule Pro: Online Several irrigation discrepancies found due to contractors digging in area installing poles. Zone1: Need to troubleshoot several heads no water, possible clogged line of debris, need to cut and flush line. Zone4and34: Need to replace a valve 2" that stays stuck open, possible debris into valve diaphragm. Zone8,19,39,41and48: Need to repair 5 irrigation leaks. Time and Materials to repair irrigation damages caused by others \$2,360.00	
    	
 Timer #2 Waterstone Clubhouse Irrigation Schedule Pro: Online Zone1: Replaced broken rotor BV Zone8: Need to repair broken pipe damaged by new asphalt. \$250.00 Zone13: Replaced 2 missing bubblers BV Zone19: Replaced leaking pop-up. BV Rest of Zones - OK	
 Timer #3 Waterstone Blvd Irrigation Schedule Pro: Online Zone5and15: Replaced 2 leaking rotors. BV Zone18: Replaced 12" pop-up. Rest of Zones OK	
Total Labor & Materials, including Sales Tax \$2,610.00	
THIS IS NOT AN INVOICE	

EXHIBIT C

June Lake Reports

WATERWAY MANAGEMENT REPORT



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

CUSTOMER South Dade Ventures ACCOUNT # 1647 DATE 6/25/26
WEATHER CONDITIONS 79°-89°, Partly cloudy, 2-6mph NE BIOLOGIST Bobby

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

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

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 86 °F. ☐ High ☒ Normal ☐ Low
DISSOLVED OXYGEN 8 ppm. ☐ High ☒ Normal ☐ Low
pH READING 7.8 ☐ 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 ☒ Mucovies ☐ Coot ☒ Gallinule
☒ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

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

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

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

SOUTH-DADE VENTURE CDD
(WATERSTONE)

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

DEBRIS/TRASH REMOVAL



Allstate

RESOURCE MANAGEMENT, INC.

(954) 382-9766 • Fax: (954) 382-9770

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

CUSTOMER South Dade Ventures ACCOUNT# 1047 DATE 6-22-26
WEATHER CONDITIONS Sunny BIOLOGIST TEN

WATERWAY I.D.

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

REMARKS Cleaned the area for any debris. Including - Bottles, Bags, Wrappers, Bells, etc. All debris was removed from the area & disposed of offsite.

FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED _____

SPORT FISH ☐ Largemouth Bass ☐ Bream ☐ Catfish

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

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

☐ Wading ☐ Wild Ducks ☐ Muscovies ☐ Coot ☐ Gallinule

OTHER WILDLIFE _____

REMARKS _____

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

SOUTH-DADE VENTURE CDD (WATERSTONE)

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

WATERWAY MANAGEMENT REPORT



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

CUSTOMER South Dade Ventures ACCOUNT # 1647 DATE 6/4/26
WEATHER CONDITIONS 76°-85°, mostly cloudy, 4-9 mph NW BIOLOGIST Bobby

ALGAE/AQUATIC WEED CONTROL	1	12	11	13	5	6	7	8	9	10
ALGAE TREATMENT		✓	✓							✓
BORDER GRASSES	✓						✓		✓	
SUBMERSED AQUATICS				✓						
FLOATING WEEDS										
WATER LEVEL	+	-5	-5	-5			-5		-1	-5
RESTRICTION (# HRS.)	0	0	0	0			0		0	0

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

WATER TESTING (COMBINED AVERAGE)
TEMPERATURE H₂O 83 °F. ☐ High ☒ Normal ☐ Low
DISSOLVED OXYGEN 7 ppm. ☐ High ☒ Normal ☐ Low
pH READING 8.1 ☐ Acid 4-7 ☐ Neutral 7 ☒ Base 7-14
WATER CLARITY 2.5' ☒ Good ☐ Fair ☐ Poor
WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: Normal

WETLAND AREA MAINTENANCE

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

REMARKS:

FISH/WILDLIFE OBSERVATIONS

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

OTHER WILDLIFE
REMARKS: Ibis, Egrets, Herons, Turtles

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

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



6900 S.W. 21st Court, Building 9 • Davie, FL 33317
Phone: 954.382.9766 • Fax: 954.382.9770
Email: info@allstatemanagement.com
www.allstatemanagement.com

Dear Loyal Customers,

Heading into budget season, we appreciate your budget concerns. Unfortunately, the cost of our products, fuel and labor has seen a severe spike during the last year. Some products we use to make your water healthy have risen as much as 50% in the last year. Effective January 1, 2027, we will be implementing a nominal five percent (5%) increase for our professional services.

Please plan accordingly when preparing your 2027 budget.

Respectfully,

Andy Fuhrman
President
Allstate Resource Management, Inc

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

EXHIBIT D



Date 7/9/2026

To: South Dade Venture CDD.

Description:
Removal and installation of 40 streetlights.

LIGHTS REMOVAL

Each light removal:	\$100
Installation of new lights:	\$360

TOTAL \$18,400.00



South- Dade Venture CDD

CLUBHOUSE REPORT



July 23, 2026

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

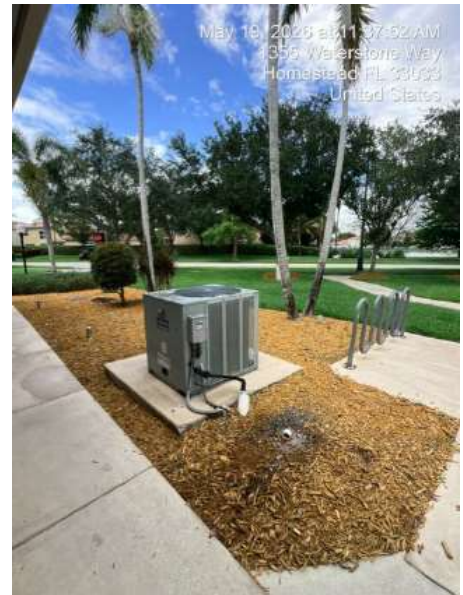
Report overview

- All Florida Pest Control provided all documentation required as requested by the board.
- R&M successfully completed installation and rewiring electrical equipment for sound system. [[page 7](#)].
- Pool water levels continue to be monitored due to remaining drain line leaks. High usage of the pool causes water levels drop and pool auto-refills changing the chemical balance. Periodic shock treatment being performed to eliminated black algae.
- The Fitness Solution provided an approval for required equipment maintenance repair estimate.
- Complimentary Epasses being provided to new homeowners and residents who have never acquired one.
- Increased pool inspections during busier summer club hours to ensure rule compliance/enforcement.

Action items

- All Florida Pest Control's requested business documents and updated agreement. [[pages 10-16](#)]

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 [33](#) and [34](#).

Gym Maintenance and Repair



- Gym equipment maintained by The Fitness Solution.
- TRUE treadmill has faulty speed control buttons. The Fitness Solution repair estimate approved and console taken to be repaired.
- The Fitness Solution repaired several multistation cables and bench press pad.
- 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 24 through 28. Photos of gym equipment on pages 29 through 31.

***\$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.
- Leaking drain cup replaced. Pool still has a leak and therefore periodic shock treatment of the pool has been required to maintain pool to standards.
- Alvarez Engineering working on additional bids for tabled pool replumbing project.

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.

Clubhouse Lobby/Restrooms Maintenance and Repair



- R&M replaced rack network switch and surge protector which was approved. They also rewired devices to storage closet.
- VPest performed spot treatment in known areas as short term solution. Areas being monitored.
- Clubhouse inspected and otherwise is in satisfactory condition.

Miscellaneous



- Purchased airtag for Knox box keys.

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

All Florida Pest Control documents:



*State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement*

PEST CONTROL BUSINESS LICENSE

License Number: JB350123

RENTOKIL NORTH AMERICA INC. DBA ALL FLORIDA PEST CONTROL
1883 W STATE ROAD 84 STE 106, fort lauderdale, FL 33315

FUM, GHP, LAWN, WDO

This is to certify that the Pest Control firm named above is licensed under the provisions of the Florida Pest Control Law,
Chapter 482, Florida Statutes.

A handwritten signature in black ink, appearing to read "Wilton Simpson", is written over a horizontal line.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: April 16, 2026

Expiration Date: April 30, 2027

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edgewood Partners Insurance Center 5909 Peachtree Dunwoody Road, Suite 800 Atlanta GA 30328 License#: 0B26370 RENTNOR1		CONTACT NAME: Certificate Unit PHONE (A/C, No. Ext): FAX (A/C, No): E-MAIL ADDRESS: certificate@epicbrokers.com	
INSURED Rentokil North America, Inc, dba All Florida Pest Control (2114) 1125 Berkshire Blvd., Suite 150 Wyomissing, PA 19610		INSURER(S) AFFORDING COVERAGE INSURER A : ACE American Insurance Company INSURER B : ACE Property and Casualty Insurance Co INSURER C : AXIS Insurance Company INSURER D : Old Republic Insurance Company INSURER E : INSURER F :	NAIC # 22667 20699 37273 24147

COVERAGES

CERTIFICATE NUMBER: 612281403

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVC	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☒ PRO-JECT ☒ LOC ☐ OTHER:			OGLG27240331	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Fa occurrence) \$ 5,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COM/OP AGG \$ 5,000,000 \$
D	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			MWTB 318783 25	10/1/2025	10/1/2026	COMBINED SINGLE LIMIT (Fa accident) \$ 8,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☒ RETENTION \$ \$10,000			XOOG27239420	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	MWC 318781 25	10/1/2025	10/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
A/C	Errors & Omissions Liability Crime/Client Coverage			OGLG27240331 P-001-000968899-04	10/1/2025 10/1/2025	10/1/2026 10/1/2026	Each Incident/Agg \$ 5,000,000 Each Occurrence \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Waterstone II - Clubhouse 1355 Waterstone Way Homestead FL 33033-5942	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

ACORD 25 (2016/03)

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Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



DIVISION of

CORPORATIONS

an official State of Florida website

[Previous on List](#) [Next on List](#) [Return to List](#)

Fictitious Name Search

Submit

No Filing History

Fictitious Name Detail

Fictitious Name

ALL FLORIDA PEST CONTROL

Filing Information

Registration Number

G23000152340

Status

ACTIVE

Filed Date

12/15/2023

Expiration Date

12/31/2028

Current Owners

1

County

BROWARD

Total Pages

1

Events Filed

NONE

FEI/EIN Number

23-1568350

Mailing Address

RENTOKIL NORTH AMERICA INC
1125 BERKSHIRE BLVD STE 150
WYOMISSING, PA 19610

Owner Information

RENTOKIL NORTH AMERICA INC
1125 BERKSHIRE BLVD STE 150
WYOMISSING, PA 19610
FEI/EIN Number: 23-1568350
Document Number: F06000004285

Document Images

12/15/2023 -- REGISTRATION

View image in PDF format

[Previous on List](#) [Next on List](#) [Return to List](#)

Fictitious Name Search

Submit

No Filing History

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

Note: Acknowledgements/certificates will be sent to the address in Section 1 only.

Section 1

1. All Florida Pest Control
Fictitious Name to be Registered (See instructions if name includes a business entity suffix or indicator)
Rentokil North America, Inc.

2. 1125 BERKSHIRE BLVD STE 150
Mailing Address of Business
WYOMISSING PA 19610
City State Zip Code

3. Florida County of principal place of business: Broward
(See instructions if more than one county)

4. FEI Number: 23-1568350

FILED

2023 DEC 15 PM 3:00

SECRETARY OF STATE
(ALLA RASSETT, CRD)

023000152840

This space is for office use only
CR4E001 (10/20)

Section 2

A. Owner(s) of Fictitious Name If Individual(s): (Use an attachment if necessary)

1. Last First M.I. Address City State Zip Code

2. Last First M.I. Address City State Zip Code

B. Owner(s) of Fictitious Name If Entity: (Use an attachment if necessary)

2. Rentokil North America, Inc.
Entity Name
1125 BERKSHIRE BLVD STE 150
Address
WYOMISSING PA 19610
City State Zip Code

Florida Document Number: F06000004285 Florida Document Number: _____

FEI Number: 23-1568350 FEI Number: _____

☐ Applied For ☐ Not Applicable ☐ Applied For ☐ Not Applicable

Section 3

I, the undersigned, being an owner in the above fictitious name, certify that the information indicated on this form is true and accurate. In accordance with Section 865.09, F.S., I further certify that the fictitious name to be registered has been advertised at least once in a newspaper as defined in chapter 50, Florida Statutes, in the county where the principal place of business is located. I understand that the signature below shall have the same legal effect as if made under oath and I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

/s/William McAllister William McAllister, Secretary 12/7/23 teresa.gifford@rentokil-terminix.com
Signature of Owner in Section 2 Date Email Address: (to be used for future renewal notification)

Phone Number: 901-297-3184

Section 4

FOR CANCELLATION COMPLETE SECTION 4 ONLY:
FOR FICTITIOUS NAME OR OWNERSHIP CHANGE COMPLETE SECTIONS 1 THROUGH 4:

I (we), the undersigned, hereby cancel the fictitious name _____
which was registered on _____ and was assigned registration number _____

Signature of Owner of Registration being Cancelled Date Signature of Owner of Registration being Cancelled Date

Mark the applicable boxes ☐ Certificate of Status- \$10 ☐ Certified Copy- \$30

NON-REFUNDABLE PROCESSING FEE: \$50

CT CORP
(850) 656-4724
3558 lakesore Drive
Tallahassee, FL 32312

Date: 12/15/2023
Acc#I20160000072

Eric Dill

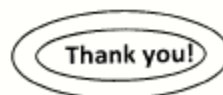
Name:	Rentokil North America, Inc.
Document #:	
Order #:	15223641

Certified Copy of Arts & Amend:	☐		
Plain Copy:	☐		
Certificate of Good Standing:	☐		
Certified Copy of	☐		
Apostille/Notarial Certification:	☐	Country of Destination:	
		Number of Certs:	

Filing: ☒	Certified: ☐	Email Address for Annual Report Notifications:
	Plain: ☒	
	COGS: ☐	

Availability _____
Document _____
Examiner _____
Updater _____
Verifier _____
W.P. Verifier _____
Ref# _____

Amount: \$ 50.00



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

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.																																																						
Before you begin. For guidance related to the purpose of Form W-9, see <i>Purpose of Form</i>, below.																																																								
Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) RENTOKIL NORTH AMERICA INC																																																							
	2 Business name/disregarded entity name, if different from above. ALL FLORIDA PEST CONTROL																																																							
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☒ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)																																																							
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) 5 Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) (Applies to accounts maintained outside the United States.)																																																							
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐																																																							
5 Address (number, street, and apt. or suite no.). See instructions. 150 PEABODY PL I REMIT TO: 1883 Marina Mile Blvd, Suite 106		Requester's name and address (optional)																																																						
6 City, state, and ZIP code MEMPHIS, TN 38103 I FT LAUDERDALE, FL 33315																																																								
7 List account number(s) here (optional)																																																								
Part I Taxpayer Identification Number (TIN) Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i>, later. Note: If the account is in more than one name, see the instructions for line 1. See also <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.																																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="9" style="text-align: center;">Social security number</td> </tr> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> <tr> <td colspan="9" style="text-align: center;">or</td> </tr> <tr> <td colspan="9" style="text-align: center;">Employer identification number</td> </tr> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">3</td> <td style="text-align: center;">-</td> <td style="text-align: center;">1</td> <td style="text-align: center;">5</td> <td style="text-align: center;">6</td> <td style="text-align: center;">8</td> <td style="text-align: center;">3</td> <td style="text-align: center;">5 0</td> </tr> </table>			Social security number																		or									Employer identification number																		2	3	-	1	5	6	8	3	5 0
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Part II Certification Under penalties of perjury, I certify that: - The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and - I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and - I am a U.S. citizen or other U.S. person (defined below); and - The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.																																																								
Sign Here	Signature of U.S. person <i>[Signature]</i>	Date 1/2/2026																																																						
General Instructions Section references are to the Internal Revenue Code unless otherwise noted. Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9. What's New Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification. New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065). Purpose of Form An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they																																																								

Cat. No. 10231X

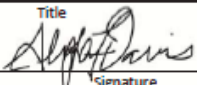
Form **W-9** (Rev. 3-2024)

All Florida Pest Control

a Rentokil North America company

Commercial Pest Management Maintenance Agreement

District: 2114 Colleague: ALYSHA DAVIS License N°: Date: 7/15/2026

Invoice To		Existing Customer ID:					
Customer Name: South-Dade Venture CDD		Contact Person: Jennifer Wasserman					
Address: 5385 N. Nob Hill Rd.		Email: JWasserman@gmssf.com					
City: Sunrise	State: FL Zip: 33351	A/P Contact: Jennifer Wasserman					
Telephone: 786-650-2011		A/P Phone: 954-721-8681 x 210					
Service Location ☒ Same as Invoice Information		Existing Worksite ID:					
Customer Name: Waterstone Bay Clubhouse		Contact Person: Brian Correa					
Address: 1355 Waterstone Way		Email: bcorrea@gmssf.com					
City: Homestead	State: FL Zip: 33033	Tax Exempt: ☐ If Yes, Tax ID N°:					
Telephone: 786-650-2011		SIC Code:					
		N° of Structures: N° of Units/Rooms:					
Inspection Notes							
Covered Pests		Covered Areas					
Mice ☐	Cockroaches ☒	COMMON AREAS OF THE BUILDING					
Rats ☐	Pavement Ants ☒						
Other ☐	Occasional Invaders ☐						
	Stinging Insects ☐						
Specify: _____							
Initial Service(s) Description							
Ongoing Service(s) Description							
MONTHLY GENERAL PEST CONTROL FOR COMMON AREAS - THIS CONTRACT IS FOR TREATMENT AND CONTROL OF PESTS (REFER TO ORIGINAL CONTRACT FOR COVERED PEST) IN THE IMMEDIATE COMMONS AREAS OF THE BUILDING. INCLUDES TRASH AREA, BREAKROOM/ KITCHEN AREA, LOBBY, GYM, BATHROOMS, OFFICES, EXTERIOR OF DOORS (OUTSIDE). THE PERIMETER OF THE BUILDING (WITHIN 5 FEET) WILL BE TREATED AS NEEDED TO PREVENT AND ELIMINATE THE ENTRY OF UNDESIRE PESTS.							
Equipment Included with Agreement							
SKU #	Description	Qty	Replacement Charge				
Equipment Purchased							
SKU #	Description	Qty	Price/Unit	Total Price			
Service Frequency		Payment Method		Billing Frequency		Fee Summary (Not Including Applicable Taxes)	
Monthly (12/yr)		Automatic Electronic F		Monthly		Service fee Monthly: \$86.66	
		PO number: _____		Single bill for all locati		One-Time Initial Service Fees:	
						One-Time Equipment Purchase Fees:	
Please read accompanying Terms and Conditions for Payment specifications. If Customer selects an automatic payment method, Customer authorizes Company to automatically debit Customer's checking account or credit card, as provided to Company by Customer, in an amount equal to any recurring service charges due to Company 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 the Company's receipt from Customer of a written notice to cancel such authorization. Customer understands that cancellation of this authorization does not cancel Customer's obligations under this Agreement. Prices do not include any applicable taxes. Company or Customer may cancel this transaction at any time prior to midnight on the third (3rd) business day after the date of this transaction with a full refund of payment.							
Acceptance of Agreement: The above quotations are hereby accepted including Terms and conditions as found on the reverse side.							
Rentokil North America d/b/a All Florida Pest Control				Customer/Company: Waterstone Bay Clubhouse			
ALYSHA DAVIS							
Representative Printed Name				Customer Printed Name			
OFFICE MANAGER		7/15/2026					
Title		Date		Title		Date	
							
Signature				Signature			
FOR OFFICE USE ONLY SIC: District: DWA#: Sales#: Customer #: SVC: Specialist:							

For Texas Residents: Licensed and regulated by the Texas Department of Agriculture PO Box 12847, Austin, TX 78711-2847, Phone (866) 918-4481, Fax (888) 232-2567
Commercial Pest Management Maintenance Agreement Revised Date: 7.18.23

Page 1 of 2

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

Estimates: Clubhouse fumigation

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
(Does Not Cover Subterranean or Formosan Termites)
FUMIGATION TREATMENT (DA)

Pool 230K
Clubhouse

1. 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.

2. **ORKIN LIMITED RENEWABLE DRYWOOD TERMITE RETREAT SERVICE ("Service")**

A. 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.

B. 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.

C. 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.

D. The Customer agrees to be solely responsible for maintaining the Treated Premises free from any conditions conducive to termite infestation ("Conditions Conducive," see paragraph 16 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 termites actively 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.

E. 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.

F. 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 shrub 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.

3. **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.

4. **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 (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 annual renewal fee for any one or more years, at any subsequent increase Orkin may cumulatively include any amount it would have been permitted to increase in that prior year or period of years.

5. **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 Orkin's obligation to pay the annual renewal fee.

6. **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 settled 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>.

7. **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 costs of use, business interruption, diminution of value, or any "hologram" 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.

8. **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 written 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.

9. **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.

10. **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. Inherent structural problems, including but not limited to: wood to ground contact, masonry failures, spray foam insulation, and settlement of the foundation; other foam insulation, slotted 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.

11. **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 precluding 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.

12. **APPLICABLE LAW:** This Agreement shall be governed by and construed under the laws of the State of Georgia, without regard to its conflicts of laws principles.

13. **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, fires, 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 from ordinary sources.

14. **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 obligations under this Agreement.

15. **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 (PRINT) Employee ID # or Certification #

(305) 439-8763

Branch Telephone Number

6/8/26

Branch Manager's Signature Date

218837PGD (rev 5.0)

1. Service Purchased:

a. Initial Treatment Cost \$ 22,095.00 22,095

b. Minor Adjustments (\$)

c. Additional Renewal for Years \$ 22,095.00

Subtotal (sum a + b + c) \$ 22,095.00

2. Other Fees:

a. Sales Taxes \$ 0.00

b. Other Fees \$ 0.00

3. Subtotal (sum a + b) \$ 0

4. 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

OFFICE COPY

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:	_____
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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 SOUTH DADES 1330 S.W. 13th Date: 06/11/2016

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>766.4 (+TAX-Applicable)</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

FTH 1803-08-2024

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		Alex Somarriba
CustomerID	15550	Tech License #	Elman Lugo
Account #	15550	Supervisor License(s) #	
Invoice #	70735	Date	04/27/2026
Address	1355 Waterstone Way Homestead, FL 33033 United States	Service Description(s)	Estimate/Inspection
County	Miami-Dade	Service Time	9:00 am - 11:00 am
Phone:	(786) 650-2011	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 Description	Estimate/Inspection
Service Time	9:00 am - 11:00 am

Please pay from this invoice

Please pay online or remit payment to:

100 NE 15th St Suite 206
Homestead, FL 33030

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

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

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



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

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

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

SERVICE LOCATION		Existing Worksite ID: 105465	
☒ 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: <u>TBD</u> Prepay renewal fee at <u>\$798.00</u> per year (May be prepaid up to 5 years total.)	
b. Minus adjustments:	0		
c. Prepaid renewals for 1 years:	0		
SUBTOTAL (a - b)+c:			
SUBTOTAL (a - b)+c:			
\$4,985.00			
2. OTHER ITEMS			
Applicable special fees (SPCC, etc.):		0	

PRICE

3.	Total price (1 + 2):	\$4,985.00	Payment method: ☒ Automatic Funds Transfer/ACH ☐ Credit/Debit card ☐ Financing ☐ 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
	jwasserma@gmscf.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

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 #
10/7/25	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
	jwasserman@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 _____

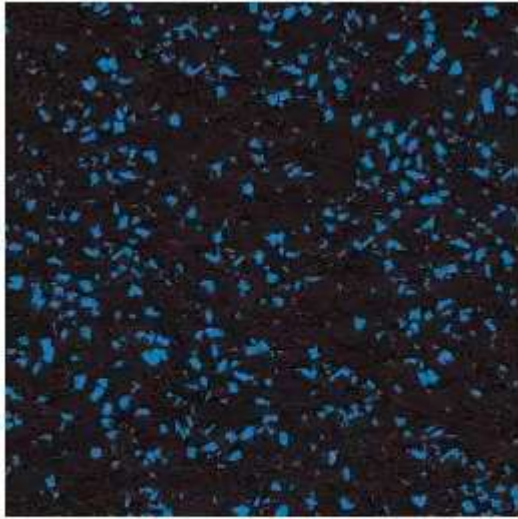
info@TheFloridaFitnessSolution.com

Please sign and return when approved.

TheFloridaFitnessSolution.com

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



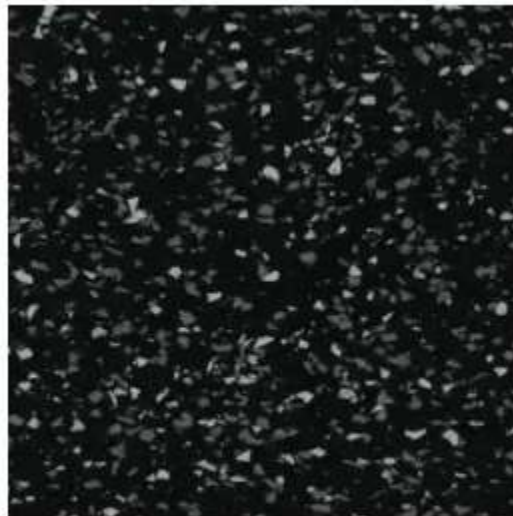
Buff Blue 20 – EL45

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



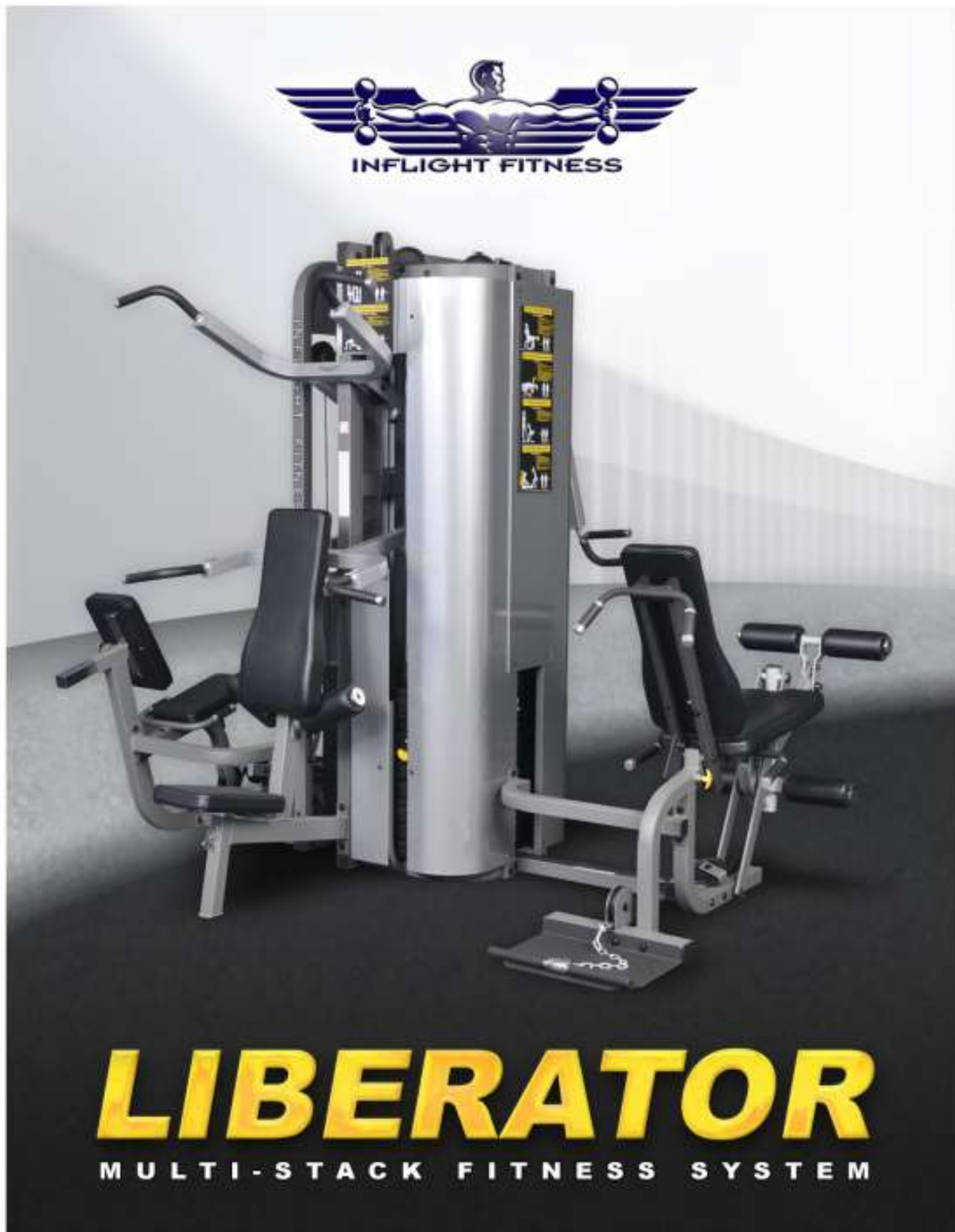
Basic Black – EL00

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

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).





Our cables are twice as strong as most

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

All Hand Grips are made of non-absorbent and are aluminum grip looking great. keep joints joint stress it experience.

as safety. for d upright, nt comfort.

g System seats with our t system.

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

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	\$302.66
1.00	UNIT	Artificial turf labor and material. Subcontractor	\$2,806.46	\$2,806.46

For internal use only

SO# 8758024
JOB# 352100210
Service Line 130

Total Price \$3,109.12

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President.
4155 E Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0839

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

GH1





- Minor damages to exit side roof edge on Guardhouse 1 due to hit by HPS service vehicle repaired.
- Bathroom dome light replaced.
- Toilet seat hardware acquired by Ortiz and installed to secure toilet.
- Paint touched up by Ortiz inside and minor damages after HPS truck hit exit archway.

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

GH2



- Damaged bathroom door replaced.
- Sliding door handle which was rattling, secured.
- Paint touched up inside guard house.
- GH lights and vehicle height sensor powered by the same switch. When installed they were placed on the same wiring and must be split. Switch cover was broken. Ortiz stated they would return.

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

GH3



- **Paint touched up inside guard house.**
- **Fascia rusting on back end of guard house repair in progress.**

Daily logins

(66)

WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____					
Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
MAYELI HERNANDEZ	5/20/26	5pm	Amenity Access	NO	Amenity Access
MELISSA DELGADO	5/20/26	10:41am	EPASS	NO	Comp EPASS
TERANNA CHEN	5/20/26	10:50am	EPASS	NO	Comp EPASS
ALL FL PLAT CONTROL	5/20/26	11:56am	SERVICE	NO	SERVICE VISIT
MOSES WALKER	5/20/26	12:10p	EPASS	NO	Comp EPASS
ZULEY FLORES	5/20/26	12:44	Amenity Access	NO	Comp EPASS Amenity Access
ELKIN ESPINAL	5/20/26	1:29	EPASS	NO	Comp EPASS
LEONARD HALL	5/20/26	4pm	EPASS	NO	Comp EPASS
HELEN DANIELS	5/20/26	4:49	EPASS	NO	Comp EPASS
PRISCILLA MARTE	5/20/26	2:40	EPASS	NO	Comp EPASS
YVONNE MALHEU	5/20/26	3:12	EPASS	NO	Comp EPASS

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WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____					
Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Christian Medina	5/25/26	1:00pm	EPASS	NO	COMP EPASS
Michael Arteaga	5/26/26	1:15pm	EPASS	NO	COMP EPASS
Elizabeth Leon	5/26/26	3:00pm	EPASS	NO	COMP EPASS
Edoardo bronardo	5/26/26	4:00pm	EPASS	NO	COMP EPASS
Oliver Almira	5/26/26	4:30	Amenity Access	NO	Amenity Access
Yaine Exposito	5/26/26	4:50	Amenity Access	NO	Amenity Access
Laura Garcia	5/26/26	5:20pm	EPASS	NO	COMP EPASS
Don Cooper	5/26/26	6:00pm	EPASS	NO	COMP EPASS
Loz Quize	5/26/26	6:50	EPASS	NO	COMP EPASS
Louis Fils-Aime	5/27/26	10:50A	EPASS	NO	EPASS ISSUING
BAB	5/27/26	12:30p	SERVICE	NO	SERVICE VISIT
George Dwyer	5/27/26	1:12	EPASS	NO	Replaced Damaged Epass
Rinael Barros	5/27/26	1:40	Amenity Access	NO	Amenity Access
Raf Perez	5/27/26	3:31	Amenity Access	NO	Amenity Access
Norma Alaron	5/27/26	4:00	EPASS	NO	purchased / Pay Pal
VICTOR VALLARDES	5/28/26	9:00A	SPEAK TO MAYRA	NO	PRINTING EVENT FLYERS
Maria Costante	5/28/26	2:15	Amenity Access	NO	Facial Recognition
Arnel Ramos	5/28/26	2:26	EPASS	NO	purchase Epass / Pay Pal
Maxima Alvaras	5/28/26	2:45	Amenity Access	NO	Facial Recognition

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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
Janare Rodriguez	5/29/26	2:42	Amenity Access	NO	Facial Recognition
Daniela Sedano	5/29/26	3:40	Amenity Access	NO	Facial Recognition
Marya Pedrosio	5/29/26	3:55	EPASS	NO	PURCHASE EPASS / money order
	5/2/26	11:04	QUESTION REGARDING TREE TRIM	NO	PORTOFINO LAKES RESIDENT
VICTOR VALLANDES	5/4/26	12:40	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.
ORTIZ 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 Garcia	6/4/26	4:42	Amenity Access	NO	Amenity Access
Samir Miller	6/4/26	4:50	Amenity Access	NO	Amenity Access
DISCOUNT GOLFING	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	Epss	NO	purchase Epss
ALBA CHAVEZ	6/5/26	4pm	Amenity Access	NO	Amenity Access
Kenny Ortiz	6/5/26	4:48	Epss	NO	purchase Epss / Pk + RL
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
DNL	6/8/26	1:32p	REPLACED DOORBELL	NO	REPLACED DAMAGED DOORBELL
Germina Lopez	6/8/26	2:84	Epss	NO	Replaced Owners Damaged Epss
Daniel Hernandez	6/8/26	3:52	Amenity Access	NO	Amenity Access
Peter Creed	6/8/26	4:05	Amenity Access	NO	Amenity Access
MARCA APOLLANO ROYES	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	2:34	REQUESTING COPIES	NO	REQUESTED COPIES OF EVENT FLYER.
Monica Wilson	6/9/26	4:32	Epss	NO	purchase Epss / neno / order
Charles Cristobal	6/10/26	2:17	Epss	NO	Replaced Owners Damaged Epss
BEB	6/11/26	3:04	SERVICE	NO	SERVICE VISIT
VICTOR VALLADARES	6/11/26	3:00	N/A	NO	EVENT COPIES
Arlin Torres	6/12/26	1:18	Amenity Access	NO	Amenity Access.

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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
Nicole Williams	6/12/26	3:32	Epss	NO	Replaced Owners Damaged Epss
Mitchelle Brito	6/15/26	1:09	Epss	NO	Replaced Damaged Epss
Michael Arlan	6/16/26	1:34	Amenity Access	NO	Facial Recognition
Edilia Santiago	6/15/26	2:00	Amenity Access	NO	Facial Recognition
BAB	6/16/26	9:00	SERVICE	NO	SERVICE VISIT
VICTOR VALLANARES	6/16/26	11:33	N/A	NO	COPIES OF EVENT FLYER
VICTOR VALLANARES	6/16/26	4:50	N/A	NO	CHECKING TO SEE IF ITEMS WERE DELIVERED.
Leonard Ross	6/17/26	12:36	Epss	NO	purchased Epss / money order
Dany Salinas	6/17/26	1:19	Epss	NO	Replaced Damaged Epss
VICTOR VALLANARES	6/17/26	2:40	N/A	NO	CHECKING FOR EVENT DELIVERY ITEMS
Laura Cardenas	6/17/26	5pm	Amenity Access	NO	Facial Recognition
Laura Cardenas	6/17/26	5pm	Epss	NO	Replaced Damaged Epss (owner)
Flor Bonilla	6/18/26	1:30 PM	Epss	NO	Purchase EPASS
Magnan de Jesus	6/18/26	12:40 PM	EPASS	NO	Purchase EPASS
BAB	6/18/26	3:00	SERVICE	NO	SERVICE VISIT
Machigve Jean Pierre	6/18/26	6:30 PM	EPASS	NO	Purchase EPASS
DISCOUNT Lighting	6/19/26	1:04	DELIVERY	NO	DELIVERED SUPPLIES
VICTOR VALLANARES	6/22/26	9:48	CHECKING FOR EVENT ITEMS	NO	CHECKING FOR DELIVERED EVENT ITEMS

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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
Ernesto Hernandez	6/22/26	1:00	Amenity Access	NO	Facial Recognition
Corena Robert	6/22/26	1:03	Amenity Access	NO	Facial Recognition
Dore Avila	6/22/26	1:38	EPASS	NO	purchase EPASS / PayPal
Janetly Membre	6/22/26	1:49	Amenity Access	NO	Facial Recognition
Wendy Collazo	6/22/26	2:29	Amenity Access	NO	Facial Recognition
Anita Chien	6/22/26	3:25	EPASS	NO	Replaced Outlets Damaged EPASS
CRIZ CONSTRUCTION	6/23/26	9:10	SERVICE	NO	Replace fuses
Leonardo Lopez	6/25/26	4:11	EPASS	NO	purchase EPASS / PayPal
VICTOR VALLANARES	6/25/26	10:51	EVENT COPIES	NO	ACQUIRING UPDATED EVENT COPIES
Yolanda Quintana	6/25/26	1:55	EPASS	NO	purchase EPASS / PayPal
JEFFREY GRELLO	6/25/26	10:01	EPASS	NO	REPLACE EPASS
DAEL VARGAS	6/25/26	10:52	EPASS	NO	REPLACE EPASS
Claudia Chasen	6/25/26	2:16	EPASS	NO	Replaced Damaged EPASS
José Gonzalez	6/25/26	3:16	EPASS	NO	purchase EPASS / manager
John Rodriguez	6/28/26	4:31	Amenity Access	NO	Facial Recognition
VICTOR VALLANARES	6/29/26	9:52a	N/A	NO	N/A
NATALIE DE LA RUIZ	6/29/26	11:14	AMENITY	NO	AMENITY ACCESS
ANGELIS JOSEPH	6/29/26	11:29	AMENITY	NO	AMENITY ACCESS
PEDRO MESTAS	6/29/26	2:52	EPASS	NO	EPASS / AMENITY

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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
JOSE GOMEZ	6/29/26	3:02	EPASS	NO	EPASS Replacement.
Adalis Barrios	6/29/26	3:30 PM	EPASS	NO	Purchase EPASS/PAYPAL
Karin Bustamante	6/29/26	4:00 PM	EPASS	NO	EPASS replacement
Adalis Barrios	6/29/26	6:00 PM	EPASS	NO	EPASS purchase/PAYPAL
Tramela Marlene	6/29/26	6:30 PM	EPASS	NO	Purchase EPASS/PAYPAL
VICTOR VALLABROS	6/30/26	9:41	N/A	NO	REQ SWAGGY plans of CLUBHOUSE
REB	6/30/26	10:39	SERVICE	NO	SERVICE VISIT
REM	6/30/26	10:30	SERVICE	NO	REPLACE SWITCH & INSTALL & TEST SOUND EQUIPMENT.
ANGEL MARTIN	6/30/26	11:46	SERVICE	NO	SERVICE VISIT.
Dylin Perry	6/30/26	1:48	Inquiring Rental	NO	Inquiring ABOUT Rental
Diana Colon	6/30/26	3:20	Amenity Access	NO	Facial Recognition
Felicia Linares	6/30/26	4:04	EPASS	NO	purchased EPASS /monet order
Chris Schiman	6/30/26	4:22	EPASS	NO	purchase EPASS / PayPal
THE FITNESS SOLUTION	7/1/26	11:09	SERVICE	NO	SERVICE VISIT
Ramuel Cordero	7/1/26	1pm	Facial Recognition	NO	Amenity Access
Lys Perry	7/1/26	1:14	EPASS	NO	purchase EPASS / PayPal
Marc Viteri	7/1/26	1pm	Amenity Access	NO	Facial Recognition
Bella Crispin	7/1/26	1:40	EPASS	NO	Replaced Damaged EPASS
JONATHAN CAMPAN	7/2/26	11:53	Amenity	NO	AMENITY ACCESS ISSUE

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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
BEB	7/2/26	3:40	SERVICE	NO	SERVICE VISIT.
William Leyva	7/6/26	12:45	Epss	NO	Replaced Damaged Epss
VICTOR VALLANARES	7/6/26	1:02	N/A	NO	N/A
Narel Hernandez	7/6/26	2:27	Epss	NO	purchase Epss / money order
GABRIEL ORTIZ	7/6/26	3:53	Amenities	NO	Facial Recognition
Jose Samuel	7/6/26	6:30	Epss	NO	Replaced Damaged Epss
BEB	7/7/26	1:00	SERVICE	NO	SERVICE VISIT
Gloria Velez	7/7/26	2:46	Epss	NO	Replaced Damaged Epss
Daniel Quijano	7/7/26	3:47	Amenity Access	NO	Facial Recognition
VICTOR VALLANARES	7/8/26	10:38	N/A	NO	SPEAK w/ MAYRA REGARDING AUG 1 EVENT.
Ann Alamo	7/8/26	2pm	Amenity Access	NO	Facial Recognition
BEB	7/9/26	3p	SERVICE	NO	SERVICE VISIT
Angela Perez	7/9/26	3:23	Epss	NO	Facial Recognition.
VICTOR VALLANARES	7/13/26	11:30	N/A	NO	N/A
Jose Rive	7/13/26	3:33	Amenity Access	NO	Facial Recognition.
Claudia Garcia	7/13/26	4pm	Amenity Access	NO	Facial Recognition
BEB	7/14/26	12:48	SERVICE	NO	SERVICE VISIT
All FL Pest Control	7/15/26	1:08	SERVICE	NO	SERVICE VISIT.
NESTOR TORRES	7/15/26	2:12	Epss	NO	Replaced Damaged Epss 2/2/28 NDA

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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
ISE JOSEPH	7/15/26	2:50	EPASS	NO	EPASS PURCHASED
DARIN SANTOS	7/15/26	6:00	EPASS	NO	EPASS PURCHASED

South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
Checks		
6/24/26	21332-21339	\$52,043.44
7/1/26	21340-21348	19,019.40
7/8/26	21349-21357	36,571.38
7/15/26	21358-21359	2,367.53
TOTAL		\$110,001.75

Date	Check Numbers	Amount
ACH		
6/24/26	800139-800140	\$4,870.51
7/1/26	800141-800144	4,193.39
6/30/26	800145-800154	2,813.30 Auto pay
7/8/26	800155	4,206.75
7/15/26	800156-800157	4,034.90
TOTAL		\$20,118.85

AP300R
*** CHECK NOS. 021332-021359

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

RUN 7/15/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/24/26	00235	6/17/26 926622	202606 320-57200-46000 PEST CONTROL 06/26	ALL FLORIDA PEST CONTROL	*	86.66	86.66 021332
6/24/26	00022	6/01/26 223459	202606 320-53800-46800 LAKE MGMT 06/26	ALLSTATE RESOURCE MANAGEMENT, INC.	*	1,644.00	1,644.00 021333
6/24/26	00406	6/01/26 9792363	202606 320-53800-46200 LANDSCAPE MAINT 06/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	33,917.39	37,959.45 021334
		6/01/26 9792363	202606 320-53800-46202 LANDSCAPE MAINT 06/26		*	2,391.80	
		6/01/26 9792363	202606 320-57200-46200 LANDSCAPE MAINT 06/26		*	425.21	
		6/12/26 9818941	202606 320-53800-46205 APPLE BLOSSOM REPLACE		*	601.90	
		6/12/26 9818942	202606 320-53800-46205 REMOVE EXISTING PLANTS		*	623.15	
6/24/26	00366	6/09/26 0854352-	202606 320-53800-41005 SVCS 06/26	COMCAST	*	140.76	140.76 021335
6/24/26	00135	6/17/26 19786	202606 320-57200-52000 SUPPLIES 06/26	DISCOUNT LIGHTING AND SUPPLIES, INC	*	199.41	199.41 021336
6/24/26	00007	6/16/26 93405164	202606 310-51300-42000 DELIVERY THRU 06/09/26	FEDEX	*	22.62	22.62 021337
6/24/26	00023	6/15/26 062026	202606 320-53800-43000 SVCS 06/26	FLORIDA POWER & LIGHT	*	127.51	2,304.14 021338
		6/15/26 062026	202606 320-53800-43100 SVCS 06/26		*	32.65	
		6/15/26 062026	202606 320-53800-43200 SVCS 06/26		*	1,925.61	
		6/15/26 062026	202606 320-53800-43400 SVCS 06/26		*	218.37	
6/24/26	00477	6/17/26 3779	202606 320-53800-34500 SECURITY SVCS 06/26	MAVERICK SECURITY SERVICES, LLC	*	9,686.40	9,686.40 021339

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 021332-021359

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

RUN 7/15/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/01/26	00433	6/24/26 06242026	202606 320-53800-46000	DEAD ANIMAL REMOVAL 6/26	*	80.00	
				ADRIAN SUAREZ MARTINEZ			80.00 021340
7/01/26	00401	6/30/26 6345	202606 320-57200-46000	SVCS 06/26	*	240.00	
		6/30/26 6346	202606 320-53800-46100	SVCS 06/26	*	225.00	
				ANGEL J. MARTIN			465.00 021341
7/01/26	00406	6/25/26 9825716	202606 320-53800-35000	REPAIR IRRIGATION LINE	*	250.00	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			250.00 021342
7/01/26	00442	6/18/26 1129044-	202606 320-53800-41005	SVCS 06/26	*	376.20	
				COMCAST			376.20 021343
7/01/26	00435	6/17/26 7091-1	202606 320-53800-46100	INCIDENT VIDEO 06/26	*	35.00	
		6/18/26 7099	202606 320-53800-46100	VIDEO AGREEMENT 06/26	*	3,750.00	
		6/30/26 7127-1	202606 320-53800-46100	MONDAY PMSA 06/26	*	98.00	
				DML SECURITY SYSTEMS LLC			3,883.00 021344
7/01/26	00384	5/11/26 0222536	202605 320-57200-45300	REPLACE POOL DECK GUTTER	*	1,100.00	
				FLORIDA'S BRIGHT & BLUE POOLS, INC			1,100.00 021345
7/01/26	00477	6/23/26 3916	202606 320-53800-34500	SECURITY SVCS 06/26	*	9,686.40	
				MAVERICK SECURITY SERVICES, LLC			9,686.40 021346
7/01/26	00211	6/27/26 30062	202606 320-53800-46000	REPLACED PUSH BAR LOCK	*	2,000.00	
		6/27/26 30062	202606 320-57200-46000	REPLACED PUSH BAR LOCK	*	1,125.00	
				ORTIZ CONSTRUCTION SERVICES			3,125.00 021347
7/01/26	00432	6/21/26 96125150	202607 320-53800-41000	SVCS 07/26	*	53.80	
				T-MOBILE			53.80 021348
7/08/26	00041	6/17/26 062026	202606 320-53800-43000	SVCS 06/26	*	36.34	

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	062026 202606 320-53800-43100 SVCS 06/26		*	85.48	
		6/17/26	062026 202606 320-53800-43200 SVCS 06/26		*	1,185.27	
		6/17/26	062026 202606 320-53800-43300 SVCS 06/26		*	78.86	
		6/17/26	062026 202606 320-53800-43400 SVCS 06/26		*	560.08	
		6/17/26	062026 202606 320-57200-43000 SVCS 06/26		*	2,999.11	
				CITY OF HOMESTEAD			4,945.14 021349
7/08/26	00007	6/30/26	93611409 202606 310-51300-42000 DELIVERY THRU 06/25/26		*	22.53	
				FEDEX			22.53 021350
7/08/26	00361	7/01/26	72720 202607 320-57200-46100 MAINT 07/26		*	200.00	
		7/01/26	72721 202607 320-57200-46100 TRICEP ROPE ATTACHMENT		*	1,251.92	
				THE FITNESS SOLUTION			1,451.92 021351
7/08/26	00384	7/06/26	0222547 202607 320-57200-45300 POOL LIGHT MOUNTING 07/26		*	609.35	
				FLORIDA'S BRIGHT & BLUE POOLS, INC			609.35 021352
7/08/26	00038	7/01/26	770 202607 320-53800-46100 GATE MGMT FEE 07/26		*	833.33	
		7/01/26	771 202607 300-20700-10500 DISSEMINATION AGENT SVCS		*	208.33	
		7/01/26	771 202607 700-51700-73000 DISSEMINATION AGENT SVCS		*	208.33	
		7/01/26	771 202607 700-13100-10000 DISSEMINATION AGENT SVCS		*	208.33	
		7/01/26	772 202607 320-57200-34000 CLBHOUSE/FIELD SVCS 07/26		*	9,583.33	
		7/01/26	773 202607 310-51300-34000 MGMT FEE 07/26		*	5,871.25	
		7/01/26	773 202607 310-51300-44000 RENT 07/26		*	200.00	
		7/01/26	773 202607 310-51300-35100 COMPUTER TIME 07/26		*	83.33	
		7/01/26	773 202607 320-53800-49300 WEB ADMIN 07/26		*	250.00	
		7/01/26	773 202607 310-51300-42000 POSTAGE&DELIVERY 07/26		*	25.90	
				GOVERNMENTAL MANAGEMENT SERVICES			17,055.47 021353
				SDVN SOUTH DADE VEN JWASSERMAN			

AP300R
 *** CHECK NOS. 021332-021359

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

RUN 7/15/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/08/26	00477	6/25/26 3953	202606 320-53800-34500		*	9,669.20	
		SVCS 06/22-06/28/26		MAVERICK SECURITY SERVICES, LLC			9,669.20 021354
7/08/26	00211	7/02/26 30075	202607 320-53800-46100		*	1,715.00	
		REPAIR SLIDING GLASSDOOR		ORTIZ CONSTRUCTION SERVICES			1,715.00 021355
7/08/26	00402	7/06/26 12032	202607 320-57200-46000		*	645.86	
		NETWORK SWITCH/SURGE PROT		R & M SYSTEMS GROUP, INC.			645.86 021356
7/08/26	00430	7/01/26 INVVC129	202607 320-53800-34501		*	342.69	
		M-POST LICENSE 07/26			*	57.11	
		7/01/26 INVVC129	202607 320-53800-34501		*	57.11	
		POST 07/26		TRACKFORCE - RTM SOFT, INC.			456.91 021357
7/15/26	00021	6/30/26 199485	202606 310-51300-31500		*	2,345.00	
		SVCS 06/26		BILLING COCHRAN PA			2,345.00 021358
7/15/26	00007	7/07/26 93693496	202606 310-51300-42000		*	22.53	
		DELIVERY THRU 06/25/26		FEDEX			22.53 021359
TOTAL FOR BANK A						110,001.75	
TOTAL FOR REGISTER						110,001.75	

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 800139-800157

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

RUN 7/15/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/24/26	00496	6/17/26 06172026	202606 320-57200-51000 REIMB SDV SUPPLIES 06/26	MAYRA PADILLA	*	280.36	280.36 800139
6/24/26	00533	6/22/26 I-062226	202606 320-53800-34501 SECURITY SVCS 06/26	ROLLKALL TECHNOLOGIES, LLC	*	4,590.15	4,590.15 800140
7/01/26	00496	6/24/26 06242026	202606 320-57200-46000 CLEAN CLBHOUSE LIGHT POST		*	100.00	
		6/25/26 06252026	202606 310-51300-49000 REIMB SDV MEETING 06/26		*	131.59	
		6/24/26 06242026	202606 320-57200-46000 CLEAN CLBHOUSE LIGHT POST		V	100.00-	
		6/25/26 06252026	202606 310-51300-49000 REIMB SDV MEETING 06/26		V	131.59-	
			MAYRA PADILLA				.00 800141
7/01/26	00533	6/29/26 I0629261	202606 320-53800-34501 SECURITY SVCS 06/26	ROLLKALL TECHNOLOGIES, LLC	*	3,961.80	3,961.80 800142
7/01/26	00496	6/25/26 06252026	202606 310-51300-49000 REIMB SDV MEETING 06/26	MAYRA PADILLA	*	131.59	131.59 800143
7/01/26	00532	6/24/26 06242026	202606 320-57200-46000 CLEAN CLBHOUSE LIGHT POST	MILENA SIERRA	*	100.00	100.00 800144
6/30/26	00538	5/17/26 062026	202606 320-53800-41005 SVCS 06/26	AT&T AUTOPAY	*	692.70	692.70 800145
6/30/26	00363	5/24/26 0626	202606 320-53800-41005 SVCS 06/26	COMCAST - AUTO PAY	*	261.71	261.71 800146
6/30/26	00364	5/15/26 0626	202606 320-53800-41005 SVCS 06/26	COMCAST - AUTO PAY	*	261.71	261.71 800147
6/30/26	00365	5/21/26 0626	202606 320-53800-41005 SVCS 06/26	COMCAST - AUTO PAY	*	261.71	261.71 800148

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 800139-800157

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

RUN 7/15/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/30/26	00367	5/15/26 0626 SVCS 06/26	202606 320-53800-41005	COMCAST - AUTO PAY	*	265.37	265.37 800149
6/30/26	00368	5/14/26 0626 SVCS 06/26	202606 320-53800-41005	COMCAST - AUTO PAY	*	189.85	189.85 800150
6/30/26	00369	5/15/26 0626 SVCS 06/26	202606 320-57200-41000	COMCAST - AUTO PAY	*	296.85	296.85 800151
6/30/26	00370	5/28/26 0626 SVCS 06/26	202606 320-57200-41000	COMCAST - AUTO PAY	*	279.97	279.97 800152
6/30/26	00381	5/10/26 0626 SVCS 06/26	202606 320-53800-41005	COMCAST - AUTO PAY	*	148.85	148.85 800153
6/30/26	00382	5/10/26 0626 SVCS 06/26	202606 320-53800-41005	COMCAST - AUTO PAY	*	154.58	154.58 800154
7/08/26	00533	7/06/26 I-070626 SECURITY SVCS 06/26	202606 320-53800-34501	ROLLKALL TECHNOLOGIES, LLC	*	4,206.75	4,206.75 800155
7/15/26	00489	7/14/26 07142026 WASHING/ PRESSURE CLEANED	202607 320-57200-46000	CARMEN HERNANDEZ	*	350.00	350.00 800156
7/15/26	00533	7/13/26 I-071326 SECURITY SVCS 07/26	202607 320-53800-34501	ROLLKALL TECHNOLOGIES, LLC	*	3,684.90	3,684.90 800157
TOTAL FOR BANK Z						20,118.85	
TOTAL FOR REGISTER						20,118.85	

SDVN SOUTH DADE VEN JWASSERMAN

South-Dade Venture
Community Development District

Unaudited Financial Reporting
June 30, 2026



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

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Operating Account	\$ 160,459	\$ -	\$ 160,459
Due from Other-PayPal	5,910	-	5,910
Due from General Fund	-	92,073	92,073
Investments:			
State Board of Administration - Surplus	1,029,270	-	1,029,270
State Board of Administration - Guardhouse Reserves	94,256	-	94,256
State Board of Administration - Clubhouse Reserves	189,917	-	189,917
BankUnited Money Market Account	-	-	-
Series 2008			
Revenue	-	6,515	6,515
Prepayment	-	19	19
Series 2013			
Reserve	-	25,000	25,000
Revenue	-	264,867	264,867
Prepayment	-	3,312	3,312
Series 2022			
Reserve	-	34,852	34,852
Revenue	-	64,810	64,810
Prepaid Expenses	2,222	-	2,222
Deposits	2,434	-	2,434
Total Assets	\$ 1,484,467	\$ 491,449	\$ 1,975,916
Liabilities:			
Accounts Payable	\$ 42,003	\$ -	\$ 42,003
Due to Debt Service	92,073	-	92,073
Total Liabilities	\$ 134,075	\$ -	\$ 134,075
Fund Balance:			
Nonspendable:			
Deposits	\$ 2,434	\$ -	\$ 2,434
Restricted for:			
Debt Service	-	491,449	491,449
Assigned for:			
Clubhouse Reserves	189,917	-	189,917
Guardhouse Reserves	94,256	-	94,256
Unassigned	1,061,563	-	1,061,563
Total Fund Balances	\$ 1,350,392	\$ 491,449	\$ 1,841,841
Total Liabilities & Fund Balance	\$ 1,484,467	\$ 491,449	\$ 1,975,916

South-Dade Venture
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Through 06/30/26	Through 06/30/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 2,440,987	\$ 2,440,987	\$ 2,455,471	\$ 14,484
Interest Income	30,000	22,500	37,775	15,275
Miscellaneous Income-Vehicle Registration	8,000	6,000	3,545	(2,455)
Miscellaneous Income-Clubhouse	1,000	750	915	165
Miscellaneous Income-Other	-	-	3,210	3,210
Donations	-	-	495	495

Total Revenues	\$ 2,479,987	\$ 2,470,237	\$ 2,501,411	\$ 31,174
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Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 6,800	\$ 2,200
Payroll Taxes	918	689	520	168
Engineering	23,000	17,250	24,750	(7,500)
Arbitrage Calculation	600	600	600	-
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	30,000	22,500	15,043	7,458
Annual Audit	5,000	5,000	4,000	1,000
Trustee Fees	13,288	10,695	10,695	-
Management Fees	70,455	52,842	52,841	0
Information Technology	1,000	750	750	0
Postage and Delivery	2,000	1,500	1,438	62
Insurance General Liability	13,844	13,844	12,405	1,439
Printing and Binding	500	375	2	373
Rental and Leases	2,400	1,800	1,800	-
Legal Advertising	1,500	1,125	1,145	(20)
Other Current Charges	3,000	2,250	3,797	(1,547)
Office Supplies	50	38	0	37
Dues, Licenses and Subscriptions	175	175	175	-

Total General and Administrative	\$ 181,730	\$ 142,431	\$ 138,760	\$ 3,671
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Operations and Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 4,000	\$ 3,000	\$ 2,720	\$ 280
Electric - Street Lighting	31,000	23,250	26,949	(3,699)
Electric - Street Lighting Lease	33,285	24,963	-	24,963
Electric - Irrigation	2,500	1,875	1,653	222
Electric - Guardhouse	6,000	4,500	5,664	(1,164)
Cable/Internet	29,000	21,750	22,960	(1,210)
Telephone-Wireless	720	540	484	56
Landscape Maintenance	473,211	354,908	338,500	16,408
Tree Trimming	33,475	25,107	30,211	(5,104)
Plant Replacement	20,000	15,000	3,678	11,323
Irrigation Maintenance	10,000	7,500	250	7,250
Lake Maintenance	20,000	15,000	15,025	(25)

South-Dade Venture
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Through 06/30/26	Through 06/30/26	Variance
General Maintenance Expenditures (Continued)				
General Maintenance	20,000	15,000	31,005	(16,005)
Pressure Cleaning	17,000	17,000	18,788	(1,788)
Culvert Cleaning	18,000	13,500	-	13,500
Property Insurance	31,983	31,983	29,906	2,077
Banner/Holiday Decorations	120,000	119,358	119,358	-
Security Gate Guards	396,442	297,332	381,287	(83,955)
Gate Maintenance/Repairs	88,000	66,000	66,564	(564)
Enhanced Security	220,000	165,000	162,754	2,246
Web Design/Maintenance	3,000	2,250	2,250	-
Newsletter Printing	4,000	3,000	1,885	1,115
Gatehouse Automation Project	-	-	21,595	(21,595)
Contingency	10,000	7,500	1,590	5,910
Reserves	238,745	179,058	-	179,058
Subtotal General Maintenance Expenditures	\$ 1,830,361	\$ 1,414,374	\$ 1,285,076	\$ 129,298
Clubhouse Expenditures				
Security	\$ 78,036	\$ 58,527	\$ 61,490	\$ (2,962)
Telephone	6,750	5,063	5,165	(103)
Utilities	26,000	19,500	21,943	(2,443)
Property Insurance	14,543	14,543	13,598	945
Alarm Monitoring	3,000	2,250	3,429	(1,179)
Pool Maintenance and Repairs	37,000	27,750	23,260	4,491
Club Operation/Staff	115,000	86,250	86,250	0
Workers' Compensation Insurance	1,050	1,050	938	112
Fitness Equipment Maintenance	10,000	7,500	2,575	4,925
Office Supplies and Printing	4,000	3,000	3,633	(633)
Repairs and Maintenance	35,000	26,250	25,230	1,020
Janitorial Supplies	7,000	5,250	4,553	697
Landscape Maintenance	8,000	6,000	5,343	657
Licenses and Permits	1,200	1,200	1,220	(20)
Contingency	20,000	15,000	16,584	(1,584)
Reserves	101,317	75,988	-	75,988
Subtotal Clubhouse Expenditures	\$ 467,896	\$ 355,120	\$ 275,211	\$ 79,910
Total Operations and Maintenance	\$ 2,298,257	\$ 1,769,494	\$ 1,560,286	\$ 209,208
Total Expenditures	\$ 2,479,987	\$ 1,911,925	\$ 1,699,047	\$ 212,879
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 558,311	\$ 802,365	\$ (181,704)
Fund Balance - Beginning			\$ 548,028	
Fund Balance - Ending			\$ 1,350,392	

South-Dade Venture

Community Development District

Debt Service Fund Series 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 06/30/26	Through 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 169,312	\$ 169,312	\$ 170,769	\$ 1,457
Interest Income	-	-	2,190	2,190
Total Revenues	\$ 169,312	\$ 169,312	\$ 172,960	\$ 3,647
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)	\$ (4,682)	\$ (1,253)
Fund Balance - Beginning			\$ 21,258	
Fund Balance - Ending			\$ 16,576	

South-Dade Venture

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 06/30/26	Through 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 796,457	\$ 796,457	\$ 801,183	\$ 4,726
Interest Income	50	38	15,534	15,496
Total Revenues	\$ 796,507	\$ 796,495	\$ 816,717	\$ 20,222
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	\$ 797	\$21,019	\$ 20,222
Other Financing Sources/(Uses):				
Arbitrage Rebate Calculation	\$ (600)	\$ (450)	\$ -	\$ 450
Dissemination Agent Fees	(2,500)	(1,875)	(1,875)	-
Total Other Financing Sources/(Uses)	\$ (3,100)	\$ (2,325)	\$ (1,875)	\$ 450
Net Change in Fund Balance	\$ (2,291)	\$ (1,528)	\$ 19,144	\$ 20,672
Fund Balance - Beginning			\$ 320,732	
Fund Balance - Ending			\$ 339,876	

South-Dade Venture

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 06/30/26	Through 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 597,373	\$ 597,373	\$ 600,918	\$ 3,545
Interest Income	-	-	9,210	9,210
Total Revenues	\$ 597,373	\$ 597,373	\$ 610,128	\$ 12,755
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)	\$ 6,516	\$ 12,755
Fund Balance - Beginning			\$ 128,482	
Fund Balance - Ending			\$ 134,998	

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	\$ 68,192	\$ -	\$ -	\$ -	\$ 2,455,471
Interest Income	1,590	1,055	2,451	6,557	5,742	6,080	5,146	4,776	4,378	-	-	-	37,775
Miscellaneous Income-Vehicle Registration	860	240	-	920	120	345	415	405	240	-	-	-	3,545
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	\$ 72,810	\$ -	\$ -	\$ -	\$ 2,501,411

Expenditures:

General and Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 6,800
Payroll Taxes	77	77	-	77	-	77	61	77	77	-	-	-	520
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	5,871	-	-	-	52,841
Information Technology	83	83	83	83	83	83	83	83	83	-	-	-	750
Postage and Delivery	111	243	222	144	231	131	131	119	106	-	-	-	1,438
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	200	-	-	-	1,800
Legal Advertising	324	-	-	-	-	-	375	445	-	-	-	-	1,145
Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	430	402	553	157	447	330	533	582	361	-	-	-	3,797
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	\$ 7,698	\$ -	\$ -	\$ -	\$ 138,760

Operations & Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 227	\$ 245	\$ 408	\$ 426	\$ 335	\$ 338	\$ 251	\$ 326	\$ 164	\$ -	\$ -	\$ -	\$ 2,720
Electric - Street Lighting	2,906	2,907	2,905	2,980	3,035	3,035	3,035	3,035	3,111	-	-	-	26,949
Electric - Street Lighting Lease	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric - Irrigation	64	229	117	302	259	165	132	189	197	-	-	-	1,653
Electric - Guardhouse	492	635	798	681	577	562	532	609	778	-	-	-	5,664
Cable/Internet	2,503	2,504	2,119	3,253	2,534	2,519	2,494	2,280	2,753	-	-	-	22,960
Telephone-Wireless	54	54	54	54	54	54	54	54	54	-	-	-	484
Landscape Maintenance	33,917	44,999	33,917	33,917	44,999	33,917	33,917	44,999	33,917	-	-	-	338,500
Tree Trimming	2,392	3,559	2,392	7,792	3,199	2,392	2,392	3,702	2,392	-	-	-	30,211
Plant Replacement	-	377	-	-	-	513	1,216	346	1,225	-	-	-	3,678
Irrigation Maintenance	-	-	-	-	-	-	-	-	250	-	-	-	250
Field Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,644	1,644	1,644	1,644	1,644	1,644	1,873	1,644	1,644	-	-	-	15,025

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	-	2,080	-	-	-	31,005
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	38,728	-	-	-	381,287
Gate Maintenance/Repairs	5,819	5,308	5,156	6,024	6,766	10,418	10,942	7,151	8,980	-	-	-	66,564
Enhanced Security	14,334	21,286	20,194	15,484	16,517	17,135	19,904	16,262	21,640	-	-	-	162,754
Web Design/Maintenance	250	250	250	250	250	250	250	250	250	-	-	-	2,250
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	\$ 133,279	\$ 118,164	\$ -	\$ -	\$ -	\$ 1,285,076
Clubhouse Expenditures													
Security	\$ 16,948	\$ 5,161	\$ 5,783	\$ 7,671	\$ 3,442	\$ 5,366	\$ 5,646	\$ 5,601	\$ 5,872	\$ -	\$ -	\$ -	\$ 61,490
Telephone	565	566	573	578	577	577	577	575	577	-	-	-	5,165
Utilities	2,238	2,397	2,255	2,410	2,238	2,459	2,583	2,363	2,999	-	-	-	21,943
Property Insurance	13,598	-	-	-	-	-	-	-	-	-	-	-	13,598
Alarm Monitoring	-	364	605	1,733	-	364	-	-	364	-	-	-	3,429
Pool Maintenance and Repairs	1,300	1,300	1,550	2,302	1,430	5,038	3,608	3,042	3,688	-	-	-	23,260
Club Operation/Staff	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	-	-	-	86,250
Workers' Compensation Insurance	938	-	-	-	-	-	-	-	-	-	-	-	938
Fitness Equipment Maintenance	205	175	905	200	230	200	230	200	230	-	-	-	2,575
Office Supplies and Printing	718	-	775	366	69	-	730	353	622	-	-	-	3,633
Repairs and Maintenance	1,461	8,884	812	556	5,057	737	1,193	878	5,655	-	-	-	25,230
Janitorial Supplies	688	166	573	717	166	698	580	416	549	-	-	-	4,553
Landscape Maintenance	425	1,228	425	425	782	425	425	782	425	-	-	-	5,343
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	\$ 23,793	\$ 30,565	\$ -	\$ -	\$ -	\$ 275,211
Total Operations & Maintenance	\$ 208,247	\$ 253,771	\$ 147,768	\$ 200,697	\$ 149,511	\$ 152,311	\$ 142,180	\$ 157,072	\$ 148,729	\$ -	\$ -	\$ -	\$ 1,560,286
Total Expenditures	\$ 245,865	\$ 279,306	\$ 157,606	\$ 210,939	\$ 159,892	\$ 165,428	\$ 155,085	\$ 168,497	\$ 156,427	\$ -	\$ -	\$ -	\$ 1,699,046
Excess (Deficiency) of Revenues over Expenditures	\$ (243,115)	\$ (6,128)	\$ 1,752,294	\$ (149,384)	\$ (103,046)	\$ (128,261)	\$ (88,921)	\$ (147,458)	\$ (83,617)	\$ -	\$ -	\$ -	\$ 802,365
Net Change in Fund Balance	\$ (243,115)	\$ (6,128)	\$ 1,752,294	\$ (149,384)	\$ (103,046)	\$ (128,261)	\$ (88,921)	\$ (147,458)	\$ (83,617)	\$ -	\$ -	\$ -	\$ 802,365

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%
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	
06/17/26	5/1/26-5/31/26	\$39,239.88	(\$0.01)	\$392.39	\$1,095.23	39,942.73	24,347.05	1,693.25	7,944.07	5,958.36	39,942.73	
06/26/26	6/14/26-6/15/26	\$69,527.93	\$0.00	\$695.25	\$3,097.48	71,930.16	43,844.95	3,049.26	14,305.95	10,730.00	71,930.16	
TOTAL		\$ 4,215,345.95	\$ 155,396.80	\$ 40,599.46	\$ 8,991.36	\$ 4,028,341.05	\$ 2,455,471.07	\$ 170,769.26	\$ 801,183.16	\$ 600,917.58	\$ 4,028,341.07	

100.00%	Percent Collected
\$ -	Balance Remaining to Collect