



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

October 22, 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
October 22, 2026
4:00 p.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 6, 2026 Meeting – **Page 3**
3. Discussion of:
 - A. Automation Update
 - B. Pool Options with Lucas Lagoons – **Page 6**
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Monthly Report – **Page 7**
 - D. Club Manager – Monthly Report – **Page 22**
 - E. Manager
5. Financial Reports
 - A. Approval of Check Run Summary – **Page 38**
 - B. Acceptance of Unaudited Financials – **Page 46**
6. Supervisors Requests and Audience Comments
7. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://southdadecdd.com>

**MINUTES OF MEETING
SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the South-Dade Venture Community Development District was held on Thursday, August 6, 2026, at 1:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera
Curtis Cooper
Victor Valladares
Desiree Rivera
Mike Cruz

Chairman
Vice Chairman
Supervisor
Supervisor
Supervisor (by phone)

Also present was:

Scott Cochran
Paul Winkeljohn
Ben Quesada
Mayra Padilla
Brian Correa

District Counsel
District Manager (by phone)
Governmental Management Services
Field Manager
Club Manager

(PLEASE NOTE: Due to no actions being taken at this Special Meeting the following is a summary that reflects key points of discussion)

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 Discussion of Security Services

- A. Maverick Security Services Proposed Bill Rate Increase**
- B. Delta Five Security**
- C. KS Services**
- D. U.S. Security**
- E. Veridian Security Services**
- F. Vested Security**

Ms. Cabrera introduced the discussion of security services and stated 5 different proposals were presented to the Board at the previous meeting, along with their current vendor, Maverick Security, for a total of 6 proposals for discussion of security services.

Mr. Quesada then made a comment that his office had received an email for a public records request, requesting the agenda from the last meeting and asked it to be discussed and presented to the Board at this meeting.

Ms. Padilla then gave a printed copy of the email to the Board stating the person that sent the email requested his information be shared with the Board. She also stated the email was in chronological order and the person had a concern about the numbers presented from one of the potential contractors. Ms. Padilla stated staff reached out to the contractor, Veridian Security, who did confirm their pricing was accurately reflected.

(At this point a discussion was held among the Board members, Ms. Padilla and Mr. Quesada relating to the email)

Ms. Cabrera moved to the discussion of the security services with their current vendor Maverick Security Services and their proposed bill rate increase.

(At this point a discussion was held among the Board members, Ms. Padilla and Mr. Quesada relating to Maverick Security's bill rate increase which was included in the agenda)

Ms. Cabrera then moved to the discussion of the 5 other proposals, Delta Five Security, KS Services, U.S. Security, Veridian Security Services and Vested Security and asked the Board for their comments.

(At this point a discussion was held among the Board members, Ms. Padilla and Mr. Quesada relating to the proposals that were submitted for consideration and included in the agenda)(The Board agreed to eliminate Vested Security since they were the most expensive, and they were a smaller company that did not have enough to offer)

THIRD ORDER OF BUSINESS Staff Reports

Ms. Cabrera moved to staff reports and asked if the attorney had anything to report.

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Field Manager

There not being any, the next item followed.

D. Manager

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

The Board requested staff to follow up with Delta Five, KS Services and U.S. Security regarding roving 24/7 security, plus one vehicle and to confirm if they would be able to reattach gate arms.

FIFTH ORDER OF BUSINESS Adjournment

Ms. Cabrera then asked for a motion to adjourn the meeting.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

From: Curtis Cooper <waterstonecddsupervisor@gmail.com>

Sent: Tuesday, 13 October 2026 18:08:38

To: Paul Winkeljohn <pwinkeljohn@gmssf.com>

Subject: Can you place on agenda for this coming board meeting



Home
lucaslagoons.com

This is the company I had mentioned during a previous board meeting. They have different tiers of pool options that they provide. Since the cost of redoing just the plumbing is so high, it might be worth it to also compare an option for a rebuild, and provide a higher level of service for the community if a financing option is feasible.

Curtis Cooper
Vice Chair
South Dade
Venture CDD



South- Dade Venture CDD

FIELD REPORT



October 22, 2026

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

Landscaping



- Dead plant material was removed around the lift station by Lake 6.
- Palms were cleaned by Brightview.



- Lake 8 tree was struck by lightning was removed. Replacement pending.

Automation



WATERSTONE
COMMUNITY DEVELOPMENT DISTRICT

GUARD HOUSE 3
AUTOMATED ACCESS CONTROL
SECURITY GUARD QUICK REFERENCE

DMV
SECURITY SYSTEM

VISITOR LANE	RESIDENT LANE	INTERCOM (BOTH LANES)
- Gate is on an automated open sequence. - Visitors will present their driver's license to the camera (see signage). - Gate will automatically open after a short delay when a vehicle pulls up (currently set to 6 seconds).	- If a vehicle without valid credentials (visitor or other) enters the resident lane, this lane also has an automated loop (currently set to 30 seconds). - Guards can manually open the gate for large vehicles (bus, moving truck, FedEx, etc.) or if a vehicle becomes stuck.	- Both the Resident and Visitor lanes have an intercom to be used ONLY if assistance is needed or there is a mechanical issue with the gate. - Each intercom is programmed with three numbers: 1 Calls the primary number at Guard House 1 2 Calls the Maverick 24-hour phone number 3 Calls the District's office - When answering the intercom call, press the digit 9 to open the gate for that vehicle. - If there is a mechanical issue, the gate may not open and will likely require service.

MANUAL GATE CONTROL — SELECT GH3, THEN CHOOSE ACTION

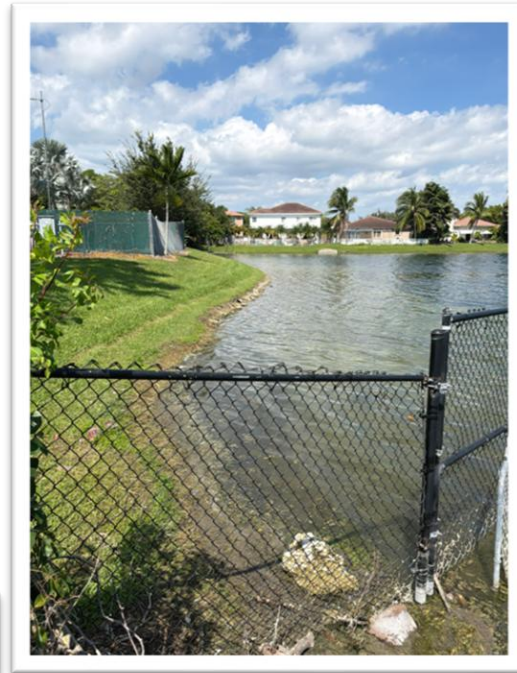
DEVICES	CHOOSE GH3 RESIDENT OR GH3 VISITOR	SINGLE VEHICLE OPEN														
Select from left menu: - Dashboard - Activity - Devices - Notifications - Permits - Groups - Schedules - Overseers - Notes - Community Partners	Check the box for the correct lane: <table border="1"><thead><tr><th>Doors/Gates</th><th>Controller</th></tr></thead><tbody><tr><td>☐ GH1 Visitor</td><td>CDD GH1</td></tr><tr><td>☐ GH1 Resident</td><td>CDD GH1</td></tr><tr><td>☐ GH2 Resident</td><td>CDD GH2</td></tr><tr><td>☐ GH2 Visitor</td><td>CDD GH2</td></tr><tr><td>☒ GH3 Resident</td><td>CDD GH3</td></tr><tr><td>☐ GH3 Visitor</td><td>CDD GH3</td></tr></tbody></table> Open/Unlock Close/Lock	Doors/Gates	Controller	☐ GH1 Visitor	CDD GH1	☐ GH1 Resident	CDD GH1	☐ GH2 Resident	CDD GH2	☐ GH2 Visitor	CDD GH2	☒ GH3 Resident	CDD GH3	☐ GH3 Visitor	CDD GH3	Click Open/Unlock for one vehicle. Open/Unlock Close/Lock EXTENDED HOLD OPEN Click hold Unlocked/Locked to hold gate open. Use only when authorized; release hold afterward. Hold Unlocked/Locked
Doors/Gates	Controller															
☐ GH1 Visitor	CDD GH1															
☐ GH1 Resident	CDD GH1															
☐ GH2 Resident	CDD GH2															
☐ GH2 Visitor	CDD GH2															
☒ GH3 Resident	CDD GH3															
☐ GH3 Visitor	CDD GH3															

- Signs and equipment were installed for automation at GH3.

Field Maintenance

Before

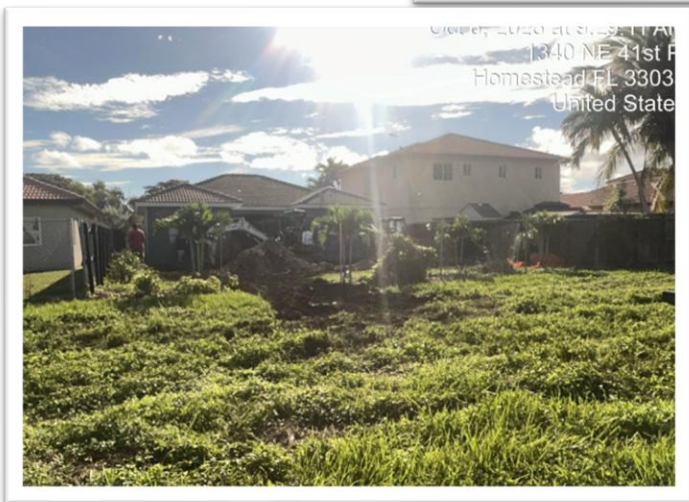
After



- Coconuts were removed from Lakes 6 & 9 shoreline.
- Asphalt was repaired on Waterstone Way on the 137 Ave exit side.

SOUTH-DADE VENTURE CDD
(WATERSTONE)

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

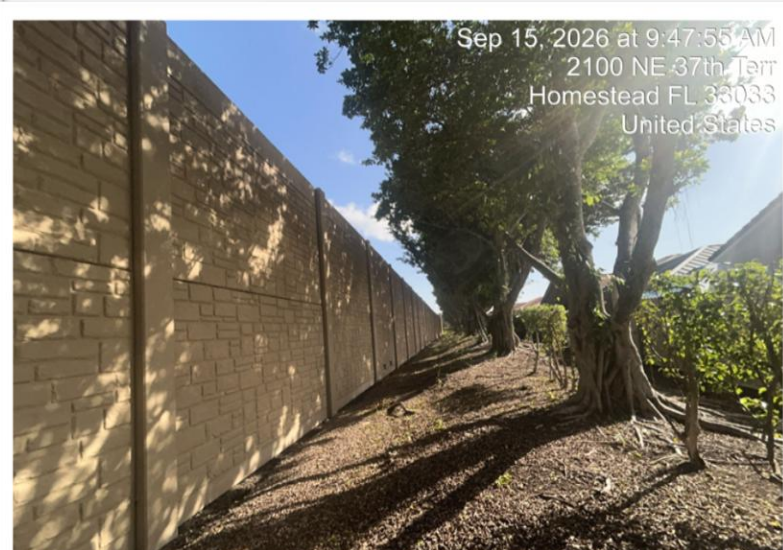


- Lake 2 Bench paver repairs requested.
- Homeowner in Stonebrook II is building a pool. We will continue to monitor the FPL Easement.

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.

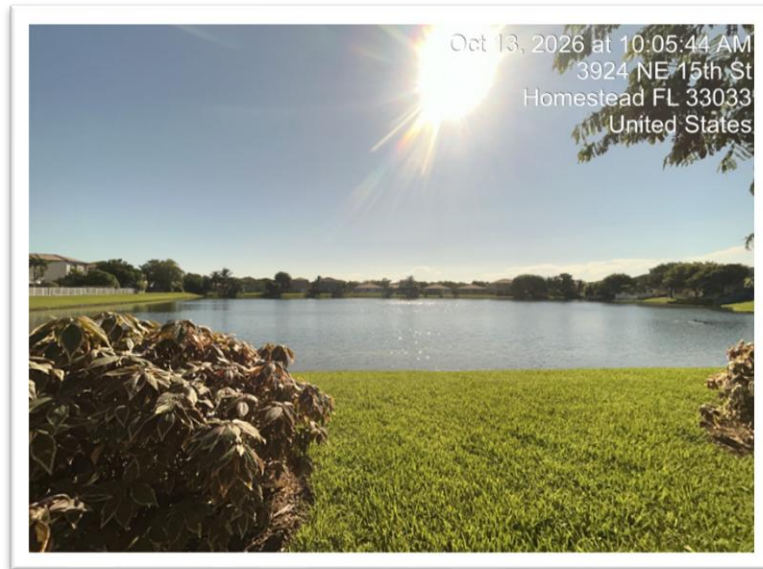
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Preassure Cleaning



- Pressure cleaning commenced.
- Pending monuments and clubhouse.

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

October Landscaping Schedule

OCTOBER 2026					
WATERSTONE					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3
5	6	7	8 MOW DAY	9 MOW BIG FIELD	10
12	13	14	15 MOW DAY	16	17
19	20	21	22	23 MOW BIG FIELD	24
26	27	28	29 MOW DAY	30	31

EXHIBIT B

BV September Wet Check Repairs

	
4155 East Mowry Dr. Homestead FL 33033 Ph: (305) 258-8011. Fax: (305) 258-0809	
Date: 9/28/2026	Time: 7:00am
Job Name: Waterstone	Water Management:
Job Address: 137th Ave & Waterstone way	Program A:
Homestead FL	Program B:
Wet Check Report for September	
Scope of Work / Labor & Materials	
	Timer #1 Waterstone Way
	Irrigation Schedule Pro: Online
	Repaired broken mainline 6". BV
	Zone5: Repaired broken lateral line. BV
	Zone21: Straightened pop-ups and rotors for proper water distribution. BV
	Zone11and48: Replaced broken pop-up. BV
	Zone23,26,40and42: Replaced broken nozzles. BV
	Zone21: Replaced 2 rotor stop turning. BV
Rest of zones OK	
	Timer #2 Waterstone Clubhouse
	Irrigation Schedule Pro: Online
	Zone5: Straightened pop-ups and rotors for proper water distribution. BV
	Zone6,24,27: Replaced clogged nozzles. BV
	Zone7,16,19: Replaced broken pop-ups. BV
Rest of Zones - OK	
	Timer #3 Waterstone Blvd
	Irrigation Schedule Pro: Online
	Zone1,13,15: Straightened pop-ups and rotors for proper water distribution. BV
	Zone8,21 Replaced broken nozzles. BV
	Zone11,19,33: Replaced broken pop-ups. BV
	Zone16: Replaced 2 broken rotors. BV
Rest of zones OK	
Total Labor & Materials, including Sales Tax	
THIS IS NOT AN INVOICE	

EXHIBIT C

September Lake Reports

WATERWAY MANAGEMENT REPORT



Phone: 954.382.9766 • Fax: 954.382.9770
Email: info@allstatemanagement.com
www.allstatelakepros.com

CUSTOMER: South Dade Ventures COUNTY: MDC ACCOUNT #: 1647 DATE: 9/29/20

WEATHER CONDITIONS: 76°-84°, Partly cloudy, 3-6 mph N TECHNICIAN: 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	Above Normal									
RESTRICTION (# HRS.)	0	0	0	0	0					0

REMARKS: Treated as indicated. Water levels slightly above normal

WATER TESTING

TEMPERATURE H₂O 85 ☐ High ☒ Normal ☐ Low
DISSOLVED OXYGEN 8 ☐ High ☒ Normal ☐ Low
pH READING 7.4 ☐ 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 ☐ Muscovies ☐ Coot ☒ Gallinule
☒ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

OTHER WILDLIFE: _____

REMARKS: _____

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

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

SOUTH-DADE VENTURE CDD
(WATERSTONE)

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

WATERWAY MANAGEMENT REPORT



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

CUSTOMER South Dade Ventures ACCOUNT # 1647 DATE 9/9/26
WEATHER CONDITIONS 79°-88°, Partly cloudy/Intermittent Rain 4-6 mph BIOLOGIST Bobbie

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

REMARKS: Treated the lakes for algae and shoreline grasses

WATER TESTING (COMBINED AVERAGE)
TEMPERATURE H₂O 85 °F. ☐ High ☒ Normal ☐ Low
DISSOLVED OXYGEN 8 ppm. ☐ High ☒ Normal ☐ Low
pH READING 7.8 ☐ Acid 4-7 ☐ Neutral 7 ☒ Base 7-14
WATER CLARITY 2-5 ☒ Good ☐ Fair ☐ Poor
WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test _____
REMARKS: Normal

WETLAND AREA MAINTENANCE

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

FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☒ Largemouth Bass ☐ Bream ☒ Catfish
BIOLOGICAL CONTROL FISH ☐ Triptoid Grass Carp ☒ Mosquitofish
UNDESIRABLE SPECIES ☐ Gar ☐ Exotics _____
BIRDS ☒ Wading ☒ Wild Ducks ☒ Muscovies ☐ 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

SOUTH-DADE VENTURE CDD
(WATERSTONE)

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

DEBRIS/TRASH REMOVAL



Allstate
RESOURCE MANAGEMENT, INC.

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

CUSTOMER South Dade Ventures ACCOUNT# 1647 DATE 7-29-26
WEATHER CONDITIONS Sunny / Partly Cloudy BIOLOGIST FW

WATERWAY I.D.									
1	2	3	4	5	6	7	8	9	10
✓	✓								✓
✓									

REMARKS Checked the area for any debris. Including - Bags, Balls, Wrappers, Cans, etc. All debris was removed from the area & disposed of appropriately.

FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED _____

SPORT FISH ☐ Largemouth Bass ☐ Bream ☐ Catfish

BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☐ Mosquitofish ☐ Gar ☐ Exotics _____

BIRDS ☐ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

☐ Wading ☐ Wild Ducks ☐ Muscovies ☐ Coot ☐ Gallinule

OTHER WILDLIFE _____

REMARKS _____

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

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

**DOWNTOWN DORAL
SOUTH DDS**

FIELD DIVISION REPORT
Mayra Padilla
mpadilla@gmssf.com
(954) 721-8681

Exhibit B



CGC 1518016
12250 SW 129 Ct, Unit 109
Miami, FL 33186
T 305 255-8884
C 786-423-3044
email: ortiz.const.svcs@gmail.com

Estimate

Date	Estimate #
9/10/2026	2026-1065

Name / Address		Project	
DOWNTOWN DORAL SOUTH CDD C/O GMSSF 5385 N Nob Hill Road Sunrise, FL 33351			
Description	Qty	Rate	Total
Rectangular Sail shades 4"X30'	2	5,640.00	11,280.00
Triangle Sail shade 60"X51"X42'	1	5,690.00	5,690.00
PLEASE NOTE: 3 weeks for installation after deposit is received 3 years warranty on fabric			
WORK CANNOT BEGIN WITHOUT SIGNED PROPOSAL		Total	\$16,970.00

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



South- Dade Venture CDD

CLUBHOUSE REPORT



October 22, 2026

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

Report overview

- Drywood termite tent fumigation completed on 10.11.
- In discussion with Ortiz construction regarding golf cart painting restoration.
- Pending seasonal flower change out post fumigation.
- Pending update on pool repair proposals from Alvarez Engineering.
- Pool water levels continue to be monitored due to remaining drain line leaks. High pool usage causes water levels drop and activate pool auto-refills changing the chemical balance. Periodic shock treatment being performed to keep pool to standards.
- Complimentary Epasses being provided to new homeowners and residents who have never acquired one.

Action items

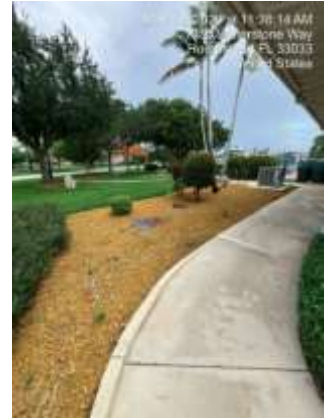
- No actions needed.

Monthly report snapshot

Key metrics

- Gym guests: 232
- Pool guests: 51
- Amenity access: 12
- Epass: 23

Landscaping Maintenance and Repairs



- Landscaping maintained by Brightview.
- Pending seasonal flowers being planted post tent fumigation.
- Brightview and Mayra discussing options to beautify area outside gym room pictured post tent fumigation.

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

Gym Maintenance and Repair

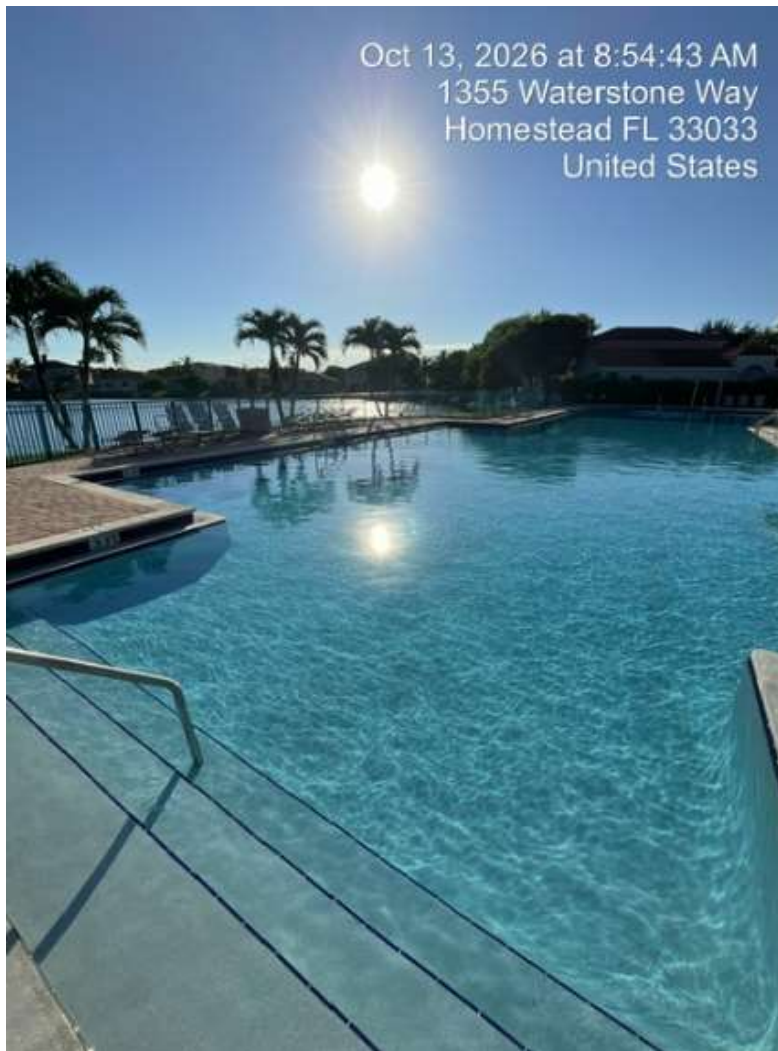


- Gym equipment maintained by The Fitness Solution.

***\$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

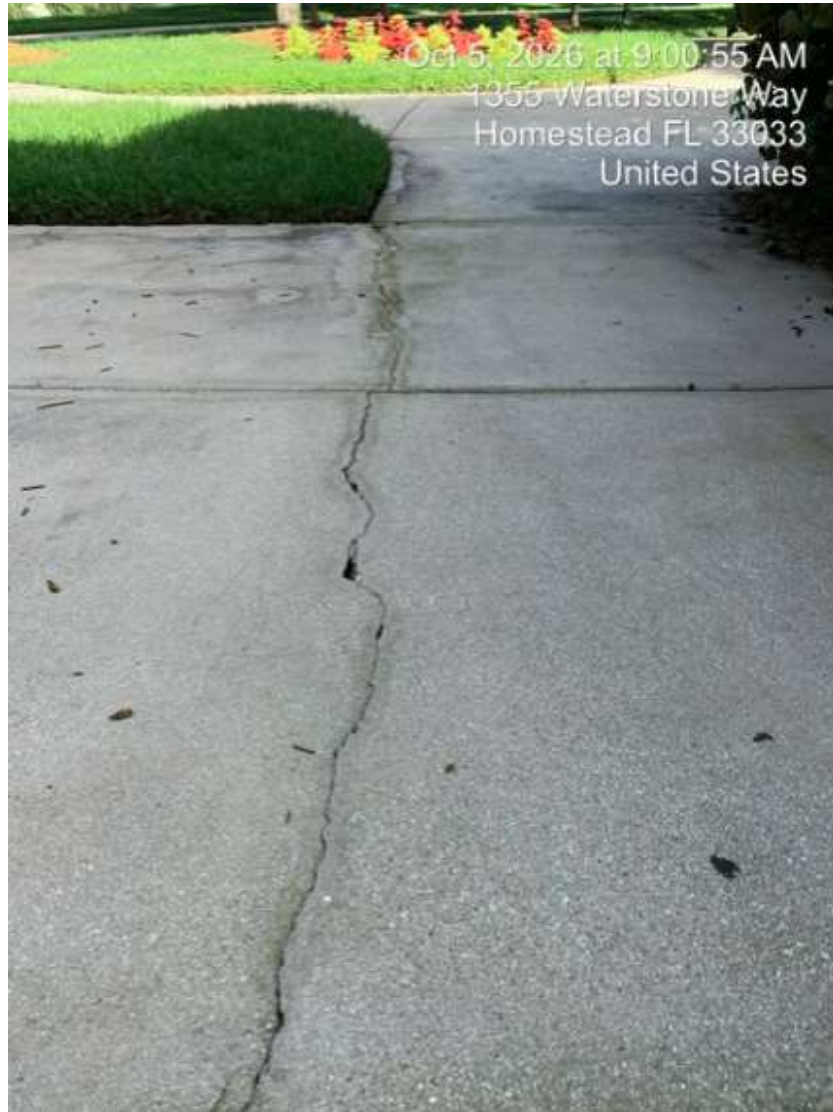
Pool Maintenance and Repairs



- Pool maintained by Bright and Blue.
- Remaining leaks require periodic shock treatment to maintain pool to standards.
- Alvarez Engineering working on additional bids for tabled pool replumbing project to be discussed by years end. Reached out to them and pending response.

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 tent fumigation completed.
- 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.

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

Miscellaneous



- Drywood termite tent fumigation completed on 10.11.

Tabled estimates

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

SOUTH DADE VENTURE CDD PROJECT LIST 2026

	Item	Priority 1-5	Date Added to List	Description	Status	Notes	Price
1	Gym Equipment			Moving dumbbell rack to opposite side of room closer to Smith machine	tabled	The Fitness Solution, Inc.	\$350
2	Gym equipment			Inflight Fitness Liberator multistation - 4 station unit with leg press option	tabled	The Fitness Solution, Inc.	\$10,693
3	Gym Equipment			8MM with equipment move	tabled	The Fitness Solution, Inc.	\$5,557
4	Gym Equipment			multistation and Inflight Fitness Functional trainer including equipment move	tabled	The Fitness Solution, Inc.	\$16,772
5	Gym Equipment			Inflight Fitness Liberator multistation and Inflight Fitness Functional trainer with medicine balls and kettlebells. Also including equipment move	tabled		\$18,844
6	Landscaping			Planting podocarpus hedges and artificial turf on corner to beautify the pool pump area.	tabled	Brightview	\$3,109
7	Painting			surrounding clubhouse and hand rails	tabled	Ortiz Construction	\$6,000
8	Gym Equipment			True Fitness Gravity treadmill with Unite LED console(7yrs Frame, 3yrs Parts, 2yrs Labor, 1 yr Console Full Commercial Use)	tabled	The Fitness Solution, Inc.	\$5,601.80
9	Golf cart			6 passenger 125AH Lithium - Sierra White AX3	tabled	Golf Cart Max Key Largo	\$15,074.50
10	Golf cart			6 passenger Lithium - Sierra Maritime Blue AX6	tabled	Golf Cart Max Key Largo	\$15,773.50
11	Golf cart			6 passenger Lithium - Club Car - Onward	tabled	Cutler Bay Carts	\$21,218
12	Golf cart			Polaris Xpedition XP5 - Northstar Matte super graphite	tabled	Polaris Golf Carts	\$47,029
13	Golf cart			GEM - E6	tabled	GEM	\$42,795

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

Daily logins

(79)

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	10
AMENITY ACCESS	4

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 FRUCC	9/8/26		EPASS	NO	PURCHASE EPASS / PAYPAI
NIURKA GONZALEZ	9/9/26		EPASS	NO	REPLACED EPASS
DR. BARKER	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
Kenneth Smith	9/11/26	2:00	EPASS	NO	PURCHASE EPASS / PAYPAI
Rocio Santiago	9/11/26	3:08	Amenity Access	NO	Facial Recognition
Rene Lajara	9/11/26	4:22	Amenity Access	NO	Facial Recognition
Ramona 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

(80)

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	<u>14</u> AMENITY ACCESS <u>3</u>

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Laura Macdon	9/15/26	4:30	EPASS	No	purchase EPASS / money order
FL Pest Control	9/16/26	1:15pm	Service	Yes	Service
Laura Macdon	9/16/26	1:50	EPASS	No	Replaced Damaged EPASS
Ernest Green	9/16/26	2:18	EPASS	No	purchase EPASS / PayPal
Ryan Tate	9/16/26	2:47	Amenity Access	No	Facial Recognition
Yany Espinoza	9/16/26	3:02	EPASS	No	Replaced Damaged EPASS
Catalina Ortiz	9/16/26	4pm	EPASS	No	purchase EPASS / ~~EPASS~~ money order
DAB	9/17/26	12:16	SERVICE	no	SERVICE VISIT.
Russell Jimenez	9/17/26	2:34	Amenity Access	No	Facial Recognition
Goldie Marie	9/17/26	4:38	EPASS	no	Replaced Damaged EPASS
Ilana Castro	9/18/26	1:15	EPASS	No	purchase EPASS / PayPal
Larissa Hilton	9/18/26	4:44	Amenity Access	No	Facial Expression.
Aleyda Meliza	9/20/26	1:00pm	EPASS	NO	Purchased EPASS Money order
Meraldo Nader	9/20/26	1:30pm	EPASS	NO	Purchased EPASS Money order
Tresha Madigan	9/20/26	2:00 PM	EPASS	NO	Purchased EPASS Money order
victor Luis	9/20/26	2:20 PM	EPASS	NO	Purchased EPASS
Walker Izquierdo	9/20/26	3:20 PM	EPASS	NO	Purchased EPASS PayPal
Anastasia Johnson	9/20/26	3:42 PM	EPASS	NO	Purchased EPASS
Mari scibella Arango	9/20/26	4:03 PM	EPASS	NO	Purchased EPASS money order

Page 1 of 1

81

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	9
AMENITY ACCESS	6

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
B&B	9/22/26	11:58	SERVICE	NO	SERVICE VISIT
Nikola Chang	9/22/26	1:49	EPASS	NO	Replaced Damaged EPASS
James Chapp	9/22/26	4:21	EPASS	NO	Replaced Damaged EPASS
Harold Diaz	9/22/26	7:07	Amenity Access	NO	Facial Recognition
Amy Laurenberg	9/22/26	2:30	Amenity	NO	Facial Recognition
Amy Laurenberg	9/22/26	2:31	EPASS	NO	purchase EPASS / manual order
Jeremy Laurenberg	9/22/26	4:23	Amenity Access	NO	Facial Recognition
Juanita	9-24-26	11:30	Amenity Access	NO	AMENITY ACCESS
B&B	9/24/26	12:08	SERVICE	NO	SERVICE VISIT.
John Hunter	9/24/26	2pm	EPASS	NO	Replaced Damaged EPASS/owner
Raina Nunez	9/24/26	2pm	Amenity Access	NO	Facial Recognition
Raina Croso	9/24/26	3pm	EPASS	NO	purchase EPASS / manual order
Yelish Croso	9/24/26	3:50	EPASS	NO	purchase EPASS / manual order
B&B	9/25/26	12:00	SERVICE	NO	SERVICE VISIT.
Angel HVC	9/25/26	1:55	Service	YES	HVC / Service / AC
John Smith	9/25/26	3:56	EPASS	NO	purchase EPASS / manual order
RASHLEENA BROWN	9/28/26	12:27	EPASS	NO	purchase EPASS
Martin MacArthur	9/28/26	1:48	Amenity Access	NO	Facial Recognition
Lionel Henrique	9/28/26	1:55	EPASS	NO	Replaced Damaged EPASS

Page 1 of 1

(82)

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	8
AMENITY ACCESS	4

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Gefany Diany	9/25/26	2:24	EPASS	NO	purchase EPASS / PayPal.
Henry Tyson	9/25/26	3pm	Amenity Access	NO	Facial Recognition
Edwin Ruy	9/25/26	4:26	Amenity Access	NO	Facial Recognition
B&B	9/25/26	11:43	SERVICE	NO	SERVICE VISIT.
ALAN LAWRENCE SWAN	9/29/26	12:20	EPASS	NO	PURCHASED EPASS.
CHARLES - DISCOUNT LEFT	9/29/26	12:38	DELIVERY	NO	DELIVERY OF ORDERED ITEMS.
Miguel Conlas	9/29/26	2:44	EPASS	NO	purchase EPASS / PayPal
Anthony Raley	9/29/26	2:40	Amenity Access	NO	Facial Recognition
Edwin Diany	9/29/26	2:50	EPASS	NO	purchase EPASS / PayPal
Clara Diany	9/29/26	4pm	EPASS	NO	Replaced Owners Damage & EPASS
VICTOR VALLANDE	9/30/26	3:53p	~~EPASS~~ N/A	NO	ASKED FOR CDD WEBSITE NAME AND SPEAK ABOUT PLACE / EPASS / ACADEMY & CDD
Vaidaisy Zenas	9/30/26	4:32	EPASS	NO	Replaced Damaged Owners EPASS
B&B	10/01/26	12:18	SERVICE	NO	SERVICE VISIT.
Yadira Peña	10/1/26	1:44	Inquiring Rental	NO	Inquiring about clubhouse rental
B&B	10/2/26	11:30	SER VICE	NO	SERVICE VISIT.
Vanessa Garcia	10/2/26	4:59	EPASS	NO	purchase EPASS / PayPal
YATIANA ANTUNEZ	10/5/26	11:02	EPASS	NO	PURCHASED EPASS
JOSEPH ISE	10/5/26	11:08	AMENITY	NO	AMENITY ACCESS
Constance Joseph	10/5/26	1:28	Inquiring Clubhouse	NO	Inquiring Clubhouse Rental

Page 1 of 1

(83)

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	<u>10</u> AMENITY ACCESS <u>5</u>

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Gemma Gutierrez	10/6/26	2pm	EPASS	YES	purchase EPASS / Pay Pal
Stephen ROGERS	10/6/26	9:39	EPASS	NO	purchase EPASS
B&B	10/6/26	11:28	SERVICE	NO	SERVICE VISIT.
Castro Castillo	10/6/26	1:55	EPASS	NO	purchase EPASS / Pay Pal
Santiago Kipal	10/6/26	4:24	Amenity Access	NO	Amenity Access
Ericka Cruz	10/6/26	4:36	EPASS	NO	Replaced Damaged EPASS
Leonel Dillman	10/6/26	7pm	Inquire Rental	NO	Inquiring ABOUT Renting clubhouse
Sofia Silveira	10/7/26	2:26	Amenity Access	NO	Facial Recognition
Sevlie Ventures	10/7/26	4:45	EPASS	NO	Replaced Owners Damaged EPASS
MARIA STUTZ	10/8/26	10:00	INSPECTION FOR TENTING	YES	LOCKBOX FOR FOB TO PROVIDE FURNITURE w/ ACCESS.
B&B	10/8/26	11:26	SERVICE	NO	SERVICE VISIT.
Hilberto Sanchez	10/8/26	1:10	Replaced EPASS	NO	Damaged EPASS
Justin Sotelo	10/8/26	2:35	Amenity Access / COPY	NO	Facial Recognition (EPASS)
VICTOR VALLABAS	10/08/26	1:15	QUESTIONS / SMALL TALK	NO	ASKED QUESTIONS ABOUT THE CLUBHOUSE. DEMANDED I PREPARE AN EMAIL FROM UPPER MANAGEMENT REGARDING MEET UP WITH CURTIS.
Grisel Hernandez	10/12/26	12:50	EPASS	NO	purchase EPASS / Pay Pal
Adrian Celbraga	10/12/26	3:46	Amenity Access	NO	Facial Recognition
Erick Celbraga	10/12/26	4:17	EPASS	NO	Replaced Owners Damaged EPASS
Santiago Valles	10/14/26	4:51	Amenity Access	NO	Amenity Access
Tommy Bryson	10/13/26	9:23	EPASS	NO	Replaced EPASS

Page 1 of 1

(84)

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

[illegible]

South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
Checks		
9/24/26	21429-21437	\$80,225.72
9/30/26	21438-21452	125,199.43
10/14/26	21453-21463	44,069.52
TOTAL		\$249,494.67

Date	Check Numbers	Amount
ACH		
9/23/26	800193	\$3,951.15
9/30/26	800194-800207	7,208.13
10/7/26	800208-800209	4,440.40
10/14/26	800210-800211	4,287.88
TOTAL		\$19,887.56

AP300R
*** CHECK NOS. 021429-021463

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

RUN 10/15/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/24/26	00235	9/16/26 933823	202609 320-57200-46000 PEST CONTROL SVCS SEPT 26	ALL FLORIDA PEST CONTROL	*	86.66	86.66 021429
9/24/26	00049	9/08/26 9457	202608 310-51300-31100 SVCS AUGUST 2026	ALVAREZ ENGINEERS, INC.	*	175.00	175.00 021430
9/24/26	00366	9/09/26 0854352	202609 320-53800-41005 SVCS SEPT 2026	COMCAST	*	140.76	140.76 021431
9/24/26	00435	9/14/26 7270-1	202609 320-53800-46100 MONDAY PMSA 09/14/26	DML SECURITY SYSTEMS LLC	*	98.00	3,848.00 021432
		9/21/26 7304	202609 320-53800-46100 VIDEO SURVEILLANCE 09/26		*	3,750.00	
9/24/26	00007	9/15/26 94638227	202609 310-51300-42000 DELIVERIES THRU 09/03/26	FEDEX	*	23.20	23.20 021433
9/24/26	00023	9/15/26 092026	202609 320-53800-43000 SVCS SEPT 2026	FLORIDA POWER & LIGHT	*	258.42	3,268.02 021434
		9/15/26 092026	202609 320-53800-43100 SVCS SEPT 2026		*	32.65	
		9/15/26 092026	202609 320-53800-43200 SVCS SEPT 2026		*	2,772.71	
		9/15/26 092026	202609 320-53800-43400 SVCS SEPT 2026		*	204.24	
9/24/26	00495	8/05/26 INV25114	202609 300-15500-10000 HOLIDAY PROGRAM 50% DEPOS	HOLIDAY OUTDOOR DECOR	*	58,043.75	58,043.75 021435
9/24/26	00477	9/18/26 4471	202609 320-53800-34500 SECURITY 9/07/26-9/13/26	MAVERICK SECURITY SERVICES, LLC	*	9,675.33	9,675.33 021436
9/24/26	00180	9/23/26 19817	202609 300-15500-10000 30% DEPOSIT INV#19817	PEOPLE'S CHOICE PRESSURE CLEANING	*	4,965.00	4,965.00 021437
9/30/26	00433	9/23/26 09232026	202609 320-53800-46000 REMOVE BROKEN LIGHT FIXTU	ADRIAN SUAREZ MARTINEZ	*	30.00	30.00 021438

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 021429-021463

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

RUN 10/15/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/30/26	00022	9/01/26 226011	202609 320-53800-46800 LAKE MGMT SVCS 09/26		*	1,644.00	
				ALLSTATE RESOURCE MANAGEMENT, INC.			1,644.00 021439
9/30/26	00401	9/29/26 6373	202609 320-53800-46100 COMFORT STAR 09/26		*	2,600.00	
				ANGEL J. MARTIN			2,600.00 021440
9/30/26	00406	9/01/26 9901303	202609 320-53800-46200 LANDSCAPE MAINT 09/26		*	33,917.39	
		9/01/26 9901303	202609 320-53800-46202 LANDSCAPE MAINT 09/26		*	2,391.80	
		9/01/26 9901303	202609 320-57200-46200 LANDSCAPE MAINT 09/26		*	425.21	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			36,734.40 021441
9/30/26	00540	9/25/26 00954652	202610 300-15500-10000 INSURANCE 10/2026-10/2027		*	42,162.00	
		9/25/26 00954652	202610 300-15500-10000 INSURANCE 10/2026-10/2027		V	42,162.00-	
				BROWN & BROWN OF FL INC			.00 021442
9/30/26	00041	9/21/26 00034900	202608 320-57200-43000 SVCS 08/26		*	1,128.37	
				CITY OF HOMESTEAD			1,128.37 021443
9/30/26	00442	9/18/26 1129044-	202609 320-53800-41005 SVCS 09/26		*	458.32	
				COMCAST			458.32 021444
9/30/26	00135	9/28/26 19944	202609 320-57200-52000 SUPPLIES 09/26		*	299.11	
				DISCOUNT LIGHTING AND SUPPLIES, INC			299.11 021445
9/30/26	00007	9/22/26 94727488	202609 310-51300-42000 DELIVEYR THRU 09/09/26		*	23.02	
				FEDEX			23.02 021446
9/30/26	00477	9/28/26 4488	202609 320-53800-34500 SECURITY 09/14-09/20/26		*	9,686.40	
				MAVERICK SECURITY SERVICES, LLC			9,686.40 021447
9/30/26	00211	9/25/26 30125	202609 320-53800-46100 SVCS 09/26		*	1,450.00	
		9/25/26 30125	202609 320-53800-46000 SVCS 09/26		*	2,600.00	

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 021429-021463

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/15/26
SOUTH-DADE VENTURE - GF
BANK A GENERAL FUND - WELLS

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/25/26 30125	202609 320-57200-46000		*	1,055.00	
		SVCS 09/26					
		9/25/26 30127	202609 320-53800-46000		*	1,700.00	
		REPAIR ASPHALT 09/26					
				ORTIZ CONSTRUCTION SERVICES			6,805.00 021448
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
9/30/26 00484		9/28/26 392	202609 320-53800-46805		*	23,575.00	
		STORM DRAIN MAINT 09/26					
				RAPTOR VAC-SYSTEMS			23,575.00 021449
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
9/30/26 00432		9/20/26 96125150	202609 300-15500-10000		*	53.81	
		SVCS 09/26					
				T-MOBILE			53.81 021450
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
9/30/26 00540		9/25/26 00954652	202609 300-15500-10000		*	42,162.00	
		INSURANCE 10/2026-10/2027					
		9/25/26 00954652	202609 300-15500-10000		*	42,162.00	
		INSURANCE 10/2026-10/2027					
		9/25/26 00954652	202609 300-15500-10000		V	42,162.00-	
		INSURANCE 10/2026-10/2027					
		9/25/26 00954652	202609 300-15500-10000		V	42,162.00-	
		INSURANCE 10/2026-10/2027					
				BROWN & BROWN OF FL INC			.00 021451
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
9/30/26 00540		9/25/26 00954652	202609 300-15500-10000		*	42,162.00	
		FY27 INSURANCE PREMIUM					
				BROWN & BROWN OF FL INC			42,162.00 021452
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
10/14/26 00235		10/09/26 937894	202610 320-57200-46000		*	4,985.00	
		FUMIGATION 10/26					
				ALL FLORIDA PEST CONTROL			4,985.00 021453
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
10/14/26 00021		9/30/26 200926	202609 310-51300-31500		*	3,135.00	
		SVCS 09/26					
				BILLING COCHRAN PA			3,135.00 021454
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
10/14/26 00406		9/29/26 9956222	202609 320-53800-46205		*	180.51	
		FIL IN RUTS W SAND 9/26					
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			180.51 021455
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
10/14/26 00041		9/21/26 092026	202609 320-53800-43000		*	35.10	
		SVCS 09/26					
		9/21/26 092026	202609 320-53800-43100		*	53.73	
		SVCS 09/26					
		9/21/26 092026	202609 320-53800-43200		*	1,185.27	
		SVCS 09/26					

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 021429-021463

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

RUN 10/15/26

PAGE 4

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/21/26 092026	202609 320-53800-43300		*	57.46	
		SVCS 09/26					
		9/21/26 092026	202609 320-53800-43400		*	587.27	
		SVCS 09/26					
		9/21/26 092026	202609 320-57200-43000		*	2,377.55	
		SVCS 09/26					
				CITY OF HOMESTEAD			4,296.38 021456
10/14/26	00007	9/29/26 94826894	202609 310-51300-42000		*	23.33	
		DELIVERY THRU 09/17/26					
				FEDEX			23.33 021457
10/14/26	00361	10/09/26 74179	202610 320-57200-46100		*	230.00	
		PREVENTATIVE MAINT 10/26					
				THE FITNESS SOLUTION			230.00 021458
10/14/26	00384	10/01/26 0222742	202610 310-51300-54000		*	1,430.00	
		POOL SVCS 10/26					
				FLORIDA'S BRIGHT & BLUE POOLS, INC			1,430.00 021459
10/14/26	00525	10/01/26 94818	202610 310-51300-54000		*	175.00	
		ANNUAL FEE 10/26					
				FLORIDACOMMERCE			175.00 021460
10/14/26	00038	10/01/26 782	202610 310-51300-34000		*	6,282.25	
		MGMT FEE 10/26					
		10/01/26 782	202610 310-51300-44000		*	200.00	
		RENT 10/26					
		10/01/26 782	202610 310-51300-35100		*	83.33	
		COMPUTER TIME 10/26					
		10/01/26 782	202610 320-53800-49300		*	250.00	
		WEB ADMIN 10/26					
		10/01/26 782	202610 310-51300-42000		*	30.42	
		POSTAGE&DELIVER 10/26					
		10/01/26 783	202610 320-57200-34000		*	9,583.33	
		CLUBHOUSE/FIELD SVCS					
		10/01/26 784	202610 320-53800-46100		*	833.33	
		GATE MGMT FEE 10/26					
		10/01/26 785	202610 300-20700-10500		*	208.33	
		SERIES 2013 BONDS					
		10/01/26 785	202610 700-51700-73000		*	208.33	
		SERIES 2013 BONDS					
		10/01/26 785	202610 700-13100-10000		*	208.33	
		SERIES 2013 BONDS					
		10/08/26 790	202610 310-51300-31400		*	2,000.00	
		ASSESSMENT ROLL FY2027					
				GOVERNMENTAL MANAGEMENT SERVICES			19,470.99 021461
				SDVN SOUTH DADE VEN JWASSERMAN			

SOUTH-DADE VENTURE - GF
BANK A GENERAL FUND - WELLS

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/14/26	00477	10/12/26 4620	202610 320-53800-34500	SECURITY SVCS 10/26	*	9,686.40	
				MAVERICK SECURITY SERVICES, LLC			9,686.40 021462
10/14/26	00430	10/01/26 VCI31046	202610 320-53800-34501	M POST LICENSE 10/26	*	342.69	
		10/01/26 VCI31046	202610 320-53800-34501	POST 10/26	*	57.11	
		10/01/26 VCI31046	202610 320-53800-34501	M POST LICENSE 10/26	*	57.11	
				TRACKFORCE - RTM SOFT, INC.			456.91 021463
				TOTAL FOR BANK A		249,494.67	
				TOTAL FOR REGISTER		249,494.67	

AP300R
*** CHECK NOS. 800193-800211

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

RUN 10/15/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/23/26	00533	9/21/26 I-092126 SECURITY 09/26	202609 320-53800-34501	ROLLKALL TECHNOLOGIES, LLC	*	3,951.15	3,951.15 800193
9/30/26	00363	8/24/26 0926 SVCS 09/26	202609 320-53800-41005	COMCAST - AUTO PAY	*	262.12	262.12 800194
9/30/26	00364	8/15/26 0926 SVCS 09/26	202609 320-53800-41005	COMCAST - AUTO PAY	*	262.12	262.12 800195
9/30/26	00365	8/21/26 0926 SVCS 09/26	202609 320-53800-41005	COMCAST - AUTO PAY	*	262.12	262.12 800196
9/30/26	00367	8/15/26 0926 SVCS 09/26	202609 320-53800-41005	COMCAST - AUTO PAY	*	258.72	258.72 800197
9/30/26	00368	8/14/26 0926 SVCS 09/26	202609 320-53800-41005	COMCAST - AUTO PAY	*	189.85	189.85 800198
9/30/26	00369	8/15/26 0926 SVCS 09/26	202609 320-57200-41000	COMCAST - AUTO PAY	*	296.85	296.85 800199
9/30/26	00370	8/28/26 0926 SVCS 09/26	202609 320-57200-41000	COMCAST - AUTO PAY	*	280.91	280.91 800200
9/30/26	00381	8/10/26 0926 SVCS 09/26	202609 320-53800-41005	COMCAST - AUTO PAY	*	148.85	148.85 800201
9/30/26	00382	9/10/26 0926 SVCS 09/26	202609 320-53800-41005	COMCAST - AUTO PAY	*	154.58	154.58 800202
9/30/26	00538	8/17/26 32690642 SVCS 09/26	202609 320-53800-41005		*	118.80	
		8/28/26 32825273 SVCS 09/26	202609 320-53800-41005		*	108.00	
		9/06/26 33206116 SVCS 09/26	202609 320-53800-41005		*	118.00	

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 800193-800211

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

RUN 10/15/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/06/26 33206694	202609 320-53800-41005		*	118.00	
		SVCS 09/26		AT&T AUTOPAY			462.80 800203
9/30/26 00489		9/29/26 09292026	202609 320-53800-46100		*	450.00	
		GUARD HOUSE CLEANING		CARMEN HERNANDEZ			450.00 800204
9/30/26 00496		9/24/26 09242026	202609 310-51300-49000		*	132.54	
		REIMB SDV LUNCH MEETING					
		9/29/26 09292026	202609 320-57200-51000		*	321.77	
		REIMB SDV OFFICE SUPPLIE		MAYRA PADILLA			454.31 800205
9/30/26 00526		9/28/26 09282026	202609 320-57200-46000		*	40.00	
		DEAD ANIMAL REMOVAL 09/26		ROBERTO JIMENEZ			40.00 800206
9/30/26 00533		9/28/26 I-092826	202609 320-53800-34501		*	3,684.90	
		SVCS 09/26		ROLLKALL TECHNOLOGIES, LLC			3,684.90 800207
10/07/26 00496		10/05/26 10052026	202610 320-57200-46000		*	223.00	
		REIMB SDV STORAGE UNIT		MAYRA PADILLA			223.00 800208
10/07/26 00533		10/05/26 I-100526	202610 320-53800-34501		*	4,217.40	
		SVCS 10/26		ROLLKALL TECHNOLOGIES, LLC			4,217.40 800209
10/14/26 00496		10/12/26 10122026	202610 320-57200-52005		*	221.36	
		REIMB SDV CERRMONY SUPPLY					
		10/12/26 10122026	202610 320-57200-51000		*	115.37	
		REIMB AMAZON SUPPLIES		MAYRA PADILLA			336.73 800210
10/14/26 00533		10/12/26 I-101226	202610 320-53800-34501		*	3,951.15	
		SVCS 10/26		ROLLKALL TECHNOLOGIES, LLC			3,951.15 800211
TOTAL FOR BANK Z						19,887.56	
TOTAL FOR REGISTER						19,887.56	

SDVN SOUTH DADE VEN JWASSERMAN

South-Dade Venture
Community Development District

Unaudited Financial Reporting
September 30, 2026



Table of Contents

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

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

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Operating Account	\$ 42,724	\$ -	\$ 42,724
Due from Other-PayPal	6,000	-	6,000
Due from General Fund	-	213	213
Investments:			
State Board of Administration - Surplus	392,570	-	392,570
State Board of Administration - Guardhouse Reserves	95,179	-	95,179
State Board of Administration - Clubhouse Reserves	191,775	-	191,775
BankUnited Money Market Account	-	-	-
Series 2008			
Revenue	-	16,615	16,615
Prepayment	-	19	19
Series 2013			
Reserve	-	25,000	25,000
Revenue	-	312,920	312,920
Prepayment	-	3,341	3,341
Series 2022			
Reserve	-	35,160	35,160
Revenue	-	100,719	100,719
Prepaid Expenses	120,879	-	120,879
Deposits	2,434	-	2,434
Total Assets	\$ 852,104	\$ 493,986	\$ 1,346,090
Liabilities:			
Accounts Payable	\$ 7,635	\$ -	\$ 7,635
Due to Debt Service	213	-	213
Total Liabilities	\$ 7,848	\$ -	\$ 7,848
Fund Balance:			
Nonspendable:			
Deposits	\$ 2,434	\$ -	\$ 2,434
Restricted for:			
Debt Service	-	493,986	493,986
Assigned for:			
Clubhouse Reserves	191,775	-	191,775
Guardhouse Reserves	95,179	-	95,179
Unassigned	433,989	-	433,989
Total Fund Balances	\$ 844,256	\$ 493,986	\$ 1,338,242
Total Liabilities & Fund Balance	\$ 852,104	\$ 493,986	\$ 1,346,090

South-Dade Venture
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Through 09/30/26	Through 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,440,987	\$ 2,440,987	\$ 2,455,802	\$ 14,816
Interest Income	30,000	30,000	48,856	18,856
Miscellaneous Income-Vehicle Registration	8,000	8,000	3,785	(4,215)
Miscellaneous Income-Clubhouse	1,000	1,000	915	(85)
Miscellaneous Income-Other	-	-	3,210	3,210
Donations	-	-	495	495
Total Revenues	\$ 2,479,987	\$ 2,479,987	\$ 2,513,064	\$ 33,077

Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 10,600	\$ 1,400
Payroll Taxes	918	918	811	107
Engineering	23,000	23,000	27,873	(4,873)
Arbitrage Calculation	600	600	600	-
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	30,000	30,000	26,903	3,098
Annual Audit	5,000	5,000	4,000	1,000
Trustee Fees	13,288	13,288	12,540	748
Management Fees	70,455	70,455	70,455	0
Information Technology	1,000	1,000	1,000	0
Postage and Delivery	2,000	2,000	1,920	80
Insurance General Liability	13,844	13,844	12,405	1,439
Printing and Binding	500	500	3	497
Rental and Leases	2,400	2,400	2,400	-
Legal Advertising	1,500	1,500	1,145	355
Other Current Charges	3,000	3,000	5,326	(2,326)
Office Supplies	50	50	0	50
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 181,730	\$ 181,730	\$ 180,155	\$ 1,575

Operations and Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 4,000	\$ 4,000	\$ 3,408	\$ 592
Electric - Street Lighting	31,000	31,000	38,932	(7,932)
Electric - Street Lighting Lease	33,285	33,285	-	33,285
Electric - Irrigation	2,500	2,500	2,143	357
Electric - Guardhouse	6,000	6,000	8,010	(2,010)
Cable/Internet	29,000	29,000	30,292	(1,292)
Telephone-Wireless	720	720	646	74
Landscape Maintenance	473,211	473,211	451,334	21,877
Tree Trimming	33,475	33,475	39,693	(6,218)
Plant Replacement	20,000	20,000	17,792	2,208
Irrigation Maintenance	10,000	10,000	5,260	4,740
Lake Maintenance	20,000	20,000	19,957	43

South-Dade Venture
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Through 09/30/26	Through 09/30/26	Variance
General Maintenance Expenditures (Continued)				
General Maintenance	20,000	20,000	43,988	(23,988)
Pressure Cleaning	17,000	17,000	18,788	(1,788)
Culvert Cleaning	18,000	18,000	23,575	(5,575)
Property Insurance	31,983	31,983	29,906	2,077
Banner/Holiday Decorations	120,000	120,000	119,358	642
Security Gate Guards	396,442	396,442	498,347	(101,905)
Gate Maintenance/Repairs	88,000	88,000	93,963	(5,963)
Enhanced Security	220,000	220,000	211,528	8,472
Web Design/Maintenance	3,000	3,000	3,000	-
Newsletter Printing	4,000	4,000	1,885	2,115
Gatehouse Automation Project	-	-	21,595	(21,595)
Contingency	10,000	10,000	1,590	8,410
Reserves	238,745	238,745	-	238,745
Subtotal General Maintenance Expenditures	\$ 1,830,361	\$ 1,830,361	\$ 1,684,989	\$ 145,371
Clubhouse Expenditures				
Security	\$ 78,036	\$ 78,036	\$ 81,460	\$ (3,424)
Telephone	6,750	6,750	6,897	(147)
Utilities	26,000	26,000	30,907	(4,907)
Property Insurance	14,543	14,543	13,598	945
Alarm Monitoring	3,000	3,000	3,793	(793)
Pool Maintenance and Repairs	37,000	37,000	27,665	9,335
Club Operation/Staff	115,000	115,000	115,000	0
Workers' Compensation Insurance	1,050	1,050	938	112
Fitness Equipment Maintenance	10,000	10,000	5,588	4,412
Office Supplies and Printing	4,000	4,000	4,593	(593)
Repairs and Maintenance	35,000	35,000	30,637	4,363
Janitorial Supplies	7,000	7,000	5,833	1,167
Landscape Maintenance	8,000	8,000	6,975	1,025
Licenses and Permits	1,200	1,200	1,220	(20)
Contingency	20,000	20,000	16,584	3,416
Reserves	101,317	101,317	-	101,317
Subtotal Clubhouse Expenditures	\$ 467,896	\$ 467,896	\$ 351,690	\$ 116,207
Total Operations and Maintenance	\$ 2,298,257	\$ 2,298,257	\$ 2,036,679	\$ 261,578
Total Expenditures	\$ 2,479,987	\$ 2,479,987	\$ 2,216,834	\$ 263,153
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ (0)	\$ 296,229	\$ (230,076)
Fund Balance - Beginning			\$ 548,027	
Fund Balance - Ending			\$ 844,256	

South-Dade Venture

Community Development District

Debt Service Fund Series 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 09/30/26	Through 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 169,312	\$ 169,312	\$ 170,792	\$ 1,480
Interest Income	-	-	2,248	2,248
Total Revenues	\$ 169,312	\$ 169,312	\$ 173,041	\$ 3,728
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)	\$ (4,601)	\$ (1,173)
Fund Balance - Beginning			\$ 21,258	
Fund Balance - Ending			\$ 16,657	

South-Dade Venture

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 09/30/26	Through 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 796,457	\$ 796,457	\$ 801,291	\$ 4,834
Interest Income	50	50	18,144	18,094
Total Revenues	\$ 796,507	\$ 796,507	\$ 819,436	\$ 22,929
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	\$ 810	\$23,738	\$ 22,929
Other Financing Sources/(Uses):				
Arbitrage Rebate Calculation	\$ (600)	\$ (600)	\$ (600)	\$ -
Dissemination Agent Fees	(2,500)	(2,500)	(2,500)	-
Total Other Financing Sources/(Uses)	\$ (3,100)	\$ (3,100)	\$ (3,100)	\$ -
Net Change in Fund Balance	\$ (2,291)	\$ (2,291)	\$ 20,638	\$ 22,929
Fund Balance - Beginning			\$ 320,732	
Fund Balance - Ending			\$ 341,370	

South-Dade Venture

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 09/30/26	Through 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 597,373	\$ 597,373	\$ 600,999	\$ 3,626
Interest Income	-	-	10,091	10,091
Total Revenues	\$ 597,373	\$ 597,373	\$ 611,090	\$ 13,717
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)	\$ 7,478	\$ 13,717
Fund Balance - Beginning			\$ 128,482	
Fund Balance - Ending			\$ 135,960	

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	\$ -	\$ -	\$ 331	\$ 2,455,802
Interest Income	1,590	1,055	2,451	6,557	5,742	6,080	5,146	4,776	4,378	4,265	3,868	2,948	48,856
Miscellaneous Income-Vehicle Registration	860	240	-	920	120	345	415	405	240	180	-	60	3,785
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	\$ 3,339	\$ 2,513,064

Expenditures:

General and Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,800	\$ 1,000	\$ 10,600
Payroll Taxes	77	77	-	77	-	77	61	77	77	77	138	77	811
Engineering	3,583	15,430	2,358	895	1,210	875	70	330	630	2,318	175	-	27,873
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	3,135	26,903
Annual Audit	-	-	-	-	-	4,000	-	-	-	-	-	-	4,000
Trustee Fees	8,472	-	-	-	-	-	2,222	-	-	1,104	-	741	12,540
Management Fees	5,871	5,871	5,871	5,871	5,871	5,871	5,871	5,871	5,871	5,871	5,871	5,871	70,455
Information Technology	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Postage and Delivery	111	243	222	144	231	131	131	119	106	116	239	128	1,920
Insurance General Liability	12,405	-	-	-	-	-	-	-	-	-	-	-	12,405
Printing and Binding	-	2	-	-	-	0	-	0	-	-	-	1	3
Rental and Leases	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Legal Advertising	324	-	-	-	-	-	375	445	-	-	-	-	1,145
Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	430	402	553	157	447	330	533	582	361	412	698	420	5,326
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	\$ 12,614	\$ 11,655	\$ 180,155

Operations & Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 227	\$ 245	\$ 408	\$ 426	\$ 335	\$ 338	\$ 251	\$ 326	\$ 164	\$ 240	\$ 154	\$ 294	\$ 3,408
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	3,958	38,932
Electric - Street Lighting Lease	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric - Irrigation	64	229	117	302	259	165	132	189	197	200	146	144	2,143
Electric - Guardhouse	492	635	798	681	577	562	532	609	778	742	812	792	8,010
Cable/Internet	2,503	2,504	2,119	3,253	2,534	2,519	2,494	2,280	2,753	2,515	2,223	2,593	30,292
Telephone-Wireless	54	54	54	54	54	54	54	54	54	54	54	54	646
Landscape Maintenance	33,917	44,999	33,917	33,917	44,999	33,917	33,917	44,999	33,917	33,917	44,999	33,917	451,334
Tree Trimming	2,392	3,559	2,392	7,792	3,199	2,392	2,392	3,702	2,392	2,392	4,699	2,392	39,693
Plant Replacement	-	377	-	-	-	513	1,216	346	1,225	-	13,934	181	17,792
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	1,644	19,957

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	4,850	43,988
Pressure Cleaning	17,885	-	-	-	-	-	-	903	-	-	-	-	18,788
Culvert Cleaning	-	-	-	-	-	-	-	-	-	-	-	23,575	23,575
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	29,048	498,347
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	9,996	93,963
Enhanced Security	14,334	21,286	20,194	15,484	16,517	17,135	19,904	16,262	21,640	16,262	16,262	16,251	211,528
Web Design/Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Newsletter Printing	-	-	1,385	-	500	-	-	-	-	-	-	-	1,885
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Gatehouse Automation Project	-	19,045	-	-	2,550	-	-	-	-	-	-	-	21,595
Contingency	-	-	-	-	1,590	-	-	-	-	-	-	-	1,590
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 152,635	\$ 214,305	\$ 122,710	\$ 174,157	\$ 125,938	\$ 126,863	\$ 117,025	\$ 133,279	\$ 118,164	\$ 109,191	\$ 160,785	\$ 129,938	\$ 1,684,989
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	\$ 5,515	\$ 81,460
Telephone	565	566	573	578	577	577	577	575	577	577	578	577	6,897
Utilities	2,238	2,397	2,255	2,410	2,238	2,459	2,583	2,363	2,999	2,638	2,821	3,506	30,907
Property Insurance	13,598	-	-	-	-	-	-	-	-	-	-	-	13,598
Alarm Monitoring	-	364	605	1,733	-	364	-	-	364	-	-	364	3,793
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	1,888	27,665
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	9,583	115,000
Workers' Compensation Insurance	938	-	-	-	-	-	-	-	-	-	-	-	938
Fitness Equipment Maintenance	205	175	905	200	230	200	230	200	230	2,583	230	200	5,588
Office Supplies and Printing	718	-	775	366	69	-	730	353	622	272	366	322	4,593
Repairs and Maintenance	1,461	8,884	812	556	5,057	737	1,193	878	5,655	1,666	1,755	1,987	30,637
Janitorial Supplies	688	166	573	717	166	698	580	416	549	792	189	299	5,833
Landscape Maintenance	425	1,228	425	425	782	425	425	782	425	425	782	425	6,975
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	\$ 24,667	\$ 351,690
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	\$ 154,605	\$ 2,036,679
Total Expenditures	\$ 245,865	\$ 279,306	\$ 157,606	\$ 210,939	\$ 159,892	\$ 165,428	\$ 155,085	\$ 168,497	\$ 159,402	\$ 151,727	\$ 196,826	\$ 166,260	\$ 2,216,834
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)	\$ (192,958)	\$ (162,920)	\$ 296,229
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)	\$ (192,958)	\$ (162,920)	\$ 296,229

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
--	--	--------------------

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	
10/02/26	INTEREST	\$0.00	\$0.00	\$0.00	\$543.65	543.65	331.38	23.05	108.12	81.10	543.65	
TOTAL		\$ 4,215,345.95	\$ 155,396.80	\$ 40,599.46	\$ 9,535.01	\$ 4,028,884.70	\$ 2,455,802.45	\$ 170,792.31	\$ 801,291.28	\$ 600,998.68	\$ 4,028,884.72	

100.00%	Percent Collected
\$ -	Balance Remaining to Collect