



South-Dade Venture
Community Development District

<http://southdadecdd.com>

Jessica Cabrera, Chair

Curtis Cooper, Vice Chair

Mike Cruz, Supervisor

Victor Valladares, Supervisor

Desiree Rivera, Supervisor

September 24, 2026



South-Dade Venture Community Development District

Agenda

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

**Thursday
September 24, 2026
4:00p.m.**

**Waterstone Bay Clubhouse
1355 Waterstone Way, Homestead, FL 33033
[Join the meeting now](#)**

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

1. Roll Call and Pledge of Allegiance
2. Approval of the Minutes of the August 20, 2026 Meeting – **Page 4**
3. Consideration of Brown and Brown Insurance Proposal – **Page 26**
4. Discussion of Security Services
 - A. Delta Five Security Proposal – **Page 30**
 - B. U.S. Security – Comprehensive Proposal Response – **Page 31**
 - C. Kent Security Services – **Page 58**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager
 - 1) Monthly Report – **Page 106**
 - 2) DML Security Systems Proposal to Replace Easement Cameras – **Page 124**
 - D. Club Manager – Monthly Report – **Page 132**
 - E. Manager
 - 1) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards – **Page 158**
 - 2) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.0694 – **Page 163**
6. Financial Reports
 - A. Approval of Check Run Summary – **Page 168**
 - B. Acceptance of Unaudited Financials – **Page 177**
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 special meeting of the Board of Supervisors of the South-Dade Venture Community Development District was held on Thursday, August 20, 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
Terry Glynn	Governmental Management Services
Mayra Padilla	Field Manager
Brian Correa	Club Manager
Kevin Wimberly	DML Security
Michael Miller	Guest
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
June 25, 2026 Meeting**

Ms. Cabrera: Moving on to item No. 2, approval of minutes of the June 25th meeting, we need a motion to approve.

Mr. Winkeljohn: I have a couple of edits from our attorney I believe just a couple of typos that will be included the motion if that's ok.

Ms. Cabrera: Ok, motion to approve with the edits.

On MOTION by Mr. Valladares seconded by Ms. Rivera with all in favor, the Minutes of the June 25, 2026 Meeting with the submitted changes were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

B. Public Comment and Discussion

C. Consideration of Resolution #2026-04 Annual Appropriation Resolution

Ms. Cabrera: Moving on to item No. 3, we have the public hearing to adopt the fiscal year 2027 budget, do we need a motion?

Mr. Winkeljohn: Yes.

On MOTION by Ms. Rivera seconded by Mr. Cruz with all in favor, opening the Public Hearing was approved.

Ms. Cabrera: Any comments or discussion from the public? Not hearing any.

Mr. Winkeljohn: Just a quick overview for the record if you don't mind, madam chairperson. Staff presented a budget back in the springs which had the draft expected expenses, revenues, etc., also with no recommended increase to the assessment, and much of that is because of your good stewardship but, also we hoped to have some savings with our gate program. Staff recommended this budget and it's before you today, and we've received no emails, no phone calls, no questions, the budget has been published on the website for many months as a draft.

Ms. Cabrera: Ok, so does anybody have anything to add? No, we can move on to item C, consideration of resolution #2026-04 the annual appropriation resolution, I just need a motion.

On MOTION by Mr. Cooper seconded by Ms. Rivera with all in favor, Resolution #2026-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-05 Levy of Non Ad Valorem Assessments

Ms. Cabrera: Moving on to item D, consideration of resolution #2026-05 Levy of Non Ad Valorem Assessments, is there a motion?

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, Resolution #2026-05 the Annual Appropriation Resolution was approved.

E. Motion to Close the Public Hearing

Ms. Cabrera: Then we need a motion to close the public hearing

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, opening the Public Hearing was approved.

Mr. Cooper: I just wanted to make it clear, we're not having any increase in the assessments.

Mr. Winkeljohn: Correct, no increase.

FOURTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal year Ending September 30, 2026

Ms. Cabrera: The next item is consideration of engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026.

Mr. Winkeljohn: For our auditor every year they bring back a new letter to start the next audit routine, and it's appropriate for an approval.

Ms. Cabrera: Ok, I just need a motion to approve.

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year 3nding September 30, 2026 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: Ok, moving down to staff reports, attorney.

A. Attorney

Mr. Cochran: No report.

Ms. Cabrera: Ok, nothing to report.

B. Engineer

Mr. Quesada: Engineer.

Mr. Winkeljohn: We have no update from our engineer, there's a little bit of an update indirectly through our gate project which Kevin is here to talk about a little bit and I have a comment at that point as well.

Ms. Cabrera: Ok, do you want to talk to him now?

Mr. Winkeljohn: Yes, let's talk to him now.

Ms. Cabrera: Ok, Kevin go ahead.

Mr. Wimberly: Hello, I'm Kevin Kimberly from DML Security. So, do you want ask questions on the program, or do you just want me to present what we have currently on the security.

Ms. Cabrera: (inaudible comment)

Mr. Wimberly: So, we're basically ready with the full automation process. (inaudible comment) I don't know how much you want to share in detail about it but, as far as the automation and the other things, and the scope of work are done. (inaudible comment) So, once we put the system into motion, the last piece of the puzzle that we're waiting on was the driver's license capture system. I can give you the details and not excuses of the way it was, but to keep the short, the initial concept was to have basically a day where any sort of identification would be placed in there, and we're going to have two cameras on the top and the bottom recording them with constant speed, and it would be all the time sent with all the other imagery that was coming in. That route due to the manufacturer, that is not available anymore, of that specific camera, I had to go and try to get another camera

through another manufacturer. (inaudible comment) Again, I had to go with special lenses to order because they're fixed lenses and you're focusing on a very close object for that detail. So, those cameras that I brought in a couple weeks back, even though the lens and everything was to the spec sheet, that's all going to go by the manufacturer, were not compatible with the actual camera sensor itself. So, I had to re-evaluate the situation and come up with a solution. So, the solution that I'm in the process of suggesting right now which I was given the test today, which I believe is going to actually a better solution versus having a driver or visitor reach out to call, put in their license in there, etc., if you take a very high advanced pan and tilt zoom camera. So, this camera of course will be on the kiosk, and I can do various functions with the camera, but ultimately the way I'm going to have it configured itself is, as a visitor or another vehicle is coming in, I'm going to have that camera parked, meaning it's going to be a fixed camera at the entrance of the visitor lane, and as soon as the vehicle comes into the area and behind the other vehicle, all the traffic, as the number goes down, it's going to give a very detailed imagine of the face and what I'm recommending is having the signage and the dialogue or whatever the Board agrees to, then have the driver present a license or identification of some sort out the window to the camera and then the camera will zoom in automatically and focus on that image of that document which I've already run some tests, and we just had 3 new cameras come in, they've all been in today, and we did some testing and I was very happy with the results and that's where we're at right now. I have one other camera coming in next week on the 24th or the 25th, basically they all have the same specs as far as details but, I expect to either see the same results or better, so I think that solution is going to be the best solution, and it's able to work with the first round. So, in addition to that, I did do some additional camera upgrades and I don't know if Ben passed that along previously, I did some additional camera upgrades that obviously were out of my control but, it's still my responsibility to get the system and the scope completed, so I upgraded the two cameras on arms on both the left and right of the entrance, I'm also going to replace the two cameras that were up on the eve that are coming down, so new cameras since those were cameras from probably 2018 or 2017. So, that's where we're at right now, and as far as the automation fully tested, it just needs some final tweaks of whatever the timing you said we want, the intercoms have all be installed, tested and programmed, we just need to move that over to guardhouse 1, guardhouse 2, whatever that phone line is going to move

over to, whatever protocols for that. I just need this last portion of the cameras which I'm really happy with the results of what I was able to produce today on a very short notice I picked up a camera in Palm Beach today. So, that's where I'm at with that, I know you guys want to go live, I guess you're going to have a town hall meeting and roughly want to go live in September, I mean we can go live whenever.

Ms. Cabrera: (inaudible comment) Do you have an ETA on the piece that's missing?

Mr. Wimberly: Well, the piece that's missing, I tested it today with one, and that was just my initial test which I was very successful.

Ms. Cabrera: But is that already installed or you have to do that?

Mr. Wimberly: Well, I already have the camera that I want to bring in.

Ms. Cabrera: Ok.

Mr. Winkeljohn: You have a winner now but, you have another one you can use.

Mr. Wimberly: Yes, that's correct, which might have better results but, I was very happy with the results of the camera I used today. So, that's really just swapping out a camera, it's a day just finetuning and they'll call us when the additional one comes in, and this solution is going to be an enhancement to the previous scope methodology.

Mr. Cooper: So, that will be replacing the kiosk?

Mr. Wimberly: No the kiosk is still there, you still have your intercom running but right now, you're going to have on the kiosk itself you have intercom to speak to somebody, and then we're going to have, it's a PTC camera, and it has additional capabilities, it's also moving around, and we also have an additional fixed camera, so the redundancy of capturing images is, we have so much coverage of that visitor lane, so we have a lot of coverage. So, as you're coming in you've got two cameras on the eaves, you have two cameras on the columns that are constantly capturing, at the kiosk itself you're going to have a fixed camera looking down, you'll have another 180 camera up here that's giving you an additional overall view of the visitor lane, and then this PTC will, as I said, will track it and increase the detail of that visitor.

Mr. Winkeljohn: Do you want to show them the pictures?

Mr. Wimberly: Yes. (inaudible comment) Again, it's all time stamped, everything roll in together.

Mr. Cooper: (inaudible comment)

Mr. Wimberly: Yes.

Mr. Cooper: (inaudible comment)

Mr. Winkeljohn: But then they wouldn't even hold that ID, they would put a business card up backwards, it's kind of a pain.

Mr. Cooper: (inaudible comment) But is there something like if it was on the scanner that they put something there that wasn't, or they did something that didn't have a picture on it or whatever. (inaudible comment)

Mr. Wimberly: Well, you've had scanners in the past, you guys have been capturing driver's licenses using different methods for many years now and I don't know the legal portion of it, that you would have to speak with your attorney but, there's only so much you can do as far as capturing data, as far as a driver's license, especially in the State of Florida. (inaudible comment) So, it becomes a whole deal with how is that data being stored, who has access to it, what being monitored, and just from my experience working with other properties, and working with the police and other solved case Districts, I think you should be able to get license plates, and detail, a detail of a face of a body is a lot more than just a license. (inaudible comment) Obviously things happen, accidents happen in the community, there's going to be a small margin of that but, over all the experiences that I've had and we provide the data of detailed information, and a face, working with the police departments and detectives, that's what they need.

Mr. Winkeljohn: Yes, I have them all over South Florida, license plate cameras, multiple camera views and the driver image won the case every time, the license didn't matter, not the license plate, the vehicle, it didn't matter, it was the image of that person if the police facial recognition popped up, a guy who came in at night poor lighting, somewhat blurry image, we cleaned it up, they picked him up in Miramar 2 hours after the incident. On a police body cam he was getting a speeding ticket, his face popped up on the police officer's body cam in Miramar and told him to make an arrest and 2 hours after the car was stolen, so the point is that's how fast the image circulated the system and they knew what direction he had gone in and the image of the driver and those images are very good.

Mr. Wimberly: Yes, correct.

Mr. Cooper: Do we have one for the residents side as well?

Mr. Wimberly: No, the only thing on the residents side is an intercom that will call the guardhouse in the event the gates are not working so for communication purposes or if they just need to speak to someone. (inaudible comment) So, we were getting guards, the gate is down, and then I was getting calls, and I don't understand why I was getting calls and so I reached out to Mayra the other day and the guards just took it upon themselves to instruct vehicles coming in just say, Stonebrook or Marabella to call for access, I was like what is that, and I had a whole conversation with them, like where did you get this protocol from, and so that's more of a communication channel to speak to somebody in the event that the gates aren't working. If the guard is not paying attention, whoever is at guardhouse 1, or guardhouse 2, you still have human input that has to be, and obviously everything is going to be automated but, in the event that vehicle that's not a resident gets in there because obviously you still have school buses, and have other deliveries and so forth, and that's why we have a timer in there, so all you have to do is automatically open it.

Mr. Cooper: Will there be a clear picture of the person in that area so like if there is somebody that's not supposed be in that area?

Mr. Wimberly: Well, I added an additional 180 there, and we discussed that as another additional camera, like a close up here, but you have an overall shot of that, in addition to the LPR that's already there, so I did add that extra 180 that's on the residents side but, I could easily add another camera, you still have room for probably 1 or 2 cameras out there, at that actual kiosk where the intercom is.

Mr. Cooper: (inaudible comment) People that are familiar will figure out the system pretty quickly.

Mr. Wimberly: I mean if you like what these PTCs are capable of producing I could put one on that side as well, it's constantly tracking, once it gets fixated on an object that it's supposed to fix on it holds that and it gets focused because you have 28 cameras or whatever, you move them around and they have to focus because there's only so much focal range for your focus that's the advantage of having a PTC with the autofocus where it will move around, and these are stacked images but, just keep in mind they're recording at at 30 frames per second so at any second you're going to get at least 1 or 2 really good images which at 5 seconds increases to a dozen really good images. (inaudible comment)

Ms. Cabrera: Ok, so similar to what you mentioned what about updates? (inaudible comment) So, would there be a way that the system would recognize that, and kind of do an error? (inaudible comment) Now that we're talking about facial images.

Mr. Wimberly: I understand your concerns pertaining to the questions prior to this project commencing but, these are all answers that were discussed previously. (inaudible comment) I only know the system itself is not something that's going to detect somebody with a face mask on.

Ms. Cabrera: Ok.

Mr. Wimberly: That's why you can have some sort of, I mean you guys are going to keep guards at one of these guardhouses at some point. There's other options and at some point that type of, even if it's that's an automated solution, what is it going to do it's going to lock the gates up so I can call somebody, and somebody has to answer the phone.

Mr. Cooper: (inaudible comment) Is there a way to either get a snapshot if somebody pulled into the other guardhouse, like say guardhouse 2?

Mr. Wimberly: (inaudible comment)

Mr. Cooper: But they're not going to be sitting there watching everybody coming in and out. (inaudible comment) But like somebody who were to do something.

Mr. Wimberly: I could look into it and see where the analytics have evolved to, I'm not aware of anything that will protect that during the COVID times there was analytics on certain cameras and they're still sitting in a lot of these cameras now that are coming on the shelf that were detecting face masks during COVID but, that was probably a little easier to build in as an analytic but, I'll look into it. I can look into it and see but, that's a very difficult item.

Mr. Winkeljohn: And I'm not sure that's going to go well in the case for your guards collecting data, collecting driver's licenses, my instinct is if you're worrying about that is outside the freedom of movement type of stuff, they have open access to your gates, if the guard sees it and the guard gets notified, hey there's an unusual situation at a gate that would be great, that would be nice, alert the rover or the off duty officers but, I would be cautious to worrying about profile type incidents.

Mr. Wimberly: I will look into it though and see if there is analytics, I am not aware of any specific analytics for something like that. I mean there's always going to be a variable.

Ms. Cabrera: Right.

Mr. Wimberly: I mean it's difficult, the only other type of options on something like that still involves human interaction, so you'd have basically that is going through, it's just like I have with video verification in other Districts I have where the pool is closed from 9:00 o'clock to 7:00 in the morning, we have cameras that are monitored with a central station, so there is a person in a building just like an alarm, just like when your alarm goes off, it rings and whatever the protocol is, call such and such, well the same protocol is for cameras. If a camera goes off and detects motion, sends a signal, the operator looks, they typically look because they have access to the cameras and they see someone jumping the fence, they see some individuals in the pool, playing or whatever they're doing, and then they call whoever or whatever the protocol is. So, for a service like that they're costly services, you're having someone that comes up and that can be easily integrated into something like this but, that is a virtual guard, and you still have mutations but, that's what that would be, there's someone actually looking at live video, and that could be protocol, that's your preference. (inaudible comment) Once we put this in place and you see how everything is working, you can always grow with it and make changes but, there is still going to be mutations.

Ms. Cabrera: Any other questions? No, ok.

Mr. Cruz: When they address the other things, can you let me know, I just want to see how it works.

Mr. Wimberly: Sure, yes I'd be more than happy to.

Mr. Cruz: (inaudible comment)

Mr. Wimberly: I did make myself available right at the very end of testing the automation I did make myself available before I went out of town.

Mr. Cruz: (inaudible comment)

Mr. Wimberly: When I bring the other camera in, and I do the testing of that whoever on the Board wants to see the functionality of it, it would be a portion right now but, I'd be more than happy to let Mayra, for a preview. So, it's really just narrowing those timings down and we also have, there's only so much time we can keep the person sitting

there, especially during certain hours where the vehicles start stacking up in the back. So, automation is it's difficult it depends on obviously how big the property is, even on a system where you have, let's just say a 7 second opening for visitors, and obviously residents come in the gates are immediate but, during high volume traffic times, it's just like any other traffic, and you say why is there traffic it just becomes that domino effect.

Mr. Valladares: (inaudible comment) What time do you have?

Mr. Wimberly: Well, right now I have on it only 7 seconds, again, if you ever change that, we could put some additional signage prior, maybe 2 or 3 signs out in the median, be prepared to present your ID to the camera, and this camera by the way once it detects motion, and you press the button, and I can turn that on, I can turn that off but it really is a presence to deter presence but it has to be automated, it has to be on a timer. So, right now I have it on 7 seconds but it's fully adjustable to whatever we want and like I said I want some direction from you guys depending on the timing. So, I think about 45 seconds on the residents side, on the open loop in the event someone gets stuck I have that at 30 or 45 seconds as well.

Mr. Winkeljohn: And that's typical for these types of gates that you already run?

Mr. Wimberly: Yes because the other Districts at the other properties I have automation, it doesn't matter how much time you have in, there's going to be somebody that gets stuck. (inaudible comment) But again, we have that coverage and redundancy of the video.

Mr. Cooper: How does that work with like a Tesla, a self-driving vehicles or the laborers that are coming in? Is there something that we need to do on our end to make sure that they're part of the system?

Mr. Wimberly: I don't know how that works to be honest with you. (inaudible comment) I mean that's probably going to be one of those rare things but, it's going to eventually become a normal. (inaudible comment) Those devices resist the cameras and I'm sure signage is going to be built into those devices.

Mr. Cooper: (inaudible comment) And as far as the signage will that be bilingual?

Mr. Wimberly: I didn't do anything in bilingual but, I just put those signs up now just as kind of a concept so you can see how everything is and I wanted some feedback. (inaudible comment)

Mr. Winkeljohn: So, I did just a quick search, it said that automated vehicles terminate prior to a gated community and they tell the driver they'll have to get out at an earlier position than the gate, that's what it says. If there's a code or any kind of required interaction they can't enter.

Mr. Wimberly: I mean we're in a very strange modifying technology. (inaudible comment)

Mr. Cooper: We were talking about the bigger picture is there a way they can get, and I don't think we had one recently but, all of our servers, cameras and all that stuff be operational? (inaudible comment)

Mr. Wimberly: I can tell you nothing on the Turnpike, nothing over there has been up for a length of time. (inaudible comment) That on neighbor that went down from the accident that was tabled a very long time ago.

Mr. Winkeljohn: And I talked to Ben about this earlier today and he said the only thing we can do is bring back to you the proposals to fix and replace or upgrade because we've tabled it twice at meetings, so the repair and the solution wasn't pleasant for you guys I think, and those are my words, but we need to revisit it I think.

Ms. Cabrera: (inaudible comment)

Mr. Wimberly: What is accurate, anything along, because really it became a problematic issue became either access in these resident's homes, the two ones that were really hard to get a hold of were, I believe the one home that is directly along the Turnpike, like no one lived there, and the last handful of times that we attempted to service, there was no power. There used to be somebody there, and they would interact through like a ring doorbell.

Ms. Padilla: The resident passed away, so I know the house is in probate, and there was something going on where we were trying to get in contact with them.

Mr. Wimberly: Yes, ok and the other home that was there, it was always kind of an issue too is, they run a business, I guess it's in the same neighborhood as you, they run like a battery business but, all the equipment is in their garage and we never really had access, so this system would work if we had full access to that, it really relied on the resident itself. So, what's active right now, I can tell you what's active right now, is the one camera that's behind Victor's looking north, that camera is active, and the two FPL cameras, i.e., earlier this week the one looking I believe south, which we're going to have

service today, so those have always been active, the FPL one that used to be a very high traffic area on the one pole.

Mr. Valladares: (inaudible comment)

Mr. Wimberly: Ok, that one is not active, the other camera that's on the pole.

Mr. Valladares: (inaudible comment)

Mr. Wimberly: Right.

Mr. Cooper: I know at one of the meetings we talked about using new technology, you were going to test something out, I know a lot of time passed and several meetings have gone by since that, I'm just trying to refresh my memory.

Mr. Wimberly: Full solar.

Mr. Cooper: Correct, and so did you test that at other properties? Or where you at with that technology?

Mr. Wimberly: I have a device at various properties out in the wetlands, and out in the farm land that utilizes those and my personal test unit I use at my office has been running for like 2 years, it's never gone offline, full cellular and full battery backup and solar power, and it's never gone offline. I use that all the time to monitor traffic at my own office in the whole travel area. The biggest thing with solar is if you have a week long, or two weeks long of heavy rain but, once it comes up it will regain power. Solar has gone a long way, it has a combination of both the panels themselves, as well as the source or batteries themselves.

Mr. Cooper: So the ones that are down, I guess would you not know because there's no connectivity or like the cameras that we have that are not working, or both? (inaudible comment) If there's a way that they could be bought and stick on.

Mr. Wimberly: I can do that, I could have that for you.

Mr. Cooper: I just want to kind of see where we're at, I assume we could make a better decision.

Mr. Wimberly: I can do that.

Mr. Cooper: Thank you.

Mr. Wimberly: I can narrow it down to connectivity and power, I can get you that.

Ms. Cabrera: (inaudible comment) Can you possibly give us a like rough estimate of what a solar system of what the whole thing would look like for those cameras that are hard to access?

Mr. Wimberly: I believe I provided that last time.

Mr. Winkeljohn: Yes, we have it.

Ms. Padilla: Yes, we do, I have it. I think it was like \$6,000 or something.

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

Mr. Cooper: Would our existing poles not be functional with that or be able to utilize that?

Mr. Wimberly: I don't remember if those were 6 X 6 I think we were going to utilize the existing poles. I think what we were going to do just by memory, and we're going a little far back but, off the top of my head, was I believe along the Publix side there's a lot of trees there and what I basically was going to do was build a silver palm or back further around that corner, that was going to feed two of the poles, if I recall but I'd have to go back and look at what the scope was because on the Turnpike side you have a lot more clearing line of light, and that whole Publix side was pretty dark over there. (inaudible comment)

Ms. Cabrera: Alright, any other questions? No.

Mr. Wimberly: So, obviously I'll provide Ben and everyone else an update when I bring the other one out, and when I'm back onsite I'll reach out to you directly. (inaudible comment) And I will provide, what is it 3 weeks for the next meeting?

Ms. Cabrera: 4 weeks.

Mr. Wimberly: Ok. (inaudible comment)

Ms. Cabrera: Ok, thank you.

Mr. Wimberly: I wish you all a good one, have a great evening. Any other questions while I'm here?

Mr. Cooper: Oh, the one thing that I did notice when I went out for a drive there's several like openings in the existing poles, so if you could close our poles off.

Mr. Wimberly: Sure, I'll take a look, and I'll provide a full report. So, I'll be touch and as soon as have the other camera I'll provide a full walk through. (inaudible comment) So, basically we're ready, we're ready when you guys want to go to the automation, I just need a direction of when we're going to do that, and signage, so think about the signage, I

can give my input previously me and Ben we met and discussed and spoke with Juan Alvarez and this is kind of whatever signs you want it's really up to you, I put my input in.

Mr. Winkeljohn: And I have a question, I'm envisioning a static sign being where all statics signs are invisible and nobody is seeing it, or a majority of the traffic ignores it. I'm wondering if we might even consider a temporary, like a LED sign, saying new system, show the video of somebody putting their card out, just something to get their attention and educate a little bit because any time you do something new it takes a while for the learning curve to swing.

Mr. Wimberly: Yes, and even though the gated community is here when you put a new telephone entry system in it's a little confusing, this is the directory and this is the access code and then the property manager says to come up with a little signs and have them taped on the boxes for a while, I mean something like that, you could either have a temporary sign a 4 X 6 or something under the guardhouse, and obviously you should have a guard onsite during this time.

Mr. Winkeljohn: Yes, that's a good idea.

Mr. Wimberly: The other option is a monitor explaining about it.

Mr. Winkeljohn: I'll look around and see if I see a way to do it but, I just think you want to be as far forward leaning as possible on it, obviously a guard will be there for some period of break in orientation and once you get the realtors and the people that are in and out of here professionally kind of used to it, the rest is small.

Mr. Wimberly: And I put some thought into that, it's either something static or something with a graphical U-tube video that might only be, and a lot of visitors will be repeat visitors and so a lot of visitors will be recurring, and once they learn the system they used to it.

Mr. Cooper: (inaudible comment)

Mr. Wimberly: Yes, and all of the was updated because that was change of Homestead, we went through roughly 45 days ago or something like that.

Mr. Cooper: (inaudible comment)

Mr. Wimberly: Right, all the communities, and that's going to be tri-county wide mandate, I mean it's all new and required. (inaudible comment)

Mr. Winkeljohn: Right.

Mr. Wimberly: Ok, thank you.

C. Field Manager – Monthly Report

Ms. Cabrera: Alright, moving on to the filed manager report.

Ms. Padilla: So, for the field, I just wanted to mention a couple of things. We just finished the storm drain cleaning, actually that was yesterday where we finished it. Also, right now there was FPL lights out, there was a light right in front of Waterstone Grand, it was flickering, I did do a night drive to identify that. First, I got on line, and then I came back and it was fine, and we still have 2 that are not working but, it's because of missing pieces, the guy did tell me they are marked out with caution tape, so I know that he's got 2 pending, just FYI. Other than that, I don't have anything for you guys, unless you guys have something for me.

Ms. Cabrera: Ok, thank you.

D) Club Manager – Monthly Report

Mr. Quesada: Club manager.

Mr. Correa: So for me, a few updates. So, noteworthy thing that we leveled out the playground, the turf was a little bumpy so we had someone come out and level it out so no one is tripping in there. We just recently had the pool shocked again, as you know we still have continual leaks that we're dealing with and part of this maintenance of it is just keeping it up to standards regularly, not regularly but at least once a month we have to shock it just to make sure it's clean. Then the last thing was regarding the Knox box, an inspector came out and he told us that actually they can't close it because the fire department won't access the Knox box unless management is onsite and the only times that they do so is when the fire panel is on the exterior of the building. So, I actually included the email on page 9 of my report, I don't know what page it comes up as on the agenda, and the inspector saw it, and he told us that they don't use it.

Mr. Cooper: (inaudible comment) The fire department.

Mr. Correa: Yes, the gentleman that always does the inspection, and he told me that they won't access the building using the Knox box whatever key we leave in the Knox box, it would have to be a fire panel that's located outside of the building. So, let's say if there was like an exterior wall or something, or maybe there's a closet on the exterior of the building.

Mr. Cooper: (inaudible comment) No, that's not right, fire fighters when they come out they all access the building and be able to go in there and use that panel, so they gave you the wrong information.

Mr. Correa: Ok.

Mr. Cooper: (inaudible comment)

Mr. Correa: Exactly, so that was it for me.

Ms. Cabrera: So, they're saying they can't access the clubhouse?

Mr. Correa: That's what they told me.

Mr. Cochran: They basically said that they're not doing it because they're concerned about liability.

Mr. Correa: Right.

Ms. Cabrera: Ok.

Mr. Cochran: It's kind of along the lines of what Kevin was saying that they don't want to be blamed for something they have no control over.

Ms. Padilla: And guys it's on page 130 if you guys want to take a look at the email, it's on page 130 of the agenda.

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

Ms. Cabrera: Alright, anything else?

Mr. Correa: No, that was it.

Ms. Cabrera: Ok, thank you.

E) Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

2) Form 1 Financial Disclosure Due July 1, 2026 – everyone had filed

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Cabrera: Ok, moving on to manager.

Mr. Winkeljohn: I have a couple of action items, or one action item for the Board under manager.

Ms. Cabrera: Yes, we need a motion for the proposed fiscal year 2027 meeting schedule.

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

Ms. Cabrera: And then a reminder to complete your Form 1s.

Mr. Winkeljohn: It's congratulations, everybody did it on time.

Ms. Cabrera: And then just a reminder to complete your annual ethics by December 31st.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Ms. Cabrera: Then we have the approval of the check run summary and unaudited financials. We need a motion to approve those two.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Cabrera: Then Supervisor's requests and audience comments. None, nothing from the Board?

Mr. Cooper: I do. So, the pool I know we've been tabling it a lot, I guess I just want to try to get a better understanding of where our plan of action is moving forward, like what is our and obviously we're in August and the year is flying by, and we've obviously got a huge issue with the pool not being able to maintain the water level because of the leaks and obviously we're in a holding pattern right now. So, I just want to kind of understanding where we're at when we're moving forward, like how do we get where we're at to the completion of whatever when moving towards a functional pool.

Mr. Winkeljohn: So, if my memory is correct and you two can correct me if I'm wrong but, we've been doing this sort of patch repair solution and it's open now so that's working to a degree but, yes, the longer term goal would be to close and do a more

aggressive repair, and we looked at pricing for that and I can't remember what it was but it was a lot.

Ms. Padilla: So, it was like \$150,000 to \$200,000 in that price range.

Mr. Winkeljohn: Right.

Ms. Padilla: And what Paul is saying is, correct me if I'm wrong, the understanding was they were going to try to keep it open but, going to try to push it as much as we can for next fiscal year because the price that we anticipated was a lot more.

Mr. Cooper: So, October 1st is the next fiscal year funds-wise would we be able to do something while we're in the holiday time and when it's cold and we can, I'm just trying to manage the expectation because it's definitely frustrating, I mean I came yesterday to the pool and it was closed, and so I know that's me as a Board member and residents when they want to come and use the pool it's frustrating not being open. (inaudible comment) So I think we should come to a completion with this sooner than later I think it would be best obviously affordability is a huge concern on that as well because then too, we also have the lake and I know the other concerns were apart from not having any type of a, because we're going to spend all this money on fixing the one area and then the pool is going to be sliding into the lake and then we're going to be back to having other issues.

Mr. Winkeljohn: Yes, the structural inspection of the pool was that the pool is not moving itself, it's the piping around it that has a flawed design and it keeps breaking, that's the short answer. So, retention and prevention of the actual pool itself is really the soil around it won't hold still and eventually it will crack at some point in time, so the solution is fix the piping and prevent that long term what you described. So, you have \$190,000 in your clubhouse reserves and if you gut it, you gut yourself financially you have to rebuild that reserves because building good management. The roof we did, like we've paid big tickets, the floor has been done several times, so what's left, A/C, those are the remaining expensive tickets but, it's up to you. I can find a way to finance it maybe over 3 to 4 years that will soften the blow and then we may not have to have a rate increase for clubhouse assessments, we spread it over 3 to 5 years, that's not so bad, then it's not all your reserves, it's one fifth of your reserves, and hopefully we can replenish a little bit maybe have a small increase next year see how we do. Would you like for me to explore a finance option?

Ms. Cabrera: Alright, you can do that.

Mr. Winkeljohn: I can even go up to 10 years or 5 years in a bank loan and this is the kind of money where you would never go to a bond, you would milk it out a little bit and then I think you have a bond expiring on the gatehouse pretty soon to there's some savings, and I'm just thinking off the top of my head, like we can stretch the timing conveniently. So, I'll put that on the next agenda.

Mr. Cooper: Ok, thank you.

Mr. Winkeljohn: And I think it's wise to bite the bullet, you're right.

Ms. Rivera: (inaudible comment)

Mr. Correa: I would have to say, in holidays in general, it's slows down in the season, everyone is with their families and stuff.

Mr. Cooper: (inaudible comment)

Ms. Rivera: (inaudible comment)

Ms. Padilla: I agree.

Ms. Cabrera: Anything else?

Mr. Cooper: Just like some of the guardhouses, we had mosquitoes hanging on the banners, I don't know about that but we were having issues with the vendor but, see if can put bug zappers back in for the guards when we go live. (inaudible comment) I'm sure we still have people passing through there at some point. (inaudible comment). I think our paint, the last ones that were painted, so there's like patching on the trim there, so just if there's stuff that needs to be done like that at the guardhouses, like the sliding glass doors or whatever.

Ms. Cabrera: Ok, I only have one thing. (inaudible comment) Do we have some kind of conversation about when we want to roll out the system and also to have some kind of a soft rollout.

Mr. Winkeljohn: I think you totally let it try to operate with a guard there right away, as soon as he's ready, as soon as those cameras are decided on in a couple of days, I would start trying to use it because you'll learn faster that way.

Ms. Cabrera: Right.

Mr. Cooper: (inaudible comment)

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

Ms. Cabrera: Alright, so they're obviously aiming for September 1st but, I didn't know if we wanted to do it like right away or if we wanted to kind of go out there and do a demo.

Mr. Cruz: (inaudible comment)

Mr. Winkeljohn: Well, video that demo and circulate it again with the new camera once it's ready.

Mr. Cruz: (inaudible comment)

Ms. Cabrera: Obviously, I think that's something that we should already be kind, send an email, making everybody aware, give them ample time, this is coming, this is coming soon.

Ms. Padilla: I'll shoot an email.

Ms. Cabrera: (inaudible comment)

Mr. Cruz: (inaudible comment)

Ms. Cabrera: Yes, we could do that in addition but, send a mass email, maybe not twice a week but, maybe once a week.

Ms. Padilla: Ok.

Mr. Cruz: (inaudible comment)

Ms. Cabrera: Alright, any other comments, questions or concerns?

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

Mr. Cooper: So, the asphalt to repair, I noticed seems a little off, there's like two separate sections, I don't know if they did it over few days. (inaudible comment) And then there's a gigantic hole, like all along by guardhouse 1 in the resident lane, and in the actual street. I don't know if you all noticed that when you're driving, so I guess whenever they come back later they can fill that in and that's all I have.

Ms. Padilla: Ok.

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

Mr. Cooper: Oh I did have some requests to our golf cart which is from 2007, it would be nice to have something that's newer and doesn't squeak as you're going down the road and people are looking at you, it's kind of embarrassing so I would like to see

some estimates at the next meeting if we can entertain an upgraded golf cart or something like that.

Ms. Padilla: So just so you know we did order batteries for the golf cart, and if you guys want us to entertain that we can but, they are going to come and do that so we are going to buy new ones.

Mr. Winkeljohn: How much is the battery upgrade?

Ms. Padilla: So, the battery upgrade is about \$1,000, and then the other piece isn't that much to fix it.

Mr. Winkeljohn: Yes, I'd fix it, those will be credits towards returning.

Ms. Padilla: Ok.

Mr. Winkeljohn: So, we'll bring it back with no objection from the rest of the Board, it would be good to see what's out there, but yes get it fixed the batteries are still valuable.

Ms. Padilla: Ok.

EIGHTH ORDER OF BUSINESS Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SOUTH DADE COMMUNITY DEVELOPMENT DISTRICT

Insurance Proposal

Date: September 16, 2026

2026-27 Premium

Coverage	Renewal Date	2025-26 Premium 1-Year Policy Term	2026-27 Renewal Option 1-Year Policy Term	2027-28 Renewal Option 1-Year Policy Term
Property	10/1/2026	\$55,909	\$17,111	\$17,111
General Liability	10/1/2026	Included	\$15,150	\$15,150
Inland Marine	10/1/2026	Included	\$1,603	\$1,603
Auto Liability	10/1/2026	N/A - No Coverage	\$600	\$600
Hired Non-Owned Auto	10/1/2026	Included	Included	Included
Public Officials Liability	10/1/2026	Included	\$5,000	\$5,000
Crime	10/1/2026	N/A - No Coverage	\$1,001	\$1,001
Deadly Weapon	10/1/2026	Included	Included	Included
Cyber Liability	10/1/2026	Included	\$1,697	\$1,697
Workers Compensation	10/1/2026	\$0	\$2,000	\$2,000
		\$55,909	\$44,162	\$44,162

Note: 2-Year Policy Term is a premium guarantee for the 10/1/27 renewal period. If the CDD has any changes in exposures, this will be factored into the 2027 renewal pricing. Premium will still be collected on an annual basis.

Coverage Comparison

Coverage Comparison for:		
South Dade Venture Community Development District		
	FIA (Expiring)	PGIT (Renewal)
Property Coverage		
Limits		
Blanket Property	\$2,858,794	\$2,858,794
Boiler & Machinery	\$2,858,794	\$2,858,794
Flood	Included	\$3,000,000
Earth Movement	Included	\$3,000,000
Sinkhole	Included	Included
Valuation	Replacement Cost	Replacement Cost

Deductibles		
All Other Perils	\$2,500 Per Occurrence	\$2,500 Per Occurrence
Named Storm	5% Per Occurrence (subject to \$10,000 per occurrence)	5% Per Occurrence (subject to \$5,000 min.)
Boiler & Machinery	\$2,500 Per Occurrence	\$2,500 Per Occurrence
Flood (Excess of Primary NFIP Policy)	\$2,500 (except Zones A&V where special deductible applies)	\$2,500 (except Zones A&V excess of NFIP whether purchased or not)
Earth Movement	\$2,500 Per Occurrence	\$2,500 Per Occurrence
Additional Property Enhancements		
Business Income	\$1,000,000	\$1,000,000
Additional Expense	\$1,000,000	\$1,000,000
Ordinance & Law	\$500,000 in any one occurrence	\$1,000,000
Fungus, Wet Rot, Dry Rot and Bacteria	\$50,000 in the annual aggregate	\$250,000 (annual aggregate)
Pollution Cleanup Expense	\$50,000 in any one occurrence	\$250,000 (annual aggregate)
Service Interruption Coverage	\$500,000 in any one occurrence	\$250,000
Fire Department Charges	\$50,000 in any one occurrence	\$50,000
Inland Marine Coverage		
Blanket Unscheduled Equipment	\$0	\$250,000
Scheduled Equipment	\$583,000	\$583,000
<i>**Deductibles: Refer to Schedule Included in Proposal</i>		
Crime Coverage		
Limits & Deductibles		
Forgery and Alteration	Limit: \$0	Limit: \$250,000
	Deductible: \$0	Deductible: \$1,000
Theft, Disappearance or Destruction	Limit: \$0	Limit: \$250,000
	Deductible: \$0	Deductible: \$1,000
Computer Fraud / Funds Transfer Fraud	Limit: \$0	Limit: \$250,000
	Deductible: \$0	Deductible: \$1,000
Employee Dishonesty	Limit: \$0	Limit: \$250,000
	Deductible: \$0	Deductible: \$1,000
Deadly Weapon Protection Coverage		
Third Party Liability	Limit: \$1,000,000	Limit: \$1,000,000
	Deductible: \$0	Deductible: \$0
Crisis Management Services	\$250,000 Per Occurrence	Included
Counseling Services	\$15,000 Per Person / \$250,000 Per Occ	\$250,000
Funeral Expenses	\$15,000 Per Person / \$250,000 Per Occ	\$250,000
Retroactive Date	N/A	10/1/2026
Claims Expenses	Inside the Limit of Liability	Inside the Limit of Liability



Coverage Highlights	n/a	Broad Definition of Deadly Weapon Event
		24 Hr Crisis Response Team Services
Public Officials Liability Coverage		
Limit	\$1,000,000 Each Claim / \$2,000,000 Aggregate	\$2,000,000 Per Claim
Deductible	\$0	\$0
Pre-Termination Supplementary Payments	\$2,500 for each potential employee \$5,000 Aggregate	\$2,500 for each potential employee \$5,000 Aggregate
Non-Monetary	Included (claim expenses shall have an aggregate limit of liability of \$100,000 beyond the deductible)	\$100,000 Aggregate
Retroactive Date	Full Prior Acts	Full Prior Acts
Defense Costs	Included Within the Limit	Outside of the limit
Employment Practices Liability Coverage		
Limits	\$1,000,000 Each Claim / \$2,000,000 Aggregate Public Crisis Event: \$25,000 Each Claim	\$2,000,000 Per Claim
Deductibles	\$0 Public Crisis Event: \$5,000	Deductible: \$0
Retroactive Date	Full Prior Acts	Full Prior Acts
Defense Costs	Inside the limit	Outside of the limit
Cyber Liability Coverage		
Policy Limit	\$100,000	\$2,000,000
Deductible	\$0	\$25,000
Retroactive Date	10/1/2015	10/1/2015
**Refer to expanded coverage list included in Proposal		
General Liability Coverage		
General Liability Limit	\$1,000,000	\$1,000,000 Per Occurrence (no aggregate limit)
Employee Benefits Liability Limit	\$1,000,000 Each Employee \$2,000,000 Aggregate	\$2,000,000
Herbicide & Pesticide Limit	\$1,000,000	\$1,000,000
Sewer Backup & Water Damage	\$25,000 Per Claimant	\$10,000 no fault / \$200,000 at fault
	\$250,000 Aggregate	(subject to \$200,000 aggregate)
Bert Harris, Inverse Condemnation, Taking Claims	\$100,000	\$300,000
Deductible	\$0	\$0
Defense Costs	Inside the limit	Outside of the limit
Automobile Coverage		
	Limit: \$1,000,000	Limit: \$1,000,000



Liability: Hired Non-Owned Auto	Deductible: \$0	Deductible: \$0
Personal Injury Protection	N/A	Statutory
Workers Compensation Coverage		
Limits	\$1,000,000 / \$1,000,000 / \$1,000,000	\$1,000,000 / \$1,000,000 / \$1,000,000



Delta Five Security - Proposed budget for South-Dade Venture CDD - 504 hrs per week (with Patrol)

Post Type	Hourly Rate	Weekly Hours	Monthly Cost	Yearly Cost	Sales Tax 7%	Total Cost
2 Access Control Officers	\$22.00	336	\$32,032.00	\$384,384.00	\$0.00	\$384,384.00
1 Roving Officer	\$22.00	168	\$16,016.00	\$192,192.00	\$0.00	\$192,192.00
Includes GPS tracking and reporting software			\$0.00	\$0.00	\$0.00	\$0.00
Supervision and Inspections						
Monthly status reports			\$0.00	\$0.00	\$0.00	\$0.00
Assigned Account Manager						
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	1	\$900.00	\$900.00	\$10,800.00	\$0.00	\$10,800.00
Includes rental, insurance and all maintenance						
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:** \$5,000.00

Proposed Annual Security Budget 592,920.00 0.00 597,920.00

Number of units in complex	2269
Monthly cost per unit	\$21.96
Annual cost per unit	\$263.52

** 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.



US Security – Comprehensive Proposal Response

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

Waterstone

Prepared by: Reza Pour

Prepared on: 8/20/2026



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
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Belmont Village CG

Mr. Jorge Noriega Director
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Eagles Landings / Crossings University /Golden Lakes / Hidden Cove Apts

Ms. Maria Garay Regional PM
18800 NW 27th Avenue Miami Gardens, Florida
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Florida Memorial University

Chief Robert Richardson
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Brickell Bay Tower

Lynda Maldonado LCAM
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Hollywood Venture Corporate Center

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Hollywood, Florida 33021
Milly.pinero@cushwake.com

Sailboat Cay Condominium

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Property Manager
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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

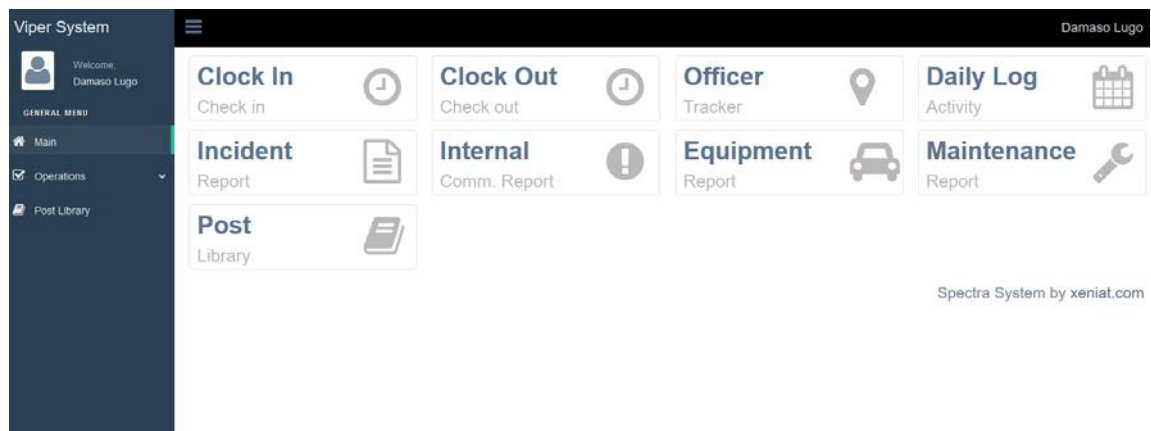
Scheduling
Training
Client Information
Quality Control

- 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 hours of Gate plus 168 hours of Roving

Annual Estimated Labor Cost: \$625,248 with 3 Gates and \$854,724 Includes 3 Gates and 24/7 Roving

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): Free

Monitoring System: Free

Tablet: Free

Position		Hourly Bill Rate	Hours	Estimated Weekly Cost	Estimated Annual Cost
Gatehouse Attendant Officer		\$23.50	384	\$9,024	\$469,248
3 Gates 24/7 coverage					
Supervisor for each Gate		\$25.00	120	\$3,000	\$156,000
					\$625,248
24/7 Roving Officer W/Vehicle		\$23.50	168	\$3,948	\$205,296
Marked SUV Vehicle				\$465	\$24,180
Total Includes (3) 24/7 Gates, 24/7 Roving Officer and Vehicle					\$854,724
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:

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



PROPOSAL

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

September 17, 2026



II. Introduction Letter

Ben Quesada, District Manager

South Dade Venture CDD

Waterstone

Homestead, FL

Request for Proposal: Security Services

Date: September 17, 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:

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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.

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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

Description

Sfo 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.

Incidents

Incident / Misc.

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						
Type	Site	Time	Worker	Incident	Events:	
(I) MME	MWC Patrol	08:25:52	MWC Rover	Director Wright began staff reviewing supervisor Jackson. Performed vehicle inspection.	12136 -	Ernst Site Office
(I) MME	MWC Patrol	09:03:28	MWC Rover	One car parked in Paramount suite office parking lot.	10140 -	Sales Office
(I) MME	MWC Patrol	09:06:27	MWC Rover	Demolition crane set up at Ventana front. Back gate open.	10145 -	Ventana Office
(I) MME	MWC Patrol	11:09:08	MWC Rover	Two hanger nightclub on 11th Street active.	10167 -	Rover 1428 Location
(I) MME	MWC Patrol	13:46:30	MWC Rover	Exiting Miami World Center on route to FC background.	10167 -	Rover 1428 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:

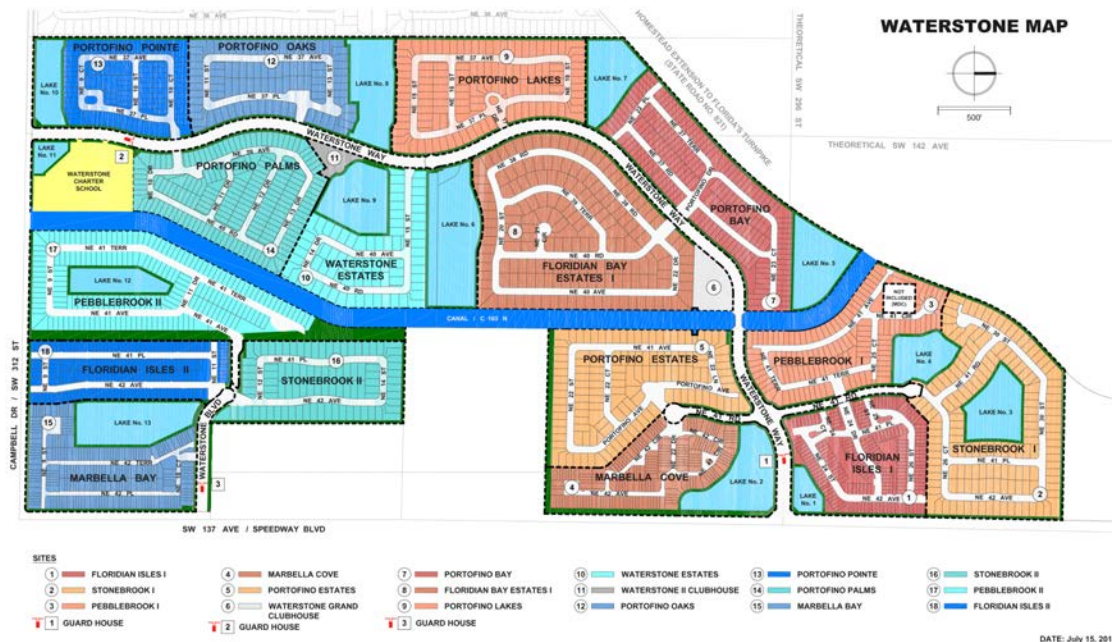
Our proposed security program for South Dade Venture CDD (Waterstone) is designed to provide highly visible, professional, and responsive security coverage throughout the community, including gatehouse operations and access points. The program is structured to support the District's operational priorities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

Option 1: 24/7 Guardhouse

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.

Option 2 WITH Roving Patrol: 24/7 Roving Patrol and 24/7 Guardhouse

Roving Patrol: 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.

Roving Patrol Post (Option 2 in Coverage Hours)

One of the originally proposed security guardhouse posts will transition to a dedicated mobile roving patrol position operating at 24 hours, 7 days a week, 365 days a year as seen in Option 2 in Coverage Hours.

KS Services will provide a dedicated patrol vehicle for this position. The roving patrol will maintain a visible security presence throughout the community and provide a mobile coverage to common areas, guardhouses, roadways, or other designated areas that are approved by the District. KS Services will work with District leadership to clearly identify and include roving patrol responsibilities during shift, these may



include: responding promptly to gate-related incidents, resident assistance requests, access control concerns, suspicious activity, and other security matters requiring an on-site response. The roving officer can also provide supplemental support to the staffed gatehouses when circumstances require additional assistance.

Gate Arm Assistance and Minor Adjustments

KS Services understands the District's interest in having security personnel available to assist when a gate arm requires minor adjustments or reattachment.

KS Services can coordinate with the District to have designated officers receive appropriate instruction and authorization for limited gate-arm assistance, such as tightening or reattaching a gate arm when the issue can be safely addressed without specialized repair work.

Any such responsibilities would be clearly defined within the site Post Orders and would be limited to tasks for which the assigned officer has been properly trained and authorized. Mechanical, electrical, technical, or other repairs requiring specialized expertise would continue to be referred to the District's designated gate maintenance or automation provider.

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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 <i>(Floods, Hurricanes, Tropical Storms, etc.)</i>				
Elevator Procedures				
Moving and Deliveries				
Bomb Threats				
Medical Situations				
Amber Alert / Silver Alert				
Vehicle Accidents				
Slip, Trip, and Fall Safety				
Gatehouse/Concierge/Garage <i>(If Applicable)</i>	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 <i>(Cable, Power, Gas, Telephone)</i>				
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 <i>(Vest, Flashlights, hard hats, Cones, etc.)</i>				

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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 D: Republic Vanguard Insurance Company	40479														
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	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: ☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY			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 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 \$ ☒ OCCUR ☐ 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	CANCELLATION
PROOF OF INSURANCE XXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXX XX	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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ACORD 25 (2016/03)

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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:

Option 1: 24/7 Guardhouse

Option 1: 24/7 Guardhouse				
Position	Weekly Hours Est.	Hourly Bill Rate (Standard)	Hourly Bill Rate (Overtime/Holiday)	Estimated Annual Total
Unarmed Guardhouse Security	464.00	\$23.90	\$35.85	\$582,204.00
Unarmed Guardhouse Security Supervisor	40.00	\$27.00	\$40.50	\$56,700.00
Total	504.00			\$638,904.00

Option 2: 24/7 Roving Patrol and 24/7 Guardhouse

Option 2: 24/7 Roving Patrol and 24/7 Guardhouse				
Position	Weekly Hours Est.	Hourly Bill Rate (Standard)	Hourly Bill Rate (Overtime/Holiday)	Estimated Annual Total
Unarmed Guardhouse Security	296.00	\$23.90	\$35.85	\$371,406.00
Unarmed Guardhouse Security Supervisor	40.00	\$27.00	\$40.50	\$56,700.00
Unarmed Roving Patrol	168.00	\$23.90	\$35.85	\$210,798.00
Vehicle for Roving Patrol	Monthly	\$1,500.00	NA	\$18,000.00
Total	504.00			\$656,904.00

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



South- Dade Venture CDD

FIELD REPORT



September 24, 2026

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

Landscaping



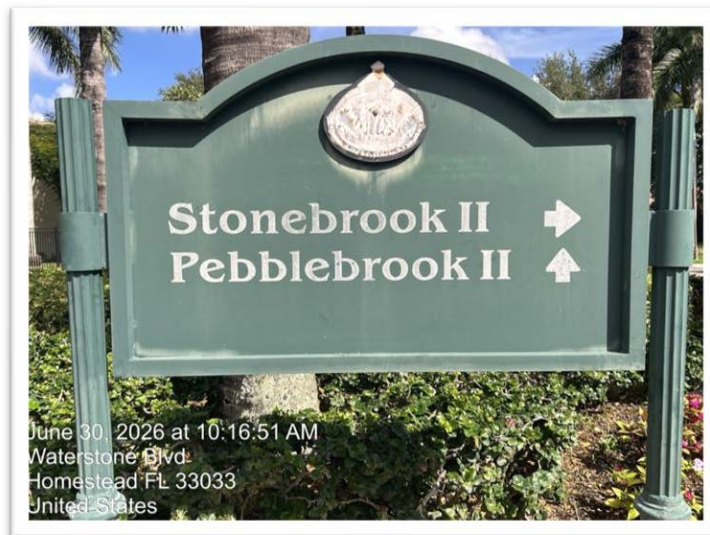
- Landscaping was maintained by Brightview.
- Dead Bismarkia was removed.

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



- Tree was struck by lightning was removed. Replacement pending.

Before



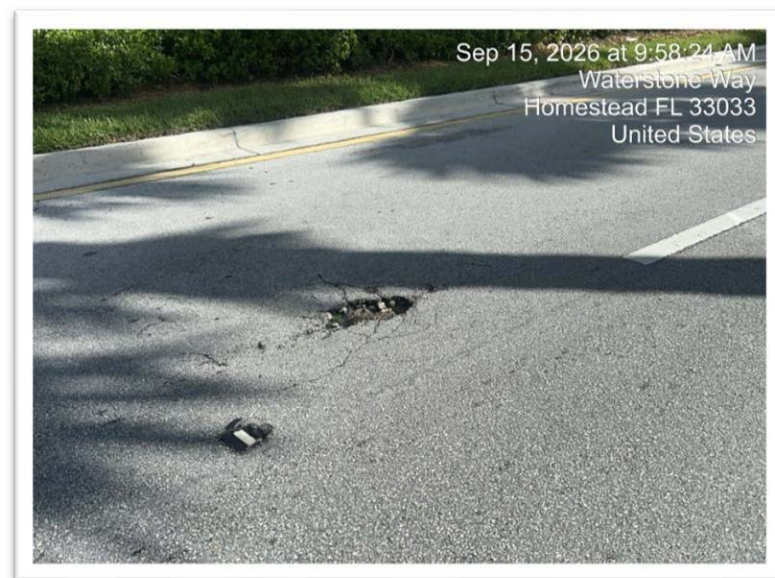
After



- Sign was restored.

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

Field Maintenance



- Ramp repairs pending for CDD Shed.
- Asphalt repair pending on Waterstone Way.

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

SOUTH-DADE VENTURE CDD
(WATERSTONE)

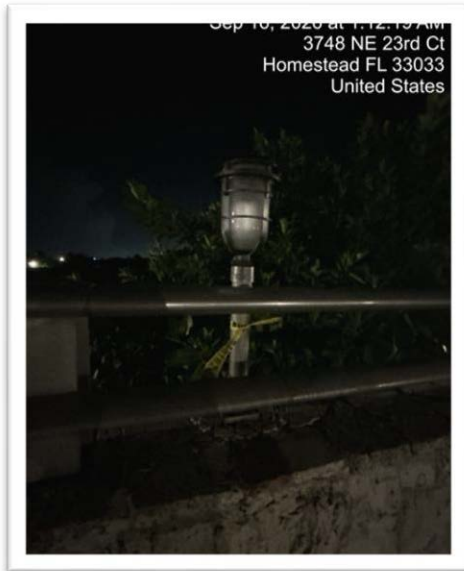
FIELD DIVISION REPORT
Mayra Padilla
Phone 954-721-8681 Ext.221



- Continue to Monitor wall that is being built by DOT.

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

Lights



- Three street lights on FPL grid, 3 lights at the bridge, and 7 streetlights on the Homestead grid were all reported out.

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

September Landscaping Schedule

W. Stone

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

EXHIBIT B

BV August Wet Check Repairs

	
4155 East Mowry Dr. Homestead FL 33033 Ph: (305) 258-8011. Fax: (305) 258-0809	
Date: 8/17/2026	Time: 7:00am
Job Name: Waterstone	Water Management:
Job Address: 137th Ave & Waterstone way Homestead FL	Program A:
	Program B:
Wet Check Report for August	
Scope of Work / Labor & Materials	
	Timer #1 Waterstone Way Irrigation Schedule Pro: Online Zone2,20,23,37,41,44: Straightened pop-ups and rotors for proper water distribution. BV Zone6,8,54: Replaced broken nozzles. BV Zone6,10,14,15,32,38,40,45,47: Replaced clogged nozzles. BV Zone11,19,33: Replaced broken pop-ups. BV Zone17,22,31,50: Replaced rotor stop turning. BV Rest of zones OK
	Timer #2 Waterstone Clubhouse Irrigation Schedule Pro: Online Zone3,4,5,6,11,14,15,20,21: Straightened pop-ups and rotors for proper water distribution. Zone27: Replaced broken bubblers. BV Zone2,10,24: Replaced clogged nozzles. BV Zone7,16,19: Replaced broken pop-ups. BV Rest of Zones - OK
	Timer #3 Waterstone Blvd Irrigation Schedule Pro: Online Zone1,2,4,16: Straightened pop-ups and rotors for proper water distribution. BV Zone2,10,24: Replaced clogged nozzles. BV Zone7,16,19: Replaced broken pop-ups. BV Zone4,10,11: Replaced broken rotor. BV Zone14,15: Replaced rotor stop turning. BV Rest of Zones OK
	
	
	
	
Total Labor & Materials, including Sales Tax THIS IS NOT AN INVOICE	

EXHIBIT C

August Lake Reports

WATERWAY MANAGEMENT REPORT


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

CUSTOMER South Dade Ventures ACCOUNT # 1647 DATE 8/10/20
WEATHER CONDITIONS 80°-87°, sunny, 4-8 mph SE BIOLOGIST Bobby

ALGAE/AQUATIC WEED CONTROL

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

WATERWAY I.D. 11

REMARKS: Treated the lakes for algae and shoreline grasses

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 88 °F. ☐ High ☒ Normal ☐ Low
DISSOLVED OXYGEN 7 ppm. ☐ High ☒ Normal ☐ Low
pH READING 8.1 ☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14
WATER CLARITY 2-4 ☒ Good ☐ Fair ☐ Poor
WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: Normal

WETLAND AREA MAINTENANCE

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

REMARKS: _____

FISH/WILDLIFE OBSERVATIONS

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

REMARKS: _____

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

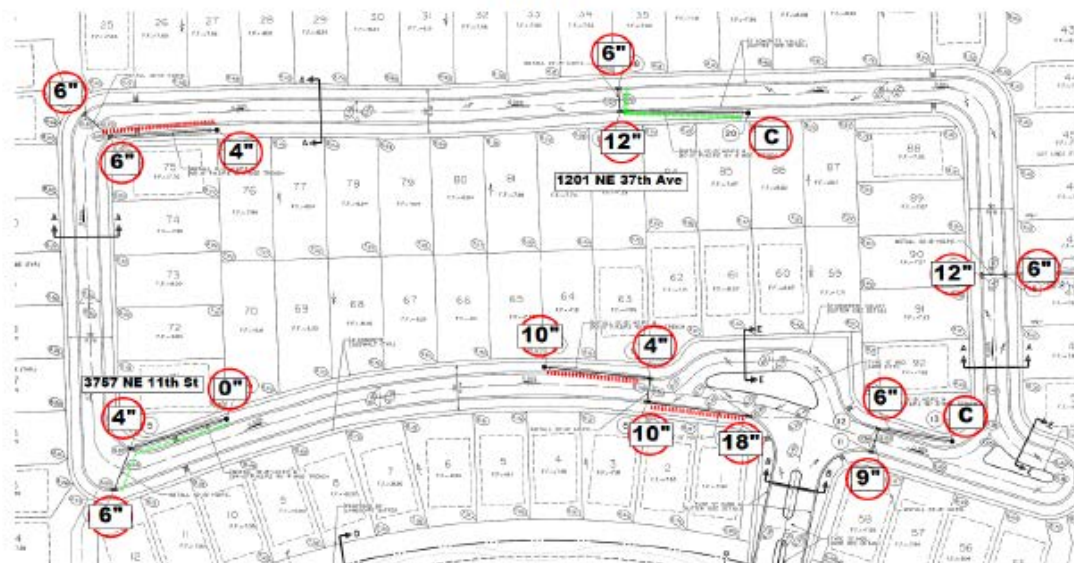
Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

EXHIBIT D

SITE: South Dade Venture CDD
SCOPE: Catch Basin Cleaning and Jetting
SERVICE DATE: September 12 and 14, 2025
LOCATION: Portofino Oaks

Site Map



Project Overview and General Findings

In response to the drainage concern at 3757 NE 11 St, maintenance of the drainage infrastructure was conducted on September 12, 2026 aiming to improve drainage conditions. The system at this location consists of two (2) catch basin structures connected via a 15\" solid HDPE pipe, the western catch basin also connects to 84LF 15\" French Drain located along grass swale between the road and sidewalk and ending at a north manhole structure; the total run of this pipe stretch is around 94LF when adding solid pipeline sections. At the time of the service, the crown of the pipelines were around 6\" underwater which is typical of this system during the rainy season.

The service commenced at the french drain by entering from the manhole side (north), a significant blockage was encountered at approximately 30LF, subsequent and prolonged blockages were encountered all the way through the 70LF mark, these blockages aligned with the location of two large trees at the surface. Multiple tools were used to progressively reduce blockages until the jetline was traversing through the pipe with minimal resistance. However, the root cutter encountered a hard blockage at approximately 70LF from north to south and 20LF from south to north; all other jetting tools traversed the entire length of the pipeline. The details of this obstruction cannot be confirmed without visuals but may be related to root intrusions and/or a pipe offset.

Upon concluding the service at approximately 1 p.m on September 12, a heavy and intense rain event began around 2:30PM and lasted about 35 minutes, dropping at least one inch of rain and causing significant accumulation of water (6\") on the right of way. Water was observed beginning to slowly recede immediately after rainfall subsided, though the exact time at which flooding fully cleared could not be confirmed.

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

In reference to **1201 NE 37 Avenue** location, this infrastructure was serviced on September 14, 2026. The layout and conditions at this location are similar to the previous one, there are two (2) catch basins connected via a 15" solid HDPE pipe, the eastern catch basin structure connects to a 110LF 15" French Drain with a manhole at the north end, this stretch measures 120LF overall accounting for solid pipeline sections; this French Drain was also several inches underwater. Since this location had not been serviced by the time the September 12 rain event occurred, the water accumulation on the right of way was significantly more, although this could be a result of this particular system taking on more water than the others.

The service commenced at the French Drain, entering from the north manhole, blockages were encountered throughout several locations along the stretch of pipeline aligning with locations of two threes and remnants of a third three that is no longer present, however, the root cutter was deemed not required as the other tools were traversing the pipeline without resistance after the initial clearing of blockages.



1201 NE 37 Avenue at 2:54PM



1201 NE 37 Avenue at 2:54PM

OPERATION PHOTOS









PROPOSAL

DATE: 09/17/2026
EXP. DATE: 10/17/2026
PROPOSAL # 6441

DML Security Systems
18495 South Dixie Hwy #264
Cutler Bay, FL 33157
Phone: (786) 899-2256
Email: kevin@dml-security.com

BILL TO:

South Dade Venture - Community Development
District
5385 North Nob Hill Road
Sunrise, FL 33351, United States

SERVICE TO:

Waterstone II / CDD
T-Pike / Lake Easement
1355 Waterstone Way
Homestead, FL 33033, United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
DML -SOLAR KIT	DML Solar Kit: includes standard solar controller with lithium charging support MPPT, standard solar remote management portal, Qty 1 Lithium 100amp battery	1.00	\$1,275.00	Item	\$1,275.00	N
DML-SP-200W	200 WATT 12 VOLT MONOCRYSTALLINE SOLAR PANEL	2.00	\$445.00	Item	\$890.00	N
DML-LITHIUM-100A	12V 100Ah LiFePO4 Lithium Battery, , 100A Smart BMS, Deep Cycle Temperature Protection Battery	2.00	\$395.00	Item	\$790.00	N
DML-NEMA-Enclosure-24	Elec (NEMA) Enclosure ventilation & locking door	3.00	\$425.00	Item	\$1,275.00	N
DML-TMBCM(inseego)	DML Provided & Managed At&T Cellular Business Class Modem: billed monthly, quarterly, or yearly (unlimited data with static IP) billed at \$185 per month	1.00	\$0.00	Item	\$0.00	N
LTS-LXPTZIP4C8WI-X25SDL	8MP, 25x (5 mm–125 mm), PTZ; Color hybrid, X-Deterrence with siren and red & blue flashing lights;Auto-tracking, VCA, MD2.0, FD, Alarm in/out, Audio in/out	1.00	\$1,250.00	Item	\$1,250.00	N
ADI-HX-TR79U8TZ	HD Ds-2ce79u8t-lt3z 8.3 Megapixel 4K Surveillance Camera - Turret Varifocal Ultra Low Light	2.00	\$395.00	Item	\$790.00	N
DML-6x6x15-POLE	6"x6"x10' Aluminum Pole (painted to standard colors of white, black, and brown)	1.00	\$395.00	Item	\$395.00	N



PROPOSAL

DATE: **09/17/2026**
 EXP. DATE: **10/17/2026**
 PROPOSAL # **6441**

DML-MICRO-512	Video Class 10 (3) 512GB Professional SD Card	3.00	\$92.50	Item	\$277.50	N
ADi-HX-WML	BRACKET,WALL MOUNT,LONG,W/JUNC	3.00	\$65.00	Item	\$195.00	N
ADI-HX-PC140	BRACKET, PENDANT CAP, 140MM	2.00	\$37.50	Item	\$75.00	N
ADI- HX-PC155	BRACKET, PENDANT CAP, 155MM	1.00	\$47.50	Item	\$47.50	N
DML-SERVER-SERVICE	IT Service for Server's & Advanced Networking	4.00	\$150.00	Item	\$600.00	N
Materials	Conduit, J-Boxes, Fittings, Connectors, Etc	1.00	\$400.00	Item	\$400.00	N
Trip Charge	Travel: Includes gas, tolls, and parking	4.00	\$35.00	Item	\$140.00	N
Install	Install, Configure, and Program the above	1.00	\$2,250.00	Item	\$2,250.00	N
DML-PMSA-DC	Equipment Discount: Per an active preventative maintenance or service agreement	0.20	\$-7,260.00	Item	\$-1,452.00	N
DML-PMSA-DCL	Labor or Service Discount: Per an active preventative maintenance or service agreement	0.25	\$-2,250.00	Item	\$-562.50	N
DML-PMSA-DCT	Trip Charge Discount: Per an active preventative maintenance or service agreement	2.00	\$-35.00	Item	\$-70.00	N

SUBTOTAL **\$8,565.50**
 TAX RATE*
 TAX **\$0.00**
 OTHER **-**
TOTAL \$8,565.50



PROPOSAL

DATE: 09/17/2026
EXP. DATE: 10/17/2026
PROPOSAL # 6441

MEMO

DML – Waterstone CDD

Turnpike Lake Easement – Solar / Cellular Camera System

Revised: September 2024

Provider: DML Security Systems

Original Proposal Provided: October 2024

PROJECT OVERVIEW

Following a vehicle accident that destroyed the existing **Turnpike Lake Easement ("T-Pike Camera") pole and associated camera equipment**, DML proposes the complete replacement and reconstruction of the remote video surveillance system.

In addition to replacing the damaged equipment, the **power and communications infrastructure previously supporting this location is being discontinued**.

The previous camera system received both **120VAC electrical power and internet/network connectivity from the adjacent host residence**.

DML has been advised that this arrangement is being canceled and will no longer be available to support the remote surveillance equipment.

As a result, the replacement camera system can no longer rely upon the adjacent residence for either electrical power or internet connectivity.

For this reason, the proposed **solar power and cellular communications infrastructure is required for continued operation of the Turnpike Lake Easement camera system**. The new installation will operate as an independent, standalone remote surveillance site utilizing:

- * Dedicated solar generation for electrical power.
- * Lithium battery storage for nighttime and reduced-sunlight operation.
- * AT&T Business-Class cellular service for internet/network communications.
- * Static IP connectivity for remote system access and communications.
- * Dedicated weatherproof enclosures and network/PoE equipment.

This configuration eliminates the system's dependency on the adjacent host residence and provides Waterstone CDD with dedicated power and communications infrastructure for the remote camera location.

VIDEO SURVEILLANCE EQUIPMENT

DML will furnish and install the following video surveillance equipment:

Qty. 1 – 8MP 25x PTZ Camera

- * 8MP resolution.
- * 25x optical zoom.
- * 5 mm–125 mm lens.
- * Color hybrid technology.
- * X-Deterrence functionality.
- * Integrated siren.
- * Red and blue flashing deterrence lights.
- * Auto-tracking.
- * VCA – Video Content Analytics.
- * MD 2.0 – Motion Detection.



PROPOSAL

DATE: 09/17/2026
EXP. DATE: 10/17/2026
PROPOSAL # 6441

- * Face Detection (FD).
- * Alarm input/output.
- * Audio input/output.

****Qty. 2 – DS-2CE79U8T-IT3Z 8.3MP / 4K Surveillance Cameras****

- * 8.3-megapixel / 4K resolution.
- * Turret-style camera.
- * Varifocal lens.
- * Ultra-low-light capability.

****Qty. 3 – 512GB Professional Video-Class SD Cards****

Each applicable camera will be provided with dedicated professional video-class onboard storage for applicable local recording and event retention.

NETWORK / PoE EQUIPMENT

DML will provide and install the applicable ****PoE (Power over Ethernet)** and network equipment** necessary to support communications between the cameras, cellular modem, and associated system components.

Applicable network equipment will be installed within the weather-protected equipment enclosures.

SOLAR POWER SYSTEM

The previous surveillance equipment at this location was powered by ****120VAC electrical service supplied through the adjacent host residence****.

Because that electrical service is being discontinued, conventional power will no longer be available for the camera system. The proposed solar equipment is therefore required to provide an independent power source for the remote installation.

DML will furnish and install:

****Qty. 2 – 400-Watt Solar Panels****

The solar array will provide the primary charging source for the remote surveillance equipment.

****Qty. 2 – 200Ah Lithium Batteries****

The lithium battery bank will provide stored energy for continued system operation during nighttime hours and periods of reduced sunlight.

The solar generation and battery storage system will support the applicable cameras, cellular communications, and associated network equipment installed at the remote location.

WEATHERPROOF EQUIPMENT ENCLOSURES

****Qty. 3 – NEMA-Rated Electrical Enclosures****

DML will provide weather-resistant equipment enclosures incorporating:

- * Ventilation.



PROPOSAL

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- * Locking doors.
- * Weather protection.
- * Secure housing for applicable electrical, communications, battery, and network components.

The enclosures will be configured as required for the applicable equipment installed at the remote site.

REPLACEMENT POLE / MOUNTING INFRASTRUCTURE

DML will supply and install a new pole to replace the pole destroyed during the vehicle accident.

The replacement pole will provide the mounting infrastructure necessary for the applicable:

- * Video surveillance cameras.
- * Solar equipment.
- * Associated mounting hardware.
- * Applicable communications and electrical equipment.

Camera and solar equipment will be positioned and adjusted based upon the applicable site conditions and surveillance requirements.

AT&T BUSINESS-CLASS CELLULAR CONNECTIVITY

The previous camera system utilized **internet/network connectivity supplied through the adjacent host residence**. DML has been advised that this service arrangement is also being discontinued.

Accordingly, the replacement system requires its own independent internet/network connection.

DML will provide and manage an **AT&T Business-Class cellular modem** to provide communications between the remote surveillance equipment and the applicable Waterstone/DML monitoring infrastructure.

The cellular service includes:

- * AT&T Business-Class cellular connectivity.
- * Unlimited applicable data service.
- * Static IP address.
- * Remote system connectivity.
- * Remote camera access and monitoring capability.

The cellular connection is a required component of the proposed standalone system because the previously available internet connection through the adjacent residence will no longer be available.

CELLULAR SERVICE

AT&T Business-Class Cellular Service: \$185.00 per month

Billing may be arranged:

- * Monthly.
- * Quarterly.
- * Annually.

Cellular service is an ongoing recurring service and is separate from the



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initial equipment and installation costs unless otherwise specifically stated.

PROGRAMMING / SYSTEM CONFIGURATION

DML will perform the applicable programming and configuration required to commission the new system, including:

- * Camera programming.
- * Network configuration.
- * Cellular modem configuration.
- * Static IP configuration.
- * Remote communications setup.
- * PTZ configuration.
- * Applicable camera analytics.
- * Recording/storage configuration.
- * Applicable alarm/event parameters.
- * Integration with the existing DML/Waterstone surveillance infrastructure where applicable.

TESTING & COMMISSIONING

Following installation, DML will perform system testing and commissioning, including:

- * Camera operation.
- * Camera positioning and field-of-view verification.
- * PTZ functionality.
- * Applicable analytics and detection functions.
- * Local SD-card recording.
- * Solar panel operation.
- * Battery charging and storage operation.
- * Network/PoE operation.
- * Cellular communications.
- * Static IP connectivity.
- * Remote camera access.
- * Overall system communications and operation.

DML will make applicable final adjustments based upon actual field conditions and place the system into service following successful testing.

DOCUMENTATION / MANAGEMENT ORIENTATION

Upon completion, DML will provide applicable system information and basic management orientation for ongoing operation and access to the new remote surveillance system.

PMSA / ACTIVE SERVICE AGREEMENT DISCOUNTS

As an existing DML service customer, applicable discounts are being provided in accordance with the property's active Preventive Maintenance / Service Agreement.

Equipment Discount: -\$1,452.00**

Labor / Service Discount: -\$562.50**

Trip Charge Discount: -\$70.00**

Total Service Agreement Discounts: -\$2,084.50



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These discounts are being extended based upon Waterstone CDD maintaining an applicable active DML Preventive Maintenance / Service Agreement.

PROJECT SCOPE SUMMARY

- * Complete replacement of the vehicle-damaged remote camera system.
- * **Existing 120VAC power from adjacent host residence – Being Discontinued.**
- * **Existing internet/network service from adjacent host residence – Being Discontinued.**
- * **New standalone solar power infrastructure – Required.**
- * **New standalone cellular communications infrastructure – Required.**
- * New replacement pole and mounting infrastructure.
- * Qty. 1 – 8MP / 25x PTZ surveillance camera.
- * Qty. 2 – 8.3MP / 4K varifocal surveillance cameras.
- * Qty. 3 – 512GB professional video-class SD cards.
- * Applicable PoE/network equipment.
- * Qty. 2 – 400W solar panels.
- * Qty. 2 – 200Ah lithium batteries.
- * Qty. 3 – NEMA-rated equipment enclosures.
- * AT&T Business-Class cellular modem.
- * Unlimited applicable cellular data service.
- * Static IP connectivity.
- * Programming and system configuration.
- * Remote communications setup.
- * Installation and commissioning.
- * Testing and final adjustments.
- * Integration with applicable existing Waterstone surveillance infrastructure.
- * Applicable documentation and management orientation.
- * **Total PMSA / Service Agreement Discounts: \$2,084.50**

The proposed solar and cellular infrastructure is not simply an optional enhancement to the previous system. It is required because the **120VAC electrical power and internet connectivity previously provided by the adjacent host residence are being discontinued**, requiring the Turnpike Lake Easement surveillance location to operate independently.



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TERMS & CONDITIONS

TERMS OF PAYMENT:

Deposits are refundable with a 20% restocking fee for any equipment, parts, or material purchased.

Payment Schedule:

50% deposit of total price is due upon signing contract.

25% of total price is due upon arriving to install and before installation.

25% of total price is due when installation is complete.

For installations where DML Security Systems has obtained a permit, customer may request to hold a 10% retainer until the final inspection is complete and closed.

Final payment is due upon DML Security Systems completing installation.

A minimum charge of \$25.00 or 3% per month (whichever is greater) will be applied to accounts not paid within 30 days after the completion of any invoiced work. All materials shall remain the property of DML Security Systems until all related invoices are paid in full. The customer agrees to pay all applicable interest and any costs incurred in the collection of this debt. Non-payment may result in a lien being placed on the customer's property.

CONTRACT ACCEPTANCE: Customer may review these items with a representative from DML Security Systems prior to accepting this contract. By the customer making the first payment, the customer agrees to accept this contract and the aforementioned contract items and terms stated above. Please review the terms and conditions noted on this contract.

This proposal is valid for 30 days from the date sent by DML Security Systems. Thank you for your business!

By making first payment of this contract, the customer agrees to the services and conditions outlined in this contract. Please sign the contract.

Printed Name /Title: _____

Signature: _____

Date: _____

WARRANTY:

Parts and Materials: 1 year warranty including any manufacturer's own coverage which may exceed the 1 year

Labor and Support Warranty is 90 days. All service calls, either onsite or remote after this period will be billed at our service rate unless a support package/service agreement is in place. On site service calls are subject to trip charges and a 2-hour minimum call.

Conditions Not Covered by Warranty: Damage resulting from accidents, acts of God, alteration, misuse, tampering or abuse

"Specializing in yesterday, today and tomorrow's technology"



South- Dade Venture CDD

CLUBHOUSE REPORT



September 24, 2026

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

Report overview

- Bright & Blue rate increase effective January 1, 2027. + \$143 monthly ([page 10](#))
- Golf cart estimates acquired. ([pages 11 – 21](#))
- Annual fire extinguisher and flood light inspection completed by Pye Barker.
- 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 eliminate black algae.
- Complimentary Epasses being provided to new homeowners and residents who have never acquired one.

Action items

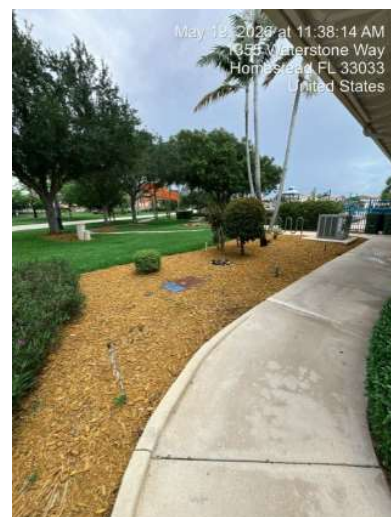
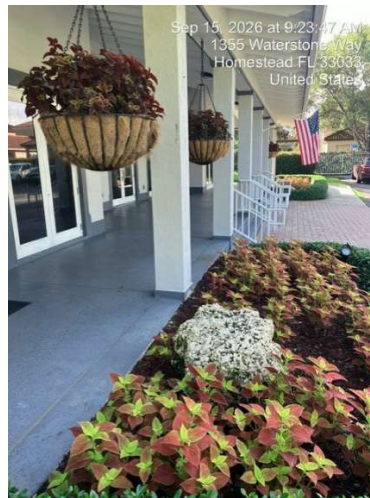
- No actions needed.

Monthly report snapshot

Key metrics

- Gym guests: 431
- Pool guests: 210
- Amenity access: 27
- Epass: 22

Landscaping Maintenance and Repairs



- Landscaping maintained by Brightview.
- Brightview newly planted plants growing around the clubhouse grounds.
- Brightview and Mayra discussing options to beautify area outside gym room pictured.

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

Gym Maintenance and Repair



- Gym equipment maintained by The Fitness Solution.
- Additional workout bench added.
- Damaged AC grill replaced by Ortiz construction.

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

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

Pool Maintenance and Repairs



- **Pool maintained by Bright and Blue.**
- **Remaining leaks require periodic shock treatment to maintain pool to standards.**
- **2 lake side palm tree accent lights replaced by Ortiz construction.**
- **GMS acquiring financing options for pool project.**
- **Alvarez Engineering working on additional bids for tabled pool replumbing project to be discussed at a later date.**

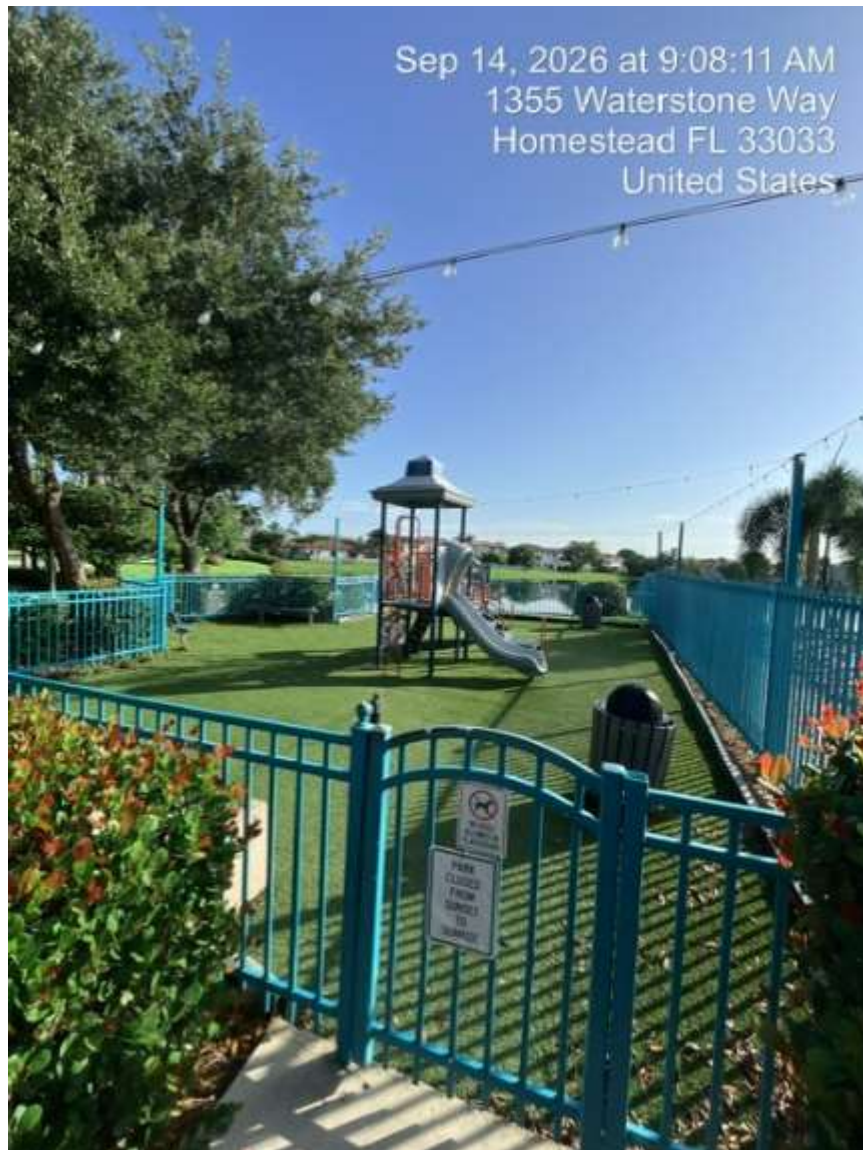
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

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



- Clubhouse being monitored daily for evidence of wood droppings.
- Pending Ortiz construction changing two exterior doors to manual entry.
- Pending estimate for annual painting of front and back porch floors.
- Clubhouse inspected and otherwise is in satisfactory condition.

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5385 N. Nob Hill Road Sunrise, FL 33351

Miscellaneous

- Golf cart batteries x8 were replaced by Coconut carts and parts.



2027 Annual Pool Service Rate Adjustment (Waterstone) [Summarize this email](#)

FLBBP Kim <Kim@FLBrightBluePools.com>
To: Ben Quesada; Mayra Padilla; Brian Correa
Fri 9/11/2026 12:03 PM

You replied on Tue 9/15/2026 11:55 AM [View conversation](#)

Good Afternoon,

I hope this message finds you well. We truly value the opportunity to continue providing our services and maintaining a strong working relationship with you.

As part of our annual review and **per our service agreement**, please note that effective **January 1, 2027**, there will be a **10% adjustment** to our service rates. This increase will be applied automatically. Your new monthly amount will be **\$1573**.

This adjustment reflects rising operational costs while ensuring we can continue delivering the high-quality service and support you expect.

For your reference, please see your service agreement attached. Kindly **sign and return a copy** for our records.

We appreciate your understanding and continued trust in us.

Best,
Kimberly C. Gelin



"It's In Our Name It's What We Do"
Office Hours:
Ph: 305.858.4700
Email: Kim@flbrightbluepools.com

Finish your payment to Florida's Bright & Blue Pools [Summarize this email](#)

Florida's Bright & Blue Pools
To: Ben Quesada; Mayra Padilla; Brian Correa
Cc: offic@flbb.com
Invoice_022655_from_Florida's...
11/11



Your invoice is ready!
BALANCE DUE
\$1,430.00

[View and pay](#)



Have A Bright & Blue Day!

Dear WATERSTONE II / SOUTH-DADE VENTURES,

Your payment for invoice 022655 isn't finished yet. View your invoice to see your payment options.

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



GolfCartMax Key Largo
99850 Overseas Hwy
Key Largo, FL, 33037
7865308273
Tommy De Arcos
tommy@truckmaxfl.com
(305) 929-3611

Quote

Billing Info	Client Info	Deal #:9503
South Dade Venture Community Development District Brian Correa 5385 North Nob Hill Road Sunrise, FL, 33351 786-650-2011 bcorrea@gmssf.com	South Dade Venture Community Development District Brian Correa 5385 North Nob Hill Road Sunrise, FL, 33351 786-650-2011 bcorrea@gmssf.com	Date: 09/10/2026 Stock # GH261041H Delivery Date

Vehicle Information				
New/Used	Year	Make	Model	GVWR
New	2026	Sierra	White AX3	1334
VIN		Mileage		
7XZSSD1D0TT000274				
Trim				
6 Passenger 125ah Lithium None Lifted				
Vehicle Retail:				\$16,192.00
Vehicle Discount:				(\$1,897.00)
Vehicle Price:				\$14,295.00
Battery Fee:				\$1.50
Dealer Fee:				\$199.00
Tire Fee:				\$4.00
Standardized Factory Freight:				\$575.00
Total Cash Delivered Price:				\$15,074.50
Down Payment:				(\$0.00)
Amount Due Upon Delivery:				(\$15,074.50)
Amount Financed:				\$0.00

_____ PURCHASER'S SIGNATURE	_____ DATE	_____ SALES CONSULTANT'S SIGNATURE	_____ DATE
_____ CO-PURCHASER'S SIGNATURE	_____ DATE	_____ MANAGER'S SIGNATURE	_____ DATE

Policy Disclaimer

Due to volatility in commodities, factory incentives, and market changes the prices shown above may vary from month to month and are subject to change. Customer should request to be re-quoted at least 30 days before delivery on special ordered units to attain the most accurate numbers. Deposits are fully refundable unless otherwise stated.

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



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



GolfCartMax Key Largo
99850 Overseas Hwy
Key Largo, FL 33037
7865308273
Tommy De Arcos
tommy@truckmaxfl.com
(305) 929-3611

Quote

Billing Info	Client Info	Deal #:9505
South Dade Venture Community Development District Brian Correa 5385 North Nob Hill Road Sunrise, FL, 33351 786-650-2011 bcorrea@gmssf.com	South Dade Venture Community Development District Brian Correa 5385 North Nob Hill Road Sunrise, FL, 33351 786-650-2011 bcorrea@gmssf.com	Date: 09/10/2026 Stock # GH261052H Delivery Date

Vehicle Information				
New/Used	Year	Make	Model	GVWR
New	2026	Sierra	Maritime Blue AX6	
VIN	7XZSSD1D5TT000285	Mileage	0	
Trim				
Vehicle Retail:				\$16,992.00
Vehicle Discount:				(\$1,998.00)
Vehicle Price:				\$14,994.00
Battery Fee:				\$1.50
Dealer Fee:				\$199.00
Tire Fee:				\$4.00
Standardized Factory Freight:				\$575.00
Total Cash Delivered Price:				\$15,773.50
Down Payment:				(\$0.00)
Amount Due Upon Delivery:				(\$15,773.50)
Amount Financed:				\$0.00

PURCHASER'S SIGNATURE DATE SALES CONSULTANT'S SIGNATURE DATE

CO-PURCHASER'S SIGNATURE DATE MANAGER'S SIGNATURE DATE

Policy Disclaimer

Due to volatility in commodities, factory incentives, and market changes the prices shown above may vary from month to month and are subject to change. Customer should request to be re-quoted at least 30 days before delivery on special ordered units to attain the most accurate numbers. Deposits are fully refundable unless otherwise stated.

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



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



Cutler Bay Carts

19151 SW 108th Ave,
 Unit 23
 Miami, FL 33157

Estimate

Date	Estimate #
9/10/2026	66075

Name / Address
Brian Correa

Description	Qty	Rate	Total
NEW LIFTED CLUB CAR ONWARD 6 PASSENGER LITHIUM ION STANDARD: METALLIC WHITE OR GRAY BODY COLOR, PREMIUM BLACK SEATS. ALL ALUMINUM RUST PROOF CHASSIS, 375 AMP CONTROLLER, HIGH PERFORMANCE ELECTRIC AC DRIVE POWERED BY LITHIUM ION BATTERY, HEADLIGHTS, TAILLIGHTS, BRAKE LIGHTS, HORN, BATTERY CAPACITY INDICATOR, USB CHARGING PORTS, STANDARD, FLIP REAR SEAT, SILVER AND BLACK CLUB CAR NAME PLATE, PREMIUM COMFORT GRIP STEERING WHEEL, HEAVY DUTY SUSPENSION, UNDERSEAT CENTER ROW STORAGE TRAY, FENDER FLARES, BRUSH GUARD, EXTENDED CANOPY, DUAL WIRELESS PHONE CHARGER, DIGITAL DISPLAY SCREEN, LOCKABLE GLOVE BOX	1	19,699.00	19,699.00T
Side Mirrors	1	105.00	105.00T
6 Passenger seat belt kit	1	331.56	331.56T
Slow moving triangle	1	27.40	27.40T
Dealer Set-up Fee	1	450.00	450.00T
Club Car inbound freight	1	550.00	550.00T
State of Florida Battery Fee	1	1.50	1.50T
State of Florida Tire Fee	4	1.00	4.00T
			21,168.46
Surtax on first 5,000.00 Sales in Miami Dade County		50.00	50.00
<i>We look forward to working with you.</i>		Subtotal	\$21,218.46
		Sales Tax (0.0%)	\$0.00
		Total	\$21,218.46

Phone #	E-mail	Web Site
305-310-1795	tim@cutlerbaycarts.com	cutlerbaycarts.com

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



Cutler Bay Carts

19151 SW 108th Ave,
 Unit 23
 Miami, FL 33157

Estimate

Date	Estimate #
9/10/2026	66074

Name / Address
Brian Correa

Description	Qty	Rate	Total
NEW 2027 STANDARD LIFTED CLUB CAR ONWARD 6 PASSENGER ELECTRIC: METALLIC WHITE OR GRAY BODY COLOR. PREMIUM SEATS, ALL ALUMINUM RUST PROOF CHASSIS, EXCEL 48V DRIVE SYSTEM, HEAVY DUTY BATTERIES, HEADLIGHTS, TAILLIGHTS, BRAKE LIGHTS, HORN, BATTERY CAPACITY INDICATOR, DC-DC CONVERTER, USB CHARGING PORTS, FLIP REAR SEAT, SILVER CLUB CAR NAME PLATE, PREMIUM COMFORT GRIP STEERING WHEEL, MIDDLE ROW CUP HOLDERS, UNDER SEAT STORAGE TRAY, SINGLE POINT WATERING SYSTEM, DUAL WIRELESS CHARGER, COLOR CAN GAUGE WITH SPEED AND STATE OF CHARGE	1	16,199.00	16,199.00T
Side Mirrors	1	105.00	105.00T
6 Passenger seat belt kit	1	331.56	331.56T
Slow moving triangle	1	27.40	27.40T
Dealer Set-up Fee	1	450.00	450.00T
Club Car inbound freight	1	550.00	550.00T
State of Florida Battery Fee	1	1.50	1.50T
State of Florida Tire Fee	4	1.00	4.00T
			17,668.46
Surtax on first 5,000.00 Sales in Miami Dade County		50.00	50.00
<i>We look forward to working with you.</i>		Subtotal	\$17,718.46
		Sales Tax (0.0%)	\$0.00
		Total	\$17,718.46

Phone #	E-mail	Web Site
305-310-1795	tim@cutlerbaycarts.com	cutlerbaycarts.com

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



Cutler Bay Carts

19151 SW 108th Ave,
 Unit 23
 Miami, FL 33157

Estimate

Date	Estimate #
9/10/2026	66073

Name / Address
Brian Correa

Description	Qty	Rate	Total
NEW LIFTED CLUB CAR ONWARD 6 PASSENGER GAS, STANDARD MODEL: METALLIC GLACIER WHITE OR MIDNIGHT SILVER BODY COLOR. PREMIUM BLACK SEATS, ALL ALUMINUM RUST PROOF CHASSIS, 13HP KOHLER ENGINE HEADLIGHTS, TAILLIGHTS, BRAKE LIGHTS, HORN, USB CHARGING PORTS, FLIP REAR SEAT, SILVER CLUB CAR NAME PLATE, STANDARD STEERING WHEEL, EXTENDED BLACK CANOPY TOP, MIDDLE ROW CUP HOLDERS, LOCKABLE GLOVE BOX 14" MERCURY WHEELS, CLEAR WINDSHIELD.		16,199.00	16,199.00T
Side Mirrors	1	105.00	105.00T
6 Passenger seat belt kit	1	331.56	331.56T
Slow moving triangle	1	27.40	27.40T
Dealer Set-up Fee	1	450.00	450.00T
Club Car inbound freight	1	550.00	550.00T
State of Florida Battery Fee	1	1.50	1.50T
State of Florida Tire Fee	4	1.00	4.00T
			17,668.46
Surtax on first 5,000.00 Sales in Miami Dade County		50.00	50.00
<i>We look forward to working with you.</i>		Subtotal	\$17,718.46
		Sales Tax (0.0%)	\$0.00
		Total	\$17,718.46

Phone #	E-mail	Web Site
305-310-1795	tim@cutlerbaycarts.com	cutlerbaycarts.com

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



	STANDARD	STANDARD
Body Color	Glacier White	Midnight Silver
Powertrain	Gas, FLA, Lithium	Gas, FLA, Lithium
Seat Color	Premium Black	Premium Black
Lifted Wheels & Tires	14" Mercury/Dover	14" Mercury/Morpheus
Non-Lifted Wheels & Tires	10" Mercury/Loadstar	10" Mercury/Loadstar
Windshield	Premium Clear Fold-Down Windshield	Premium Clear Fold-Down Windshield
Upper Dash	Glove Box - All Powertrains, 7" Screen - Lithium Only	Glove Box - All Powertrains, 7" Screen - Lithium Only
Lower Dash	Dual Wireless Chargers (Lithium Cars Only)	Dual Wireless Chargers (Lithium Cars Only)
Side Pockets	Glove Box	Glove Box

☰ | **Polaris XPEDITION XP 5 NorthStar Matte Super Graphite**

Off Road Models Trim Color Accessories



BUILD DETAILS ³

As Configured ⓘ	⊞	Per Month
\$47,028.97		\$690.96

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

GEM Build Summary



Vehicle Models: e6
Steering: Standard Steering
Heating & Air Conditioning: HVAC
Seats: Black Performance Seats
Stereo: None
Sun Visor: None
Color: White Gloss
Wheels: Standard Street Tires
Door Type: Full Doors
Roof Type: Panoramic Roof
Roof Options: None
Windshield: Windshield Washer with Front and Rear Defrost
Bumper: Rugged Front & Rear Bumper Set
Battery & Chargers: 8 kWh Lithium-Ion Pack with 4 Hour Fast Charger
Carriers: None

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

Good Afternoon Brian,

Thank you for your interest in GEM! I saw that you recently visited our website GEMCar.com and leveraged the online configurator to build the attached e6 HVAC model.

GEM, an electric street-legal vehicle with a top speed of 25mph, is federally classified as a low-speed vehicle and has been an established leader in the LSV space for 25 years. Its low speeds and standard safety features promote a safer environment for vehicles and pedestrians to coexist. GEMs are highly customizable with many options/configurations to meet your specific needs.

I saw your note requesting an estimate for South-Dade Venture CDD. Below is the MSRP + freight estimate:

Item	MSRP
Base vehicle	\$39,130
Bumper: Rugged Front & Rear Bumper Set	\$1,007
Charging: 2.2 kW Fast Charger	\$711
Options subtotal	\$1,718
Freight (CONUS flat-rate)	\$1,947
TOTAL ESTIMATE	\$42,795

Please note, the above pricing doesn't include dealer fees, local delivery, or applicable taxes. Does this fit within the budget they had in mind? Are they working within a specific purchasing timeline or need the vehicle on site by a certain date? For reference, I've attached some additional information on the e6 model.

Thanks!

Alexandria Kelly | Inside Sales Manager

Waev Inc. | 2114 W Ball Road | Anaheim, CA 92804

M: 978.407.2948

Alexandria.Kelly@waevinc.com | [Waev LinkedIn](#)

waev

TAYLOR-DUNN GEM FUSION TIGER

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

Tabled estimates

- Hedges and turf flooring to improve corner next to pool pump. ([Brightview](#))
- Rubber flooring, multi-station replacement, functional trainer. ([The Fitness Solution](#))
- Repainting metal fence surrounding clubhouse. ([Ortiz construction](#))
- Termite tenting. ([All Florida Pest Control](#), [VPEST](#), [Orkin](#), [Terminex](#), [Al-Flex Exterminators](#), [Trinity Pest Control](#))

***Tabled estimates are available upon request but may no longer be valid due to market fluctuations and changes in supplier pricing since acquisition.**

Daily logins

(76)

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

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Rosa Mielles	7/31/26	5:20	Amenity Access	NO	Facial Recognition
Socor Cuevas	7/31/26	2:01	Amenity Access	NO	Facial Recognition
B&B	8/4/26	12:37	SERVICE	NO	SERVICE VISIT
Randy Alvarez	8/4/26	1:20	EPASS	NO	Replaced Damaged Epass
Hortencia Colon	8/4/26	4:31	EPASS	NO	Replaced Damaged Epass
DISCOUNT LIGHTING	8/5/26	11:12a	DELIVERY	NO	DELIVERED ORDERED SUPPLIES
NML	8/5/26	11:35	TECH SUPPORT	NO	RESETTING / TROUBLESHOOTING INTERNET & PULLING SECURITY DATABASE
Lena Ross	8/7/26	2pm	Amenity Access	NO	Facial Recognition
Leopoldo Ramirez	8/10/26	1pm	EPASS	NO	Replaced Damaged Epass
Cintas	8/6/26	1:40	Service	YES	Service
Belinda Osorio	8/10/26	2:49	Amenity Access	NO	Amenity Access
Cecilia Duany	8/10/26	3pm	Amenity Access	NO	Amenity Access
VICTOR VALLANDES	8/10/26	3:50pm	N/A	NO	N/A
B&B	8/11/26	1:18p	SERVICE	NO	SERVICE VISIT.
Zachary Graves	8/11/26	2:06	Amenity Access	NO	Facial Recognition
Megan Scrimgeour	8/12/26	2pm	Amenity Access	NO	Amenity Access
Karen Castillo	8/12/26	2:13	Amenity Access	NO	Amenity Access

(99)

WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>2</u> AMENITY ACCESS <u>12</u>					

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Daniel Prince	8/13/26	4:14	Amenity Access	NO	Facial Recognition
MIRIAM ARCE	8/14/26	11:40	Amenity Access	NO	AMENITY ACCESS
Yliani Gomez	8/14/26	1:14	Amenity Access	NO	Facial Recognition
Louis Miguel Sola	8/14/26	2:19	Amenity Access	NO	Facial Recognition
Peter Singh	8/14/26	3:46	Amenity Access	NO	Facial Recognition
VAn Singh	8/14/26	3:47	Amenity Access	NO	Facial Recognition
Ricardo Parg	8/14/26	3:56	EPASS	NO	Replaced Damaged EPASS
THE FITNESS SOLUTION	8/17/26	10:35	SERVICE	NO	SERVICE VISIT
CITAS	8/17/26	12:55	SERVICE	NO	SERVICE VISIT
Natali Hernandez	8/17/26	12:51	Amenity Access	NO	Facial Recognition
Nguyet May	8/17/26	2:26	Amenity Access	NO	Amenity Access
STANIS MOSALKA	8/18/26	4:39	Amenity Access	NO	Facial Recognition
CURTIS COOPER	8/19/26	11:47	Amenity Access	NO	AMENITY ACCESS
ALL FL POST CONTROL	8/19/26	1:10	SERVICE	NO	SERVICE VISIT
FL B&B	8/20/26	1:31	SERVICE	NO	SERVICE VISIT
Megan Eileen	8/21/26	4:10	Facial Recognition	NO	Amenity Access
Daphne Estevan	8/24/26	1:20	Amenity Access	NO	Facial Recognition
Steve Rangel	8/24/26	3:50	Amenity Access	NO	Facial Recognition
Nirka Perez	8/24/26	12:40	EPASS	NO	purchase EPASS / money order

Page 1 of 1

(78)

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS <u>6</u> AMENITY ACCESS <u>3</u>	

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
B&B	8/25/26	1:48	SERVICE	NO	SERVICE VISIT.
^{COCONUT} FRANK CARTS ^{PARKS}	8/26/26	12:26	SERVICE	NO	SERVICE VISIT
HOMESTEAD INSPECTOR	8/27/26	10:25	N/A	NO	ASKED FOR PLANS.
Luis de la Vileja	8/27/26	12:41	AMENITY	NO	AMENITY ACCESS
ANGEL MAREN	8/27/26	1:00	SERVICE	NO	SERVICE VISIT.
B&B	8/27/26	1:30	SERVICE	NO	SERVICE VISIT.
CATHERINE RODRIGUEZ	8/28/26	10:00	AMENITY	NO	AMENITY ACCESS
^{DISCOUNT} CARLOS LIGHTING & SW	8/28/26	10:07	DROP OFF	NO	DROPPED OFF SUPPLIES
Hernan Velaz	8/29/26	1:50	EPASS	NO	Replaced Damaged EPASS
Gustavo Hernandez	8/29/26	3:36	EPASS	NO	Replaced Damaged EPASS
Vander Culem	8/30/26	5pm	EPASS	NO	purchase EPASS / replace
Christian Castro	8/31/26	1:20	EPASS	NO	purchase EPASS / money order
ANTHONY	8/31/26	2:00	N/A	NO	N/A
Luis de la Vileja	8/31/26	4pm	AMENITY ACCESS	NO	AMENITY ACCESS / FENCE
Francis Gomez	9/1/26	1pm	EPASS	NO	purchase EPASS / money order
B&B	9/1/26	1:33	SERVICE	NO	SERVICE VISIT.
VICTOR VALCABARES	9/2/26	11:31	N/A	NO	N/A
Carlos Sanchez	9/5/26	1:30	EPASS	NO	purchase EPASS / money order

(79)

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	<u>10</u> AMENITY ACCESS <u>4</u>

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Diana Solis	9/8/26	2:49	EPASS	NO	PURCHASE EPASS / PAYPAI
RAFAEL CASTELLANOS	9/8/26	9:35	EPASS	NO	REPLACED EPASS
B&B	9/8/26	2:52	SERVICE	NO	SERVICE VISIT
MELISSA SANCHEZ	9/8/26		EPASS	NO	REPLACED EPASS
TON BRUCE	9/8/26		EPASS	NO	PURCHASE EPASS / PAYPAI
NIURKA GONZALEZ	9/9/26		EPASS	NO	REPLACED EPASS
DJ BAKER	9/9/26		SERVICE	NO	SERVICE VISIT
Linda Barker	9/10/26	1:33	EPASS	NO	REPLACED Damaged EPASS
Kerry Linton	9/10/26	3:11	Amenity Access	NO	facial Recognition
B&B	9/10/26	3:00	SERVICE	NO	SERVICE VISIT
The Fitness Solution	9/11/26	11:30	SERVICE	NO	SERVICE VISIT
Kenny Smith	9/11/26	2:00	EPASS	NO	PURCHASE EPASS / PAYPAI
Rocio Santiago	9/11/26	3:08	Amenity Access	NO	facial Recognition
Rene Laryaro	9/11/26	4:22	Amenity Access	NO	facial Recognition
Ramon Lopez	9/14/26	1:09	EPASS	NO	PURCHASE EPASS / PAYPAI
Sean Baptista	9/14/26	1:56	EPASS	NO	PURCHASE EPASS / PAYPAI
Carlos Burgos	9/14/26	4:12	EPASS	NO	PURCHASE EPASS / money order
JOSE ORTIZ	9/15/26	9:31	Amenity Access	NO	RETAKE PHOTO (HAVING ISSUES w/ ACCESS)
B&B	9/15/26	12:26	SERVICE	NO	SERVICE VISIT

Page 1 of 1

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of significant projects such as the Lake Restoration efforts and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Ben Quesada
District Manager
GMS-SF

SOUTH-DADE VENTURE COMMUNITY
DEVELOPMENT DISTRICT
2025-2026 REPORT – PERFORMANCE MEASURES
AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Ben Quesada
District Manager
GMS-SF

South-Dade Venture Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meeting Dates:

October 23, 2025

November 20, 2025 (Exception)

December 18, 2025 (Exception) - CANCELED

January 22, 2026

February 26, 2026

March 26, 2026 – CANCELED

April 23, 2026

Town Hall April 23, 2026 at 6:00 p.m.

May 28, 2026

June 25, 2026

July 23, 2026

Special Meeting August 6, 2026 at 1:00 p.m.

August 20, 2026

September 24, 2026

Result: Standard achieved (11).

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Ben Quesada
District Manager
GMS-SF

Result: Standard achieved. – Field Reports were distributed monthly and included on every meeting agenda.

Goal 2.2: District Engineer Inspections

The District Engineer completed the annual infrastructure inspection and submitted a formal report. Not required by Bond Indenture.

Result: Standard achieved. – GIS Satellite mapping of District Infrastructure, Guardhouse Automation, and Club Capital Improvement Reports completed.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2027 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved. – Fiscal Year 2027 Budget was adopted on August 20, 2026.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved. – FY 2025 Audit accepted on April 23, 2026.

4. Five Year Stormwater Maintenance Plan Update

Annual Cleaning Completed:

Annual inspection and stormwater system was recently completed. Full report pending.

Overall Determination

The South-Dade Venture Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: _____

Date: _____

Print Name: _____

South-Dade Venture Community Development District

District Manager: _____

Date: _____

Print Name: _____

South-Dade Venture Community Development District

Ben Quesada
District Manager
GMS-SF



Memorandum

To: South-Dade Venture Board of Supervisors

From: District Management

Date: September 11, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

South-Dade Venture Community Development District

Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

South-Dade Venture Community Development District

District Manager: _____

Date: _____

Print Name: _____

South-Dade Venture Community Development District

South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
Checks		
8/19/26	21386-21396	\$24,165.55
8/26/26	21397-21404	75,752.33
9/2/26	21405-21414	57,237.85
9/9/26	21415-21418	11,777.42
9/16/26	21419-21428	111,888.16
TOTAL		\$280,821.31

Date	Check Numbers	Amount
ACH		
8/19/26	800175	\$3,951.15
8/26/26	800176-800177	4,224.95
9/2/26	800178	3,951.15
9/9/26	800179-800181	3,942.90
8/31/26	800182	461.70 Auto pay
9/16/26	800183-800191	2,116.12 Auto pay
9/16/26	800192	4,473.00
TOTAL		\$23,120.97

AP300R
*** CHECK NOS. 021386-021428

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

RUN 9/17/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/19/26	00230	8/15/26 173767	202609 320-57200-34501	MONITORING 09/01-11/30/26	*	363.87	
				ALARM AND ELECTRONICS SYSTEMS LLC			363.87 021386
8/19/26	00049	8/10/26 9283	202606 310-51300-31100	SVCS 06/26	*	630.00	
		8/10/26 9393	202607 310-51300-31100	SVCS 07/26	*	2,317.50	
				ALVAREZ ENGINEERS, INC.			2,947.50 021387
8/19/26	00406	7/28/26 9880341	202607 320-53800-46205	ARTIFICIAL TURF 07/26	*	1,568.31	
		7/31/26 9885878	202607 320-53800-46000	L TRACK CLEANING 07/26	*	858.48	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			2,426.79 021388
8/19/26	00539	8/04/26 222713	202608 320-57200-46000	BATTERY WARRENTY 08/26	*	960.00	
				COCONUT CARTS AND PARTS			960.00 021389
8/19/26	00366	8/09/26 0854352-	202608 320-53800-41005	SVCS 08/26	*	140.76	
				COMCAST			140.76 021390
8/19/26	00007	8/11/26 94174674	202608 310-51300-42000	DELIVERY THRU 08/06/26	*	45.78	
				FEDEX			45.78 021391
8/19/26	00361	8/17/26 73518	202608 320-57200-46100	MAINT 08/26	*	230.00	
				THE FITNESS SOLUTION			230.00 021392
8/19/26	00384	8/01/26 0222582	202608 320-57200-45300	POOL SVCS 08/26	*	1,430.00	
				FLORIDA'S BRIGHT & BLUE POOLS, INC			1,430.00 021393
8/19/26	00023	8/14/26 0826	202608 320-53800-43000	SVCS 08/26	*	119.18	
		8/14/26 0826	202608 320-53800-43100	SVCS 08/26	*	32.65	
		8/14/26 0826	202608 320-53800-43200	SVCS 08/26	*	2,827.26	
		8/14/26 0826	202608 320-53800-43400	SVCS 08/26	*	230.36	
				FLORIDA POWER & LIGHT			3,209.45 021394

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 021386-021428

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

RUN 9/17/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/19/26	00477	8/12/26 4234	202608 320-53800-34500		*	9,686.40	
			SECURITY SVCS 08/26	MAVERICK SECURITY SERVICES, LLC			9,686.40 021395
8/19/26	00211	8/11/26 30103	202608 320-53800-46100		*	1,750.00	
			ROOF REPAIR 08/26				
		8/11/26 30103	202608 320-57200-46000		*	975.00	
			NEW ASPHALT 08/26	ORTIZ CONSTRUCTION SERVICES			2,725.00 021396
8/26/26	00235	8/19/26 931455	202608 320-57200-46000		*	86.66	
			PEST CONTROL 08/26	ALL FLORIDA PEST CONTROL			86.66 021397
8/26/26	00022	8/01/26 225158	202608 320-53800-46800		*	1,644.00	
			LAKE MAINT 08/26	ALLSTATE RESOURCE MANAGEMENT, INC.			1,644.00 021398
8/26/26	00021	7/31/26 199985	202607 310-51300-31500		*	2,970.00	
			SVCS 07/26	BILLING COCHRAN PA			2,970.00 021399
8/26/26	00406	8/01/26 9865016	202608 320-53800-46200		*	11,081.27	
			QRTLY RETAINAGE JUN-AUG				
		8/01/26 9865016	202608 320-53800-46202		*	806.90	
			QRTLY RETAINAGE JUN-AUG				
		8/01/26 9865016	202608 320-57200-46200		*	356.63	
			QRTLY RETAINAGE JUN-AUG				
		8/01/26 9865016	202608 320-53800-46200		*	33,917.39	
			LANDSCAPE MAINT 08/26				
		8/01/26 9865016	202608 320-53800-46202		*	2,391.80	
			LANDSCAPE MAINT 08/26				
		8/01/26 9865016	202608 320-57200-46200		*	425.21	
			LANDSCAPE MAINT 08/26				
		8/18/26 9893255	202608 320-53800-35000		*	5,010.00	
			IRRIGATION REPAIRS 08/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.			53,989.20 021400
8/26/26	00435	8/17/26 7178-1	202607 320-53800-46100		*	1,783.75	
			CLBHOUSE PANEL REPLACED				
		8/17/26 7191-2	202608 320-53800-46100		*	267.50	
			MONDAY PMSA 08/26				
		8/17/26 7197-1	202608 320-53800-46100		*	291.50	
			CLBHOUSE CAMERAS EXPORT				
		8/24/26 7224-1	202608 320-53800-46100		*	555.00	
			TRANSMITTERS 08/26				

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 021386-021428

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

RUN 9/17/26

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		8/24/26 7233	202608 320-53800-46100		*	3,750.00	
		VIDEO AGREE 08/26		DML SECURITY SYSTEMS LLC			6,647.75 021401
8/26/26 00477		8/20/26 4312	202608 320-53800-34500		*	9,686.40	
		SECURITY SVCS 08/26		MAVERICK SECURITY SERVICES, LLC			9,686.40 021402
8/26/26 00539		8/25/26 222729	202608 320-57200-46000		*	270.00	
		NEW BATTERIES GOLF CART		COCONUT CARTS AND PARTS			270.00 021403
8/26/26 00442		8/18/26 1129044	202608 320-53800-41005		*	458.32	
		08/26 SVCS		COMCAST			458.32 021404
9/02/26 00401		8/26/26 6303	202608 320-57200-46000		*	240.00	
		SVCS 08/26			*	225.00	
		8/26/26 6312	202608 320-53800-46100		*		
		SVCS 08/26		ANGEL J. MARTIN			465.00 021405
9/02/26 00406		6/30/26 9848562	202606 320-53800-46205		*	12,365.84	
		REPAIR FROM NEW LIGHTPOST		BRIGHTVIEW LANDSCAPE SERVICES, INC.			12,365.84 021406
9/02/26 00041		8/20/26 082026	202608 320-53800-43000		*	34.96	
		SVCS 08/26			*	50.42	
		8/20/26 082026	202608 320-53800-43100		*		
		SVCS 08/26			*	1,185.27	
		8/20/26 082026	202608 320-53800-43200		*		
		SVCS 08/26			*	63.40	
		8/20/26 082026	202608 320-53800-43300		*		
		SVCS 08/26			*	582.03	
		8/20/26 082026	202608 320-53800-43400		*		
		SVCS 08/26			*	2,820.72	
		8/20/26 082026	202608 320-57200-43000		*		
		SVCS 08/26		CITY OF HOMESTEAD			4,736.80 021407
9/02/26 00007		8/18/26 94263713	202608 310-51300-42000		*	22.98	
		DELIVERY THRU 08/06/26		FEDEX			22.98 021408
9/02/26 00038		9/01/26 778	202609 320-53800-46100		*	833.33	
		GATE MGMT FEE 09/26					

SDVN SOUTH DADE VEN JWASSERMAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/01/26	779 202609 300-20700-10500		*	208.33	
			2013 BOND DOC AGENT SVCS				
		9/01/26	779 202609 700-51700-73000		*	208.33	
			2013 BOND DOC AGENT SVCS				
		9/01/26	779 202609 700-13100-10000		*	208.33-	
			2013 BOND DOC AGENT SVCS				
		9/01/26	780 202609 320-57200-34000		*	9,583.33	
			CLBHOUSE/FIELD SVCS				
		9/01/26	781 202609 310-51300-34000		*	5,871.25	
			MGMT FEE 09/26				
		9/01/26	781 202609 310-51300-44000		*	200.00	
			RENT 09/26				
		9/01/26	781 202609 310-51300-35100		*	83.33	
			COMPUTER TIME 09/26				
		9/01/26	781 202609 320-53800-49300		*	250.00	
			WEBSITE ADMIN 09/26				
		9/01/26	781 202609 310-51300-42000		*	35.10	
			POSTAGE&DELIVERY 09/26				
		9/01/26	781 202609 310-51300-42500		*	.75	
			COPIES 09/26				
GOVERNMENTAL MANAGEMENT SERVICES							17,065.42 021409
9/02/26	00477	8/31/26	4337 202608 320-53800-34500		*	9,686.40	
			SECURITY SVCS 08/26				
MAVERICK SECURITY SERVICES, LLC							9,686.40 021410
9/02/26	00211	8/30/26	30113 202608 320-53800-46000		*	1,470.00	
			REPLACED LED BULBS 08/26				
		8/30/26	30113 202608 320-53800-46100		*	750.00	
			REPAIR SUNKEN PAVERS				
		8/30/26	30113 202608 320-53800-46000		*	1,200.00	
			REPAIR ASPHALT 08/26				
		8/30/26	30113 202608 320-53800-46000		*	4,020.00	
			ALUMINUM SIGNS/POST 08/26				
		8/30/26	30113 202608 320-53800-46000		*	500.00	
			ALUMINUM PINECONE CAPS				
ORTIZ CONSTRUCTION SERVICES							7,940.00 021411
9/02/26	00432	8/27/26	96125150 202609 320-53800-41000		*	53.81	
			SVCS 09/26				
T-MOBILE							53.81 021412
9/02/26	00430	9/01/26	VCI30518 202609 320-53800-34501		*	342.69	
			M-POST LICENSE 09/26				
		9/01/26	VCI30518 202609 320-53800-34501		*	57.11	
			POST 09/26				

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 021386-021428

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

RUN 9/17/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/01/26	VCI30518 202609 320-53800-34501 M-POST LICENCE 08/26		*	57.11	
				TRACKFORCE - RTM SOFT, INC.			456.91 021413
9/02/26	00059	8/25/26	8308621 202609 310-51300-32300 ADMIN FEE 08/26		*	3,703.91	
		8/25/26	8308621 202609 300-15500-10000 ADMIN FEE 08/26		*	740.78	
				U.S. BANK			4,444.69 021414
9/09/26	00406	8/28/26	9919302 202608 320-53800-46202 TREE CARE SVCS 08/26		*	1,500.00	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			1,500.00 021415
9/09/26	00007	8/25/26	94362179 202608 310-51300-42000 DELIVERY THRU 08/19/26		*	71.02	
				FEDEX			71.02 021416
9/09/26	00477	9/02/26	4359 202608 320-53800-34500 SECURITY SVCS 08/26		*	9,686.40	
				MAVERICK SECURITY SERVICES, LLC			9,686.40 021417
9/09/26	00466	9/04/26	414 202609 320-53800-46000 DUCK REMOVAL 09/26		*	260.00	
		9/05/26	415 202609 320-53800-46000 DUCK REMOVAL 09/26		*	260.00	
				Q'S ANIMAL REMOVAL			520.00 021418
9/16/26	00021	8/31/26	200389 202608 310-51300-31500 SVCS 08/26		*	3,410.00	
				BILLING COCHRAN PA			3,410.00 021419
9/16/26	00435	8/25/26	7240-1 202608 320-53800-46100 EASEMENT N CAMERA OFFLINE		*	673.00	
		9/08/26	7260-1 202609 320-53800-46100 TUESDAY PMSA 09/26		*	689.95	
		9/08/26	7265-1 202609 320-53800-46100 FACIAL RECOGNITION ISSUES		*	125.00	
				DML SECURITY SYSTEMS LLC			1,487.95 021420
9/16/26	00007	9/01/26	94445515 202608 310-51300-42000 DELIVERY THRU 08/26/26		*	74.34	
		9/08/26	94538906 202609 310-51300-42000 DELIVERY THRU 09/03/26		*	23.20	
				FEDEX			97.54 021421

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 021386-021428

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

RUN 9/17/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/16/26	00361	9/11/26 73802	202609 320-57200-46100	PREVENTIVE MAINT 09/26	*	200.00	
				THE FITNESS SOLUTION			200.00 021422
9/16/26	00384	6/01/26 0222433-	202606 320-57200-45300	PPOOL SVCS 06/26	*	1,430.00	
		6/15/26 0222498-	202606 320-57200-45300	LINE REPAIRS 06/26	*	2,258.35	
		9/01/26 0222655	202609 320-57200-45300	PPOOL SVCS 09/26	*	1,430.00	
		9/09/26 0222713	202609 320-57200-45300	CHLORINE SHOCK POWDER	*	458.35	
				FLORIDA'S BRIGHT & BLUE POOLS, INC			5,576.70 021423
9/16/26	00477	9/10/26 4381	202609 320-53800-34500	SECURITY 09/26	*	9,686.40	
				MAVERICK SECURITY SERVICES, LLC			9,686.40 021424
9/16/26	00478	9/10/26 IV013375	202609 320-57200-46000	ANNUAL FIRE INSPECTION	*	582.00	
				PYE BARKER FIRE & SAFETY, LLC			582.00 021425
9/16/26	00097	9/16/26 092026	202609 300-20700-10700	TRANSFER OF TAX RECEIPTS	*	10,041.72	
				SOUTH-DADE VENTURE COMMUNITY			10,041.72 021426
9/16/26	00233	9/16/26 092026	202609 300-20700-10500	TRANSFER OF TAX RECEIPTS	*	45,470.19	
				SOUTH-DADE VENTURE COMMUNITY			45,470.19 021427
9/16/26	00494	9/16/26 092026	202609 300-20700-10300	TRANSFER OF TAX RECEIPTS	*	35,335.66	
				SOUTH-DADE VENTURE COMMUNITY			35,335.66 021428
				TOTAL FOR BANK A		280,821.31	
				TOTAL FOR REGISTER		280,821.31	

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 800175-800192

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

RUN 9/17/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/19/26	00533	8/17/26	I-081726 202608 320-53800-34501 SECURITY SVCS 08/26		*	3,684.90	
		8/17/26	I-081726 202608 320-53800-34501 SECURITY SVCS 08/26		*	266.25	
				ROLLKALL TECHNOLOGIES, LLC			3,951.15 800175
8/26/26	00496	8/21/26	08212020 202608 310-51300-49000 REIMB SDV LUNCH 08/26		*	207.85	
		8/21/26	08212026 202608 320-57200-51000 REIMB SDV SUPPLIES 08/26		*	65.95	
				MAYRA PADILLA			273.80 800176
8/26/26	00533	8/24/26	I-082426 202608 320-53800-34501 SECURITY SVCS 08/26		*	3,951.15	
				ROLLKALL TECHNOLOGIES, LLC			3,951.15 800177
9/02/26	00533	8/31/26	I-083126 202608 320-53800-34501 SECURITY 08/26		*	3,951.15	
				ROLLKALL TECHNOLOGIES, LLC			3,951.15 800178
9/09/26	00496	9/03/26	09032026 202609 320-57200-46000 REIMB STORAGE UNIT 09/26		*	223.00	
				MAYRA PADILLA			223.00 800179
9/09/26	00526	8/31/26	08312026 202608 320-53800-46000 DEAD ANIMAL REMOVAL 08/26		*	35.00	
				ROBERTO JIMENEZ			35.00 800180
9/09/26	00533	9/07/26	I-090726 202609 320-53800-34501 SECURITY 09/26		*	3,684.90	
				ROLLKALL TECHNOLOGIES, LLC			3,684.90 800181
8/31/26	00538	7/17/26	32690642 202608 320-53800-41005 SVCS 08/26		*	117.70	
		7/28/26	32825273 202608 320-53800-41005 SVCS 08/26		*	108.00	
		8/06/26	33206116 202608 320-53800-41005 SVCS 08/26		*	118.00	
		8/06/26	33206694 202608 320-53800-41005 SVCS 08/26		*	118.00	
				AT&T AUTOPAY			461.70 800182
8/31/26	00363	7/24/26	082026 202608 320-53800-41005 SVCS 08/26		*	262.12	
				COMCAST - AUTO PAY			262.12 800183

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 800175-800192

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

RUN 9/17/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/31/26	00364	7/15/26 082026 SVCS 08/26	202608 320-53800-41005	COMCAST - AUTO PAY	*	262.12	262.12 800184
8/31/26	00365	7/21/26 082026 SVCS 08/26	202608 320-53800-41005	COMCAST - AUTO PAY	*	258.72	258.72 800185
8/31/26	00367	7/15/26 0826 SVCS 08/26	202608 320-53800-41005	COMCAST - AUTO PAY	*	262.12	262.12 800186
8/31/26	00368	7/14/26 0826 SVCS 08/26	202608 320-53800-41005	COMCAST - AUTO PAY	*	189.85	189.85 800187
8/31/26	00369	7/15/26 0826 SVCS 08/26	202608 320-57200-41000	COMCAST - AUTO PAY	*	296.85	296.85 800188
8/31/26	00370	7/28/26 0826 SVCS 08/26	202608 320-57200-41000	COMCAST - AUTO PAY	*	280.91	280.91 800189
8/31/26	00381	7/10/26 0826 SVCS 08/26	202608 320-53800-41005	COMCAST - AUTO PAY	*	148.85	148.85 800190
8/31/26	00382	7/10/26 0826 SVCS 08/26	202608 320-53800-41005	COMCAST - AUTO PAY	*	154.58	154.58 800191
9/16/26	00533	9/14/26 I-091426 SECURITY 09/26	202609 320-53800-34501	ROLLKALL TECHNOLOGIES, LLC	*	4,473.00	4,473.00 800192
TOTAL FOR BANK Z						23,120.97	
TOTAL FOR REGISTER						23,120.97	

SDVN SOUTH DADE VEN JWASSERMAN

South-Dade Venture
Community Development District

Unaudited Financial Reporting
August 31, 2026



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

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Operating Account	\$ 59,448	\$ -	\$ 59,448
Due from Other-PayPal	5,942	-	5,942
Due from General Fund	-	91,056	91,056
Investments:			
State Board of Administration - Surplus	790,545	-	790,545
State Board of Administration - Guardhouse Reserves	94,873	-	94,873
State Board of Administration - Clubhouse Reserves	191,158	-	191,158
BankUnited Money Market Account	-	-	-
Series 2008			
Revenue	-	6,553	6,553
Prepayment	-	19	19
Series 2013			
Reserve	-	25,000	25,000
Revenue	-	266,574	266,574
Prepayment	-	3,331	3,331
Series 2022			
Reserve	-	35,056	35,056
Revenue	-	65,189	65,189
Prepaid Expenses	11,951	-	11,951
Deposits	2,434	-	2,434
Total Assets	\$ 1,156,351	\$ 492,780	\$ 1,649,131
Liabilities:			
Accounts Payable	\$ 57,942	\$ -	\$ 57,942
Due to Debt Service	91,056	-	91,056
Total Liabilities	\$ 148,999	\$ -	\$ 148,999
Fund Balance:			
Nonspendable:			
Deposits	\$ 2,434	\$ -	\$ 2,434
Restricted for:			
Debt Service	-	492,780	492,780
Assigned for:			
Clubhouse Reserves	191,158	-	191,158
Guardhouse Reserves	94,873	-	94,873
Unassigned	706,937	-	706,937
Total Fund Balances	\$ 1,007,352	\$ 492,780	\$ 1,500,132
Total Liabilities & Fund Balance	\$ 1,156,351	\$ 492,780	\$ 1,649,131

South-Dade Venture
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Through 08/31/26	Through 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,440,987	\$ 2,440,987	\$ 2,455,471	\$ 14,484
Interest Income	30,000	27,500	45,908	18,408
Miscellaneous Income-Vehicle Registration	8,000	7,333	3,725	(3,608)
Miscellaneous Income-Clubhouse	1,000	917	915	(2)
Miscellaneous Income-Other	-	-	3,210	3,210
Donations	-	-	495	495
Total Revenues	\$ 2,479,987	\$ 2,476,737	\$ 2,509,724	\$ 32,988

Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 9,600	\$ 1,400
Payroll Taxes	918	842	734	107
Engineering	23,000	21,083	27,698	(6,614)
Arbitrage Calculation	600	600	600	-
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	30,000	27,500	23,768	3,733
Annual Audit	5,000	5,000	4,000	1,000
Trustee Fees	13,288	11,799	11,799	-
Management Fees	70,455	64,584	64,584	0
Information Technology	1,000	917	917	0
Postage and Delivery	2,000	1,833	1,792	41
Insurance General Liability	13,844	13,844	12,405	1,439
Printing and Binding	500	458	2	456
Rental and Leases	2,400	2,200	2,200	-
Legal Advertising	1,500	1,375	1,145	230
Other Current Charges	3,000	2,750	4,907	(2,157)
Office Supplies	50	46	0	46
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 181,730	\$ 168,006	\$ 168,325	\$ (319)

Operations and Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 4,000	\$ 3,667	\$ 3,115	\$ 552
Electric - Street Lighting	31,000	28,417	34,974	(6,558)
Electric - Street Lighting Lease	33,285	30,511	-	30,511
Electric - Irrigation	2,500	2,292	1,999	292
Electric - Guardhouse	6,000	5,500	7,218	(1,718)
Cable/Internet	29,000	26,583	27,699	(1,115)
Telephone-Wireless	720	660	592	68
Landscape Maintenance	473,211	433,776	417,416	16,360
Tree Trimming	33,475	30,686	37,301	(6,615)
Plant Replacement	20,000	18,333	17,612	722
Irrigation Maintenance	10,000	9,167	5,260	3,907
Lake Maintenance	20,000	18,333	18,313	20

South-Dade Venture
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Through 08/31/26	Through 08/31/26	Variance
General Maintenance Expenditures (Continued)				
General Maintenance	20,000	18,333	39,138	(20,805)
Pressure Cleaning	17,000	17,000	18,788	(1,788)
Culvert Cleaning	18,000	16,500	-	16,500
Property Insurance	31,983	31,983	29,906	2,077
Banner/Holiday Decorations	120,000	119,358	119,358	-
Security Gate Guards	396,442	363,405	469,299	(105,893)
Gate Maintenance/Repairs	88,000	80,667	83,966	(3,300)
Enhanced Security	220,000	201,667	195,277	6,389
Web Design/Maintenance	3,000	2,750	2,750	-
Newsletter Printing	4,000	3,667	1,885	1,782
Gatehouse Automation Project	-	-	21,595	(21,595)
Contingency	10,000	9,167	1,590	7,577
Reserves	238,745	218,849	-	218,849
Subtotal General Maintenance Expenditures	\$ 1,830,361	\$ 1,691,270	\$ 1,555,052	\$ 136,218
Clubhouse Expenditures				
Security	\$ 78,036	\$ 71,533	\$ 75,945	\$ (4,412)
Telephone	6,750	6,188	6,320	(132)
Utilities	26,000	23,833	27,401	(3,568)
Property Insurance	14,543	14,543	13,598	945
Alarm Monitoring	3,000	2,750	3,429	(679)
Pool Maintenance and Repairs	37,000	33,917	25,777	8,140
Club Operation/Staff	115,000	105,417	105,417	0
Workers' Compensation Insurance	1,050	1,050	938	112
Fitness Equipment Maintenance	10,000	9,167	5,388	3,778
Office Supplies and Printing	4,000	3,667	4,272	(605)
Repairs and Maintenance	35,000	32,083	28,650	3,433
Janitorial Supplies	7,000	6,417	5,534	883
Landscape Maintenance	8,000	7,333	6,550	783
Licenses and Permits	1,200	1,200	1,220	(20)
Contingency	20,000	18,333	16,584	1,749
Reserves	101,317	92,874	-	92,874
Subtotal Clubhouse Expenditures	\$ 467,896	\$ 430,304	\$ 327,023	\$ 103,281
Total Operations and Maintenance	\$ 2,298,257	\$ 2,121,574	\$ 1,882,075	\$ 239,500
Total Expenditures	\$ 2,479,987	\$ 2,289,580	\$ 2,050,400	\$ 239,181
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 187,156	\$ 459,325	\$ (206,193)
Fund Balance - Beginning			\$ 548,028	
Fund Balance - Ending			\$ 1,007,352	

South-Dade Venture

Community Development District

Debt Service Fund Series 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 08/31/26	Through 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 169,312	\$ 169,312	\$ 170,769	\$ 1,457
Interest Income	-	-	2,229	2,229
Total Revenues	\$ 169,312	\$ 169,312	\$ 172,998	\$ 3,686
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)	\$ (4,644)	\$ (1,215)
Fund Balance - Beginning			\$ 21,258	
Fund Balance - Ending			\$ 16,614	

South-Dade Venture

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 08/31/26	Through 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 796,457	\$ 796,457	\$ 801,183	\$ 4,726
Interest Income	50	46	17,259	17,213
Total Revenues	\$ 796,507	\$ 796,503	\$ 818,442	\$ 21,940
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	\$ 805	\$22,745	\$ 21,940
Other Financing Sources/(Uses):				
Arbitrage Rebate Calculation	\$ (600)	\$ (600)	\$ (600)	\$ -
Dissemination Agent Fees	(2,500)	(2,292)	(2,292)	-
Total Other Financing Sources/(Uses)	\$ (3,100)	\$ (2,892)	\$ (2,892)	\$ -
Net Change in Fund Balance	\$ (2,291)	\$ (2,086)	\$ 19,853	\$ 21,940
Fund Balance - Beginning			\$ 320,732	
Fund Balance - Ending			\$ 340,585	

South-Dade Venture

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 08/31/26	Through 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 597,373	\$ 597,373	\$ 600,918	\$ 3,545
Interest Income	-	-	9,794	9,794
Total Revenues	\$ 597,373	\$ 597,373	\$ 610,711	\$ 13,338
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)	\$ 7,099	\$ 13,338
Fund Balance - Beginning			\$ 128,482	
Fund Balance - Ending			\$ 135,581	

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	4,265	3,868	-	45,908
Miscellaneous Income-Vehicle Registration	860	240	-	920	120	345	415	405	240	180	-	-	3,725
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	\$ 4,445	\$ 3,868	\$ -	\$ 2,509,724

Expenditures:

General and Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,800	\$ -	\$ 9,600
Payroll Taxes	77	77	-	77	-	77	61	77	77	77	138	-	734
Engineering	3,583	15,430	2,358	895	1,210	875	70	330	630	2,318	-	-	27,698
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	2,345	2,970	3,410	-	23,768
Annual Audit	-	-	-	-	-	4,000	-	-	-	-	-	-	4,000
Trustee Fees	8,472	-	-	-	-	-	2,222	-	-	1,104	-	-	11,799
Management Fees	5,871	5,871	5,871	5,871	5,871	5,871	5,871	5,871	5,871	5,871	5,871	-	64,584
Information Technology	83	83	83	83	83	83	83	83	83	83	83	-	917
Postage and Delivery	111	243	222	144	231	131	131	119	106	116	239	-	1,792
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	200	200	-	2,200
Legal Advertising	324	-	-	-	-	-	375	445	-	-	-	-	1,145
Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	430	402	553	157	447	330	533	582	361	412	698	-	4,907
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	\$ 10,673	\$ 14,151	\$ 12,439	\$ -	\$ 168,325

Operations & Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 227	\$ 245	\$ 408	\$ 426	\$ 335	\$ 338	\$ 251	\$ 326	\$ 164	\$ 240	\$ 154	\$ -	\$ 3,115
Electric - Street Lighting	2,906	2,907	2,905	2,980	3,035	3,035	3,035	3,035	3,111	4,013	4,013	-	34,974
Electric - Street Lighting Lease	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric - Irrigation	64	229	117	302	259	165	132	189	197	200	146	-	1,999
Electric - Guardhouse	492	635	798	681	577	562	532	609	778	742	812	-	7,218
Cable/Internet	2,503	2,504	2,119	3,253	2,534	2,519	2,494	2,280	2,753	2,515	2,223	-	27,699
Telephone-Wireless	54	54	54	54	54	54	54	54	54	54	54	-	592
Landscape Maintenance	33,917	44,999	33,917	33,917	44,999	33,917	33,917	44,999	33,917	33,917	44,999	-	417,416
Tree Trimming	2,392	3,559	2,392	7,792	3,199	2,392	2,392	3,702	2,392	2,392	4,699	-	37,301
Plant Replacement	-	377	-	-	-	513	1,216	346	1,225	-	13,934	-	17,612
Irrigation Maintenance	-	-	-	-	-	-	-	-	250	-	5,010	-	5,260
Field Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,644	1,644	1,644	1,644	1,644	1,644	1,873	1,644	1,644	1,644	1,644	-	18,313

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	858	7,275	-	39,138
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	39,580	48,432	-	469,299
Gate Maintenance/Repairs	5,819	5,308	5,156	6,024	6,766	10,418	10,942	7,151	8,980	6,523	10,879	-	83,966
Enhanced Security	14,334	21,286	20,194	15,484	16,517	17,135	19,904	16,262	21,640	16,262	16,262	-	195,277
Web Design/Maintenance	250	250	250	250	250	250	250	250	250	250	250	-	2,750
Newsletter Printing	-	-	1,385	-	500	-	-	-	-	-	-	-	1,885
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Gatehouse Automation Project	-	19,045	-	-	2,550	-	-	-	-	-	-	-	21,595
Contingency	-	-	-	-	1,590	-	-	-	-	-	-	-	1,590
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 152,635	\$ 214,305	\$ 122,710	\$ 174,157	\$ 125,938	\$ 126,863	\$ 117,025	\$ 133,279	\$ 118,164	\$ 109,191	\$ 160,785	\$ -	\$ 1,555,052
Clubhouse Expenditures													
Security	\$ 16,948	\$ 5,161	\$ 5,783	\$ 7,671	\$ 3,442	\$ 5,366	\$ 5,646	\$ 5,601	\$ 5,872	\$ 8,762	\$ 5,694	\$ -	\$ 75,945
Telephone	565	566	573	578	577	577	577	575	577	577	578	-	6,320
Utilities	2,238	2,397	2,255	2,410	2,238	2,459	2,583	2,363	2,999	2,638	2,821	-	27,401
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	1,087	1,430	-	25,777
Club Operation/Staff	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	-	105,417
Workers' Compensation Insurance	938	-	-	-	-	-	-	-	-	-	-	-	938
Fitness Equipment Maintenance	205	175	905	200	230	200	230	200	230	2,583	230	-	5,388
Office Supplies and Printing	718	-	775	366	69	-	730	353	622	272	366	-	4,272
Repairs and Maintenance	1,461	8,884	812	556	5,057	737	1,193	878	5,655	1,666	1,755	-	28,650
Janitorial Supplies	688	166	573	717	166	698	580	416	549	792	189	-	5,534
Landscape Maintenance	425	1,228	425	425	782	425	425	782	425	425	782	-	6,550
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	\$ 28,386	\$ 23,427	\$ -	\$ 327,023
Total Operations & Maintenance	\$ 208,247	\$ 253,771	\$ 147,768	\$ 200,697	\$ 149,511	\$ 152,311	\$ 142,180	\$ 157,072	\$ 148,729	\$ 137,576	\$ 184,212	\$ -	\$ 1,882,075
Total Expenditures	\$ 245,865	\$ 279,306	\$ 157,606	\$ 210,939	\$ 159,892	\$ 165,428	\$ 155,085	\$ 168,497	\$ 159,402	\$ 151,727	\$ 196,651	\$ -	\$ 2,050,400
Excess (Deficiency) of Revenues over Expenditures	\$ (243,115)	\$ (6,128)	\$ 1,752,294	\$ (149,384)	\$ (103,046)	\$ (128,261)	\$ (88,921)	\$ (147,458)	\$ (86,592)	\$ (147,283)	\$ (192,783)	\$ -	\$ 459,325
Net Change in Fund Balance	\$ (243,115)	\$ (6,128)	\$ 1,752,294	\$ (149,384)	\$ (103,046)	\$ (128,261)	\$ (88,921)	\$ (147,458)	\$ (86,592)	\$ (147,283)	\$ (192,783)	\$ -	\$ 459,325

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