



Centre Lake CDD

<http://www.centrelakecdd.com>

Janexy DelRio, Chair

Justin Trujillo, Vice Chair

Mario Cubías, Assistant Secretary

November 19, 2025

Centre Lake
Community Development District
(Satori)
Revised Meeting Agenda

Seat 2: Janexy DelRio – C.	
Seat 4: Justin Trujillo – V.C.	
Seat 3: Mario Cubías – A.S.	
Seat 5: Open Seat	
Seat 1: Open Seat	

Wednesday
November 19, 2025
9:30 a.m.

Satori Club at Miami Lakes
8875 NW 155th Terrace, Miami Lakes, FL
[Join the meeting now](#)

Meeting ID: 259 241 880 686 and Passcode: zn7Dt96F
1 872-240-4685 and Phone Conference ID: 898 474 612#

1. Roll Call and Pledge of Allegiance
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor to Unexpired Term of Office – Seat #1 (11/2028) and Seat #5 (11/2026)
 - B. Oath of Office for Newly Appointed Supervisor(s) – **Page 4**
 - C. Election of Officer(s)
3. Audience Comments (*each speaker has 3 minutes*)
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5. Consideration of **Resolution #2026-01** Declaring Club Rule Void and Unenforceable – **Page 30**
6. Ratification of Estimate No.:1069 with JB Renovation Services – **Page 32**
7. Staff Reports
 - A. Attorney – **Quit Claim Deed** – **Page 33**
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 - E. CDD Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards – **Page 138**
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9. Supervisors Requests

10. 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://www.centrelakecdd.com>

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Centre Lake Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Centre Lake Community Development District**, _____ County, Florida.

Signature _____

Home Address _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____ by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires _____

Personally known _____ or produced identification _____

Type of identification _____

**MINUTES OF MEETING
CENTRE LAKE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Centre Lake Community Development District was held on Wednesday, September 17, 2025, at 9:30 a.m. at 8875 N.W.

155th Terrace, Miami Lakes, Florida.

Present and constituting a quorum were:

Janexy DelRio	Chairman
Justin Trujillo	Vice Chairman
Mario Cubias	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager
Gabriela Fernandez	District Counsel
Angel Camacho	District Engineer
Maria Hernandez	Miami Management
Roger Diaz	Eco Blue Aquatic Services (by phone)

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Lorenzo called the meeting to order, called roll, and the Pledge of Allegiance was recited by all who attended the meeting.

Mr. Lorenzo: Before we start the meeting, I had mentioned to the Board that we have Roger from Eco Blue on the phone if you guys wish to discuss anything regarding the lake and the midge.

Ms. DelRio: Is that on the agenda?

Mr. Lorenzo: Yes of course.

Ms. DelRio: Ok, so are we going to open the floor for that now?

Mr. Lorenzo: We can or we can go through a couple of items on the agenda.

Ms. DelRio: No, ok, I was just checking so the midge, remember we spoke about it last time that we had a different vendor that had offered a different sequence of treatments and you discussed that with them.

Mr. Lorenzo: Correct, so I discussed the treatment schedule that we obtained proposals for the lake, and the plan of action that they have. I discussed this with Roger and he's been onsite to review the current lake issues as far as the midge and he doesn't believe we need to increase but, that's something that we can revisit he said for next season which starts in March or April.

Ms. DelRio: But we started now.

Mr. Lorenzo: No, he's been doing the same, he's been treating the larva and he's been treating the adult ones as well, correct me if I'm wrong Roger.

Mr. Diaz: Yes, good morning and I wanted to touch base on what the discussion that took place previously, well actually like multiple times. You have chunk of sod basically that spreads the midge, and we started cutting out quite aggressively and typically at the end of September which I believe our last treatment will be on 24th or the 25th of September, will conclude the 6 month treatment that we have in place. So far, all we can do to gauge and for us to give you our professional opinion is the feedback that we get from the customer. There's a gentleman that typically the issue comes from that house, and I believe we've had a couple of complaints from that specific homeowner or that area which we have basically stayed on top of it. In addition we have even come out, something that we typically don't do with anybody which is create a multiple program to spray the roundabout and that happened about a month ago I would say, and correct me if I'm wrong Jesus.

Mr. Lorenzo: Right, and Roger actually, he just complained again yesterday.

Mr. Diaz: Ok, so we were there last week he said it again, and that's why I don't suggest, I mean for us it would be better if we did it all year round but, I don't know if you think it's worth it, this is an isolated case.

Ms. DelRio: Well, how do we treat this is my question?

Mr. Diaz: We will go back through it.

Ms. DelRio: And Roger I'm not saying anything about you, I think you guys are doing pretty much what we're telling you to do, and we're not getting charged for this, right?

Mr. Lorenzo: No, he's going around the unit and in the front, while they're doing the service out by the lake.

Ms. DelRio: Exactly but, do you see that they have more than anybody else? Is there like a reason for that in the property.

Mr. Diaz: No, I believe that they could gnats and confusing them with midge, his house is not different than any other house.

Ms. DelRio: And maybe now is a good time to address this, and let him know, maybe we can send some type of document.

Mr. Lorenzo: I've invited him to the meeting, I've given him information, I've let him know that Eco Blue is providing service just for him while they're here which is not something that they're supposed to be doing but they're doing anyway. So, I've been in communication with him and I just responded to tell him that we had a meeting this morning as well, and I don't have his address right now handy but, I will confirm it.

Mr. Diaz: What I suggest is just to identify exactly what the issue is and if you could provide me his name and number I will make a visit and assess exactly what's going on and treat it accordingly. To us it's gnats, he's probably not having midge because nobody else has it, and I'm not saying it's not, but maybe we can control whatever it is.

Ms. DelRio: Yes.

Mr. Lorenzo: And Roger maybe we could meet with him onsite, you and I.

Mr. Diaz: Yes, that would be great, I would be happy to do that.

Mr. Lorenzo: Ok, I have his number here, aside from that do you think we need to increase the service, or do you think we're fine the way we are?

Mr. Diaz: You can do whatever you like but, this was set up originally as a 6 month treatment from April to September and we've been happy to manage it up to now but, it's up to you. We don't see the need right now, I think we can revisit it.

Ms. DelRio: And I think you should talk to that one person, and actually just talk to them about what you guys think it is from a professional view so they can have what other options you have from the city and maybe send them something in writing after that meeting so we can have some documentation on file that we follow up because then it becomes a habit and we're just sustaining that bad habit.

Mr. Lorenzo: Right, I agree, and that's why I reminded him this is not something that we do, you're the only one communicating with me.

Ms. DelRio: Exactly.

Mr. Lorenzo: And I've provided the homeowner the information way back in 2024 if I'm not mistaken.

Ms. DelRio: And I don't want this to increase to the level where it's \$24,000 later because that's what we got quoted for to do an extra service, and I'm pretty sure with you guys it would be cheaper if you needed to do anything but, we're not there.

Mr. Diaz: Right.

Mr. Lorenzo: And if it's gnats or mosquitoes, yes we can make sure.

Mr. Diaz: Can I say something here, so basically a lot of people take advantage of the system, the chemicals that we use for midge and the ones we use for mosquitoes or the gnats are different, so I want to identify exactly what he has, so let me go out there and then we can take it from there but, there's no reason for me to charge you or try to sell you on something that would be to our benefit to do that, and we don't want to do that, we're fine, we have it under control.

Ms. DelRio: Ok, that's all we need to know that you have it under control. Also, how are we doing around the lake, and I see we have more vegetation, are we keeping more vegetation now around the lake bank/

Mr. Lorenzo: So, right now with the warmer months there is more growth vegetation in the lake but, you guys are treating it from my understanding.

Mr. Diaz: Yes, and with the rain, we're 30 days away from pretty much getting 100% control of it, once the weather changes, then vegetation stops growing, and then it's typical monthly summer growth, you get a little extension there if we treat now, but we're treating it.

Ms. DelRio: Ok, and the fish, what are we doing?

Mr. Lorenzo: You mean restocking?

Ms. DelRio: No, not restocking.

Mr. Lorenzo: So, they notify us and they report when we need more.

Mr. DelRio: Ok, so everything is good, just taking advantage of that so we can get a report from you.

Mr. Diaz: Ok, and your lakes a very healthy, the animal life is plenty, the oxygen levels are plenty, and there's a lot of fish, so it looks great but, overall it's in great condition. (inaudible comment)

Ms. DelRio: Ok.

Mr. Diaz: (inaudible comment)

Ms. DelRio: So, quick question, now you say the garbage, we don't have any coconut trees in the community, and I want to bring this up because I want to find out where they're coming from. So, we don't have any coconut trees on the bank of the lakes, and there's always coconuts behind the house, the actual fruit, and we're talking about 10 or 15, there's a lot, and so my question is, where are we getting those coconuts from?

Mr. Diaz: I don't know.

Ms. DelRio: So, that's something that I've seen, so if you could see if it's somebody that's just throwing them in, I don't know. Also, can we jump into the pools later.

Mr. Lorenzo: Yes, we can get into that later. The only other thing I have on the health of the lake, do you recommend any aeration in the lake Roger?

Mr. Diaz: Not at this point.

Mr. Lorenzo: Ok.

Mr. Diaz: Because you have mosquito fish in there, and do we restock that lake or no?

Mr. Lorenzo: We don't restock the lake with fish.

Ms. DelRio: The last time we did it was like 3 years ago.

Mr. Lorenzo: Yes, I think it was like 3 years ago, we looked into it like 3 years ago and then we did it.

Mr. Diaz: Ok, you may want to sign up next year to help out the aeration

Ms. DelRio: And what is the cost for aeration?

Mr. Lorenzo: Aeration is something they put inside the lake to help the oxygen and movement.

Ms. DelRio: But we have a lot of movement in that lake now.

Mr. Lorenzo: Right, and he's recommending the mosquito fish.

Ms. DelRio: Exactly, and what I think of having something like that, especially our lake being so big, there's always movement there, so the water is always going to be oscillating but, just putting another mechanical thing in there is just going to create another expense line for us at this point, not only as an investment, but we're going to have to put a few dollars into that which we don't need and then it's going to be the maintenance for that thing.

Mr. Lorenzo: Right.

Mr. Diaz: (inaudible comment) If you don't want it or need it, like I said, it's mechanical and it's constant movement and it does create a major expense but, I think you could buy more mosquito fish which is very inexpensive, do it once a year that would help.

Mr. Lorenzo: What time of year do you recommend or suggest installing the fish?

Mr. Diaz: It could be in September or April, right before the season.

Ms. DelRio: Ok, so we're late already.

Mr. Lorenzo: Yes, and he's already recommending for next year, not right now.

Ms. DelRio: Ok, but it would be good to get an estimate for next year so we can have that.

Mr. Lorenzo: Yes, correct, if you can work on an estimate whenever you get a chance Roger so that we can plan for that for next year, and that's it.

Mr. Diaz: Ok.

Mr. Lorenzo: Are there any other questions for Roger?

Ms. DelRio: Thank you Roger.

Mr. Lorenzo: Thank you Roger.

Mr. Diaz: Thank you guys, and I will find out where the coconuts are coming from and let you know.

Ms. DelRio: Thank you.

Mr. Lorenzo: Thank you Roger.

Mr. Diaz: Thank you, bye bye.

Mr. Lorenzo: Bye.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointment of Supervisor to Unexpired Term of Office – Seat #1 (11/2028) and Seat #5 (11/2026)

B. Oath of Office for Newly Appointed Supervisor(s)

C. Election of Officer(s)

Mr. Lorenzo: Alright, so moving back to the agenda, under organizational matters, we have consideration of appointment of Supervisor to the unexpired term of office for seat #1, which expires in November, 2028 and seat #5, which expires in November, 2026, does the Board have anybody that they want to appoint?

Ms. DelRio: We need to work on this, at least one person each for the next meeting.

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

Ms. DelRio: I think we don't have any drama in the community, everything is very amicable, everybody is very happy, and we can see the changes, the money is being applied where it should be and people can see that but, we always have people being so comfortable that we run into this issue where less people want to be involved. The Board that is there is taking care of things, I don't need to be there but, maybe approaching people and say, oh you just have to show up in case I'm not there, maybe once a year we'll need you or something like that.

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

Mr. Lorenzo: Alright, so we'll table this item for next meeting.

THIRD ORDER OF BUSINESS

Audience Comments *(each speaker has 3 minutes)*

Mr. Lorenzo: Moving on to audience comments, each speaker has 3 minutes, we have no audience present today in person and nobody online.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 18, 2025 Meeting

Mr. Lorenzo: Moving on to the minutes of the June 18, 2025 meeting which you can see on page 5. If there are any corrections or deletions or additions I can take those, and if not, just a motion to approve.

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, the Minutes of the June 18, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Lorenzo: Moving forward to item No. 5, consideration of the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025 and you will see the engagement letter there on page 32. This is to complete the third party

audit, and make sure everything we're doing is in order. If the Board has any questions please let me know, and if not, a motion to approve the engagement letter with Grau & Associates would be in order.

On MOTION by Mr. Trujillo seconded by Mr. Cubias with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Ratification and Approval of Pool Related Invoices

A. Robert's Blue Pools, Inc. Invoices #19283 & #19284

Mr. Lorenzo: Moving forward to ratification and approval of the pool related invoices on page 37 from Robert's Blue Pools, invoice #19283 and invoice #19284, we're just bringing that back for ratification and Maria why don't you give a brief explanation real quick regarding those invoices.

Ms. Hernandez: Well, the invoices were basically, they were having issues with pump for the pool, and it was showing that it was not level, so they had to remove all the equipment, put in new concrete flooring and level everything out and the pool is working very well right now.

Mr. Lorenzo: And they did a great job and I looked at it, and thank you for the pictures.

Ms. Hernandez: Yes, we took pictures and did a report.

Mr. Lorenzo: And the pipes were just kind of dangling because the concrete was unlevel so he redid the concrete and also put spacers inbetween to keep it level.

Ms. DelRio: No, that was always proposed, we never approved it since day one, he told us since day one when we installed the new pump that we shouldn't do that because it was not balanced, and something about the vibration, I don't know, and eventually it has taken a toll already with the machinery.

Ms. Hernandez: Yes.

Mr. Lorenzo: So, it was \$1,800 for one and then the other one was for \$16,800.

Ms. DelRio: And didn't we also had like a whole corner of the pavers that he had to fix that were removed here?

Ms. Hernandez: For the pavers?

Ms. DelRio: Yes, that one corner, he fixed that.

Ms. Hernandez: Yes, the tile.

Ms. DelRio: Yes, the tile and the pavers.

Ms. Hernandez: Yes, and there were some sinking in.

Ms. DelRio: Yes, and what are these pictures of from the kiddie pool, is that a pool?

Mr. Lorenzo: That's something else, and we'll get to that next.

Ms. DelRio: Ok.

Mr. Lorenzo: So, that's next but, does the Board have any questions, it's just basically ratifying those invoices in the amount of \$1,850 and the other one was for \$16,800.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, ratifying the pool related invoices from Robert's Blue Pools, Inc. invoice #1983 and invoice #19284 were approved.

SEVENTH ORDER OF BUSINESS

Discussion of Refurbishing for Waterpark

A. Quote with Amusement Restoration Companies

B. Estimate with JB Renovation Services

Mr. Lorenzo: So, now moving to the issue that Janexy just mentioned which is the discussion of the refurbishing of the waterpark and if Maria wants to give a brief explanation of that she can.

Ms. Hernandez: Yes, I requested three proposals, there was one company, I don't have the package in front of me for that refused to give us a bid because they weren't interested in the job. I got another proposal for \$22,750 from Amusement Restoration Companies just basically refurbishing, and then I got the third one from JB Renovation Services to do the refurbishment for \$10,500 and it needs it. So, it needs to get done and I think now is the time, now that the winter is starting to get it done. So, if you look at the pictures you'll see all the rust, the screws need to be changed, I think it's beginning to be a safety issue. The fence underneath it as well, when we changed the fence something else, a rope or something because when it's getting cleaned and they have to remove the fence to clean underneath, the fence is an issue so, maybe we can replace that.

Ms. DelRio: I think I sent you pictures of other places where they use like a net.

Ms. Hernandez: Yes, you did, like a net, so they can at least clean it, and it's easier to clean but, they have to remove that fence because it's dirty underneath that area.

Ms. DelRio: So, that quote, the Amusement Companies, so those they're going to change all the screws?

Ms. Hernandez: Yes, they're going to refurbish it, they're going to paint everything, remove the rust, paint, and replace the screws, and then add like a wax to shine it, so that's the one from JB Renovation.

Ms. DelRio: And he's going to give us a warranty on this.

Ms. Hernandez: Yes, and a warranty as well, so I think the \$10,500, he's very reputable and does great work.

Ms. DelRio: How long would something like this take to get done?

Ms. Hernandez: Probably like 4 or 5 weeks, maybe less, depending on the weather, or maybe not.

Mr. Trujillo: Has he done stuff like this before?

Ms. Hernandez: Yes, I think he did it in another community club by here.

Mr. Trujillo: And this doesn't include that what you're saying in terms of removing the railing, right?

Ms. Hernandez: This does not include that, no, but the railing, we did get a proposal one time to paint the railing from Robert's it was like \$5,000.

Ms. DelRio: Yes.

Ms. Hernandez: But the net is different, we can ask him to add that in that cost, \$1,000.

Ms. DelRio: Yes because the net is essential out there.

Ms. Hernandez: Yes.

Ms. DelRio: And something else, because I know the bigger problem is with the pool is like there are people coming back and cleaning that and they're the ones that take it off.

Ms. Hernandez: Right, they remove it and they don't put it back.

Ms. DelRio: Correct, and then somebody touches it and it falls.

Mr. Trujillo: And I would say to get this done.

Ms. DelRio: The only thing is I would like it to get done in time where maybe kids are in school because now the winter is coming, and the holidays where we have Christmas.

Ms. Hernandez: Well, I think next month could be good, October or the beginning of November.

Ms. DelRio: But also in November, now school is getting like a whole week off for Thanksgiving, so even though it's fall, or almost winter, we're in Florida it's going to be hot but, we don't want that to be closed.

Ms. Hernandez: So, maybe do it next month.

Ms. DelRio: Yes, and I would say start immediately, how soon can he start, so for Thanksgiving break it's over, so I would say we need it open probably the week of Thanksgiving, and for the 2 weeks for Christmas.

Mr. Lorenzo: Or start in January.

Ms. DelRio: No, I would start now, if they can start now, if not, it would be after the holidays, next year, but I would coordinate with him and see if he can start right now, and have it ready before Thanksgiving, so if he can't do that, then I think we're looking into January.

Ms. Hernandez: He can do it as soon as possible.

Mr. Cubias: We just need the quote for the net.

Ms. Hernandez: Yes.

Ms. DelRio: Yes, and I think that's something that he can approve.

Ms. Hernandez: He can send us a separate proposal for that.

Mr. Lorenzo: Or the Board can approve a not to exceed amount and go from there.

Ms. Hernandez: Yes, and that would be about \$1,500, I mean how much could that cost, like maybe \$2,000.

Ms. DelRio: And that's for the net.

Mr. Lorenzo: So, \$12,500, not to exceed that.

Ms. Hernandez: Ok.

Ms. DelRio: Yes.

Mr. Lorenzo: And you want to move forward with JB Renovation.

Ms. DelRio: Yes, so do we have motion to move forward with JB Renovation, not to exceed \$12,500.

Mr. Lorenzo: And the Board should, in conjunction with the motion authorizes the legal team to draft a small project agreement.

Ms. DelRio: Yes.

On MOTION by Mr. Trujillo seconded by Ms. DelRio with all in favor, accepting the proposal from JB Renovation Services for the splash pad/kiddy pool renovation project not to exceed \$12,500 and authorizing District Counsel to prepare a small project agreement was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

Mr. Lorenzo: Alright, so moving forward to the next item, we have staff reports, and Gabriela, do you have anything?

A. Attorney

Ms. Fernandez: Yes, the only things that I have here that I wanted to follow up on was a DERM compliance issue, if those have been taken care of.

Ms. Hernandez: So, I met with DERM last month, at the end of the month, and I think I sent a report on that, and they were out because the owner of 8844 had not complied and it looked like the project was abandoned but, she came and I met with her, and the owner's son because the actual owner lives out of the country, and she gave them 30 days to comply with permits and that's where we're at but, he did get a violation or a fine for not following through with their first notice, and we're waiting for the 30 days and I'll get in touch with her this week to follow up on the status but, I haven't seen any movement there so we'll see.

Ms. Fernandez: Ok.

Ms. Hernandez: So, there's a few that are under construction that we saw when you were here I think, and they were good, it's 15552, 8844, and then 8736, there's three units.

Ms. DelRio: And actually, now that we have this meeting, we have two of them, not those but, two others that have pools on the lake.

Mr. Lorenzo: Ok, let me know and then we'll go look at it.

Ms. Hernandez: Ok, I have the numbers there.

Ms. DelRio: So, I told that to Maria because I need to approve it, I believe, and when I was looking at the pictures I told Maria I'm not looking at the lake, I have a picture from the house but, we don't see what's going on with the lake, there's two of them. So, maybe since you guys are here, maybe you want to take a peak. I did offer to ask permission from the homeowner and for here to go and take pictures, but I think you guys are better to do that.

Ms. Hernandez: So, that would be 8750 and the 15540 NW 88th Avenue, those are the two new pools.

Mr. Lorenzo: Ok.

Ms. Fernandez: My only other thing is a reminder to complete your ethics training by December 31, 2025, you will indicate that you completed that next year when you file your Form 1s that are due July 1, 2026.

Mr. Lorenzo: So, it's on the website but, we can also send another email, and you have until December 31st to finish that, and save maybe a snippet or screen shot.

Ms. Fernandez: It's on the honor system but, I would write down the day and time you took it or take a picture, you can send it to Jesus, that way it's a District record and in the event they ever ask for it, you can provide it.

Mr. Lorenzo: Right and just for the record, we lost quorum real quick, Mario had to step away for a minute. Ok, so Mario just came back, and we have quorum. So, just go back to what Gabriela was mentioning, Mario, make sure you guys complete your ethics training, and we're going to send you another email with all the links like I mentioned, and you'll see free ones and then there's one you can pay for. So, I'm going to tell you Maria, if it's not too much trouble, because I see the HOA is coming over with a report for the club, if you could separate them that would be good.

Ms. Hernandez: I do, I have separate them.

Mr. Lorenzo: Because I still see some of the stuff from the HOA there.

Mr. Hernandez: Ok, and that's what I've been doing because they send me one report, so everything that I see that's from the HOA, I take it out, and then it's CDD.

Mr. Lorenzo: Ok, perfect.

B. Engineer - Discussion of Lake Erosion

Mr. Lorenzo: Moving along to item B under staff reports, engineer, discussion of the lake erosion and we have Angel as you guys know, here with us today. They have been working as requested to find and solicit other bids for the engineering and analysis for the lake erosion, and I'll let Angel give his report.

Mr. Camacho: Yes, we reached out to three other companies, one declined to submit a bid because of their workload, and they're looking at the west coast. So, we did a search and tried to find different companies or vendors that do that type of erosion, they said they work statewide but, they declined. Another one hasn't answered, so we reached out to another coastal engineering company, they mentioned that they don't provide this type of analysis and they referred us to three additional companies, one didn't want to do it and the other two we're going to reach out to them to see if they want to submit a bid.

Mr. Lorenzo: So, we're working on that and ultimately we'll have it by the next meeting but, it's something that not too many companies provide, and it's something that I've been discussing with Angel and we even reached out to my office as well, not too many companies provide an analysis or engineering for the project itself. So, we'll go back to the drawing board and hopefully have that by the next meeting. Are there any questions or anything regarding that item?

Mr. Trujillo: No.

C. Club

1) Weekly Management Reports

2) Monthly Management Reports

Mr. Lorenzo: So, moving along to the club report, and the weekly management report is on page 47 and 135. If you have any questions for Maria she can answer those, or if Maria has anything to present to the Board.

Ms. Hernandez: Yes, and whatever is in the reports, if you have any questions I can answer those.

Ms. DelRio: Yes, I have something even though it's not on the agenda. So, I did bring to Maria when I'm going into the gym, we're getting a lot of, and I don't know if it's the actual pesticide people that we have that they're taking care of all the little things that you get from the wasps, the cobwebs, I don't know if they're taking care of that because on the door, you see a little area just sticking there.

Ms. Hernandez: On the outside?

Ms. DelRio: Yes, on the outside, I know our maintenance guy can kill them, but I think that's something that the pest control company should be doing, at least at my house they do that, they come and they remove all of that.

Ms. Hernandez: I can find out but, that's like heavy rains or in the humidity they come out and they stick to the top but, I'll find out with them but, maintenance does it.

Ms. DelRio: Ok, and then another thing is, well how much are we paying on a monthly basis for the maintenance of the gym equipment, I think those people are doing absolutely nothing.

Ms. Hernandez: They come out, I don't get it but, I think I had gotten a copy of the voice, it's like \$100 or \$150.

Ms. DelRio: I just feel that, at this point we don't have warranty on those machines, Michael has come because he uses the gym, he had actually tightened the nuts in some places, it's like he goes, and when they come to do an inspection, they should be looking at every machine trying them out, seeing if all the nuts are in place but, it seems like every month goes by and they don't do that, like whenever they show up, they're not doing an inspection, they just collect the money.

Ms. Hernandez: I'll check when they're here to see what it is that they do and then have them give me a list of what they do.

Mr. Lorenzo: They usually provide a work order to my knowledge.

Ms. Hernandez: Yes, they check the oil, they check the equipment and stuff like that but, I will check on it, but I've seen them.

Ms. DelRio: No, I'm sure they come, I'm not saying they don't.

Ms. Hernandez: No, I'm saying that I've seen them working on the equipment.

Ms. DelRio: And let me put it this way, if you don't use the machine, you don't know what they're doing, so when you come over here and you use the machine you know that it's not being maintained, it's not even oil, because you see some of those things are rough, just like the panel, or just putting a screw on the back because it lost a screw.

Ms. Hernandez: I'll check because they have made recommendations and I think they sent proposals, the gym needs stairs, you need to replace stairs.

Mr. Lorenzo: Just make sure they're providing a work order, and anything that needs to be done that they reference it there or whatever, but usually in my experience,

and this is dating back years ago when I was working with a gym company, they do mostly clean, and then do exactly what you're saying, you need parts, you might need this, or I tightened this, and I used to get a work order.

Ms. Hernandez: Ok.

Mr. Lorenzo: And in order for you to start making payments, they need to provide you with a work order, and accompany the work order with the invoice.

Ms. DelRio: And again, I just want to know how much we're paying to see how much we're paying annually.

Ms. Hernandez: I will double check but I think it's \$150 per month.

Ms. DelRio: Well, at this point, all those machines are not under warranty, we own them all, they're very mechanical, last time we went and fixed something that didn't cover it, so we don't have any protection, so at the end of the day it's like just calling them and come and fix it, so it's not like we're on a monthly contract, because we're retaining them on a monthly basis, we get like a 20% or 30% discount, and we don't get that. So, I just rather call them whenever we have a problem.

Mr. Lorenzo: I still think it's better for them to come every month.

Ms. Hernandez: Yes.

Ms. DelRio: I do, if they're doing their job.

Mr. Lorenzo: Yes, so moving forward we're going to request work orders.

Ms. Hernandez: Yes, work orders.

Ms. DelRio: We need to supervise them actually doing it.

Ms. Hernandez: Yes, and I'm here when they get here, they get here early around 7:30 or 8:00 o'clock.

Mr. Lorenzo: If they need to come after when you're here, then they need to come after.

Ms. Hernandez: Right, and when I see them again I'll let them know and I'll watch them.

Mr. Lorenzo: No, just reached out to them and let them know going forward so that when they come, they repair it, and then you know what time they're coming.

Mr. Trujillo: And maybe we should pinpoint that there's observations that screws have been missing on some of the equipment.

Ms. Hernandez: Yes.

Mr. Trujillo: So, let them know that we're being observant as well seeing things are not being taken care of so we want to make sure going forward that they check those things.

Mr. Lorenzo: And that they provide a work order going forward, which they do but, just to make sure that they continue to do that.

Ms. Hernandez: Yes, just to make sure of everything that they did.

Mr. Lorenzo: Yes.

Ms. Hernandez: Ok.

Mr. Lorenzo: Anything else regarding the club?

Ms. DelRio: The A/C is working better, the lighting in this room is better.

Ms. Hernandez: Yes.

Ms. DelRio: I don't even know if they came and changed the lights.

Ms. Hernandez: No, it's probably because it's not sunny out there, the lighting, when they break they come and change the bulbs.

Ms. DelRio: No, but for some reason I think the lighting is better.

Mr. Trujillo: One thing I did want to ask, did that curtain get fixed in here?

Ms. Hernandez: That was stuck, and I think Bruno tried to unstuck it, so he's going to have to bring a lift to go up there and fix it, so I spoke to him about it.

Mr. Trujillo: Ok.

Ms. Hernandez: So, it's stuck, so they have to get a little lift and go up there and fix it.

Ms. DelRio: The other thing, did we address the issue about the music outside, where are the controls.

Mr. Trujillo: Right, for the future where is that control located to put the music through the speaker system because I know it works. (inaudible comment)

Ms. Hernandez: Yes, where it connects, I'll find out, I think it's a Bluetooth but I'll ask them.

Mr. Trujillo: Ok.

Ms. DelRio: And something that maybe the club attendant can play some music back there, so I think it's a little bit more like a resource.

Ms. Hernandez: Ok, and I'll check it, there's probably some type of instructions for that and I'll try to test that here first.

Ms. DelRio: Good.

Mr. Lorenzo: Any other questions for the clubhouse? Thank you Maria.

D. Field Manager

1) Monthly Report

2) Discussion and Review of Fountain Restoration Estimates

Mr. Lorenzo: Moving to the field manager report, you'll see that on page 158. The trees have been trimmed as far as the palms. We usually trim before the holiday lights go in, and we're going to reassess them within the next week or two just to make sure whether we need it or not because I don't think we need it but, we may need it and if we do we'll get it done and if not we'll save the expense. The drenching of the palms are completed on page 160. There was some issues with repairs and you'll see that on page 161, they installed some new rocks as requested and you'll see that on page 163 you'll see they turn around the 87th Avenue fountain enclosure and the exhaust fans, you can see that around the hedge at the bottom of page 162. Eli is working on installing the agave at the 87th Avenue main entrance, and hopefully we're trying to find the 25 gallon plant, I know that these are not readily available in that size because it's not a time that it's usually purchased.

Ms. DelRio: And I did see that, FPL did that right?

Mr. Lorenzo: I am not sure, it's looks like FPL or one of the cable companies, it's a small area.

Ms. DelRio: And they did it on the inside as well.

Mr. Lorenzo: I don't know about the inside.

Ms. DelRio: Yes, they did it on the inside next to the entrance.

Mr. Lorenzo: So, it was FPL?

Ms. DelRio: I believe so, yes.

Ms. Hernandez: These poles here?

Ms. DelRio: Yes.

Mr. Lorenzo: I don't know if that was FPL because they run cables sometimes like Comcast, it's a small area, I honestly didn't see them, and that was reported to me after it was done, and thankfully they left everything at least level, and it's just a small area for the grass, so that will be done soon. The lake, we just discussed the lake, I don't want to get too much into it unless you guys have any questions. You'll see on page 166 some of the

items that are being done on the fountains, the lights have been ordered for the fountain letters, they get wet very often because of the backsplash so they need to be replaced and they are working on fixing them as much as they could but, I told them we need to replace them.

Ms. DelRio: Can he bypass the motor back there? Like if we're going to remove the water feature, can he just bypass that and block it or stop it?

Mr. Lorenzo: So, to my understanding it's working in conjunction with the jets.

Ms. DelRio: So, it's the whole thing.

Mr. Lorenzo: Yes.

Ms. DelRio: Ok.

Mr. Lorenzo: To my understanding that's how it's working.

Ms. DelRio: And he cannot do a bypass to the pipe?

Mr. Lorenzo: I can talk to him and see what we can do if that will help because the letters need to be cleaned, you can see some of the rust coming from those screws.

Ms. DelRio: Yes, but if we're starting new lines, it would be good if he can do that bypass and then figure out what we're going to do, so he can do a bypass so we don't get the water feature and the lights don't get damaged again because then we're just putting in new lights, I mean as a Board we decided we want that feature out, so maybe we can do like a little quick fix while we configure the whole thing out.

Mr. Trujillo: I agree.

Mr. Lorenzo: I mentioned it before but it might be more difficult because it's one side jets that's connected to the waterfall on the other side so maybe the jets might have to be hooked up, that's just the way they set it up. So, the jets are on, let's say the entrance side, it goes with the waterfall on the exit side, and the vice versa, I don't know why it's set up like that but, that's the way it was set up, so we'll look into that. Unless you have any questions regarding the fountains, I don't want to go into the fountains yet because we're going to go into the next line item. So, the lights were replaced on both entrances and that's on page 168, and this was done already in advance this was going to be reported from the last meeting.

Ms. DelRio: Just a quick question, and this is for Maria, I know we had an accident, somebody took the rotunda on 154th and they ended up almost crashing into the 154th fountains, and did you know about this?

Mr. Lorenzo: No.

Ms. DelRio: It was a resident from Satori.

Mr. Trujillo: Yesterday?

Ms. DelRio: No.

Ms. Hernandez: No, last month.

Mr. Trujillo: Ok.

Ms. DelRio: A resident from the community took the rotunda in front of Satori and they just went into that entrance right there, that water fountain. So, I guess they were coming from that little lake community, and they just went on top of the rotunda and went like that.

Ms. Hernandez: The guy was drunk or something because he was going back and just went right through, I don't know what stopped the car.

Ms. DelRio: And then I know Eli was fantastic, and I wanted to follow up with them because I know Eli replaced the grass, and everything inclusive, he took care of the rotunda, and it was somebody else that hit the rotunda, and there was like a gap of vegetation there, so he fulfilled everything, so even though the rotunda belongs to the town, it's fixed because our landscaper did it and I want to give him credit for that but, I don't know if there was a police report for that damage, and I want to collect money from that person whatever those damages were.

Mr. Lorenzo: Well, he's reported it, I'll give you all the information from there.

Ms. Hernandez: Yes, well I have everything with a quote there, the irrigation, the landscaping, and everything was restored and I was going to bill the owner for the reimbursement.

Ms. DelRio: So you're doing that for the HOA, do you want to give all that information to Jesus because maybe you can send them a letter from the District as well.

Mr. Lorenzo: So, what was damaged there, the rotunda?

Ms. Hernandez: The landscaping.

Mr. Lorenzo: For the rotunda?

Ms. DelRio: In front of this monument, so it's in conjunction.

Mr. Lorenzo: Right but the county one?

Ms. DelRio: There was the county, there was also this entrance, the grass.

Mr. Lorenzo: Ok, can you send me the information?

Ms. Hernandez: Yes, I'll send it to you so you can assess it.

Mr. Lorenzo: And on the police report is the insurance information.

Ms. Hernandez: Yes, everything is there.

Mr. Lorenzo: Ok, and that insurance information, all you have to do is call them, open up a claim, provide them with the invoices.

Ms. Hernandez: But the way we do it is we go after the owner, let them call the insurance.

Mr. Lorenzo: You can do that but the fastest way is to open a claim because then there's no going around it.

Ms. DelRio: Yes, call the insurance company as well.

Mr. Lorenzo: I'm telling you from my experience on the HOA side that what I used to do, you reach out to the insurance that's going to put a fire into it, you open the claim and then there's no way around it.

Ms. Hernandez: Ok.

Mr. Lorenzo: Now if the homeowner is very communicative and he's going to bring you a cashier's check or a money order in like a week or two of the incident, then ok you can kind of work around it but, if not, I would open the claim because the longer you wait to open that claim, the worse it is.

Ms. DelRio: And have they been responsive to you?

Ms. Hernandez: They weren't here but, they wanted me to bill the tenant, and I said we're not going to go after the tenant, we're going to go after you.

Mr. Lorenzo: And see with that whole back and forth, call the insurance.

Ms. DelRio: Right, we're losing time.

Ms. Hernandez: Ok.

Mr. Lorenzo: And once you open that claim they're going to do all the legwork, as long as you provide the photo and the report.

Ms. Hernandez: Ok, I'm going to call them today after the meeting.

Ms. DelRio: And just one more thing to share with you because I know coming from the District, and just now that we're bringing it up, just a simple letter from the District it brings a little bit more heat into the situation.

Mr. Lorenzo: Yes, and I would like to know how much it costs and whatnot.

Ms. Hernandez: Ok, I'll send everything to you.

Ms. DelRio: And we got lucky that they didn't go into the monument.

Mr. Lorenzo: Yes.

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

Ms. Hernandez: So, they're a tenant and I've already sent them a notice of nonrenewal.

Mr. Lorenzo: That insurance may be to the owner but, send me the information.

Ms. DelRio: Yes.

Ms. Hernandez: Yes, I will.

Ms. DelRio: Like I said, you need to make them accountable, somebody has to pay, not us.

Mr. Lorenzo: Right, and the easiest way to do it is let them deal with the insurance.

Ms. Hernandez: Yes, ok.

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

Mr. Lorenzo: Thank you Maria. Moving forward to page 180 you'll see the estimates regarding the discussion and review of the fountain restoration estimates, and this is one of the proposals which is \$51,200. This company has been working in Aragon and has done work with other companies as well. I don't know if he's done the work, I know they provided a proposal to Aragon regarding the diamond brite in the pool.

Ms. DelRio: So, that's \$51,000 for the diamond brite of the pool, or the fountain?

Ms. Lorenzo: No, of the fountain, well this includes all of the scope of work and the materials.

Mr. Cubias: And the tile is \$9.00 per square foot.

Mr. Lorenzo: And this is just one of the estimates, the other estimates you're going to find from Robert's Blue Pools which you'll see starting on page 190.

Ms. DelRio: He redid this too.

Mr. Lorenzo: So, the total for him is \$126,400.

Ms. DelRio: But that includes everything with the pool.

Mr. Lorenzo: No, it's just 3 fountains.

Ms. Hernandez: So, the \$98,100 is the fountains.

Ms. DelRio: Oh wow.

Mr. Lorenzo: Yes, so that's the scope of work less the diamond brite.

Ms. DelRio: I still think \$51,000 is very expensive, do we have any other quotes?

Mr. Lorenzo: I'm reaching out to other companies, and these are the only two quotes that really were close.

Ms. DelRio: Ok, well I think \$51,000 is very expensive.

Mr. Cubias: For both or for one?

Ms. Hernandez: All of them, three.

Mr. Lorenzo: So, I talked to Angel and other people as well, some communities have just filled them up with soil or concrete, or did landscaping and make it a dry fountain, and it will alleviate the maintenance of it. The good news is we're getting rid of the water feature, we're going to waterproof it, and it would be better if we do this project. With this project and doing the diamond brite, even though Aquatica doesn't recommend it, they said the diamond brite is in good condition, if you guys are doing it, this project, I would suggest just doing the diamond brite again and not having to revisit each fountain with whatever company you guys choose, if you choose to move forward to do, and not have to deal with the problems for a while, especially that the water feature is being removed that will alleviate a lot.

Ms. DelRio: And I've been on this Board for 4 years, going into my 5th, I think those fountains have been an issue since that time.

Mr. Lorenzo: Yes.

Ms. DelRio: But I definitely think we can change it, and put something else out there.

Mr. Lorenzo: Yes, so one is \$126,000 the other one is \$51,000.

Ms. DelRio: But I still think if you look at what we're talking about, I think that's a lot, I mean what are doing to those things that we need to spend \$51,000?

Mr. Lorenzo: To remove that whole backsplash, and waterproofing and then waterproof the diamond brite.

Mr. Trujillo: We're basically building a pool here.

Ms. DelRio: Yes, so maybe we get other quotes and we go back to Aquatic for a reduction because right now, I think, this is still very expensive.

Mr. Lorenzo: Ok, so we'll table this and I'll continue to look for more quotes, and if you guys go to page 169 you'll see some of the pictures that Janexy mentioned, as well as the discussion.

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

Ms. DelRio: So, listen, they're going to do diamond brite, a little bit, like a foot above where the water level sits.

Mr. Lorenzo: Right, that's going to be diamond brite, right now you have rocks going all the way down.

Ms. DelRio: And then they're going to put new rocks, and we just need to make sure that our vendor, when he comes, because we have like a little fan, we need to make sure that fan is working.

Mr. Lorenzo: And we just replaced one of them, so they are working, one was replaced, and they are all working.

Ms. DelRio: But besides that, it looks healthy, it's very well done back there, especially at 154th, and 87th it doesn't look bad but, for some reason the mechanics there, I guess they don't have a lot space there.

Mr. Lorenzo: Right, so everything is working up to now, the motors are working fine, the exhaust fans and sump pumps, everything is clean in there, and they're servicing every month. So, I'll look into other companies, I look into seeing if Bruno or maybe even one of these companies can give me a price to remove the water feature because some of them are hanging already, some of the plastic that's holding the water is hanging.

Ms. DelRio: Yes.

Mr. Lorenzo: And if you want to do it right, and both these companies that provided the proposals can also do the maintenance as well if that's something that you guys wish to do, just as an option, just so you guys know.

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

E. CDD Manager

Mr. Lorenzo: Moving on to CDD manager, I have nothing to report, unless you have any questions for me, if not, we can move on.

NINTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo: Moving forward to the financial reports, tab A, is the acceptance of the check register and tab B is the acceptance of the unaudited financials which you'll find on pages 195 and 204. If you have any questions or concerns I can take them, and if not, a motion to approve would be in order.

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, the Check Register and the Unaudited Financials were approved.

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Lorenzo: Are there any Supervisor's requests?

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Lorenzo: Not hearing any, a motion to adjourn would be in order.

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT DECLARING CLUB RULE 3.6 NULL, VOID, AND UNENFORCEABLE *AB INITIO*; DECLARING THAT THE NULL AND VOID RULE SHALL NOT BE ENFORCED; DECLARING THE DISTRICT'S INTENTION TO UNDERGO FORMAL RULEMAKING, AS SOON AS PRACTICABLE, TO REMOVE SAID VOID RULE FROM THE CLUB RULES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Centre Lake Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Miami-Dade County, Florida; and

WHEREAS, Florida's statutory prohibition on the open carry of firearms in section 790.053, Florida Statutes, was recently struck down as unconstitutional under the Second Amendment to the United States Constitution in the appellate court decision in *McDaniels v. State*, No. 1D2023-0533 (Fla. 1st DCA Sept. 10, 2025), and in light of that decision, published guidance by the Florida Attorney General interpreting that decision, and additional guidance issued by State of Florida law enforcement agencies and other local governments, Florida law now allows the open carry of firearms throughout the State of Florida, except as otherwise prohibited by state or federal law; and

WHEREAS, under section 790.33, Florida Statutes, the District is legally preempted by state law from regulating firearms and, therefore, cannot create additional firearm-free locations beyond those recognized by state or federal law; and

WHEREAS, the District owns and operates the Satori Club and Clubhouse parcel, consisting of clubhouse and recreational amenity facilities of the District; and

WHEREAS, the District previously adopted and amended by Resolution, pursuant to applicable Florida law, the Centre Lake Community Development District Satori Club Rules and Regulations, as revised or amended, pursuant to Resolution 2022-02, adopted by the District Board of Supervisors on January 19, 2022 (collectively, the "Club Rules"); and

WHEREAS, Rule 3.6 of the Club Rules provides: "Guns. Firearms and other weapons of any kind are not permitted on the Club Property at any time, except as expressly provided in any applicable Florida Statutes"; and

WHEREAS, in light of the recent change in the law regarding open carry of firearms in the State of Florida, and in light of section 790.33, Florida Statutes, the District desires to explicitly declare that Rule 3.6 of the Club Rules is null, void, and unenforceable from the date of its original enactment; and

WHEREAS, the District further desires to declare its intention to undergo, as soon as practicable, formal rulemaking pursuant to the requirements of Chapter 190 and Chapter 120, Florida Statutes, to remove the void Rule 3.6 from the Club Rules;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The foregoing recitals are hereby incorporated as the findings of fact of the District Board of Supervisors.

Section 2. The District Board of Supervisors (the “Board”) hereby declares that Rule 3.6 of the Club Rules is null, void, and unenforceable *ab initio*.

Section 3. The District Board hereby declares that because Rule 3.6 is null and void, Rule 3.6 shall not be enforced in any manner.

Section 4. The District Board hereby declares its intention for the District to undergo formal rulemaking, as soon as practicable, pursuant to the requirements of Chapter 190 and Chapter 120, Florida Statutes, to remove the said void Rule 3.6 from the Club Rules and hereby directs District staff to proceed with initiating the rulemaking process.

Section 5. The District Manager, Club Manager, and other District staff are directed to take all actions consistent with this Resolution.

Section 6. All prior Resolutions or parts of Resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 7. If any clause, section, or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 8. This Resolution shall take effect immediately upon adoption; however, the provisions of this Resolution declaring Rule 3.6 null, void, and unenforceable *ab initio* shall be effective and apply retroactively, *nunc pro tunc* (date of original enactment).

PASSED AND ADOPTED by the Board of Supervisors of the _____
Community Development District at a public meeting this _____ day of _____, 2025.

Attest: **CENTRE LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair
Board of Supervisors

ESTIMATE

JB Renovation Services
526 E 44 st
Hialeah, FL 33013

jbrenovationservices@gmail.com
+1 (786) 342-5844



Bill to
Satori Homeowners Association, Inc. Centre
Lake CDD
Center Lake CDD 5385 N Nob Hill Rd
Sunrise, FL 33351-4761

Ship to
Satori Homeowners Association, Inc. Centre
Lake CDD
Center Lake CDD 5385 N Nob Hill Rd
Sunrise, FL 33351-4761

Estimate details
Estimate no.: 1069
Estimate date: 10/10/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Refurbish	Lounge chairs refurbish labor	38	\$60.00	\$2,280.00
2.	Material	Raw material	1	\$2,500.00	\$2,500.00
3.	Warranty	1 year warranty on fabric and labor	1	\$0.00	\$0.00
Total					\$4,780.00

Accepted date

Accepted by

This instrument prepared by:
Michael J. Pawelczyk, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 E. Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301

Folio Numbers: 32-2016-005-4970, 32-2016-005-4980

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made as of the 1 day of October, 2025, from SATORI HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("Grantor"), having an address of c/o Miami Management, Inc., 8875 NW 155 Terrace, Miami Lakes, Florida 33018 to CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes ("Grantee"), with an address at 5385 N. Nob Hill Road, Sunrise, Florida 33351.

(Whenever used herein the terms "Grantor" and Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of entities.)

WITNESSETH:

The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, remises, releases and quit claims to Grantee, its successors and assigns forever, that certain real property, situate in Miami-Dade County, Florida, more particularly described as follows (the "Property"):

Tracts O and P, DUNNWOODY LAKE, according to the plat thereof, as recorded in Plat Book 172, Page 35, Public Records of Palm Beach County.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

[SIGNATURE AND ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

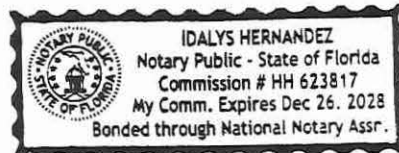
SATORI HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit corporation

Miri
Print Name: Marie Angate
Address: 1145 Sawgrass Corp Pkwy
Surprise, FL 33323

By: [Signature]
Print name: Janexy Del Rio
Title: President

[Signature]
Print Name: Jose Lopez
Address: 1145 Sawgrass Corp Pkwy
Surprise, FL 33323

STATE OF FLORIDA)
) SS.:
COUNTY OF MIAMI-DADE)



The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 1st day of October, 2025, by Janexy Del Rio as President of SATORI HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or who has produced Driver's License as identification.

My commission expires: DEC 26, 2028

[Signature]
NOTARY PUBLIC, State of Florida at Large



Landshore Enterprises, LLC

*Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC*

March 25, 2025

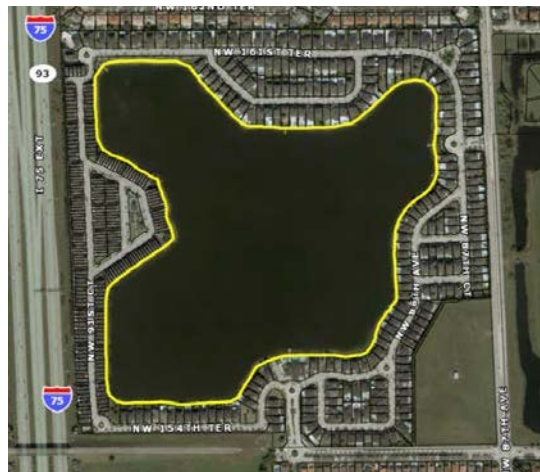
Centre Lake Community Development District
c/o: Alvarez Engineers
Attn: Mr. Angel Camacho
8935 NW 35 Lane, Suite 101
Doral, FL 33172

Dear Mr. Camacho

Attached is our proposal for Engineering Services for Centre Lake Community Development District's lake shoreline.

Upon completion of these services, Landshore® will provide Centre Lake Community Development District a set of Erosion and Sedimentation Control Plans, which will include:

- Topographic and Bathymetric Survey (Underwater, ~40 feet from shoreline)
- Soil Testing and Analysis of submerged soils to develop Shoreline Stability Analysis (determining bearing capacity for shoreline and angle of repose for soils)
- Detailed Cross Sections illustrating shoreline profile (above and below water)
- Product recommendation and proposed solutions to Erosion Control and Shoreline Restoration (product specifications, installation methods, quantities, construction plans, and cost estimates)



If you have any additional questions, require further information, or would like to discuss this proposal, do not hesitate to contact us at (954) 327-3300 or via email at info@landshore.com. We look forward to having the pleasure of doing business with you.

Sincerely,
André van den Berg



Landshore Enterprises, LLC

*Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC*

Centre Lake Community Development District

c/o: Alvarez Engineers

Attn: Mr. Angel Camacho

8935 NW 35 Lane, Suite 101

Doral, FL 33172

March 25, 2025

Dear Mr. Camacho,

Thank you for allowing Landshore Enterprises, LLC to offer construction layout and technical-engineering services limited to research and evaluation of current conditions with the purpose of construction estimate in accordance to Chapter 472.003(3)(c) of Florida Statutes. Pursuant to your request we prepared a proposal which includes the following items.

Erosion and Sedimentation Control Plan for one (1) lake shoreline (approximately 8.362 linear feet) - subject to approval by government agencies having jurisdiction.

Note: any work in wetlands, flowage easements, preserves, mitigation areas, conservation areas, compensation areas, buffer impact areas and littoral zone may be entirely avoided or partially restricted at sole discretion of Landshore Enterprises, LLC.

Preparation:

- A. Obtain project specific client/representative and property information, consulting.
- B. Research and investigation with government agencies having jurisdiction.

Measuring:

- C. Establish horizontal and vertical control using existing plans and surveys provided by the owner or available from public sources.
- D. Bring vertical elevation, based on nearest County benchmark, if found. Otherwise, set up a temporary benchmark in reference to observed water table and local landmarks – for contractor's use only. Verify existing topographic survey, bathymetric survey and soil survey.
- E. Inspect headwalls and outfalls if visible, measure sediment in inlet prior to outfall.
- F. Measure existing control structures, if any exist within subject water bodies.

Sampling:

- G. Shallow hand auger drilling
- H. Underwater core extraction with slide hammer and material retention inserts.
- I. Probing for suitable material.

Note: One (1) soil sample.



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Testing:

- J. Sieve analysis per ASTM C136.
- K. Texture identification and physical properties analysis, including shear strength test per ASTM D3080 or AASHTO T236.
- L. Dynamic cone penetration test per ASTM D6951 and ASTM Special Technical Publication #399, if necessary.
- M. Determine cohesion and angle of internal friction.
- N. Calculate slope stability.

Note: One (1) soil test.

Analysis:

- O. Review slope geometry and soil parameters for compliance with current regulations and compare them to originally permitted land development plans (if available) to identify potential safety and stability issues above and below the water table.
- P. Suggest composite material combination for protection from elements.
- Q. Estimate volumes of in-situ material, determine amount of imported fill, if necessary.
- R. Provide preliminary opinion of probable construction costs.

Design:

- S. Prepare set of drawings based on aerial photographs, to scale, in state plane coordinates with cross sections, details, specifications and best management practices for storm water pollution prevention.
- T. Provide civil engineering plans signed and sealed by a Florida Licensed Professional Engineer.

Items A to T, base fee, including one-time mobilization..... \$35,600.00

The estimated cost for this work will not exceed **Thirty-Five Thousand Six Hundred Dollars (\$35,600.00)**. We **will schedule this work upon acceptance of this proposal and receipt of a \$11,700.00 retainer**. Should you require services on this project beyond this scope of supply, we would revise this proposal to include items you may add or at your discretion we are available on a time and material basis.

Besides the engineering services outlined above we will be happy to provide you with professional services in civil, structural, geotechnical, surveying, and any other disciplines on an hourly basis or by a separate contract – if it will become necessary based on our initial observations of existing situation on-site or if specifically requested in writing by yourself or by the government agencies having jurisdiction. All permit/application/review fees or separate charges assessed by the government shall be paid by the Client/Owner.

Landshore Enterprises, LLC is devoted to thoroughly studying each individual project from every perspective and strive to perform the best possible design that solves your problem. We suggest that you consult with our company for all future development and repair projects, to avoid predictable dangerous conditions and save money via preventative actions. Landshore Enterprises, LLC is a turn-key multi-disciplined design-build environmental



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company which focuses on erosion issues using non-structural, bioengineering and bio-technical methods for shoreline restoration, erosion control and coast protection.

Established more than two decades ago we employ civil, structural, geo-technical, surveying, environmental and other professionals, providing viable customized solutions and the highest level of service through innovation in engineering design, advancement and patenting of materials, scientific research, and development of new construction technologies.

Standard Paragraphs:

The Standard Form of Agreement between **Centre Lake Community Development District**, further referred as "**Client**" and Landshore Enterprises, LLC for technical-engineering services related to construction, design-built services and professional services for Professional Services as published by the National Society of Professional Engineers, The American Consulting Engineers Council and The American Society of Civil Engineers shall govern all aspects, disputes and responsibilities with respect to this contract Document EJCDC E-500, latest edition.

All technical-engineering services, design-built (D-B) services or professional services requested by the Client or government agencies having jurisdiction, which are not specifically outlined in the contract, or requested by the Client as a revision in the scope of the Project will be performed by contract addendum at an agreed upon price or the same will be accomplished at the contract's hourly rates.

It is understood that the selection decision for a contract award may be based on the best value to the Owner from the combination of quality, management expertise, and price, but not necessarily the lowest price or on the lowest priced, technically acceptable proposal.

Design by the D-B contractor usually takes place before and sometimes during construction activities in the D-B contract. When a design is being developed concurrent with construction activities, this is called the "fast-track" approach. The fast-track approach is commonly used to combine design and construction time, which results in the project being completed in a shorter time period. Fast-track approach allows the D-B contractor to design portions of the work, start construction on those designs completed, and continue work while reviewing and designing other portions of the work.

In the Design-Build process, final design solutions are provided by the D-B contractor, not the Client, since the main goal of D-B contract is to ensure the adequacy and quality of desired construction, which were built into the selection criteria during alternative bid evaluation process.

Any additions and/or deletions to the scope of work shall be presented in writing by Landshore Enterprises, LLC and executed by both the Client and Landshore Enterprises, LLC.



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Hourly services as stipulated in this contract shall be performed at the company's prevailing rates for the duration of the work efforts associated with this Project. The following rates presently apply:

Professional Engineer	\$190.00/Hour
Design Engineer	\$150.00/Hour
CAD Operator	\$100.00/Hour
Construction Administration	\$ 70.00/Hour

Landshore Enterprises, LLC is not responsible for the means, methods, techniques, sequences and procedures of construction selected by another contractor. It is also not responsible for any failure of another contractor to comply with laws, regulations, ordinances, codes or orders applicable to the contractor's furnishing and performing the work proposed by Landshore Enterprises, LLC.

Measurements of lake depth and location data and its further graphical interpretation by Landshore Enterprises, LLC using Geographic Information System (GIS) and its precision and accuracy are limited to the same reference information, methods and instruments used. It is understood that information will be collected by Landshore Enterprises, LLC at the request of the Client, for his/her personal use such as providing more accurate estimate and submittal to the government agencies may require different standard or format.

Although every reasonable attempt will be made to present data as accurately as possible Landshore Enterprises, LLC makes no guarantees concerning its measuring, findings or any irregularities of the lake bottom or other parts of this project. By accepting this proposal or distributing information depicted on any plans and documents prepared by Landshore Enterprises, LLC to other parties the recipient hereby agrees to indemnify and hold Landshore Enterprises, LLC harmless and to waive to the fullest extent permitted by law any claim resulting from damages, losses and expenses, including attorneys' fees arising out of or resulting from usage of this information, or cause of action of any nature against Landshore Enterprises, LLC.

Project Limitations:

The Client is responsible for adhering to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances, and guidelines.

Unless specifically hired to obtain all necessary permits - Landshore Enterprises, LLC will not be liable for any construction or design issues, violations, fines, or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).

Casus Fortuitous:

Neither the Client nor Landshore Enterprises, LLC will be responsible to the other for any delay, failure in performance, loss or damage due to fire, explosion, power blackout, earthquake, volcanic action, flood, the weather elements, strike, embargo, labor disputes, riots, civil or military authority, war, terrorist acts, acts of God, acts or



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omissions of carriers or suppliers, acts of regulatory or governmental agencies, or other causes beyond the reasonable control, except that the Client must pay for any services rendered.

Indemnification and Duty to Defend:

Prior to the beginning of works outlined in this Contract, the Client shall be responsible to notify the owners and interested parties of all affected properties and utilities and receive their approval.

To the extent provided by law, the Client agrees to indemnify, defend, and hold harmless Landshore Enterprises, LLC and all its officers, agents, employees, sub-contractors and consultants from any third-party claim, loss, damage, cost, charge, or expense during the performance of this Contract, whether direct or indirect and whether to any person or property to which Landshore Enterprises, LLC or said parties may be subject.

Furthermore, the Client agrees to participate and associate with Landshore Enterprises, LLC in the defense and trial of any damage claim or suit and any related settlement negotiations, shall such arise – within fourteen (14) days of receipt by the Client notice of claim. This provision will continue to apply after the contract ends.

Pursuant to section 558.0035, Florida statutes, an individual employee or agent may not be held individually liable for negligence.

Qualifications:

Landshore Enterprises, LLC agrees that its staff and sub-consultants possess the necessary licenses required by the professional licensing boards having jurisdiction over the services to be provided and that when required, staff members possessing such licenses and qualified to perform the required services shall be assigned to this project.

Intellectual Property Rights:

It is understood that all sketches and calculations, including price quotations which are submitted for this proposal, based on assumptions made by Landshore Enterprises, LLC and data derived from information provided by the Client and public sources – is confidential and will not be shared or distributed to other parties without the written consent of Landshore Enterprises, LLC. All drafting and technical work performed by Landshore Enterprises, LLC or its sub-consultants is hereby declared intellectual property and protected under copyright law.

After all payments to Landshore Enterprises, LLC will be made in full in accordance with this contract, by virtue of “work for hire” doctrine outlined in Section 101 of the 1976 Copyright Act – Intellectual Property Rights are transferred to the Client who thereby accepts all responsibility and full liability for further use of all printed documents and data.

Please note that the State of Florida has a broad public records law under Florida Chapter 119. All state, county, and municipal records are open for personal inspection and copying by ANY person. Landshore Enterprises, LLC hereby disclaim all liability arising from improper usage of its information for any other purposes except from what it was



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specifically intended and any damages, loss or harm to public welfare that such application or interpretation may possibly cause to the Client or third parties.

Permit and Submittal Fees:

Our contract fees do not include any permit application or processing fees that may be assessed by the governmental agencies having jurisdiction. The total cost of these fees shall be the Client's responsibility.

Outside Service and Reproduction Fees:

The stipulated contract fees do not include the cost of printing, copies, photo processing, long distance phone calls or the services of outside parties. These fees are separate charges, which shall be approved in writing by the Client and invoiced as direct charges.

Certificate of Merit:

The Client shall make no claim for professional negligence, either directly or by way of a cross complaint against Landshore Enterprises, LLC unless the Client has first provided Landshore Enterprises, LLC with a written certification executed by an independent consulting engineer currently practicing in the same discipline as Landshore Enterprises, LLC and licensed in the State of Florida. This certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care for the profession. This certificate shall be provided to Landshore Enterprises, LLC not less than thirty (30) days prior to the presentation of any claim or the institution of any arbitration, mediation or judicial proceeding.

Client Termination Agreement:

This Agreement may be terminated without cause but in good faith by either Landshore Enterprises, LLC or the Client. The party terminating the Agreement must provide written notice to the other party ten (10) days prior to the effective date of termination. In the event of termination, Landshore Enterprises, LLC shall be compensated for all services performed prior to the effective date of termination and shall provide the Client with all information acquired by and/or generated by Landshore Enterprises, LLC because of performing its contractual obligations, including but not limited to survey data, reports, specifications, plans, and results of soil sampling.

Assignability:

The Client and Landshore Enterprises, LLC, respectively, bind themselves, their partners, successors, assigns and legal representatives of such other party, with respect to all covenants of this Agreement. Neither party hereto shall assign this Agreement without the written consent of the other party.

Attorney's Fees:

The laws of the State of Florida shall govern all aspects of the parties' Agreement. In the event of any litigation arising from or related to this agreement or the services provided under this agreement, the prevailing party shall be



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entitled to recover from the non-prevailing party all reasonable costs incurred, including staff time, court costs, attorneys' fees and all other related expenses in such litigation. It is also agreed that such arbitration or litigation take place in Broward County, Florida.

Cooperation and Project Understanding:

To the extent requested by Landshore Enterprises, LLC, the Client shall make available to Landshore Enterprises, LLC all the information in its possession regarding existing and proposed conditions at the site. Such information shall include, but not be limited to engineering reports, plot plans, topographic or hydrographic surveys, soil data including borings, field and laboratory tests, written reports, etc. The Client shall immediately transmit to Landshore Enterprises, LLC any new information concerning site condition which becomes available, and any change in plans or specifications concerning the Project to the extent such information may affect Landshore Enterprises, LLC performance of the Services. The Client agrees, upon 24-hour oral or written notice, to provide a representative at the job site to supervise and coordinate the Services. Landshore Enterprises, LLC shall not be liable for any inaccurate or incorrect advice, judgment or decision which is based on any inaccurate information furnished by the Client and the Client shall indemnify Landshore Enterprises, LLC or its Consultants against claims, demands, or liability arising out of, or contributed to, by such inaccurate information.

The Client agrees to provide entry to the project site for Landshore Enterprises, LLC employees and consultants with proper identification for the purposes outlined in this contract. Lock-out charges will be assessed on an hourly basis for any delay exceeding one hour.

Non-Solicitation and Hiring of Employees:

To promote an optimum working relationship, the Client agrees in good faith not to directly or indirectly employ or otherwise engage any employee of Landshore Enterprises, LLC or any person employed by Landshore Enterprises, LLC within the prior twelve-month period without the prior written consent of Landshore Enterprises, LLC. This restriction shall apply during the term of and for a period of one (1) year after the termination of this Agreement. The Client further agrees that loss of any such employee would involve considerable financial loss of an amount that could not be readily established by Landshore Enterprises, LLC. Therefore, if the Client should breach this provision and without limiting any other remedy that may be available to Landshore Enterprises, LLC, the Client shall pay to Landshore Enterprises, LLC a sum equal to the employee's current annual salary plus twelve (12) additional months of the employee's current annual salary for training of a new employee as liquidated damages.

Invoicing and Payment:

Landshore Enterprises, LLC will submit invoices monthly during the progress of work under this contract as a proration of the services completed to date. In some cases, invoicing may occur upon completion of a phase of the project or completion of the project. Retainers, when required, will be deducted from the final payment for the Project. Payment for services is due upon receipt of the invoice and shall be made within 15 days of receipt of the invoice. If payment is not received in 30 days from the date invoiced, Landshore Enterprises, LLC reserves the right



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to cease all work on the Project. After 60 days of non-payment, we will exercise the right to file a lien against the project.

The Client agrees to pay for any costs of collection, including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances. Landshore Enterprises, LLC shall not be liable to the Client or any third party for claims arising from suspension and termination of work due to the Client's failure to provide timely payment.

Any charges held to be in dispute shall be called to our attention within fifteen (15) days of receipt of invoice and the Client and Landshore Enterprises, LLC shall work together in good faith to resolve their differences. If a portion of the invoice is disputed within 15 days, the Client shall be obligated to pay the undisputed portion of the invoice. If unable to resolve differences in thirty (30) days, Landshore Enterprises, LLC shall have the right to suspend or terminate service.

If the proposed services and fees are acceptable, please affix the signature of a duly authorized officer in the space provided, provide requested information for our records, and return an executed copy to this office. Your request for services is greatly appreciated. The undersigned signatories acknowledge that they are duly authorized to sign and bind the party for whom they are signing for. The undersigned signatories further acknowledge that their actions and signatures have been approved by the corporation or other legal entity for whom they are acting or signing.

Sincerely,
Landshore Enterprises, LLC

Signature

Proposal Acceptance:

The stated fees, conditions and terms are accepted. Payment for services will be made as stipulated above. You are authorized to perform the work specified.

Signature

Name, Title

Date

SATORI CDD

WEEKLY MANAGEMENT

REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
September 20 – September 26, 2025

Page 1 of 2

1. JANITORIAL (housekeeping) & MAINTENANCE (MMI)

Refer to attached Admin Weekly Report for full task details.

- Clubhouse, community, pool, and guardhouse cleaning and upkeep (daily).
- Pressure Cleaning:



- **Gym Maintenance:** Daily floor cleaning, under-equipment detail, mirror, and glass door care.

2. CDD Complaints – Resident Pool Construction Inspected by DERM

The Manager has requested a status update report regarding last week's inspections for the following properties:

- 8844 NW 160 Terrace
- 15540 NW 88 Avenue
- 8861 NW 155 Terrace
- 8750 NW 161 Terrace

3. CDD – Landscaping Violations

CDD reported several residents with overgrown backyard landscaping encroaching on the lake berm and/or contributing to midge fly issues in neighboring areas. Violations have been issued accordingly. Re-inspections are scheduled within 30 days to ensure compliance.

SATORI HOA

WEEKLY MANAGEMENT

REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
September 20 – September 26, 2025

Page 2 of 2



OFFICE ADMINISTRATION:
Administrative Assistant & Club Attendant: (REPORT ATTACHED).
END REPORT



ADMINISTRATOR WEEKLY REPORT

Provided by:
Jose Lopez

September Week 4
Sun, Sep 20th, 2025 – Fri, Sat 26th, 2025

ADMINISTRATOR WEEKLY REPORT

Provided by: Jose Lopez

September Week 4

Sun, Sep 20th, 2025 – Fri, Sep 26th, 2025

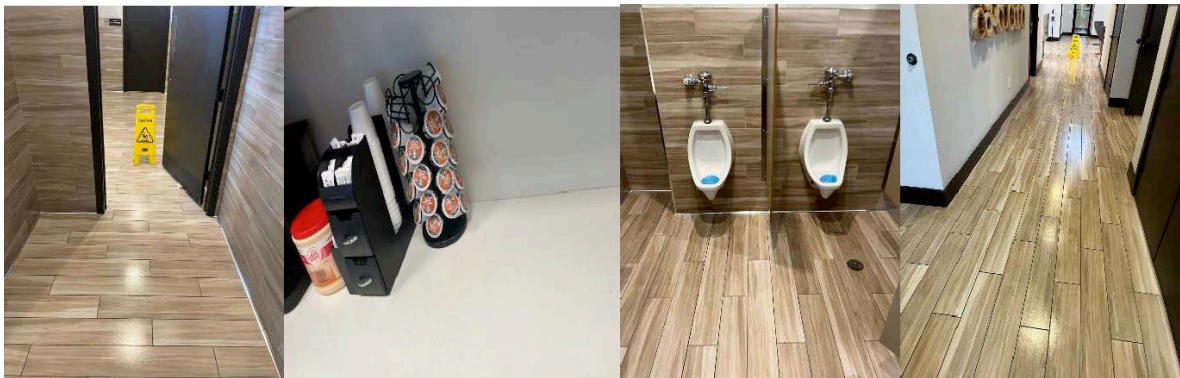
1. Maintenance

- Heriberto power washed the club house walls and windows.

2. Vendor Coordination & Supply Orders

- Placed orders for **cleaning supplies, safety equipment, and clubhouse materials.**
 - Confirmed delivery and insured all supplies were delivered 09.26.25
-

House Keeping:



END OF REPORT

Respectfully Submitted by:

Jose Lopez

CLUB ATTENDANT WEEKLY REPORT

Introduction

This report provides a clear overview of this week's operations, highlighting core responsibilities, daily activities, and ongoing efforts to uphold the highest standards across all community facilities.

As we progress through the summer season, our focus remains on maintaining a safe, clean, and welcoming environment that supports resident satisfaction and community pride.

In addition to routine tasks, this report includes key updates, notable observations, and action items that may require follow-up. Our aim is to promote transparency, reinforce accountability, and ensure alignment with the expectations of both management and residents.

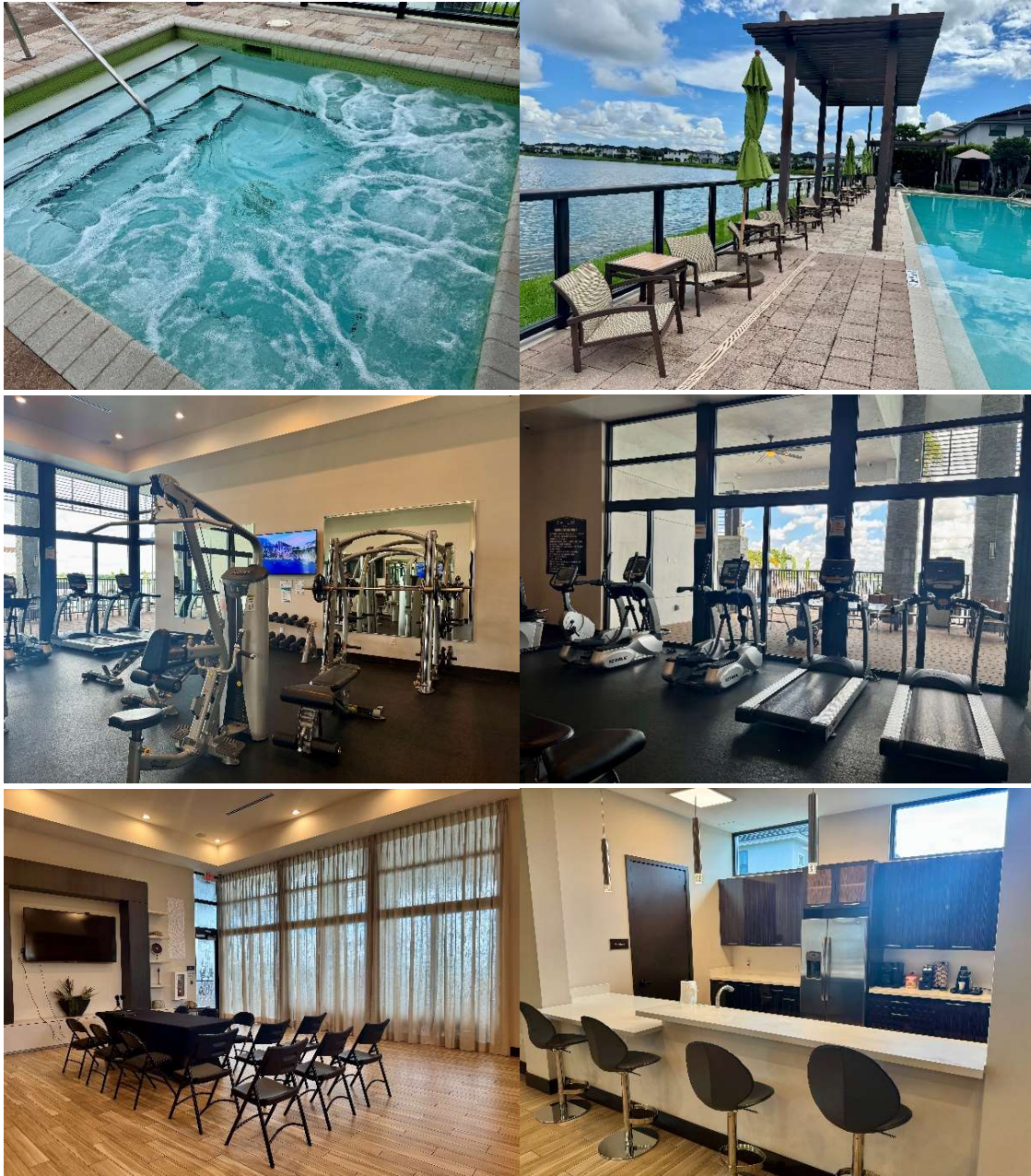
Daily Summary

Monday, September 22:

- Performed a comprehensive inspection of the clubhouse and all community amenities to verify cleanliness, safety, and full functionality for resident use.
- Actively monitored gym and pool activity via the security camera system to support safe and respectful behavior in line with community guidelines.
- Issued violation notices based on security footage and reports, reinforcing adherence to community standards and helping maintain a safe, orderly environment.
- Responded promptly and professionally to resident emails, providing accurate information and solution-focused support.
- Handled incoming resident calls with attentiveness, offering clear guidance and resolving concerns efficiently.
- Assisted walk-in residents with various service requests, ensuring each interaction was welcoming, helpful, and personalized.
- Scanned, filed, and organized key administrative documents to maintain accurate records and support improved office workflow.



CLUB ATTENDANT WEEKLY REPORT



"At the start of the week, all facilities were thoroughly inspected and found to be in optimal condition—clean, safe, and fully operational for resident use."

CLUB ATTENDANT WEEKLY REPORT



“Noticed a non-functioning light fixture near the pool perimeter. Logged for maintenance and follow-up to ensure safety and proper lighting.”

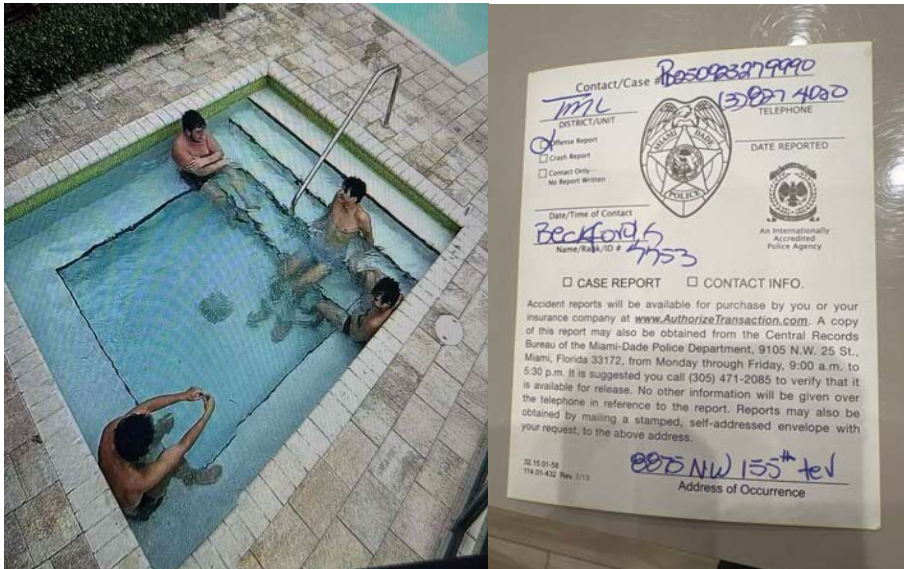
Tuesday, September 23:

- Conducted thorough operational inspections of the clubhouse and all amenity areas to ensure cleanliness, proper functionality, and readiness for resident use.
- Monitored activity in the gym and pool via the security camera system to promote a safe environment and reinforce respectful, rule-compliant behavior.
- Issued violation notices based on security reports, supporting enforcement of community standards and fostering resident accountability.
- Responded promptly and professionally to resident email inquiries, providing clear communication and ensuring a positive experience.
- Handled incoming phone calls with efficiency and professionalism, offering accurate information and resolving concerns effectively.
- Assisted walk-in residents with a range of service needs, delivering courteous, solution-oriented support tailored to each situation.
- Scanned, filed, and organized digital records to maintain accurate documentation and support streamlined administrative operations.
- Completed end-of-day procedures, confirming all amenities were secure, orderly, and fully prepared for continued resident use.

CLUB ATTENDANT WEEKLY REPORT



“Two damaged poolside chairs, first reported three weeks ago, remain unrepaired.”



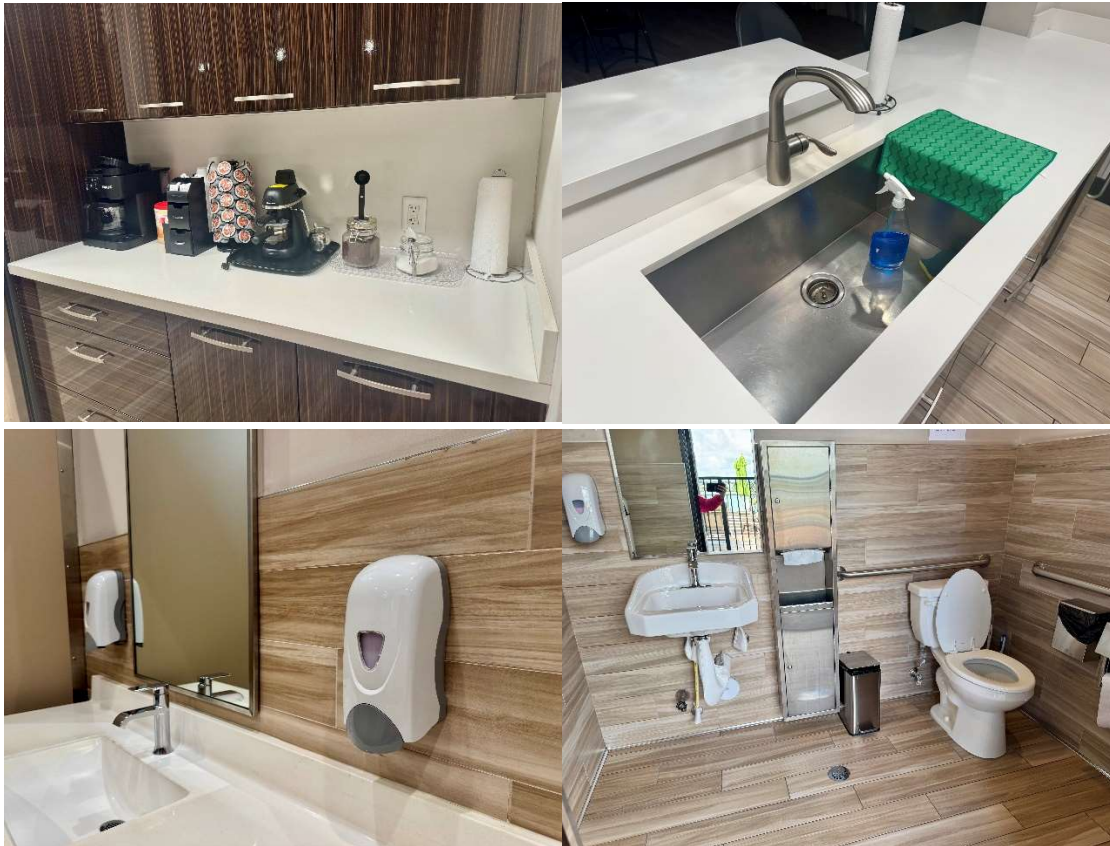
“Four individuals—including the unit owner, who is aware of the access restrictions—entered the pool and clubhouse areas without authorization. The incident was documented, and local authorities were contacted to file an official report.”

Wednesday, September 24:

- Completed daily and end-of-day operational checklists to confirm all clubhouse and amenity areas remained clean, safe, and properly secured throughout the day.
- Ensured smooth facility operations while consistently delivering resident-focused support across all service channels.

CLUB ATTENDANT WEEKLY REPORT

- Handled incoming phone calls with professionalism and clarity, providing accurate information and resolving concerns in a timely manner.
- Responded promptly and courteously to resident emails, fostering open communication and positive engagement.
- Issued violation notices in response to reported concerns, supporting enforcement of community standards and promoting resident accountability.
- Monitored activity in the gym and pool via the security camera system to ensure shared amenities were used safely, respectfully, and in accordance with community rules.



“Our cleaning staff continues to go above and beyond to keep the clubhouse spotless, welcoming, and ready for resident enjoyment.”

Thursday, September 25:

- Completed both daily and end-of-day operational checklists, ensuring all clubhouse and amenity areas remained clean, secure, and fully prepared for resident use.
- Logged signed violation notices into the system, maintaining accurate records to support consistent enforcement of community standards.
- Scanned, organized, and filed key administrative documents, promoting efficient recordkeeping and readiness for audits or future reference.

CLUB ATTENDANT WEEKLY REPORT

- Maintained a well-structured and accessible digital filing system, ensuring quick document retrieval and preserving data integrity.
- Coordinated closely with the maintenance technician to oversee minor repairs, verifying that all tasks met quality standards and were completed promptly.
- Monitored gym and pool areas to uphold a safe, orderly environment and ensure the continued functionality of all shared amenities.



"By the end of Thursday, the clubhouse was securely closed and left in excellent condition, fully prepared for the following day's operations."

Friday, September 26:

- Successfully completed both daily and end-of-day operational checklists, ensuring smooth, efficient, and uninterrupted facility operations.
- Assisted with resident event setup, coordinating logistics to ensure a seamless and timely execution from start to finish.
- Maintained clear and consistent communication with the property manager regarding lease-related matters, supporting administrative accuracy and timely follow-up.
- Scanned, organized, and filed 2025 documentation to maintain accurate, compliant records and ensure quick accessibility when needed.
- Monitored gym and pool areas to uphold cleanliness, safety, and functionality, fostering a welcoming and well-maintained environment for residents.
- Documented the cleaning of pool lounge furniture during the morning walkthrough, contributing to the upkeep and visual appeal of the amenity spaces.
- Oversaw daily operations with detailed attention and responsive oversight, ensuring an orderly, safe, and incident-free environment throughout the day.
- Promoted resident satisfaction through proactive communication, timely support, and a solution-focused approach to service.

CLUB ATTENDANT WEEKLY REPORT



"Friday morning inspections confirmed the pool area was clean, well-maintained, and fully ready to welcome residents for a safe and enjoyable weekend."



"Our maintenance technician continues to deliver top-quality work—keeping the clubhouse and amenities safe, functional, and looking great."



"For the second time this week, an individual—believed to be a guest of Unit 8822 NW 161 TER—entered the pool area without authorization, despite being clearly informed of the rules. After disregarding staff direction, the individual proceeded into the pool. Local authorities were

CLUB ATTENDANT WEEKLY REPORT

contacted, and an official police report was filed.”

Key Achievements:

Operational Excellence

- Consistently executed daily and end-of-day operational checklists with precision, ensuring smooth functionality across all clubhouse and amenity areas.
- Maintained a high standard of facility readiness, directly contributing to efficient workflows and elevated resident satisfaction.
- Continued successful implementation of the extended summer schedule, keeping the pool and clubhouse open until 8:00 PM to meet seasonal resident needs.

Independent Problem-Solving & Safety

- Independently managed evening pool closure procedures in the absence of rover support, adhering strictly to all safety and compliance protocols.
- Responded swiftly and appropriately to weather-related incidents (e.g., lightning, rain), prioritizing resident safety and minimizing liability through timely pool closures.

Facility Vigilance & Cleanliness

- Conducted detailed morning inspections, promptly addressing debris removal and ensuring the pool area remained clean, safe, and resident-ready.
- Reported increasing bubbling in six pool sections, recommending proactive maintenance due to visible escalation.
- Identified and documented significant dirt buildup at the pool bottom and flagged multiple poolside chairs with torn seams for repair or replacement.
- Verified correct furniture arrangement and deck tile cleanliness during routine walkthroughs to maintain a professional and welcoming atmosphere.
- Escalated resident feedback on cleanliness issues to the appropriate teams while commending the maintenance crew for exceptional weekday performance.

Resident Engagement & Communication

- Provided in-person support to walk-in residents, delivering tailored, solution-focused assistance across a range of service requests.
- Handled incoming calls with professionalism and accuracy, ensuring residents received timely and clear information.
- Distributed violation notices and community certificates via email, reinforcing transparent and consistent communication practices.

Grounds & Maintenance Coordination

- Identified excessive leaf accumulation near the pool area and coordinated prompt removal with the maintenance team.
- Oversaw completion of minor repair work, verifying adherence to community standards.
- Reported and documented additional maintenance concerns, including flickering lights and damaged outdoor furniture, for timely resolution.

Safety Monitoring & Facility Oversight

CLUB ATTENDANT WEEKLY REPORT

- Utilized the security camera system to monitor gym and pool areas, supporting a safe, respectful, and policy-compliant environment.
- Maintained thorough cleaning documentation for pool furniture and surrounding areas, contributing to both cleanliness and accountability.

Team Collaboration & Recognition

- Worked in close collaboration with the property manager and security personnel to ensure seamless operations and uphold community expectations.
- Publicly recognized the cleaning team's attention to detail—particularly during Friday morning preparations—for maintaining outstanding cleanliness in high-traffic areas such as the clubhouse, lunchroom, and restrooms ahead of weekend activities.

Challenges Faced

- Coordinated urgent repairs in common areas on short notice, demonstrating quick decision-making and clear communication with the maintenance team. This proactive approach minimized resident disruption and ensured continued facility operations without delays.

Upcoming Tasks

- Complete planning for next week's community events to ensure flawless execution and a positive resident experience.
 - Confirm pool area readiness by collaborating with maintenance and cleaning teams to uphold safety and cleanliness standards during peak seasonal use.
-

Conclusion:

This week demonstrated strong operational performance, driven by proactive problem-solving, effective team collaboration, and consistent execution under the extended summer schedule. Cleanliness and safety concerns—such as bubbling in the pool and debris accumulation—were promptly identified and addressed, ensuring all amenities remained safe, well-maintained, and resident-ready.

Ongoing coordination with maintenance and security teams reinforced community standards and supported seamless preparations for upcoming events. These collective efforts not only sustained day-to-day efficiency but also enhanced the overall resident experience.

As we move further into the summer season, the team's continued dedication reflects our ongoing commitment to operational excellence, resident satisfaction, and maintaining a high quality of life within the community.

CLUB ATTENDANT WEEKLY REPORT

END OF REPORT

Respectfully Submitted by:

Yolaine Castillo





ADMINISTRATOR WEEKLY REPORT

Provided by:
Jose Lopez

October Week 1
Sat, Sep 26th, 2025 - Fri, Oct 3rd, 2025

ADMINISTRATOR WEEKLY REPORT

Provided by: Jose Lopez
October 3rd
Sat, Sep 26th, 2025 - Fri, Oct 3rd, 2025.

1. Clubhouse Maintenance

Heriberto performed extensive cleaning and maintenance throughout the clubhouse area. He power-washed the entire clubhouse walls, doors, and sidewalks, cleaned exterior roofs of dust and cobwebs, and removed damaged pool chairs to maintain a safe and welcoming environment for residents.

2. Vendor Coordination & Supply Orders

No new supply orders were placed this week. However, a previous order included the wrong size gloves for our housekeeper, which were promptly exchanged to ensure proper staff equipment.

Additionally, a **fire extinguisher inspection** was scheduled for this year, and the vendor is set to perform the inspection today, **10/03/25**, to ensure all safety equipment remains compliant and fully operational.

3. Conclusion

Extensive clubhouse cleaning and upkeep performed by Heriberto.

Vendor coordination included correcting previous supply issues, such as exchanging gloves for the housekeeping staff, and scheduling important safety inspections, including the annual fire extinguisher check.

Communication and managerial support were emphasized this week, particularly with Maria out of the office. Efforts were made to improve response times.

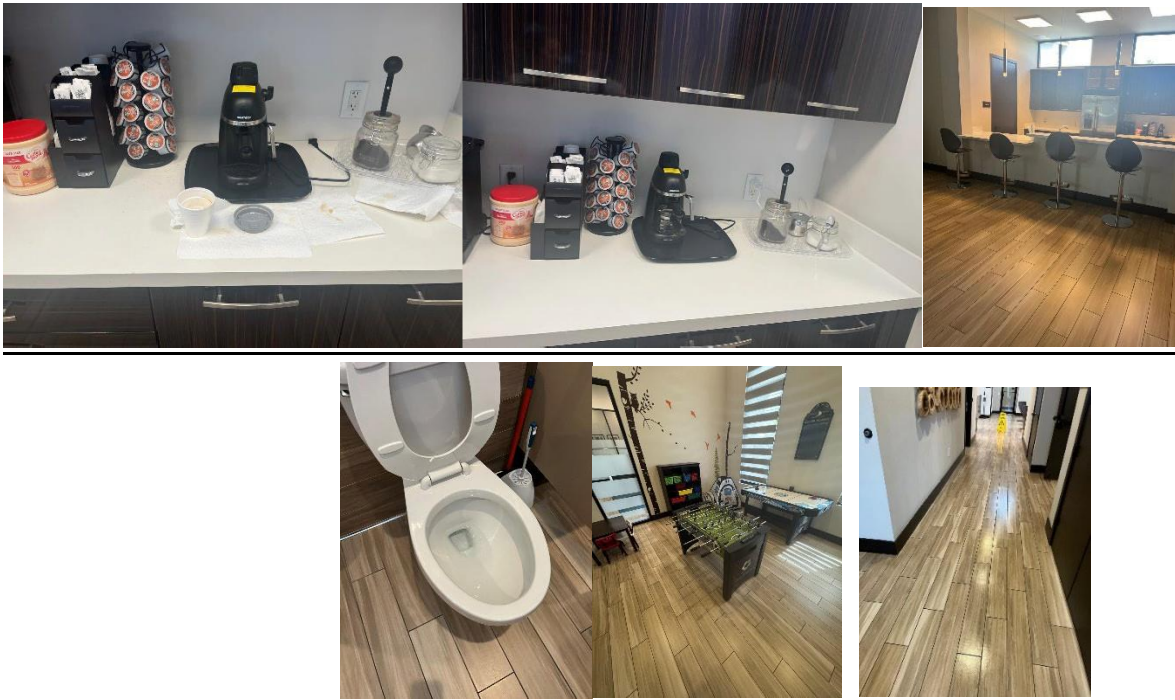


ADMINISTRATOR WEEKLY REPORT

Provided by:
Jose Lopez

October Week 1
Sat, Sep 26th, 2025 - Fri, Oct 3rd, 2025

House Keeping:



END OF REPORT

Respectfully Submitted by:

Jose Lopez

CLUB ATTENDANT WEEKLY REPORT

Introduction

This report outlines a comprehensive overview of this week's operations, emphasizing key responsibilities, daily activities, and continued efforts to uphold the highest standards across all community facilities.

As we move through the summer season, our primary focus remains on ensuring a safe, clean, and welcoming environment that enhances resident satisfaction and fosters a strong sense of community pride.

In addition to routine duties, this report includes important updates, notable observations, and actionable items for potential follow-up. Our objective is to maintain transparency, strengthen accountability, and ensure that our efforts remain aligned with the expectations of both management and residents.

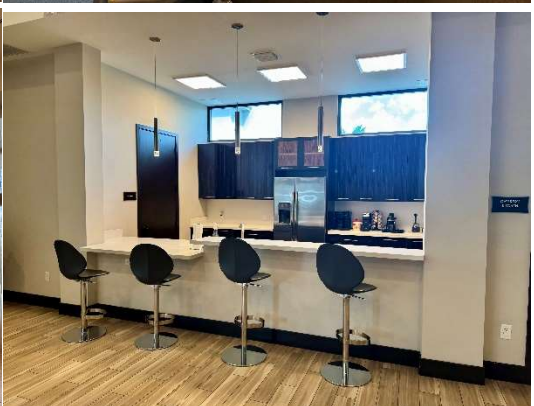
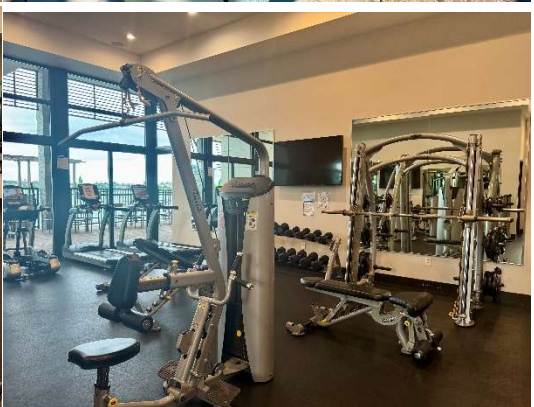
Daily Summary

Monday, September 29:

- Conducted a thorough inspection of the clubhouse and all community amenities to ensure cleanliness, safety, and full functionality for resident use.
- Monitored activity in the gym and pool areas via the security camera system to help ensure safe, respectful behavior in accordance with community guidelines.
- Issued violation notices based on security footage and incident reports, reinforcing community standards and contributing to a safe, orderly environment.
- Responded promptly and professionally to resident emails, providing accurate information and solution-oriented support.
- Handled incoming resident calls with attentiveness, offering clear guidance and resolving inquiries efficiently.
- Assisted walk-in residents with various service requests, ensuring a welcoming, helpful, and personalized experience.
- Scanned, filed, and organized key administrative documents to maintain accurate records and support efficient office operations.

"At the beginning of the week, all community facilities were thoroughly inspected and confirmed to be in excellent condition—clean, safe, and fully operational for resident use."

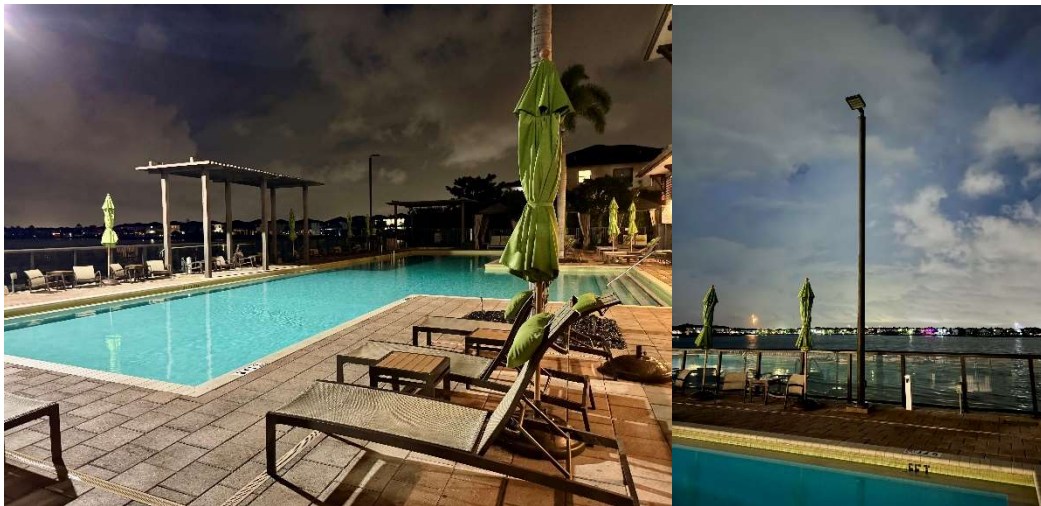
CLUB ATTENDANT WEEKLY REPORT



CLUB ATTENDANT WEEKLY REPORT



"Over 30 violations were documented and issued on Monday as part of my continued efforts as a Club Attendant to uphold community guidelines and safety standards."



"Noticed a non-functioning light fixture along the pool perimeter, previously reported. Logged the issue again for maintenance and follow-up to ensure timely repair and maintain safety."

Tuesday, September 30:

- Performed detailed operational inspections of the clubhouse and all amenity areas to ensure cleanliness, functionality, and overall readiness for resident use.
- Monitored gym and pool activity via the security camera system to promote a safe, respectful environment and reinforce compliance with community guidelines.
- Issued violation notices based on security footage and reports, supporting enforcement of community standards and encouraging resident accountability.
- Responded promptly and professionally to resident email inquiries, ensuring clear communication and a positive, helpful experience.

CLUB ATTENDANT WEEKLY REPORT

- Managed incoming phone calls efficiently, providing accurate information and resolving concerns with professionalism and care.
- Assisted walk-in residents with a variety of service requests, offering courteous, solution-focused support tailored to individual needs.
- Scanned, organized, and filed digital records to maintain accurate documentation and enhance administrative workflow.
- Completed end-of-day checks, confirming all amenities were secure, clean, and fully prepared for continued resident use.

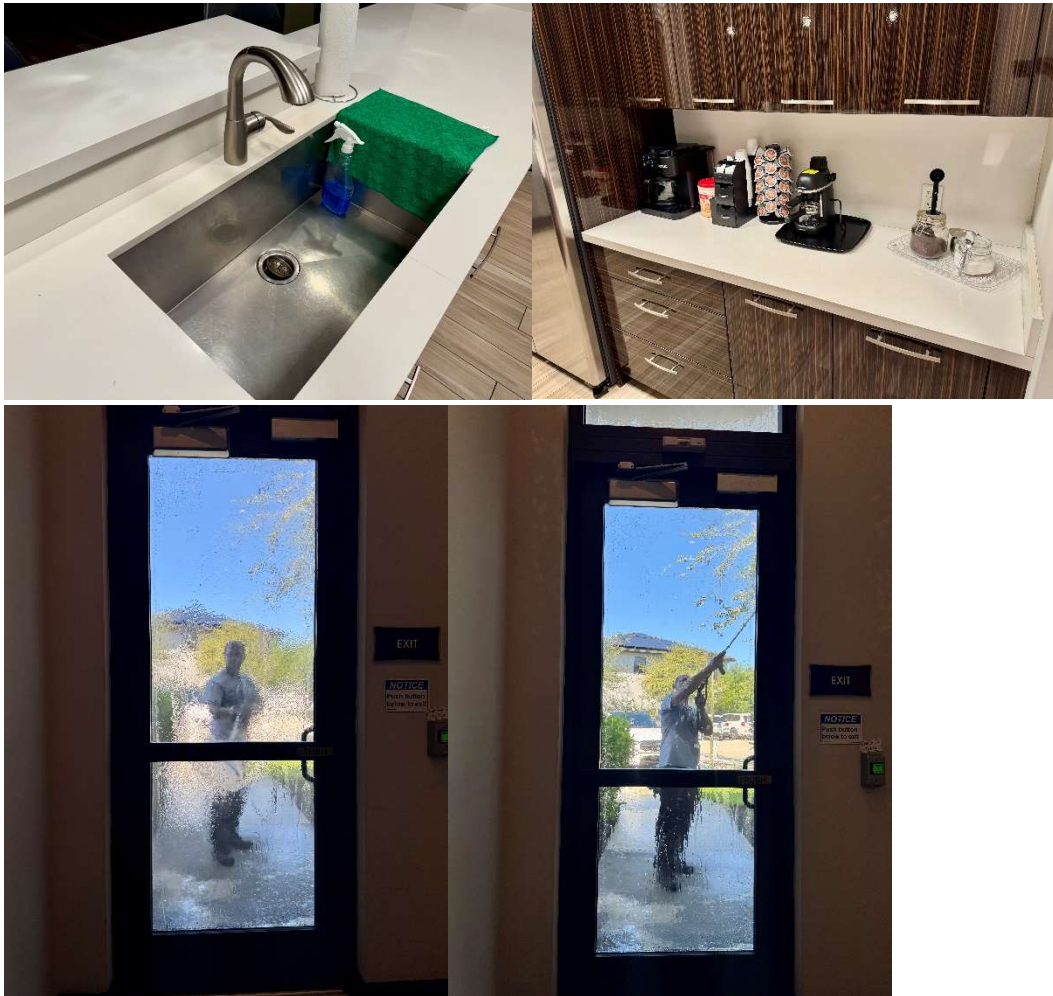


"Observed leaves obstructing the pool filters. Maintenance has been notified to ensure proper circulation and cleanliness."

Wednesday, October 1:

- Completed both daily and end-of-day operational checklists to ensure all clubhouse and amenity areas remained clean, safe, and properly secured throughout the day.
- Oversaw smooth facility operations while consistently providing resident-centered support across all service channels.
- Answered incoming phone calls with professionalism and clarity, delivering accurate information and resolving inquiries efficiently.
- Responded promptly and courteously to resident emails, encouraging open communication and reinforcing positive engagement.
- Issued violation notices in response to reported concerns, contributing to the enforcement of community standards and promoting accountability.
- Monitored activity in the gym and pool via the security camera system to ensure amenities were used safely, respectfully, and in alignment with community guidelines.

CLUB ATTENDANT WEEKLY REPORT



“Our cleaning and maintenance teams continue to go above and beyond—keeping the clubhouse and amenities spotless, safe, fully functional, and always ready for resident enjoyment.”

Thursday, October 2:

- Completed both daily and end-of-day operational checklists, ensuring all clubhouse and amenity areas remained clean, secure, and fully prepared for resident use.
- Logged signed violation notices into the system, maintaining accurate records to support consistent enforcement of community standards.
- Scanned, filed, and organized essential administrative documents, supporting efficient recordkeeping and ensuring readiness for audits or future references.
- Maintained a well-organized and accessible digital filing system, enabling quick document retrieval and preserving overall data integrity.
- Coordinated with the maintenance technician to oversee minor repairs, confirming tasks were completed promptly and meeting quality expectations.
- Actively monitored gym and pool areas to promote a safe, orderly environment and ensure the ongoing functionality of all shared amenities.

CLUB ATTENDANT WEEKLY REPORT



“Thursday was a rainy day with strong winds all around.”

Friday, October 3:

- Successfully completed both daily and end-of-day operational checklists, ensuring smooth, efficient, and uninterrupted facility operations.
- Assisted with resident event setup, coordinating logistics to ensure a seamless and timely execution from start to finish.
- Maintained consistent communication with the property manager regarding lease-related matters, supporting administrative accuracy and timely follow-up.
- Scanned, organized, and filed 2025 documentation to maintain compliant records and ensure quick, reliable access when needed.
- Monitored gym and pool areas to uphold cleanliness, safety, and functionality, contributing to a welcoming and well-maintained environment.
- Documented the cleaning of pool lounge furniture during the morning walkthrough, supporting the upkeep and visual appeal of amenity spaces.
- Oversaw daily operations with attention to detail and proactive oversight, ensuring a safe, orderly, and incident-free environment.
- Fostered resident satisfaction through timely support, proactive communication, and a solution-oriented approach to service.



“Friday morning inspections confirmed that the pool area is clean, well-maintained, and fully prepared to welcome residents for a safe and enjoyable weekend.”

CLUB ATTENDANT WEEKLY REPORT



“The October calendar has been updated in the common areas and clubhouse to keep everyone informed about upcoming activities and events.”



“A person, reportedly a guest of Unit 8822 NW 161 TER, accessed the pool area without proper authorization, despite being clearly informed of the regulations. The incident was reported to local law enforcement, and an official police report was lodged.”

Key Achievements:

Operational Excellence

- Consistently executed daily and end-of-day operational checklists with accuracy, ensuring seamless functionality across all clubhouse and amenity areas.
- Maintained high facility readiness standards, contributing to streamlined workflows and enhanced resident satisfaction.
- Successfully continued the extended summer schedule, keeping the pool and clubhouse open until 8:00 PM to accommodate seasonal resident needs.

Independent Problem-Solving & Safety

- Independently managed evening pool closure procedures in the absence of rover support, strictly following all safety and compliance protocols.

CLUB ATTENDANT WEEKLY REPORT

- Responded promptly to weather-related incidents such as lightning and rain, prioritizing resident safety and minimizing liability through timely pool closures.

Facility Vigilance & Cleanliness

- Conducted thorough morning inspections, promptly removing debris to ensure the pool area remained clean, safe, and ready for residents.
- Noted increased bubbling in six pool sections and recommended proactive maintenance due to visible deterioration.
- Identified significant dirt buildup on the pool floor and flagged multiple poolside chairs with torn seams for repair or replacement.
- Verified proper furniture arrangement and deck tile cleanliness during routine walkthroughs to uphold a professional and inviting atmosphere.
- Escalated resident feedback on cleanliness to relevant teams while recognizing the maintenance crew for exceptional weekday performance.

Resident Engagement & Communication

- Provided in-person assistance to walk-in residents, delivering tailored, solution-oriented support across various service requests.
- Professionally handled incoming calls, ensuring residents received timely and clear information.
- Distributed violation notices and community certificates via email, reinforcing transparent and consistent communication.

Grounds & Maintenance Coordination

- Identified excessive leaf accumulation near the pool and coordinated prompt removal with the maintenance team.
- Oversaw completion of minor repairs, confirming adherence to community standards.
- Reported and documented additional maintenance issues, including flickering lights and damaged outdoor furniture, for timely resolution.

Safety Monitoring & Facility Oversight

- Utilized security cameras to monitor gym and pool areas, supporting a safe, respectful, and policy-compliant environment.
- Maintained detailed cleaning logs for pool furniture and surrounding areas, promoting cleanliness and accountability.

Team Collaboration & Recognition

- Collaborated closely with the property manager and security personnel to ensure smooth operations and uphold community standards.
 - Publicly acknowledged the cleaning team's exceptional attention to detail during Friday morning preparations, ensuring outstanding cleanliness in high-traffic areas such as the clubhouse, lunchroom, and restrooms ahead of weekend activities.
-

CLUB ATTENDANT WEEKLY REPORT

Challenges Faced

- Effectively coordinated urgent repairs in common areas on short notice, showcasing swift decision-making and clear communication with the maintenance team. This proactive approach minimized resident disruption and ensured uninterrupted facility operations.
-

Upcoming Tasks

- Finalize planning for next week's community events to guarantee smooth execution and enhance resident satisfaction.
 - Coordinate with maintenance and cleaning teams to confirm pool area readiness, ensuring safety and cleanliness standards are maintained during peak seasonal use.
-

Conclusion:

This week showcased strong operational performance, marked by proactive problem-solving, effective team collaboration, and consistent execution of the extended summer schedule. Cleanliness and safety issues—such as bubbling in the pool and debris buildup—were swiftly identified and addressed, ensuring all amenities remained safe, well-maintained, and ready for residents.

Ongoing coordination with maintenance and security teams reinforced community standards and facilitated smooth preparations for upcoming events. These collective efforts not only sustained daily operational efficiency but also contributed to enhanced resident experience.

As we progress further into the summer season, the team's continued dedication underscores our unwavering commitment to operational excellence, resident satisfaction, and maintaining a high quality of life within the community.

END OF REPORT

Respectfully Submitted by:

Yolaine Castillo



SATORI CDDHOA

WEEKLY MANAGEMENT

REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
October 4 - October 10, 2025

Page 1 of 3

1. JANITORIAL (housekeeping) & MAINTENANCE (MMI)

Refer to attached Admin Weekly Report for full task details.

- Clubhouse, community, pool, and guardhouse cleaning and upkeep (daily).
 - o Microwave replaced.



- **Gym Maintenance:** Daily floor cleaning, under-equipment detail, mirror, and glass door care.

2. Resident Pool Construction – DERM Inspections

The Manager requested a status update from DERM regarding last week's inspections for the following properties:

- **8844 NW 160 Terrace:** Update request emailed to DERM.
- **15540 NW 88 Avenue:** Update request emailed to DERM.
- **8861 NW 155 Terrace: Inspector Visit** – The Manager met with the inspector, who noted the resident had not fully removed the hose. A second violation was issued. On **10/10/25**, the resident visited the office and provided an email from DERM confirming the matter was closed and the property was in compliance.

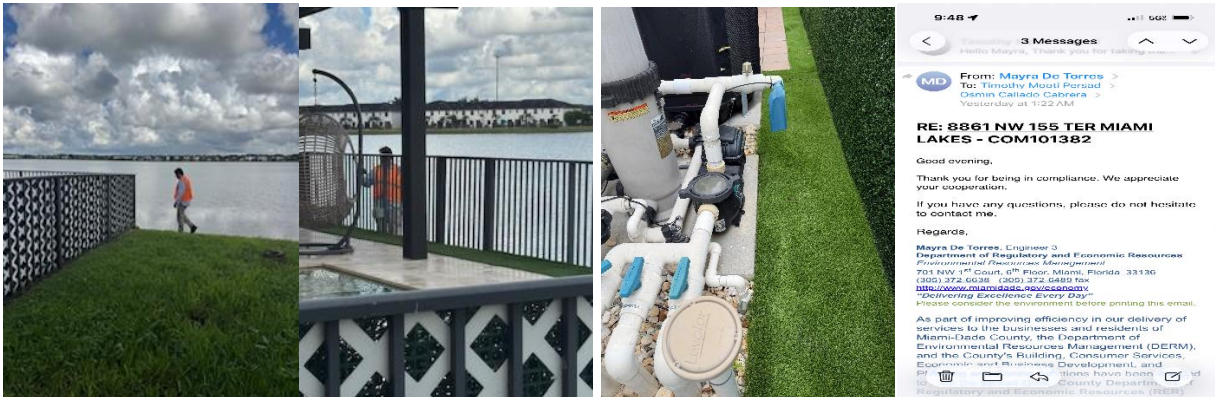
SATORI HOA

WEEKLY MANAGEMENT REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
September 27 – October 3, 2025

Page 2 of 3



- **8750 NW 161 Terrace:** DERM conducted a reinspection; the final report is pending.



- During this inspection, the Manager was also required to report these additional pool construction activities along the lake. The following properties were identified, and DERM inspections will be required:
 - **8742 NW 161 Terrace**
 - **8736 NW 161 Terrace**
3. **PowerX:** Monthly indoor pest control and rodent control.

SATORI HOA

WEEKLY MANAGEMENT

REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
September 27 – October 3, 2025

Page **3** of **3**



OFFICE ADMINISTRATION:
Administrative Assistant & Club Attendant: (REPORT ATTACHED).
END REPORT



ADMINISTRATOR WEEKLY REPORT

Provided by:
Jose Lopez

October Week 2
Fri, Oct 3rd, 2025- Fri, Oct 10th, 2025

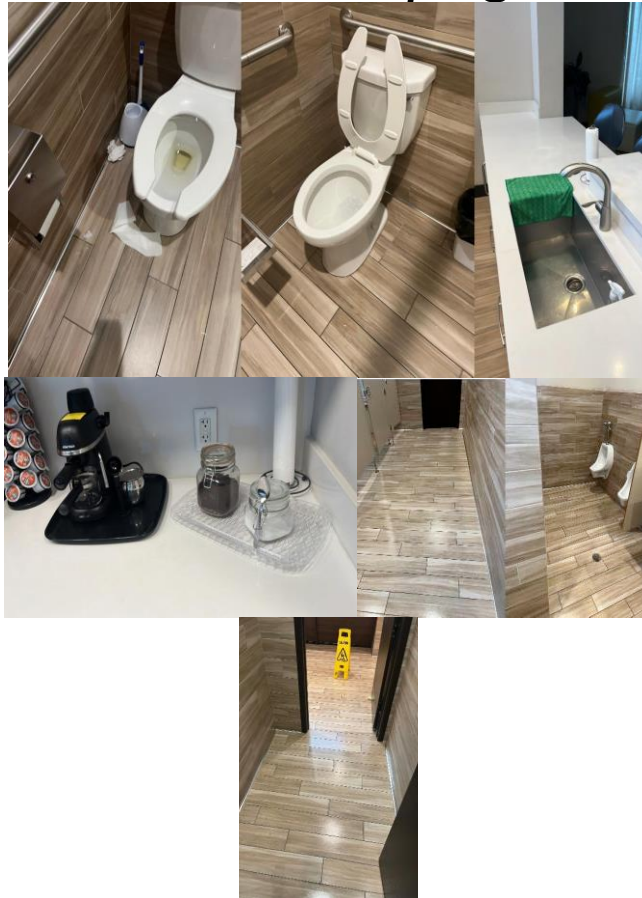
ADMINISTRATOR WEEKLY REPORT

Provided by: Jose Lopez
October 10th
Fri, Oct 3rd, 2025- Fri, Oct 10th, 2025

1. Clubhouse Maintenance & Housekeeping

This week, we received a delivery of basic cleaning supplies for the clubhouse and surrounding areas. On Thursday, the admin's chair broke; Heriberto implemented a temporary fix, and a replacement chair has been ordered and is expected to arrive next week.

House Keeping:





ADMINISTRATOR WEEKLY REPORT

Provided by:
Jose Lopez

October Week 2
Fri, Oct 3rd, 2025- Fri, Oct 10th, 2025

END OF REPORT

Respectfully Submitted by:

Jose Lopez

CLUB ATTENDANT WEEKLY REPORT

Introduction

This report provides a detailed overview of this week's operations, highlighting key responsibilities, daily activities, and ongoing efforts to maintain the highest standards across all community facilities.

As we continue through the summer season, our top priorities remain the safety, cleanliness, and overall appeal of the property — all with the goal of enhancing resident satisfaction and strengthening community pride.

In addition to routine tasks, this report includes notable updates, key observations, and actionable items for follow-up. Our aim is to ensure transparency, reinforce accountability, and keep our efforts aligned with the expectations of both management and residents.

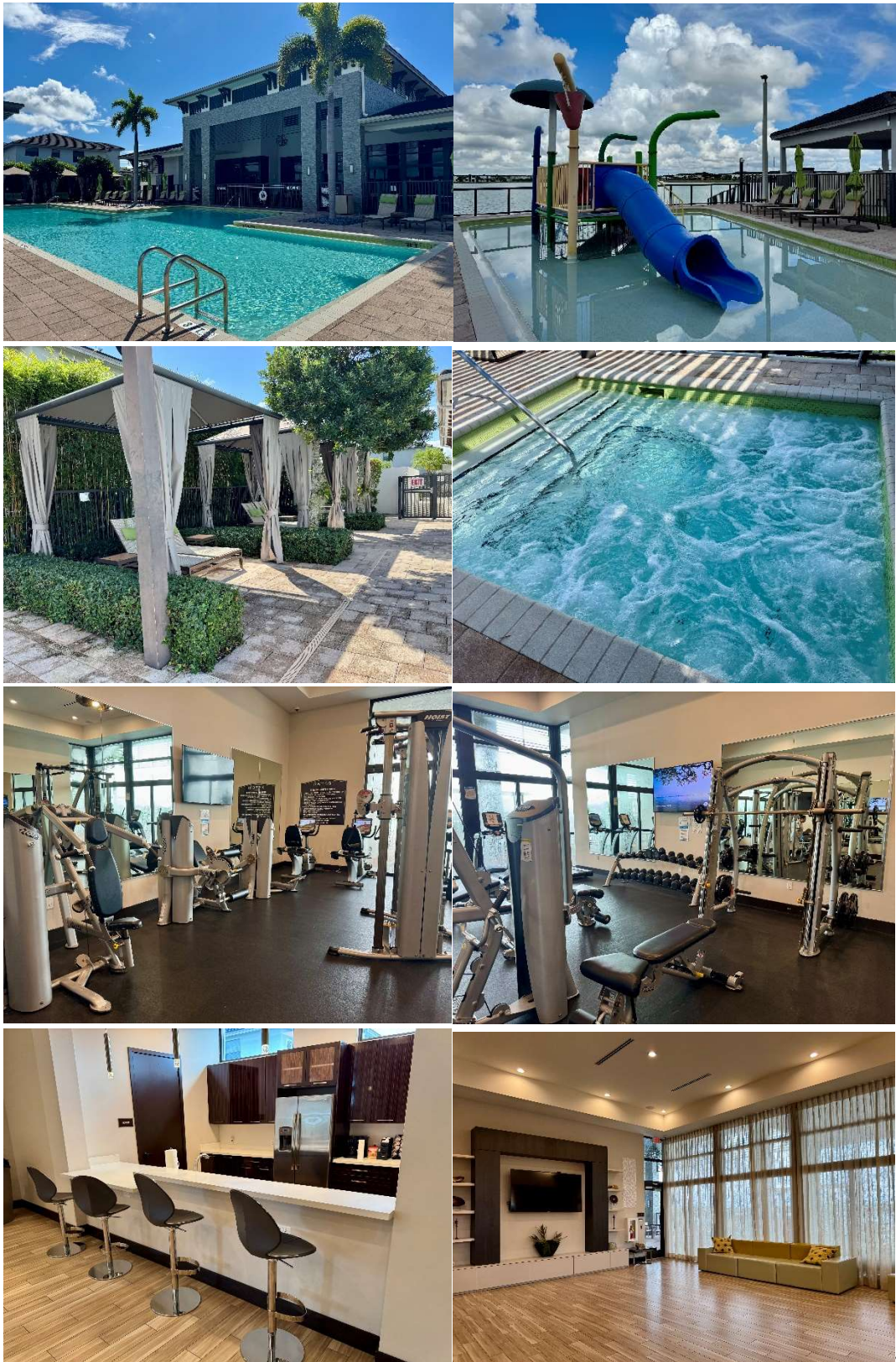
Daily Summary

Monday, October 6:

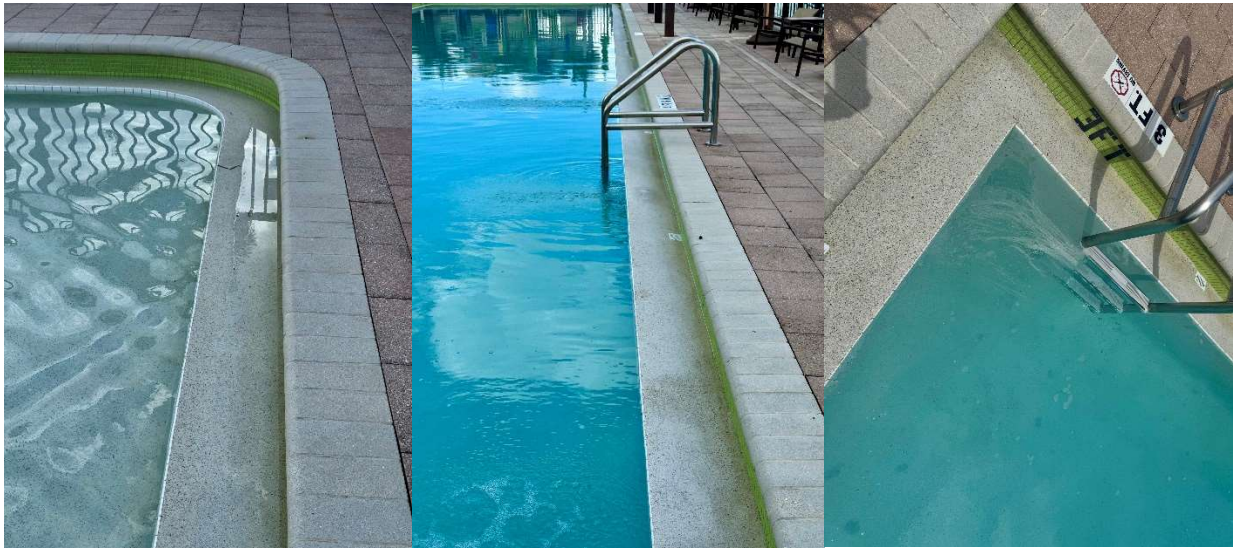
- Performed a comprehensive inspection of the clubhouse and all community amenities to ensure cleanliness, safety, and full operational functionality for resident use.
- Monitored activity in the gym and pool areas via the security camera system to support safe and respectful behavior in line with community guidelines.
- Issued violation notices based on camera footage and incident reports, reinforcing community standards and promoting a safe, orderly environment.
- Responded promptly and professionally to resident emails, providing accurate information and effective, solution-oriented support.
- Answered incoming resident phone calls with attentiveness and clarity, resolving inquiries efficiently and guiding residents as needed.
- Assisted walk-in residents with various service requests, delivering a friendly, personalized experience and addressing concerns in a timely manner.
- Scanned, filed, and organized administrative documents to maintain accurate records and support smooth office operations.

"At the start of the week, all community facilities underwent a thorough inspection and were confirmed to be in excellent condition—clean, safe, and fully functional for resident use."

CLUB ATTENDANT WEEKLY REPORT



CLUB ATTENDANT WEEKLY REPORT



***“Observation:** Noted that the pool water level was lower than normal during routine inspection. Logged the issue for maintenance review and adjustment to ensure proper functionality and prevent equipment strain.”*



"Observed a previously reported non-functioning light fixture along the pool perimeter. Re-logged the issue with maintenance to ensure timely repair and uphold safety standards."

Tuesday, October 7:

- Conducted detailed operational inspections of the clubhouse and all amenity areas to ensure cleanliness, functionality, and overall readiness for resident use.
- Actively monitored activity in the gym and pool areas via the security camera system to support a safe, respectful environment and ensure compliance with community guidelines.
- Issued violation notices based on reviewed footage and incident reports, reinforcing community standards and promoting resident accountability.

CLUB ATTENDANT WEEKLY REPORT

- Responded promptly and professionally to resident email inquiries, delivering clear communication and helpful, solution-oriented support.
- Handled incoming phone calls with efficiency and care, providing accurate information and resolving concerns in a timely manner.
- Assisted walk-in residents with a range of service requests, offering courteous, personalized support to meet individual needs.
- Scanned, organized, and filed digital records to maintain accurate documentation and support smooth administrative operations.
- Performed end-of-day inspections to confirm all amenities were secure, clean, and properly prepared for continued resident use.



“The maintenance team installed a new microwave, replacing the old unit to ensure proper functionality and enhance the amenities in the common areas.”

Wednesday, October 8:

- Completed both daily and end-of-day operational checklists to ensure all clubhouse and amenity areas remained clean, safe, and securely maintained throughout the day.
- Oversaw smooth facility operations while consistently delivering resident-focused support across all service channels.
- Answered incoming phone calls with professionalism and clarity, providing accurate information and resolving inquiries promptly and effectively.
- Responded to resident emails in a timely and courteous manner, fostering open communication and strengthening resident engagement.
- Issued violation notices in response to reported concerns, reinforcing community standards and promoting accountability among residents.
- Monitored activity in the gym and pool areas through the security camera system to ensure appropriate use of amenities in line with safety protocols and community guidelines.

CLUB ATTENDANT WEEKLY REPORT



“A malfunction was detected in one of the toilets in the men’s bathroom at the gym. The issue has been addressed and the toilet is now fully repaired and available for resident use.”

Thursday, October 9:

- Completed both daily and end-of-day operational checklists to ensure all clubhouse and amenity areas remained clean, secure, and fully prepared for resident use.
- Logged signed violation notices into the system, maintaining accurate and up-to-date records to support consistent enforcement of community standards.
- Scanned, filed, and organized key administrative documents to ensure efficient recordkeeping and preparedness for audits or future reference.
- Maintained a structured and accessible digital filing system, supporting quick document retrieval and preserving overall data integrity.
- Coordinated with the maintenance technician to oversee minor repairs, ensuring timely completion and adherence to quality expectations.
- Actively monitored gym and pool areas to support a safe, respectful environment and ensure all shared amenities remained in proper working order.

CLUB ATTENDANT WEEKLY REPORT



“The week was marked by consistent rainy weather and strong winds”

Friday, October 10:

- Successfully completed both daily and end-of-day operational checklists, ensuring smooth, efficient, and uninterrupted facility operations throughout the day.
- Supported resident event setup by coordinating logistics and timelines, ensuring seamless execution from preparation to completion.
- Maintained clear and consistent communication with the property manager regarding lease-related matters, promoting administrative accuracy and timely follow-up.
- Scanned, organized, and filed 2025 documentation to maintain compliant records and ensure quick, reliable access as needed.
- Monitored gym and pool areas to uphold cleanliness, safety, and functionality, contributing to a well-maintained and welcoming environment for residents.
- Documented the cleaning of pool lounge furniture during the morning walkthrough to support the visual appeal and upkeep of amenity spaces.
- Oversaw daily operations with attention to detail and a proactive approach, ensuring a safe, orderly, and incident-free environment.
- Promoted resident satisfaction through timely assistance, clear communication, and a solution-focused approach to service requests.



CLUB ATTENDANT WEEKLY REPORT

“Friday morning inspections confirmed that the pool area is clean, well-maintained, and fully prepared to welcome residents for a safe and enjoyable weekend.”

Key Achievements:

Operational Excellence

- Consistently executed daily and end-of-day operational checklists with precision, ensuring uninterrupted functionality and high standards across all clubhouse and amenity spaces.
- Maintained strong facility readiness, contributing to efficient workflows and improved resident satisfaction.
- Successfully continued extended summer hours, keeping the pool and clubhouse open until 8:00 PM to meet seasonal resident demand.

Independent Problem-Solving & Safety

- Independently managed evening pool closure procedures in the absence of rover support, strictly following all safety and compliance protocols.
- Responded promptly to weather-related incidents such as lightning and rain, prioritizing resident safety and minimizing liability through timely pool closures.

Facility Vigilance & Cleanliness

- Conducted detailed morning inspections, proactively removing debris and ensuring the pool area remained safe and visually appealing.
- Identified increased bubbling in six pool sections and recommended early maintenance intervention due to signs of deterioration.
- Observed significant dirt accumulation on the pool floor and flagged several poolside chairs with torn seams for repair or replacement.
- Verified correct furniture arrangement and deck tile cleanliness during routine walkthroughs, maintaining a professional and inviting atmosphere.
- Escalated resident feedback regarding amenity cleanliness to the appropriate teams, while also recognizing the maintenance staff for their exceptional weekday performance.

Resident Engagement & Communication

- Delivered responsive, personalized service to walk-in residents, providing efficient, solution-focused support for various requests.
- Handled incoming calls with professionalism and clarity, ensuring residents received timely and accurate information.
- Distributed violation notices and community certificates via email, reinforcing transparent and consistent communication practices.

Grounds & Maintenance Coordination

- Identified heavy leaf accumulation near the pool area and coordinated timely removal with the maintenance team.

CLUB ATTENDANT WEEKLY REPORT

- Oversaw completion of minor repairs, ensuring all work met community quality standards.
- Reported and documented additional maintenance concerns, including flickering exterior lights and damaged outdoor furniture, for timely resolution.

Safety Monitoring & Facility Oversight

- Actively monitored gym and pool areas via the security camera system, promoting safe, respectful behavior and policy adherence.
- Maintained detailed cleaning logs for pool furniture and surrounding areas, supporting both cleanliness and accountability.

Team Collaboration & Recognition

- Collaborated effectively with the property manager and security personnel to ensure seamless operations and uphold community expectations.
- Recognized the cleaning crew for their outstanding efforts in preparing high-traffic areas—such as the clubhouse, lunchroom, and restrooms—for increased weekend usage.

Challenges Faced

- Coordinated urgent repairs in common areas on short notice, requiring quick decision-making and efficient communication with the maintenance team. Despite the time constraints, the issue was addressed promptly, minimizing disruption to residents and maintaining continuity of facility operations through a proactive and solution-focused approach.

Upcoming Tasks

- Finalize preparations for next week's community events, ensuring all logistical details are confirmed in advance to support smooth execution and maximize resident engagement and satisfaction.
- Coordinate with maintenance and cleaning teams to verify that the pool area meets all safety, cleanliness, and readiness standards ahead of continued peak seasonal usage.

Conclusion:

This week reflected strong operational performance driven by proactive problem-solving, effective team collaboration, and consistent execution of the extended summer schedule. Cleanliness and safety concerns—such as bubbling in the pool and debris accumulation—were promptly identified and addressed, ensuring that all amenities remained safe, well-maintained, and fully accessible to residents.

Ongoing coordination with maintenance and security teams helped reinforce community standards and supported seamless preparation for upcoming resident events. These efforts not

CLUB ATTENDANT WEEKLY REPORT

only maintained day-to-day operational efficiency but also elevated the overall resident experience.

As we move further into the summer season, the team's continued commitment remains central to upholding operational excellence, enhancing resident satisfaction, and preserving a high quality of life across the community.

END OF REPORT

Respectfully Submitted by:

Yolaine Castillo



SATORI CDD

WEEKLY MANAGEMENT

REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
October 11 – October 17, 2025

Page 1 of 1

1. Administration:

- **Ideal Tech – 2026 Rate Increase Review:** A rate increase letter and 2026 rate sheet were received from Ideal Tech. These items are pending review and discussion. (Attached).

2. JANITORIAL (housekeeping) & MAINTENANCE (MMI)

Refer to attached Admin Weekly Report for full task details.

- Clubhouse, community, pool, and guardhouse cleaning and upkeep (daily).
- **Gym Maintenance:** Daily floor cleaning, under-equipment detail, mirror, and glass door care.

3. EcoLawn

- Ecolawn has scheduled palm trimming at the 154th entrance and the clubhouse entrance in preparation for the installation of holiday lighting over the next few weeks.



4. JB Renovations

- **Clubhouse Pool Lounge Chairs Repairs:** Proposal submitted by JB Renovations to refurbish 38 lounge chairs has been **approved by the CDD**.
- **Kids' Waterpark:** The pool vendor will drain the waterpark on Monday, after which JB Renovations will begin refurbishment work.

OFFICE ADMINISTRATION:
Administrative Assistant & Club Attendant: (REPORT ATTACHED).
END REPORT

October 14, 2025

Dear Valued Customer,

Please accept this letter as notification of our upcoming service rate changes effective January 1st, 2026. While we have strived to maintain our current rates for the past few years, we have determined this increase is essential to maintain and improve our quality of service to our valued customers. Attached is our 2026 service rate sheet with a list of the services we offer. Our list of consolidated services eliminates the need for multiple vendors and the opportunity to integrate your network/security platforms for an Ideal solution. Your current monthly agreement will increase on January 1st, 2026 by 5%.

Tariff Surcharges

Manufacturers have started to include tariff surcharges on parts consistent with changes in today's economy. To maintain consistency, Ideal Tech Solutions will apply tariff surcharges and price increases in line with our suppliers. For example, if a supplier adds a 10% tariff surcharge on their product, Ideal Tech Solutions will apply the same 10% surcharge on that product.

Gate PM Parts: We will continue to cover the current miscellaneous gate parts valued at \$25 and under (i.e. belts, motor pulleys, fuses, bolt kits, etc.) as part of your gate preventive maintenance agreement. For these items, you may begin to see only the tariff surcharges included on your invoices.

Estimates: Please note that surcharges may be applied to open estimates at any time. If a deposit is not yet paid before the supplier's tariff surcharge takes effect, the surcharge may be added to the existing estimate. Ideal Tech Solutions strongly encourages customers to approve, and process intended approved estimates as soon as possible to avoid tariff surcharges.

We thank you for being a loyal patron and look forward to servicing your property for many more years to come.



Chadd J. Smith
President

Any questions or concerns, please contact our office.



Ideal Tech Solutions
2836 Stirling Rd, Unit P
Hollywood, FL 33020

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EMAIL accounting@idealtch.solutions
WEB www.idealtech.solutions



IDEAL TECH SOLUTIONS

"Keeping Innovation in Motion"

2026 Rate Sheet

Installation, Repair, and Maintenance of:

- Swing, Slide, & Barrier Arm Gate(s)
 - Access Control Systems:
 - RFID, Fob, Card, Barcode, Bluetooth, and Biometric Reader Systems
 - Telephone Entry Systems with Video, Intercoms, etc.
 - Surveillance System:
 - Ai HD Surveillance Systems
 - Telecommunications:
 - VOIP Telephone Systems
 - Point-to-Point Communication (Up to 2+ miles of coverage)
 - Internet Service Provider (ISP) Comcast, AT&T, etc.
 - Fiber Optic Cabling
 - Computers and Networking:
 - PC & Server Repairs
 - Wi-Fi/Hotel Hotspot Solutions

Business Hours: Mon – Fri from 8:00 am – 4:30 pm

On-site Tech Support: \$155/Hr for one technician & **\$250/Hr** for two technicians **(Typical Response time, 24-48hrs)**.

Remote Tech Support: \$80/Hr without a PM agreement or if service is not covered under the current agreement **(Typical Response time, same day)**.

All service calls received after 2 pm will be scheduled for the next business day. If service is required, it will be considered an emergency service call.

All customers located North of Pompano and South of North Miami Beach will be subject to a 2-hour minimum service charge.

Emergency Service: \$450 to come onsite and \$225 per hour for each additional hour.
Hours: Weekdays 4:30PM – 9:00PM, Weekends 7:00AM – 9:00PM



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CLUB ATTENDANT WEEKLY REPORT

Introduction

This report provides a comprehensive overview of this week's operations, outlining key responsibilities, daily activities, and ongoing initiatives aimed at upholding the highest standards across all community facilities.

As we progress through the summer season, our primary focus remains on ensuring the safety, cleanliness, and overall aesthetic appeal of the property — all in support of enhancing resident satisfaction and fostering a strong sense of community pride.

Beyond routine maintenance, this report highlights notable updates, key observations, and actionable items requiring follow-up. Our goal is to promote transparency, strengthen accountability, and ensure our efforts continue to align with the expectations of both management and residents.

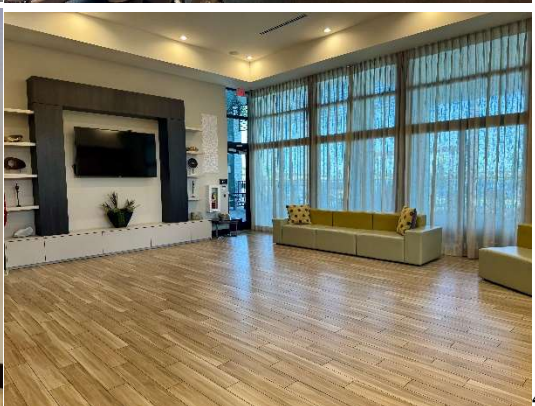
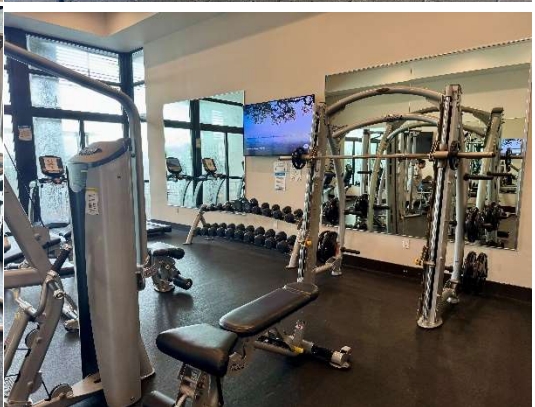
Daily Summary

Monday, October 13:

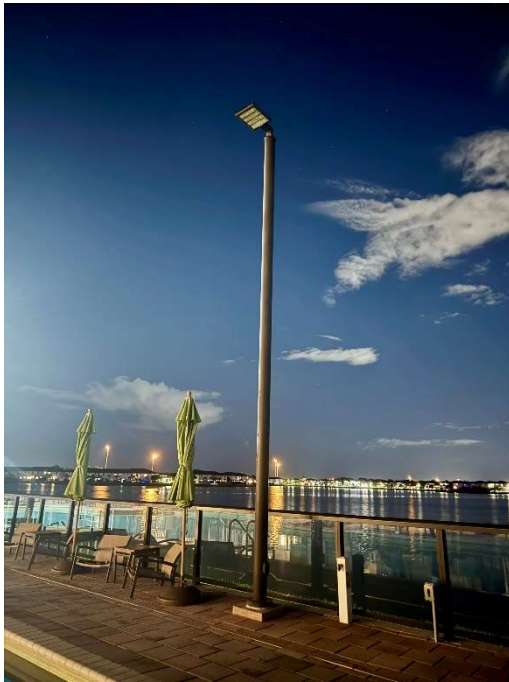
- Conducted a thorough inspection of the clubhouse and all community amenities to ensure they met cleanliness, safety, and operational standards for resident use.
- Actively monitored gym and pool areas via the security camera system to help ensure resident behavior aligned with community guidelines.
- Issued violation notices based on surveillance footage and incident reports, reinforcing community standards and promoting a safe, respectful environment.
- Responded promptly and professionally to resident emails, delivering accurate information and providing effective, solution-focused support.
- Handled incoming resident phone calls with attentiveness, resolving questions and concerns efficiently while maintaining a courteous and helpful tone.
- Assisted walk-in residents with a range of service requests, offering personalized support and addressing their needs in a timely and professional manner.
- Scanned, filed, and organized administrative documents to maintain accurate records and ensure smooth day-to-day office operations.

“All community facilities were thoroughly inspected at the start of the week and found to be clean, safe, and fully operational for resident use.”

CLUB ATTENDANT WEEKLY REPORT



CLUB ATTENDANT WEEKLY REPORT



"Re-reported a previously identified non-functioning light fixture along the pool perimeter to maintenance, reinforcing the need for timely repair to uphold safety standards."

Tuesday, October 14:

- Conducted comprehensive operational inspections of the clubhouse and all community amenities to ensure cleanliness, full functionality, and overall readiness for resident use.
- Monitored gym and pool areas through the security camera system to support a safe, respectful environment and uphold compliance with community guidelines.
- Issued violation notices based on reviewed surveillance footage and incident reports, reinforcing community standards and encouraging resident accountability.
- Responded promptly and professionally to resident email inquiries, providing clear, accurate communication and solution-focused support.
- Managed incoming phone calls with efficiency and attentiveness, addressing concerns, answering questions, and guiding residents as needed.
- Assisted walk-in residents with a variety of service requests, delivering courteous, personalized support to meet individual needs.
- Scanned, organized, and filed digital records to maintain accurate documentation and ensure smooth administrative operations.
- Completed end-of-day inspections to confirm that all amenities were secure, clean, and properly maintained for ongoing resident use.

CLUB ATTENDANT WEEKLY REPORT



“Keeping the pool area clean and running smoothly — thanks to our maintenance team!”

Wednesday, October 15:

- Completed both daily and end-of-day operational checklists to ensure all clubhouse and amenity areas remained clean, safe, and securely maintained throughout the day.
- Oversaw smooth day-to-day facility operations while consistently delivering responsive, resident-focused support across all service channels.
- Answered incoming phone calls with professionalism and clarity, providing accurate information and resolving inquiries promptly and effectively.
- Responded to resident emails in a timely and courteous manner, promoting open communication and strengthening overall resident engagement.
- Issued violation notices in response to reported concerns and incidents, reinforcing community guidelines and encouraging resident accountability.
- Monitored activity in gym and pool areas via the security camera system to ensure proper amenity use in accordance with safety protocols and community standards.

Thursday, October 16:

- Completed both daily and end-of-day operational checklists to ensure all clubhouse and amenity areas remained clean, secure, and fully prepared for resident use.
- Logged signed violation notices into the system, maintaining accurate, up-to-date records to support consistent enforcement of community standards.
- Scanned, filed, and organized essential administrative documents, ensuring efficient recordkeeping and readiness for audits or future reference.
- Maintained a structured and accessible digital filing system to support quick document retrieval and uphold overall data integrity.
- Coordinated with the maintenance technician to oversee minor repairs, ensuring timely resolution and adherence to quality standards.

CLUB ATTENDANT WEEKLY REPORT

- Actively monitored activity in gym and pool areas to promote a safe, respectful environment and ensure all shared amenities remained in proper working condition.



"Clean, organized, and fully prepped for the Monthly Compliance Meeting."



"What a great week it's been! Beautiful days and good energy all around."

Friday, October 17:

- Completed both daily and end-of-day operational checklists, ensuring smooth, efficient, and uninterrupted facility operations throughout the day.
- Assisted with resident event setup by coordinating logistics and timelines, supporting seamless execution from preparation through completion.
- Maintained clear, consistent communication with the property manager regarding lease-related matters, ensuring administrative accuracy and timely follow-up.
- Scanned, organized, and filed 2025 documentation to maintain compliance and support quick, reliable access to records when needed.
- Monitored gym and pool areas throughout the day to ensure cleanliness, safety, and functionality, contributing to a well-maintained and welcoming environment.

CLUB ATTENDANT WEEKLY REPORT

- Documented the cleaning of pool lounge furniture during the morning walkthrough to support visual appeal and uphold amenity standards.
- Oversaw daily operations with attention to detail and a proactive approach, maintaining a safe, orderly, and incident-free environment.
- Promoted resident satisfaction by providing timely assistance, clear communication, and a solution-focused approach to all service requests.

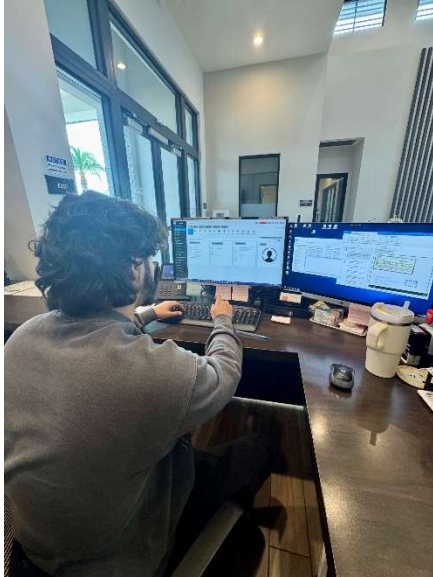


"Friday morning inspections confirmed that the pool area is clean, well-maintained, and fully ready to welcome residents for a safe and enjoyable weekend."



CLUB ATTENDANT WEEKLY REPORT

"Our cleaning and maintenance team has been doing an outstanding job. Their hard work is truly paying off — we've received great feedback from many residents recognizing their dedication and care."



"Today we trained our weekend club attendant to ensure consistent service and smooth operations throughout the week."

Key Achievements:

Operational Excellence

- Consistently completed daily and end-of-day operational checklists with accuracy, ensuring smooth, uninterrupted functionality across all clubhouse and amenity spaces.
- Maintained high facility readiness standards, contributing to streamlined workflows and elevated resident satisfaction.
- Successfully upheld extended summer hours, keeping the pool and clubhouse open until 8:00 PM to accommodate seasonal demand.

Independent Problem-Solving & Safety

- Independently managed evening pool closure procedures in the absence of rover support, adhering strictly to all safety and compliance protocols.
- Responded quickly to weather-related incidents (e.g., lightning and rain), prioritizing resident safety and minimizing risk through timely amenity closures.

Facility Vigilance & Cleanliness

- Conducted thorough morning inspections, removing debris and ensuring the pool area remained safe, clean, and visually appealing.
- Identified increased bubbling in six pool sections and recommended early maintenance intervention to prevent further deterioration.

CLUB ATTENDANT WEEKLY REPORT

- Observed significant dirt accumulation on the pool floor and reported several poolside chairs with torn seams for repair or replacement.
- Verified proper furniture arrangement and deck cleanliness during routine walkthroughs to maintain a professional and welcoming atmosphere.
- Escalated resident concerns about amenity cleanliness to the appropriate teams and acknowledged the maintenance staff for their exceptional weekday performance.

Resident Engagement & Communication

- Delivered personalized, solution-focused support to walk-in residents, resolving various service requests efficiently.
- Handled incoming calls with professionalism and accuracy, ensuring residents received timely, helpful responses.
- Sent out violation notices and community certificates via email, reinforcing clear and consistent communication practices.

Grounds & Maintenance Coordination

- Identified heavy leaf accumulation near the pool area and coordinated prompt removal with the maintenance team.
- Oversaw completion of minor repairs, ensuring all work met established quality standards.
- Reported and documented additional maintenance concerns, including flickering exterior lights and damaged outdoor furniture, for timely resolution.

Safety Monitoring & Facility Oversight

- Monitored gym and pool areas via the security camera system to encourage safe, respectful behavior and adherence to community policies.
- Maintained detailed cleaning logs for pool furniture and surrounding areas, supporting cleanliness standards and staff accountability.

Team Collaboration & Recognition

- Collaborated closely with the property manager and security team to ensure seamless daily operations and meet community expectations.
- Recognized the cleaning crew for their outstanding efforts in preparing high-traffic areas—such as the clubhouse, lunchroom, and restrooms—for increased weekend activity.

Challenges Faced

- Coordinated urgent common area repairs on short notice, requiring swift decision-making and clear communication with the maintenance team. Despite tight timelines, the issue was resolved promptly, minimizing disruption to residents and ensuring operational continuity through a proactive, solution-oriented approach.

Upcoming Tasks

CLUB ATTENDANT WEEKLY REPORT

- Finalize preparations for next week's community events, confirming all logistical details in advance to ensure smooth execution and maximize resident engagement and satisfaction.
 - Coordinate with maintenance and cleaning teams to ensure the pool area meets all safety, cleanliness, and readiness standards in anticipation of continued peak seasonal use.
-

Conclusion:

This week demonstrated strong operational performance, driven by proactive problem-solving, effective team collaboration, and consistent adherence to the extended summer schedule. Issues such as bubbling in the pool and debris accumulation were promptly identified and addressed, ensuring that all amenities remained safe, well-maintained, and fully accessible to residents. Ongoing coordination with maintenance and security teams reinforced community standards and supported smooth preparation for upcoming resident events. These combined efforts not only sustained day-to-day operational efficiency but also enhanced the overall resident experience. As we progress further into the summer season, the team's continued dedication remains essential to maintaining operational excellence, boosting resident satisfaction, and preserving a high quality of life throughout the community.

END OF REPORT

Respectfully Submitted by:

Yolaine Castillo



October 14, 2025

Dear Valued Customer,

Please accept this letter as notification of our upcoming service rate changes effective January 1st, 2026. While we have strived to maintain our current rates for the past few years, we have determined this increase is essential to maintain and improve our quality of service to our valued customers. Attached is our 2026 service rate sheet with a list of the services we offer. Our list of consolidated services eliminates the need for multiple vendors and the opportunity to integrate your network/security platforms for an Ideal solution. Your current monthly agreement will increase on January 1st, 2026 by 5%.

Tariff Surcharges

Manufacturers have started to include tariff surcharges on parts consistent with changes in today's economy. To maintain consistency, Ideal Tech Solutions will apply tariff surcharges and price increases in line with our suppliers. For example, if a supplier adds a 10% tariff surcharge on their product, Ideal Tech Solutions will apply the same 10% surcharge on that product.

Gate PM Parts: We will continue to cover the current miscellaneous gate parts valued at \$25 and under (i.e. belts, motor pulleys, fuses, bolt kits, etc.) as part of your gate preventive maintenance agreement. For these items, you may begin to see only the tariff surcharges included on your invoices.

Estimates: Please note that surcharges may be applied to open estimates at any time. If a deposit is not yet paid before the supplier's tariff surcharge takes effect, the surcharge may be added to the existing estimate. Ideal Tech Solutions strongly encourages customers to approve, and process intended approved estimates as soon as possible to avoid tariff surcharges.

We thank you for being a loyal patron and look forward to servicing your property for many more years to come.



Chadd J. Smith
President

Any questions or concerns, please contact our office.



Ideal Tech Solutions
2836 Stirling Rd, Unit P
Hollywood, FL 33020

PHONE (954) 241-4641
EMAIL accounting@idealtch.solutions
WEB www.idealtech.solutions



IDEAL TECH SOLUTIONS

"Keeping Innovation in Motion"

2026 Rate Sheet

Installation, Repair, and Maintenance of:

- Swing, Slide, & Barrier Arm Gate(s)
 - Access Control Systems:
 - RFID, Fob, Card, Barcode, Bluetooth, and Biometric Reader Systems
 - Telephone Entry Systems with Video, Intercoms, etc.
 - Surveillance System:
 - Ai HD Surveillance Systems
 - Telecommunications:
 - VOIP Telephone Systems
 - Point-to-Point Communication (Up to 2+ miles of coverage)
 - Internet Service Provider (ISP) Comcast, AT&T, etc.
 - Fiber Optic Cabling
 - Computers and Networking:
 - PC & Server Repairs
 - Wi-Fi/Hotel Hotspot Solutions

Business Hours: Mon – Fri from 8:00 am – 4:30 pm

On-site Tech Support: \$155/Hr for one technician & **\$250/Hr** for two technicians **(Typical Response time, 24-48hrs)**.

Remote Tech Support: \$80/Hr without a PM agreement or if service is not covered under the current agreement **(Typical Response time, same day)**.

All service calls received after 2 pm will be scheduled for the next business day. If service is required, it will be considered an emergency service call.

All customers located North of Pompano and South of North Miami Beach will be subject to a 2-hour minimum service charge.

Emergency Service: \$450 to come onsite and \$225 per hour for each additional hour.
Hours: Weekdays 4:30PM – 9:00PM, Weekends 7:00AM – 9:00PM



Ideal Tech Solutions
2836 Stirling Road Unit P
Hollywood, FL. 33020
United States

OFFICE:(954) 241-4641
E-MAIL: support@idealtech.solutions
WEB: www.idealtech.solutions

CENTRE LAKE CDD



FIELD DIVISION REPORT

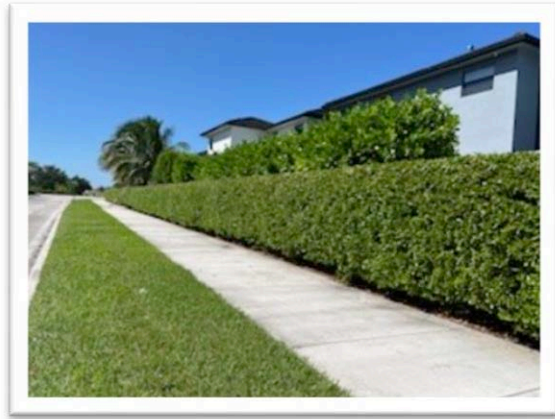
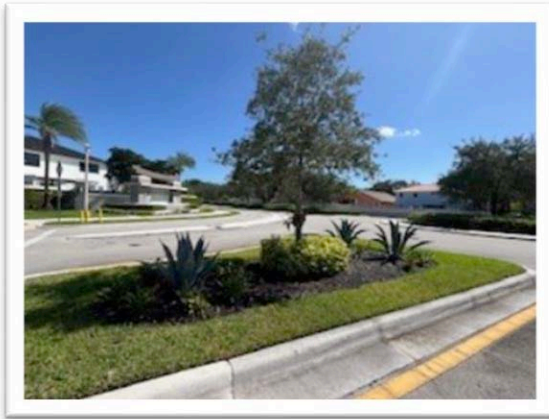


Meeting Date: November 19, 2025

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

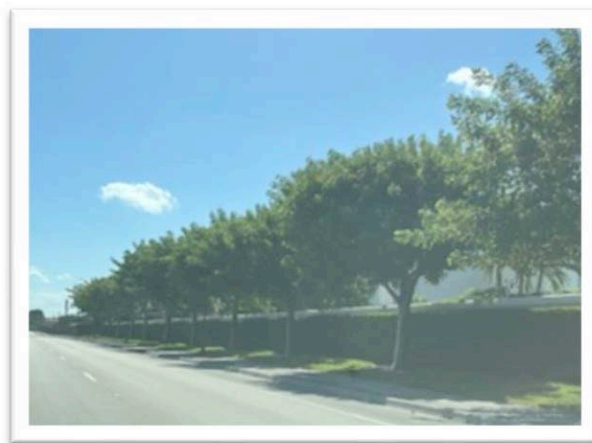
Landscaping

- EcoLawn Landscaping (EL) indicated they provided services to the District on September 8th, 18th and 28th and October 7th, 17th and 27th including but not limited to mowing, edging, weed treatment and removal of debris.
- The November services are scheduled for the 1st and 15th.
- An additional Palm tree trimming was completed by EL in preparation for the holidays.
- Please refer to Exhibit B regarding the perimeter Gumbo Limbo tree trimming project.



CENTRE LAKE CDD
(SATORI)

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
(954) 721-8681 Ext. 219



- The September and October wet check were completed. There were minor repairs at no cost to the District. The system is in good working conditions.



- EL will be installing a new 25-gallon Agave plant at the 87th Avenue main entrance by Thanksgiving.



- EL installed new sod at the main entrance of 87th Avenue.

Before

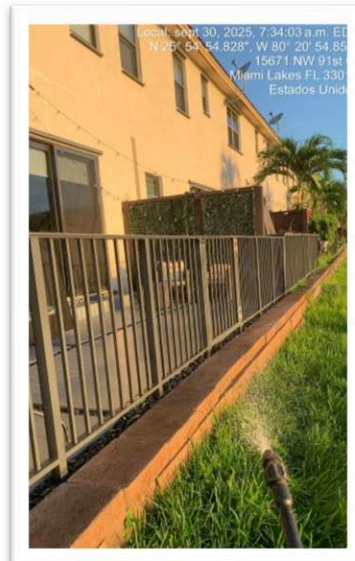
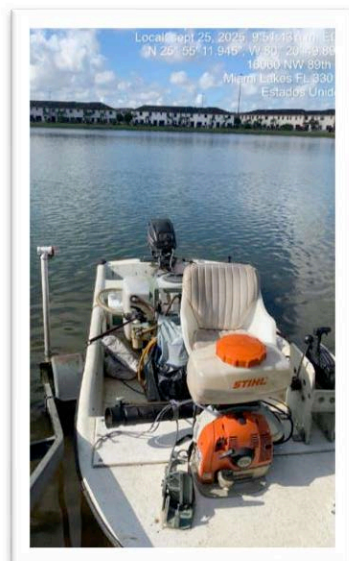
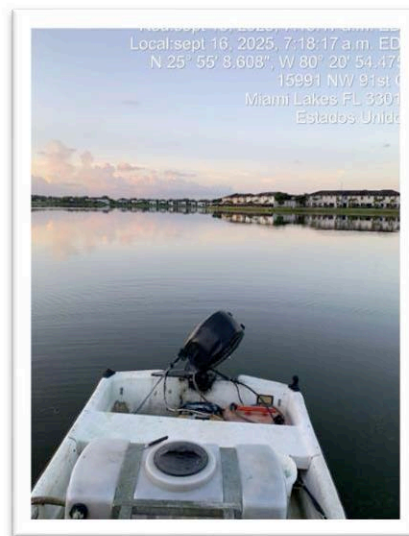
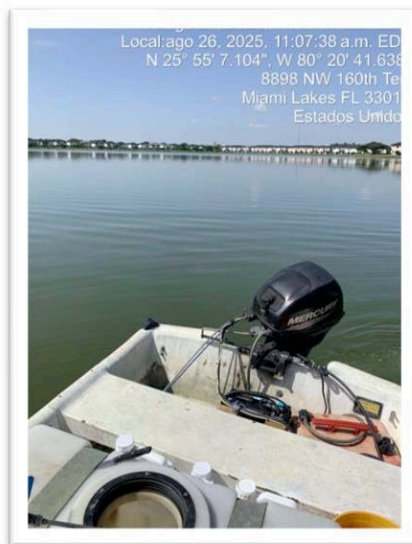


After



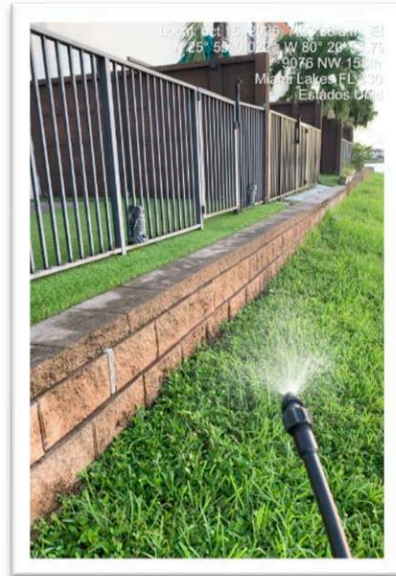
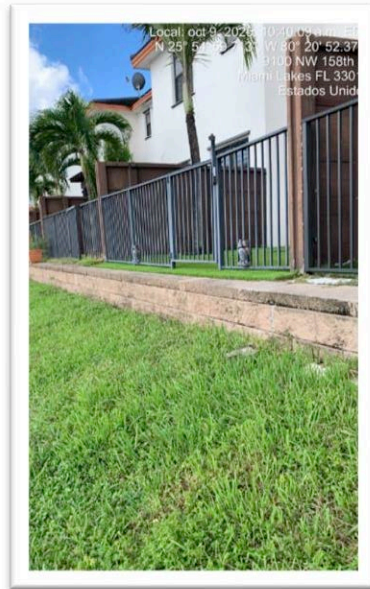
Lake

- Lake management services provided by Eco-Blue Aquatics (EBA) on August 26th, September 16th and October 9th and 15th, as the contractor indicated.
- The midge services were completed on August 26th and September 24-30th.
- Please see attached Exhibit A for more information regarding the service reports.
- EBA advised that they do not believe additional midge treatments are needed at this time. They will review the action plan this upcoming spring.



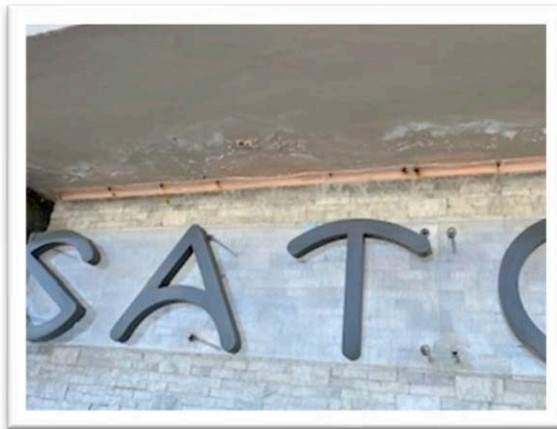
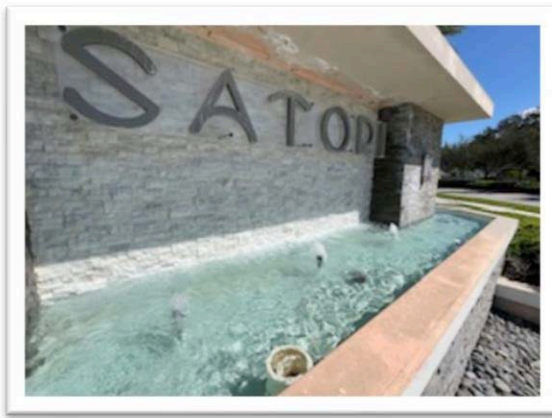
CENTRE LAKE CDD
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Field Maintenance

- The holiday lights and decorations are scheduled for installation on November 13th.
- JB Hydro (JBH) provided the monthly services to all fountains.
 - Replacement lights have been ordered by JBH for the monument signs.
- Please refer to Exhibit C for the estimates obtained for the fountain restoration project.



CENTRE LAKE CDD
(SATORI)

FIELD DIVISION REPORT

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Exhibit A

Eco-Blue Lake Management Service Reports.



ECO-BLUE

AQUATIC SERVICES, INC.



(305) 316-1817



ecoblueaquatic@gmail.com

CUSTOMER: **Centre Lake CDD**

DATE: 8/26/2025

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>73.4</u> °F	☐ High	☒ Average	☐ Low
DISSOLVED OXYGEN:	<u>6.2</u>	☐ High	☒ Average	☐ Low
Ph READING:	<u>6.4</u>	☐ High	☒ Average	☐ Low
WATER CLARITY:	<u>Good</u>	☐ High	☒ Average	☐ Low
WATER LEVEL:	<u>Good</u>	☐ High	☒ Average	☐ Low

LAKE MANAGEMENT

☐ ALGAE CONTROL	Numbers of lake worked
☒ GRASSES & EMERGENTS	1
☒ SUBMERSED AQUATICS	1
☒ FLOATING PLANTS	1
☒ DEBRIS	1

We applied a treatment to eliminate weeds in the perimeter of the lakes, and we removed the garbage in the cones. The lake looks good, and all parameters are favorable for the growth of native species.

Special Midge treatment to the lake using larvicide and adulticide.

Recommendation: At this time the midge population is under control.



ECO-BLUE

AQUATIC SERVICES, INC.



(305) 316-1817



ecoblueaquatic@gmail.com

CUSTOMER: **Centre Lake CDD**

DATE: 8/26/2025

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>74.3</u> °F	☐ High	☒ Average	☐ Low
DISSOLVED OXYGEN:	<u>6.4</u>	☐ High	☒ Average	☐ Low
Ph READING:	<u>6.4</u>	☐ High	☒ Average	☐ Low
WATER CLARITY:	<u>Good</u>	☐ High	☒ Average	☐ Low
WATER LEVEL:	<u>Good</u>	☐ High	☒ Average	☐ Low

LAKE MANAGEMENT

☐ ALGAE CONTROL

Numbers of lake worked

☒ GRASSES & EMERGENTS

1

☒ SUBMERSED AQUATICS

1

☒ FLOATING PLANTS

1

☒ DEBRIS

1

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ECO-BLUE

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(305) 316-1817



ecoblueaquatic@gmail.com

FISH & WILDLIFE ORSERVATIONM

FISH: ☒ Bass ☐ Bream ☒ Catfish ☒ Tilapia ☐ Grass carp ☒ Mosquito fish

BIRDS: ☒ Duck ☐ Wood strok ☒ Shorebird ☒ Wading bird ☒ Songbird ☐ Gallinuele

REPTILES: ☐ Alligator ☐ Snake ☒ Turtle ☐ Lizard ☒ Amphibians ☒ Insects

NATIVE PLANTS NOTED

☐ Cypress ☐ Wax myrtle ☐ FL pine ☐ Red maple ☐ Mangrove ☐ Pond apple ☐ Oak

☐ Cocoplum ☒ Bulrush ☐ Blue flag iris ☒ Arrowhead ☐ Thalia ☐ Palm ☒ Pickerelweed

☐ Spickerush ☐ Buttonbush ☐ Eelgrass ☐ Cordgrass ☐ Spatterdock ☐ Ferns ☐ Fakahatcheegrass

☐ Baby tears ☐ Naiad ☐ Chara ☐ Duckweed ☐ Bacopa ☐ Pondweed ☒ Bladdewort

INVASIVE & EXOTIC PLANTS NOTED

☐ Melaleuca ☐ Pennywort ☐ Bischifia ☐ Shoebutton ☐ Sedge ☐ Australian pine

☐ Brazilian peper ☐ Earleaf acacia ☐ Climbing fern ☐ Torpedograss

☐ Air potato ☐ Azolla ☐ Salvinia ☐ Primrose ☐ Hydrilla ☐ Cattail ☐ Floating hearts

☐ Water lettuce ☐ Water hyacinth ☐ Alligatorweed ☐ Hygrophila

We saw ducks and other native birds.



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: **Centre Lake CDD**

DATE: 10/15/2025

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>72.5</u> °F	☐ High	☒ Average	☐ Low
DISSOLVED OXYGEN:	<u>6.2</u>	☐ High	☒ Average	☐ Low
Ph READING:	<u>6.3</u>	☐ High	☒ Average	☐ Low
WATER CLARITY:	<u>Good</u>	☐ High	☒ Average	☐ Low
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LAKE MANAGEMENT

☐ ALGAE CONTROL	Numbers of lake worked
☒ GRASSES & EMERGENTS	1
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☒ DEBRIS	1

We applied a treatment to eliminate weeds in the perimeter of the lakes. The lake looks good, and all parameters are favorable for the growth of native species.



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AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: **Centre Lake CDD**

DATE: 10/9/2025

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

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TEMPERATURE H2O:	<u>72.5</u> °F	☐ High	☒ Average	☐ Low
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LAKE MANAGEMENT

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AQUATIC SERVICES, INC.



(305) 316-1817



ecoblueaquatic@gmail.com

CUSTOMER: **Centre Lake CDD**

DATE: 9/16/2025

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>73.4</u> °F	☐ High	☒ Average	☐ Low
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FISH & WILDLIFE ORSERVATIONM

FISH: ☒ Bass ☐ Bream ☒ Catfish ☒ Tilapia ☐ Grass carp ☒ Mosquito fish

BIRDS: ☒ Duck ☐ Wood strok ☒ Shorebird ☒ Wading bird ☒ Songbird ☐ Gallinuele

REPTILES: ☐ Alligator ☐ Snake ☒ Turtle ☐ Lizard ☒ Amphibians ☒ Insects

NATIVE PLANTS NOTED

☐ Cypress ☐ Wax myrtle ☐ FL pine ☐ Red maple ☐ Mangrove ☐ Pond apple ☐ Oak

☐ Cocoplum ☒ Bulrush ☐ Blue flag iris ☒ Arrowhead ☐ Thalia ☐ Palm ☒ Pickerelweed

☐ Spickerush ☐ Buttonbush ☐ Eelgrass ☐ Cordgrass ☐ Spatterdock ☐ Ferns ☐ Fakahatcheegrass

☐ Baby tears ☐ Naiad ☐ Chara ☐ Duckweed ☐ Bacopa ☐ Pondweed ☒ Bladdewort

INVASIVE & EXOTIC PLANTS NOTED

☐ Melaleuca ☐ Pennywort ☐ Bischifia ☐ Shoebutton ☐ Sedge ☐ Australian pine

☐ Brazilian peper ☐ Earleaf acacia ☐ Climbing fern ☐ Torpedograss

☐ Air potato ☐ Azolla ☐ Salvinia ☐ Primrose ☐ Hydrilla ☐ Cattail ☐ Floating hearts

☐ Water lettuce ☐ Water hyacinth ☐ Alligatorweed ☐ Hygrophila

We saw ducks and other native birds.



ECO-BLUE

AQUATIC SERVICES, INC.



(305) 316-1817



ecoblueaquatic@gmail.com

CUSTOMER: **Centre Lake CDD**

DATE: 9/24/2025

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>73.4</u> °F	☐ High	☒ Average	☐ Low
DISSOLVED OXYGEN:	<u>6.2</u>	☐ High	☒ Average	☐ Low
Ph READING:	<u>6.4</u>	☐ High	☒ Average	☐ Low
WATER CLARITY:	<u>Good</u>	☐ High	☒ Average	☐ Low
WATER LEVEL:	<u>Good</u>	☐ High	☒ Average	☐ Low

LAKE MANAGEMENT

☐ ALGAE CONTROL	Numbers of lake worked
☒ GRASSES & EMERGENTS	1
☒ SUBMERSED AQUATICS	1
☒ FLOATING PLANTS	1
☒ DEBRIS	1

We applied a treatment to eliminate weeds in the perimeter of the lakes, and we removed the garbage in the cones. The lake looks good, and all parameters are favorable for the growth of native species.

Special Midge treatment to the lake using larvicide and adulticide.

Recommendation: Currently the midge population is under control.

Exhibit B

EcoLawn Landscaping Gumbo Limbo Trimming Estimate.

EcoLawn Services Inc

P.O. Box 832377
Miami, FL 33283 United States
(305) 903-1194
AR@ecolawnusa.com



Estimate

ADDRESS	ESTIMATE	2047	
Centre Lake CDD	DATE	10/20/2025	
ACTIVITY	QTY	RATE	AMOUNT
Tree Trimming	1	2,400.00	2,400.00
Tree trimming of gumbo limbos on the exterior of property to remove excess growth that is growing over residents property line, & to expose light fixtures on the sidewalks.			
Debris Disposal	1	0.00	0.00
Disposal of tree debris included			
TOTAL			\$2,400.00

Accepted By

Accepted Date

Exhibit C

Fountain Restoration Project Estimates.

Fountain Restoration Project

Vendors:	Aquatica Pool Services	JB Renovation Services	Robert's Blue Pools
Scope:	1. Restoration of all (3) fountains including new decorative rock façade, Diamond Brite, electrical systems repair, cleaning and repainting.	1. Restoration of all (3) fountains including new decorative rock façade, Diamond Brite, electrical systems repair, cleaning and repainting.	1. Restoration of all (3) fountains including new decorative rock façade, Diamond Brite, electrical systems repair, cleaning and repainting.
Licensed & Insured	 ; pending verification		
Total Amount Proposed	\$51,200	\$46,000	\$126,400



Date: 09/08/2025

Proposal submitted to:

Satori Homes.

Nw 89th Ave, Miami Lakes FL, 33018

Introduction

We are pleased to present our proposal to provide renovation services to remove existing water damage and corrosion from Satori Homes' equipment. Our company specializes in surface preparation using environmentally friendly and highly effective abrasive blasting methods. This proposal describes the scope of work, timeline, and estimated cost of the project.

Aquatica Pool Services hereby submits specifications and an estimate for the Fountains: **\$51,200.00**

NW 87th Ave – One Fountain:

Scope of work Pool: All materials are included.

- Demolition of the white stone tiles on both sides of the fountain.
- Waterfall System Removal: Professional removal of existing waterfall installations including all corresponding plumbing systems and fixtures.
- Repair of structural damage, concrete wall, and water leaks in the fountain wall and ceiling.
- Apply Waterproofing basecrete bondcoat of the wall, ceiling, and roof.

- Installation of new stone tiles. The budget for the tiles is \$9.00 per sq/ft. If the customer selects a tile with a higher cost, the price difference will be added to the final invoice.
- Repair of cracks in the fountain coping and painting with epoxy paint.
- Apply one coat of multi coated scratch coat bonding agent to entire surface of pool.
- Apply new SGM- Diamond Brite to manufacturer specifications-Supper Blue
- Acid wash pool.
- Fill Pool and Balance all chemicals.

Electrical equipment:

Replacing and relocating the junction box.

NW 154th Street – Two Fountains:

Scope of work Fountain: All materials are included.

- Demolition of the white stone tiles on both sides of the fountain.
- Remove the waterfall and repair structural damage and water leaks in the fountain wall and ceiling.
- Apply Waterproofing basecrete bondcoate on the wall, ceiling, and roof.
- Installation of new stone tiles. The budget for the tiles is \$9.00 per sq/ft. If the customer selects a tile with a higher cost, the price difference will be added to the final invoice.
- Repair of cracks in the fountain coping and painting with epoxy paint.
- Apply one coat of multi coated scratch coat bonding agent to entire surface of pool.
- Apply new SGM- Diamond Brite to manufacturer specifications-Supper Blue
- Acid wash pool.

-Fill Pool and Balance all chemicals.

Electrical equipment:

Replacing and relocating the junction box.

Replacement of the pump timer panel, lighting transformer, and rusty connections.

Five (5) year warranty on Stone Tile material, SGM diamond brite and 2 years on labor.

Ten (10) year warranty on Waterproofing Basecrete

Estimated Time of Completion: 20 Working days, weather permitting.

If we must stop work for longer than 3 hours due to rain, thunder, or lightning, that day will not be counted as one of the 20 days.

Payment Terms:

Customers agree to pay 50% of the total price upon acceptance and execution of the proposal herein. The Customer agrees to pay 40% when the project is midway through.

The customer further agrees to pay 10%, which shall be the remaining balance upon completion of the contracted work.

Special Circumstances:

Section 1: The proposal is valid for 30 days upon execution as stated herein. This proposal once signed supersedes any previous or subsequent agreements.

Section 2: Unless otherwise stated, the price does not include permits or unforeseen cost. If such permits or unforeseen costs exist, the parties agree to discuss the price and to settle it amicably. The customer will be responsible for providing three (3) copies of a signed and sealed property survey to obtain the permit. Permit will be obtained by

the Contractor and paid for by the Customer, if necessary. The customer hereby agrees to take all steps and cooperate with Aquatica Pool Services to accomplish all matters.

Section 3: Should the Customer refuse any portion of material deliveries for any reason, a restocking fee and additional freight fees will be applicable. The customer agrees to pay for the same within 30 days.

Section 4: The total cost herein is for the materials and to complete the scope of work as contracted and described herein. Any changes, unforeseen or additional work requiring additional labor or materials, will be subject to a change of order that could arise and/or incur additional costs and expenses. The parties agree to amicably resolve this matter as stated herein.

Section 5: The exposure process relies on ambient temperature, relative humidity, and other factors outside of Aquatica Pool Services control, so the final product may vary from the sample and from pool to pool.

Section 6: Swimming pools which are located within 100 linear feet of a body of water (canal, lake, pond, beach, etc.), located upon the top floor of a building such as the roof or penthouse deck, and pools located along the beach are susceptible to the forces of nature such as wind and upwards water pressure. Problems such as algae, corrosion of reinforcing steel such as rebar, delamination, spalling, and rust stains are recurring and not guaranteed.

OWNER'S RESPONSIBILITIES:

The Owner warrants that he owns the land upon which the project is to take place, or that he has full authority from the owner thereof, or all co-owners, to enter and execute this contract, and the owner will indemnify and hold harmless the Contractor in all matters arising out of this contract and agreement.

The Owner agrees to supply the Contractor with required current and valid surveys of Owner's property. Further, the Owner agrees to verify the project location, dimensions,

and elevation after it is set by contractor's personnel and accepts full responsibility for same. Minor variations in dimension or elevations shall not affect the validity of this contract, nor the Owner's responsibility under it.

Unless otherwise stated herein, site preparation including removal (and re installation if applicable) or protection of trees, shrubs or other vegetation, removal of any underground sprinklers, pipelines septic tanks, electrical lines or any other objects on the property is the responsibility of the Owner. That would also include all fencing, hurricane shutters or tracking.

The Owner shall grant the contractor ample access area for equipment, personnel, and materials delivered to the site, and shall furnish adequate water and electrical power and grant the right to store materials and debris during construction. The Owner assumes full responsibility for clearance damage to anything in the "access area," whether it be the Owner's property or that of a neighbor. The contractor shall be indemnified and held harmless of any responsibility due to damage to landscaping, sod shrubs, trees, fencing, walls, sprinklers, paving, driveways, curbs, sidewalks, septic tanks, sewer lines, water lines or other items above or below ground in the "access area" and/or construction.

It is agreed that the Contractor shall be permitted to perform his work without interruptions/delays, or any other acts of negligence caused by the Owner or the Owner's representative.

Every attempt will be made to mark off areas where work is in progress. However, it is the responsibility of the customer to keep any non-authorized persons from the designated or access area. The contractor cannot accept any responsibility for any accident or liabilities which occurs on the premises marked off and designated "work area."

PERSONAL PROPERTY

The Owner agrees that all equipment and materials placed on his property for use in construction will remain the personal property of the Contractor until the sums due the Contractor have been paid in full,

at which time the Contractor shall remove all personal property from the Owners premises.

Regulatory Compliance

The Contractor shall comply with all OSHA, Federal, State, and Local requirements or industry standards related to the completion of all specified work, contracting and permitting.

License & Insurance

- Contractor's License is provided along with this proposal.
- Proof of Insurance will be provided along with this proposal.

The contractor shall provide proof of insurance throughout the contract term in the form of an original Certificate of Insurance. The Certificate shall reference the name of the property, the name of the additional insured as requested by the Owner, and adhere to the following limits of liability. Comprehensive General Liability...\$ 2 million

CONTRACTORS REMEDIES IN THE EVENT OWNER DEFAULTS:

(A) The owner will be in default if, (1) any payment called for under this contract is not paid promptly when due. (2) Any agreement made by the Owner is not promptly performed or. (3) Any conditions warranted by the Owner prove to be untrue.

(B) In the event of default by the Owner, the Contractor may do any or all of the following: (1) suspend the work and remove materials from the premises. (2) Remove any of the equipment for use in the construction whether or not it has been installed. In this regard, Owner agrees that Contractor may enter upon Owner's property for the purpose of repossessing such equipment without liability to Owner for trespass or any other reason. (3) retain monies paid hereunder, regardless of the stage of completion of the work which was incurred by Contractor in enforcing its rights under this contract.

(C) Owner agrees that no claims may be filed under the warranty unless and until the indebtedness to Contractor is paid in full.

The Contractors shall not be responsible for damages or delays resulting from acts of GOD, pandemic/epidemic, riots, civil commotions or disorders, delays or defaults by carriers or inherent defects on premises in which work is to be done, strikes, fires, accidents, storms or other causes beyond its reasonable control. The contractor shall

not be responsible for the movement and/or shifting of the subsurface soil and foundation of any structures or any other activity that may occur that is beyond Aquatica Pool Services.

SPECIFIC REQUIREMENTS OF AGREEMENTS

1. Notice of Unauthorized Use. Owner shall notify Contractor immediately upon discovery of any unauthorized use or disclosure of Confidential Information, such as invoices, survey, permitting documents, regulatory documents, state or local disciplinary complaints or fines, graphs, drawings or water balancing formulas, passwords or codes or other such information utilized when conducting business on the premises. In the event Confidential information is improperly disclosed, Owner will cooperate with Contractor in every reasonable way to help Contractor regain possession of Confidential Information and prevent its further unauthorized use or disclosure.

All Confidential Information disclosed to Owner shall be and remain the property of Contractor. Upon Contractor's written request, Owner shall promptly return all Confidential Information

2. No License. Nothing contained in this Agreement shall be construed as granting, delivering, or conferring to the Owner any rights, license or entitlement; whether expressly, directly, indirectly or by implication.

3. Survival. Owner and Contractor's obligations pursuant to the terms and conditions of this Agreement shall survive any terms, or conditions deemed to be invalid, without merit or illegal under the terms of this agreement.

4. Relationship. This Agreement shall not be construed as a joint venture, pooling arrangement, partnership, teaming effort, agency arrangement or any other business relationship except as agreed to herein agreement. Each party shall be considered an independent contractor or business owner.

5. No Waiver. Neither party waives any rights or entitlements with relation to any privilege or confidential information, business ideas, formulas, passwords, codes, inventions or business development lawfully possessed by them individually at the time of signing and executing this Agreement. Failure to enforce any provision of this Agreement shall not constitute a waiver of any term hereof.

6. Prevailing Party. If legal action is required in any legal court or if any conflict arise that requires legal proceedings to resolve the dispute, or if either party employs or is required to retain an attorney or law firm to enforce any rights, entitlement or interest

arising out of, or relating to this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees, cost and expenses.

7. Choice of Law and Proper Forum: The parties agree that the laws governing the State of Florida will prevail and preside in this agreement and in the event of any conflict or legal action between the parties. The proper forum for all legal matters will be Broward County, Florida. In the event of any conflict between the parties, the parties agree to first attempt to settle their differences in Mediation. A mutually agreeable Mediator will be selected between the parties. In the event that legal action is required, the prevailing party will be entitled to attorney fees, expenses and costs from the other party.

8. Binding Agreement. This Agreement shall be binding upon both parties and its subsidiaries, successors, assigns, legal representatives, and all corporations controlling or controlled by Owner or Contractor and shall inure to the benefit of both parties and its subsidiaries, successors, assigns, legal representatives, and all corporations controlling or controlled by either party.

9. Assignment: This Agreement may not be assigned by Customer without the prior written consent of Contractor.

10. Entire Agreement. This Agreement contains the entire understanding between the parties relative to the protection information contained herein and supersedes all prior and collateral communications, agreements, covenants, promises, reports, and understanding between the parties with respect thereto. No changes, modifications, alterations, or additions to any provision herein shall be binding unless it is in writing and signed by an authorized representative of both parties.

11. Severability. If a court of competent jurisdiction makes a final determination that any provision of this Agreement (or any portion thereof) is invalid, illegal or unenforceable for any reason whatsoever, and all rights to appeal the determination have been exhausted; (i) the validity, legality, and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby; and (ii) to the fullest extent possible, the provisions of this Agreement shall be construed so as to give effect to the intent manifested by the provisions held invalid, illegal or unenforceable.

12. Headings. The headings in this Agreement are for reference purposes only and shall not limit or otherwise affect the meaning of the provisions.

13. Counterparts. This Agreement may be executed in one or more counterparts. Each counterpart shall be deemed an original and all counterparts together shall constitute

one and the same instrument. An electronic copy or facsimile of a party's signature shall be binding upon the signatory with the same force and effect as an original signature.

This estimated proposal, when properly signed and executed, shall become a legally binding contract/agreement which will supersede all and any previous subsequent agreements.

You may cancel this contract at any time before midnight on the third business day after the date of this transaction.

Total: \$51,200.00

IN WITNESS WHEREOF, the Parties have properly, voluntarily signed and executed this Agreement as of _____ day of _____, 2025.

OWNER/CUSTOMER:

Name: _____

Company: _____

Address: _____

City, State & Zip: _____

Signature: _____

Date: _____

Aquatica Pool Services

Names: Carlos Sanchez/President/CEO

Company: Aquatica Pool Services

Address: 11767 NW 48th St

City, State & Zip: Coral Springs, FL 33076

Signature: _____

Date: _____



Robert's Blue Pools. Inc.

PO Box 191003

Miami Beach, FL 33119

305-ROB-POOL 305-762-7665

robertsbluepools@bellsouth.net

Estimate

Date	Estimate #
5/5/2025	3472
License No: 10P000076	

Name / Address

Jesus Lorenzo
Satori Centre Lake CDD
8875 nw 155 terr miami lakes fl 33018

PayPal



Project

Description	Qty	Cost	Total
Tile Installations on fountain at NW 87th entrance. Includes materials and labor for both backsplashes.	1	25,600.00	25,600.00T
Tile Installations on RIGHT fountain at 154th ST entrance. Includes materials and labor.	1	14,600.00	14,600.00T
Tile Installations on LEFT fountain at 154th ST entrance. Includes materials and labor.	1	14,600.00	14,600.00T
Pre-Installation Preparation		0.00	0.00T
Site Preparation & Demolition:			
• Signage Protection: Careful removal and safe storage of Satori branding signs for reinstallation upon project completion			
• Existing Tile Removal: Complete removal of all existing tile surfaces using specialized tools to minimize damage to underlying substrates			
• Waterfall System Removal: Professional removal of existing waterfall installations including all corresponding plumbing systems and fixtures			
• Debris Removal & Disposal: Complete removal and proper disposal of all construction debris, damaged materials, and demolished components from the property			
• Site Preparation: Thorough cleaning and preparation of all surfaces for waterproofing and tile installation			
Waterproofing & Installation			
Professional Tile Installation:			
• Surface Assessment: Comprehensive evaluation of substrate conditions following demolition work			
• Waterproofing Application: Professional application of premium waterproofing sealant systems designed specifically for water feature environments			
• Substrate Preparation: Complete surface preparation ensuring optimal adhesion for tile installation			
• Premium Tile Installation: Expert installation of new tile using marine-grade adhesives and grout systems designed for constant water exposure			
• Quality Control: Systematic inspection throughout installation process ensuring proper alignment, spacing, and waterproof integrity			
Project Completion			
Final Installation & Restoration:			
• Signage Reinstallation: Professional reinstallation of Satori branding signs in original locations with proper mounting hardware			
• Final Cleaning: Comprehensive cleaning of all work areas, tile surfaces, and surrounding property			
• Quality Inspection: Final walkthrough and touch-up to ensure all work meets Robert's Blue Pools' quality standards			
• Site Restoration: Complete restoration of work areas to clean, presentable condition ready for community use			
Subtotal			
Sales Tax (0.0%)			
Total			



Robert's Blue Pools. Inc.

PO Box 191003

Miami Beach, FL 33119

305-ROB-POOL 305-762-7665

robertsbluepools@bellsouth.net

Estimate

Date	Estimate #
5/5/2025	3472
License No: 10P000076	

Name / Address

Jesus Lorenzo
Satori Centre Lake CDD
8875 nw 155 terr miami lakes fl 33018

PayPal



Project

Description	Qty	Cost	Total
Electrical repairs for the property's 3 fountains. Includes new lights. Includes parts, labor, and all required permissions.	1	28,500.00	28,500.00T
All Fountain Locations - Exterior Electrical Restoration for All Corroded Parts		0.00	0.00T
Marine-Grade Electrical Services:			
• Safety Assessment & Preparation: Licensed electricians will expose and secure all existing wiring systems at each fountain location			
• Complete Component Replacement: Replace all corroded electrical equipment, including electrical boxes, hardware, and clamps using Stainless Steel Marine Grade 316 specifically designed for chlorinated water environments			
• Professional Wiring Installation: Repair wiring as needed with proper grounding of all wiring connections			
• Code Compliance Installation: All electrical work performed to current Miami-Dade standards, with existing wiring properly exposed and secured before finishing exterior work			
• New LED lights: Installation of new waterproof LED lighting fixtures on all three fountain locations			
NW 87th Avenue Entrance - Specialized Infrastructure Work			
Enhanced Electrical Services:			
• Embedded Junction Box Replacement: Remove and replace the embedded junction box and associated conduit at the NW 87th Avenue entrance feature, extending it to the top of the structure, and connecting to the existing electrical system outside the chlorinated water area			
• Professional Mounting: Properly mount the PVC electrical box at the NW 87th Avenue location, ensuring it is installed 18 inches above finished grade per Miami-Dade electrical codes			
• Marine-Grade Upgrades: Complete replacement of all corroded electrical equipment using Stainless Steel Marine Grade 316 hardware for maximum longevity in chlorinated environments			
Paint all three fountains. Includes paint, materials and labor.	1	14,800.00	14,800.00T
Subtotal			
Sales Tax (0.0%)			
Total			



Robert's Blue Pools. Inc.

PO Box 191003

Miami Beach, FL 33119

305-ROB-POOL 305-762-7665

robertsbluepools@bellsouth.net

Estimate

Date	Estimate #
5/5/2025	3472
License No: 10P000076	

Name / Address

Jesus Lorenzo
Satori Centre Lake CDD
8875 nw 155 terr miami lakes fl 33018

PayPal



Project

Description	Qty	Cost	Total
All Fountain Locations - Professional Surface Preparation & Painting Complete Painting Services: • High-Pressure Surface Cleaning: Comprehensive pressure washing of all fountain areas to remove algae, mineral deposits, dirt, and surface contaminants • Surface Defect Repair: Professional repair of all wall imperfections including cracks, holes, and surface damage using appropriate patching compounds and plaster materials • Surface Preparation: Complete filling and smoothing of all repaired areas to create uniform surfaces ready for paint application • Premium Paint Application: Professional application of high-quality pool and fountain paint systems specifically formulated for constant water exposure, applied in customer-specified colors • Quality Control & Finishing: Systematic inspection throughout painting process with final touch-up to ensure uniform coverage and professional finish • Complete Site Restoration: Thorough cleaning of all work areas and restoration to clean, presentable condition ready for community use		0.00	0.00T
50% DEPOSIT DUE UP FRONT TO PURCHASE MATERIALS, 30% UPON FINISHING WATERPROOFING DURING TILE WORK, 20% UPON COMPLETION OF PAINT JOB		0.00	0.00T
Subtotal		\$98,100.00	
Sales Tax (0.0%)		\$0.00	
Total		\$98,100.00	

Robert's Blue Pools. Inc.

PO Box 191003

Miami Beach, FL 33119

305-ROB-POOL 305-762-7665

robertsbluepools@bellsouth.net

Estimate

Date	Estimate #
4/12/2024	3433
License No: 10P000076	

Name / Address
Centre Lake cdd



Project

[illegible]

Robert's Blue Pools. Inc.

PO Box 191003

Miami Beach, FL 33119

305-ROB-POOL 305-762-7665

robertsbluepools@bellsouth.net

Estimate

Date	Estimate #
4/12/2024	3432
License No: 10P000076	

Name / Address
Centre Lake cdd

[illegible]

ESTIMATE

JB Renovation Services
License #CGC1538753
526 E 44th St
Hialeah, FL 33013

jbrenovationservices@gmail.com
+1 (786) 342-5844



Bill to

Satori Homeowners Association, Inc. Centre
Lake CDD
Center Lake CDD 5385 N Nob Hill Rd
Sunrise, FL 33351-4761

Ship to

Satori Homeowners Association, Inc. Centre
Lake CDD
Center Lake CDD 5385 N Nob Hill Rd
Sunrise, FL 33351-4761

Estimate details

Estimate no.: 1072
Estimate date: 10/28/2025

Project Overview

This proposal outlines the scope of work for the renovation and restoration of the fountains located at 87th Avenue Entrance and the 154th Street Entrance. The objective is to restore structural integrity, upgrade electrical, lighting and plumbing systems, and provide high-quality finishes that will ensure long-lasting performance and aesthetic consistency. **This estimate includes all necessary labor, materials, and equipment required to complete the scope of work as outlined. It also includes proper disposal of construction debris and site cleanup upon completion of the project.**

Pre-Construction phase (All Fountains)

All fountains will be carefully drained, and the water will be carefully disposed of to ensure no impact on surrounding plants or landscaping.

Existing signs and sign holders will be removed in preparation for new installations or finishes.

Drainage outlets and pump suction inlets will be sealed to protect the system and maintain site safety.

Demolition & Removal

87th Entrance

Removal of submerged stonework: Carefully remove all white and gray stone currently located below the existing waterline.

Water feature dismantling: Remove the upper water features located on both sides of the structure.

Stucco: Remove all loose and deteriorated stucco within the rain curtain areas to prepare for proper resurfacing.

Electrical and hardware removal: Remove all exposed electrical conduits and any rusted or deteriorated hardware.

154th Entrance

Water feature dismantling: Remove the upper water features located on both sides of the structure.

Stucco: Remove all loose and deteriorated stucco within the rain curtain areas to prepare for proper resurfacing.

Electrical and hardware removal: Remove all exposed electrical conduits and any rusted or deteriorated hardware.

Plumbing

Removal of Existing Water/Rain Curtain System:

Remove the existing water/rain curtain system located along the top wall of all the fountains. This feature is to be fully eliminated from the new design and will not be reinstated as part of the revised scope of work.

Electrical

Electrical System Upgrade – Fountains:

Redo all electrical wiring and conduits at each fountain in accordance with the scope of work. This includes the removal and replacement of all corroded or deteriorated electrical components, such as junction boxes, conduits, clamps, and wiring associated with the fountain systems.

All new hardware and materials used in areas exposed to water treatment chemicals shall be marine-grade stainless steel (316) to ensure long-term corrosion resistance and durability.

At the 87th entrance, the new electrical installation shall include the complete removal of the existing embedded junction box and associated conduit. A new PVC electrical junction box will be installed outside of the fountain's splash zone to ensure improved accessibility, safety, and durability.

Fountain Sign Lighting Upgrade:

New waterproof LED lighting fixtures will be installed on all four fountain signs to enhance visibility, energy efficiency, and durability in wet environments.

Lighting Controls and Power Components:

Replace all existing photocells, timers, and power converters (as needed) to ensure the proper and reliable operation of the fountain lighting systems.

Diamond Brite

87th Fountain – Underwater Surface Restoration:

The underwater portion of the 87th fountain will be acid-washed, waterproofed, and re-coated with a new application of Diamond Brite finish to restore surface integrity, enhance appearance, and ensure long-term durability.

154th Entrance and Exit Fountains – Underwater Surface Restoration

The underwater portions of the 154th entrance and exit fountains will be acid-washed, waterproofed, and re-coated with a new application of Diamond Brite finish to restore surface integrity, enhance appearance, and ensure long-term durability.

Pressure wash / Acid wash

All fountains will be thoroughly pressure-washed, and stone surfaces will be acid-washed to remove stains, mineral deposits, and surface contaminants.

Repairs and painting

Repair all cracks, holes, and damaged stucco on the walls and ceilings of the water features to restore structural integrity and surface continuity.

Reattach all loose stonework and replace any stones that were removed to access or install electrical conduits, ensuring a consistent appearance throughout.

Upon completion of the repairs, all fountain surfaces will be fully painted using premium-grade paint, color-matched to the existing finish, for a seamless and uniform appearance.

White Stone Removal and Replacement:

Completely remove all existing white stone from the fountain surfaces. Prepare the substrate by properly sealing and waterproofing all exposed walls using premium-grade waterproofing products to ensure long-term protection.

Following surface preparation, professionally install new stone (to be selected and approved by the client) in accordance with industry's best practices and manufacturer specifications.

Note: This estimate is based on an approximate stone material cost of \$10 per square foot. If the client selects a stone exceeding this allowance, the difference in cost will be reflected in a revised estimate or change order.

Final Cleaning

Thorough cleaning of all work areas upon completion to ensure the site is left clean, safe, and free of debris.

Fountain Refilling and Water Treatment:

Upon completion of all restoration work, each fountain will be refilled with water and chemically stabilized to ensure proper water balance and clarity.

Licensing, Insurance, and Permits

The contractor is fully licensed and insured to perform all work outlined in this proposal. Contractor shall be responsible for obtaining all necessary permits and approvals required by local authorities to complete the scope of work in compliance with applicable codes and regulations.

Warranties and Disclosures

Contractor warrants workmanship for a period of one (1) year from the date of completion.
Manufacturer warranties apply to materials and equipment as provided.
Warranty excludes damage caused by misuse, lack of maintenance, or external factors beyond the contractor’s control.

Contractor is not responsible for delays or additional costs caused by unforeseen site conditions, such as hidden structural damage or underground obstructions.. Any such conditions will be addressed through a change order.

Stone Surface Cleaning and Restoration Disclaimer:

The existing stone surfaces will be thoroughly cleaned and restored to the best possible condition using professional methods. However, natural wear, erosion, and discoloration due to age or prior damage cannot be fully reversed, and some visual imperfections may remain after restoration

Any changes to the scope of work must be authorized in writing through a formal change order, which may affect the project timeline and cost.

Payment Terms

1. **Project Cost:**
The total cost for the scope of work described in this proposal is \$46,000, excluding any unforeseen conditions or approved change orders.
2. **Payment Schedule:**
Payments shall be made according to the following schedule:
 - Deposit: 50% due after contract signing to secure materials and schedule work.
 - Final Payment: Remaining balance due upon substantial completion and final walkthrough with the client.
3. **Change Orders:**
Any work requested outside the original scope shall be authorized through a written change order and may result in additional cost and/or time. Change orders must be approved by the client before work proceeds.

Accepted by: _____

Accepted Date: _____



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1, 2025

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 2025:

- 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.

Jesus Lorenzo
District Manager
GMS-SF

CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT 2024-2025 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



Jesus Lorenzo
District Manager
GMS-SF

Centre Lake Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2024 – September 30, 2025

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 16, 2024 – Cancelled
November 20, 2024 – Cancelled
December 18, 2024 – Cancelled
January 15, 2025 – Held
February 19, 2025 – Cancelled
March 19, 2025 – Cancelled
April 16, 2025 – Held
May 21, 2025 – Cancelled
June 16, 2025 – Held
July 16, 2025 – Cancelled
August 20, 2025 – Cancelled
September 17, 2025 – Held
Result: Standard achieved.

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.
Result: Standard achieved.

Jesus Lorenzo
District Manager
GMS-SF

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

3. Financial Transparency and Accountability**Goal 3.1: Annual Budget Preparation**

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

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.

Overall Determination

The Centre Lake Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Centre Lake Community Development District

District Manager: _____

Date: _____

Print Name: _____

Centre Lake Community Development District

Jesus Lorenzo
District Manager
GMS-SF

Centre Lake
COMMUNITY DEVELOPMENT DISTRICT

Check Register

09/01/2025 - 09/30/2025

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
09/01/2025 - 09/30/2025	1305-1329	\$74,366.47
Autopay	80005-80006	\$367.17
TOTAL		\$ 74,733.64

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
9/02/25	00067	8/25/25	1157 AUG 25 - SVC AGREEMENT	202508	330	57200	34501		ADVANCED MULTIMEDIA INC.	*	685.00	685.00	001305
9/02/25	00055	8/21/25	1AGS4493 GOLF CART BRAKE ASSEMBLY	202508	330	57200	52000			*	339.92		
		8/21/25	1AGS4494 SPIN MOP & BUCKET	202508	330	57200	52000		ALL GREEN CHEMICAL, INC.	*	55.00	394.92	001306
9/02/25	00008	8/05/25	8673 ENGINEERING SVC 7/01-7/31	202507	310	51300	31100		ALVAREZ ENGINEERS INC	*	3,586.25	3,586.25	001307
9/02/25	00007	7/31/25	194433 JUL 25 - ATTORNEY FEES	202507	310	51300	31500		BILLING COCHRAN LYLES MAURO & RAMSE	*	2,735.00	2,735.00	001308
9/02/25	00023	4/09/24	3828 PLANTS INSTALLATION	202410	320	53800	46201			*	225.00		
		5/29/24	3947 ADD STONES IN POOL AREA	202410	330	57200	49000			*	250.00		
		5/29/24	3949 REPLENISH STONES POOL AR	202410	330	57200	49000			*	500.00		
		2/27/25	4334 MEXICAN BEACH PEBBLE STNS	202502	320	53800	49000			*	525.00		
		2/27/25	4335 REPL STONES MAIN ENT FTN	202502	320	53800	49000			*	780.00		
		5/29/25	3948 ADD LINER FOR ROCK INST	202410	320	53800	49000		ECOLAWN SERVICES INC	*	500.00	2,780.00	001309
9/02/25	00038	8/15/25	AUG 25 AUG 25 - ELECTRIC	202508	320	53800	43000			*	628.83		
		8/15/25	AUG 25 AUG 25 - ELECTRIC/CLUBH	202508	330	57200	43000		FPL	*	3,535.41	4,164.24	001310
9/02/25	00061	8/10/25	20220553 JUL 25 - CH MAINTENANCE	202507	330	57200	46000		JB RENOVATION SERVICES LLC	*	750.00	750.00	001311
9/02/25	00032	8/01/25	1077058 AUG 25 - INDOOR PEST CONT	202508	330	57200	46900			*	205.62		
		8/01/25	1077119 AUG 25 - RODENT CONTROL	202508	330	57200	46900		POWERX	*	78.75	284.37	001312

CNTR -CENTRE LAKE- AC00PER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/02/25	00071	6/30/25 19283B	202506 330-57200-46150		*	925.00	
		BALANCE RPLC 2 CHK VALVES					
		8/05/25 19292	202508 330-57200-46100		*	2,500.00	
		AUG 25 - POOL SERVICE					
		8/15/25 19341	202508 330-57200-46150		*	8,400.00	
		BALANCE RMV POOL EQUIP					
		8/15/25 19342	202508 330-57200-46150		*	2,864.20	
		REP PUMP/SEAL/BEARING					
				ROBERT'S BLUE POOLS, INC.			14,689.20 001313
9/02/25	00028	8/01/25 68174	202508 330-57200-46300		*	150.00	
		AUG 25 - ROUT PREV MAINT					
				THE FITNESS SOLUTION, INC.			150.00 001314
9/02/25	00078	9/01/25 DG-1884	202509 330-57200-41000		*	176.67	
		SEP 25 - TELEPHONE SVC					
				VOIPNETICS			176.67 001315
9/03/25	00010	9/01/25 5636	202509 320-53800-46300		*	1,200.00	
		SEP 25 LAKE MAINTENANCE					
		9/01/25 5636	202509 320-53800-46301		*	3,500.00	
		SEP 25 MIDGE MAINTENANCE					
				ECO BLUE AQUATIC SERVICES INC			4,700.00 001316
9/03/25	00023	8/27/25 4683	202509 320-53800-46200		*	5,550.00	
		SEP 25 - LAWN MAINTENANCE					
		8/27/25 4683	202509 330-57200-46200		*	550.00	
		SEP 25 - LAWN MAINTENANCE					
				ECOLAWN SERVICES INC			6,100.00 001317
9/03/25	00002	9/01/25 210	202509 320-53800-34000		*	1,202.17	
		SEP 25 - FIELD SERVICES					
		9/01/25 211	202509 310-51300-34000		*	3,343.17	
		SEP 25 - MGMT FEES					
		9/01/25 211	202509 310-51300-35100		*	100.00	
		SEP 25 - COMPUTER TIME					
		9/01/25 211	202509 310-51300-31300		*	222.92	
		SEP 25 - DISSEMINATION					
		9/01/25 211	202509 310-51300-35101		*	100.00	
		SEP 25 - WEBSITE ADMIN					
		9/01/25 211	202509 310-51300-42000		*	8.88	
		SEP 25 - POSTAGE					
				GMS - SO FLORIDA LLC			4,977.14 001318
9/03/25	00031	9/01/25 C-822253	202509 330-57200-34000		*	19,155.10	
		SEP 25 MGMT FEES					
				MIAMI MANAGEMENT, INC			19,155.10 001319
				CNTR -CENTRE LAKE- ACOOPER			

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
9/03/25	00035	8/26/25	2325827- SEP 25 - REFUSE SERVICE	202509	330	57200	43500		WM CORPORATE SERVICES, INC.	*	993.33	993.33	001320
9/17/25	00055	9/15/25	1AGS4646 CUPS/GLOVES/GLASS CLEANER	202509	330	57200	52000		ALL GREEN CHEMICAL, INC.	*	498.74	498.74	001321
9/17/25	00008	9/03/25	8718 ENGINEERING SVC 8/01-8/31	202508	310	51300	31100		ALVAREZ ENGINEERS INC	*	330.00	330.00	001322
9/17/25	00007	8/31/25	194886 AUG 25 - ATTORNEY FEES	202508	310	51300	31500		BILLING COCHRAN LYLES MAURO & RAMSE	*	2,580.00	2,580.00	001323
9/17/25	00066	9/01/25	I-092502 SEP 25-SERVICE AGREEMENT	202509	330	57200	46000		IDEAL TECH SOLUTIONS	*	150.00	150.00	001324
9/17/25	00061	9/04/25	20220566 AUG 25 - CH MAINTENANCE	202508	330	57200	46000		JB RENOVATION SERVICES LLC	*	750.00	952.14	001325
		9/04/25	20220566 MATERIALS	202508	330	57200	46000			*	202.14		
9/17/25	00072	9/03/25	20220568 AUG 25- WATER FOUNT MAINT	202508	320	53800	46500		JB HYDRO SERVICES	*	600.00	600.00	001326
9/17/25	00032	9/11/25	1085418 SEP 25 - INDOOR PEST CONT	202509	330	57200	46900		POWERX	*	205.62	284.37	001327
		9/11/25	1085451 SEP 25 - RODENT CONTROL	202509	330	57200	46900			*	78.75		
9/17/25	00071	9/04/25	19352 SEP 25 - POOL SERVICE	202509	330	57200	46100		ROBERT'S BLUE POOLS, INC.	*	2,500.00	2,500.00	001328
9/17/25	00028	9/10/25	68684 SEP 25 - ROUT PREV MAINT	202509	330	57200	46300		THE FITNESS SOLUTION, INC.	*	150.00	150.00	001329
TOTAL FOR BANK A											74,366.47		
CNTR -CENTRE LAKE- AC00PER													

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/30/25	00029	9/12/25 09122025	202509 330-57200-41500 SEP 25 - DIRECT TV	DIRECTTV (AUTO PAY)	*	134.72	134.72 080005
9/30/25	00030	9/19/25 09192025	202509 330-57200-41500 SEP 25 - AT&T SERVICE	AT&T	*	232.45	232.45 080006
TOTAL FOR BANK Z						367.17	
TOTAL FOR REGISTER						74,733.64	

CNTR -CENTRE LAKE- ACOOPER

Centre Lake
Community Development District

Unaudited Financial Reporting
September 30, 2025



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Centre Lake
Community Development District
Combined Balance Sheet
September 30, 2025

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 8,216	\$ -	\$ 8,216
<u>Investments:</u>			
State Board Of Administration (SBA)	739,621	-	739,621
<u>Series 2016</u>			
Reserve	-	338,309	338,309
Revenue	-	696,572	696,572
Sinking Fund	-	211	211
Redemption Fund	-	82	82
<u>Series 2021</u>			
Reserve	-	55,410	55,410
Revenue	-	233,760	233,760
Interest	-	1	1
Principal	-	1	1
General Redemption	-	49	49
Total Assets	\$ 747,837	\$ 1,324,394	\$ 2,072,231
Liabilities:			
Accounts Payable	\$ 15,887	\$ -	\$ 15,887
Total Liabilities	\$ 15,887	\$ -	\$ 15,887
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 1,324,394	\$ 1,324,394
Unassigned	731,950	-	731,950
Total Fund Balances	\$ 731,950	\$ 1,324,394	\$ 2,056,344
Total Liabilities & Fund Balance	\$ 747,837	\$ 1,324,394	\$ 2,072,231

Centre Lake
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance

Revenues:

Special Assessments - On Roll	\$ 682,321	\$ 682,321	\$ 688,208	\$ 5,887
State Board Interest Income	20,000	20,000	38,933	18,933
Party Rentals	2,500	2,500	5,455	2,955
FOB - Access Cards	-	-	720	720
Misc. Income	-	-	166	166

Total Revenues	\$ 704,821	\$ 704,821	\$ 733,482	\$ 28,661
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Expenditures:

General & Administrative:

Engineering	\$ 15,000	\$ 15,000	\$ 21,316	\$ (6,316)
Attorney	25,000	25,000	17,158	7,843
Annual Audit	6,200	6,200	6,200	-
Assessment Roll	5,000	5,000	5,000	-
Arbitrage Rebate	2,750	2,750	550	2,200
Dissemination Agent	2,675	2,675	2,675	(0)
Trustee Fees	6,500	6,500	6,500	-
Management Fees	40,118	40,118	40,118	(0)
Computer Time	1,200	1,200	1,200	-
Website Maintenance	1,200	1,200	1,200	-
Telephone	40	40	-	40
Postage & Delivery	500	500	478	22
Insurance General Liability	7,607	7,607	7,294	313
Printing & Binding	600	600	60	540
Legal Advertising	1,000	1,000	1,029	(29)
Other Current Charges	600	600	691	(91)
Office Supplies	90	90	0	90
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 116,255	\$ 116,255	\$ 111,644	\$ 4,611
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Operations & Maintenance

Field Expenditures

Field Management	\$ 14,426	\$ 14,426	\$ 14,426	\$ (0)
Electric	9,000	9,000	7,676	1,324
Water	3,000	3,000	-	3,000
General Repairs	15,000	15,000	1,942	13,058
Landscape Maintenance	65,000	65,000	57,350	7,650
Plant Replacement	8,000	8,000	1,945	6,055
Lake Maintenance	14,400	14,400	14,400	-
Fountain Maintenance	7,200	7,200	7,247	(47)
Midge Control	28,553	28,553	21,000	7,553
Lake Debris Removal	2,000	2,000	-	2,000
Holiday Decorations	11,500	11,500	11,500	-
Sidewalk Maintenance	5,000	5,000	-	5,000
Contingency	15,000	15,000	7,749	7,251
Storm Drainage Maintenance	-	-	14,900	(14,900)

Subtotal Field Expenditures	\$ 198,079	\$ 198,079	\$ 160,136	\$ 37,943
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Centre Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Clubhouse Expenditures				
Management Fees	\$ 220,600	\$ 220,600	\$ 218,736	\$ 1,864
Janitorial Supplies	3,600	3,600	-	3,600
Insurance	42,528	42,528	31,951	10,577
Access Control	14,800	14,800	8,220	6,580
Air Conditioning Maintenance	1,500	1,500	-	1,500
Telephone	2,200	2,200	1,990	210
Internet/Cable	4,800	4,800	4,254	546
Electric	55,000	55,000	49,282	5,718
Fire Alarm & Building Monitoring	2,400	2,400	-	2,400
Refuse Services	9,400	9,400	11,426	(2,026)
Water and Sewer	52,000	52,000	15,579	36,421
Repairs and Maintenance	20,000	20,000	15,911	4,089
Pool Maintenance	30,000	30,000	30,000	-
Pool Repairs	20,000	20,000	35,103	(15,103)
Landscape Maintenance	6,600	6,600	6,600	-
Landscape Replacement	6,000	6,000	-	6,000
Irrigation Repairs	2,400	2,400	-	2,400
Fitness Equipment Maintenance	1,800	1,800	1,700	100
Fitness Equipment Repair	8,000	8,000	3,046	4,954
Pest Control	3,420	3,420	3,827	(407)
Special Events	12,000	12,000	10,058	1,942
Operating Supplies	8,000	8,000	13,062	(5,062)
Contingencies	38,543	38,543	6,075	32,468
Holiday Decoration	14,720	14,720	8,270	6,450
Dues, Licenses & Subscription	1,000	1,000	500	500
Reserves	27,843	27,843	-	27,843
Subtotal Amenity Expenditures	\$ 609,154	\$ 609,154	\$ 475,590	\$ 133,563
Total Operations & Maintenance	\$ 807,233	\$ 807,233	\$ 635,726	\$ 171,506
Total Expenditures	\$ 923,488	\$ 923,488	\$ 747,370	\$ 176,117
Excess (Deficiency) of Revenues over Expenditures	\$ (218,666)	\$ (218,666)	\$ (13,888)	\$ 204,778
Net Change in Fund Balance	\$ (218,666)	\$ (218,666)	\$ (13,888)	\$ 204,778
Fund Balance - Beginning	\$ 218,666		\$ 745,838	
Fund Balance - Ending	\$ -		\$ 731,950	

Centre Lake
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - On Roll	\$ 676,618	\$ 676,618	\$ 682,009	\$ 5,390
Interest Income	15,000	15,000	46,678	31,678
Total Revenues	\$ 691,618	\$ 691,618	\$ 728,686	\$ 37,068
Expenditures:				
Interest Expense - 12/15	\$ 216,684	\$ 216,684	\$ 216,684	\$ -
Principal Expense - 12/15	240,000	240,000	240,000	-
Interest Expense - 06/15	211,734	211,734	211,734	-
Total Expenditures	\$ 668,418	\$ 668,418	\$ 668,418	\$ -
Excess (Deficiency) of Revenues over Expenditure:	\$ 23,201	\$ 23,201	\$ 60,269	\$ 37,068
Net Change in Fund Balance	\$ 23,201	\$ 23,201	\$ 60,269	\$ 37,068
Fund Balance - Beginning	\$ 636,443		\$ 974,905	
Fund Balance - Ending	\$ 659,644		\$ 1,035,174	

Centre Lake

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 554,100	\$ 554,100	\$ 558,515	\$ 4,414
Interest Income	8,000	8,000	16,079	8,079
Total Revenues	\$ 562,100	\$ 562,100	\$ 574,593	\$ 12,493
<u>Expenditures:</u>				
Interest Expense - 11/01	\$ 166,363	\$ 166,363	\$ 166,363	\$ -
Interest Expense - 05/01	166,363	166,363	166,363	-
Principal Expense - 05/01	220,000	220,000	220,000	-
Total Expenditures	\$ 552,725	\$ 552,725	\$ 552,725	\$ -
Excess (Deficiency) of Revenues over Expenditu	\$ 9,375	\$ 9,375	\$ 21,868	\$ 12,493
Net Change in Fund Balance	\$ 9,375	\$ 9,375	\$ 21,868	\$ 12,493
Fund Balance - Beginning	\$ 212,319		\$ 267,352	
Fund Balance - Ending	\$ 221,694		\$ 289,220	

Centre Lake
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 81,761	\$ 506,520	\$ 22,530	\$ 15,147	\$ 7,833	\$ 18,779	\$ 10,365	\$ 23,596	\$ 1,226	\$ 409	\$ 42	\$ 688,208
State Board Interest Income	2,852	2,506	2,731	3,585	3,765	4,036	3,582	3,607	3,442	3,199	2,945	2,681	38,933
Party Rentals	-	-	-	1,540	-	-	2,580	-	-	1,335	-	-	5,455
FOB - Access Cards	-	-	-	90	-	90	180	-	-	105	-	255	720
Misc. Income	-	-	-	-	166	-	-	-	-	-	-	-	166
Total Revenues	\$ 2,852	\$ 84,267	\$ 509,252	\$ 27,745	\$ 19,078	\$ 11,959	\$ 25,121	\$ 13,972	\$ 27,039	\$ 5,866	\$ 3,354	\$ 2,978	\$ 733,482

Expenditures:

General & Administrative:

Engineering	\$ 1,796	\$ -	\$ -	\$ -	\$ -	\$ 393	\$ 990	\$ 10,493	\$ 2,555	\$ 3,586	\$ 330	\$ 1,173	\$ 21,316
Attorney	695	500	500	1,650	585	1,428	1,940	500	1,580	2,735	2,580	2,465	17,158
Annual Audit	-	-	-	-	-	6,200	-	-	-	-	-	-	6,200
Assessment Roll	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	550	-	-	-	-	-	-	-	-	-	550
Dissemination Agent	223	223	223	223	223	223	223	223	223	223	223	223	2,675
Trustee Fees	-	-	6,500	-	-	-	-	-	-	-	-	-	6,500
Management Fees	3,343	3,343	3,343	3,343	3,343	3,343	3,343	3,343	3,343	3,343	3,343	3,343	40,118
Computer Time	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	32	10	49	57	54	94	17	52	67	16	20	9	478
Insurance General Liability	7,294	-	-	-	-	-	-	-	-	-	-	-	7,294
Printing & Binding	1	-	0	0	2	0	5	49	-	1	1	-	60
Legal Advertising	-	-	-	-	-	-	-	1,029	-	-	-	-	1,029
Other Current Charges	43	41	5	-	-	52	149	58	-	146	111	86	691
Office Supplies	-	-	-	-	-	-	0	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 18,803	\$ 4,318	\$ 11,370	\$ 5,474	\$ 4,407	\$ 11,933	\$ 6,867	\$ 15,948	\$ 7,968	\$ 10,250	\$ 6,809	\$ 7,498	\$ 111,644

Operations & Maintenance

Field Expenditures

Field Management	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 14,426
Access Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	590	605	753	761	733	615	553	602	584	575	629	676	7,676
Water	-	-	-	-	-	-	-	-	-	-	-	-	-
General Repairs	342	-	80	100	-	-	-	-	700	720	-	-	1,942
Landscape Maintenance	5,550	3,700	3,700	3,700	3,700	3,700	5,550	5,550	5,550	5,550	5,550	5,550	57,350
Plant Replacement	-	-	-	-	-	-	-	-	-	1,600	225	120	1,945
Lake Maintenance	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
Fountain Maintenance	600	600	600	600	600	647	600	600	600	600	600	600	7,247
Midge Control	-	-	-	-	-	-	3,500	3,500	3,500	3,500	3,500	3,500	21,000
Lake Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	9,885	1,615	-	-	-	-	-	-	-	-	11,500
Sidewalk Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	2,400	-	1,113	1,668	-	763	1,805	-	7,749
Storm Drainage Maintenance	-	-	-	13,925	-	-	975	-	-	-	-	-	14,900
Subtotal Field Expenditures	\$ 9,484	\$ 7,307	\$ 17,420	\$ 23,104	\$ 9,836	\$ 7,364	\$ 14,692	\$ 14,323	\$ 13,337	\$ 15,710	\$ 14,711	\$ 12,848	\$ 160,136

Centre Lake
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse Expenditures													
Management Fees	\$ 18,200	\$ 18,221	\$ 17,980	\$ 18,221	\$ 18,221	\$ 16,665	\$ 16,746	\$ 19,155	\$ 19,155	\$ 17,862	\$ 19,155	\$ 19,155	\$ 218,736
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	31,951	-	-	-	-	-	-	-	-	-	-	-	31,951
Access Control	685	685	685	685	685	685	685	685	685	685	685	685	8,220
Air Conditioning Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	181	181	-	215	177	177	177	177	177	177	177	177	1,990
Internet/Cable	340	340	340	340	340	341	375	367	367	367	367	367	4,254
Electric	2,997	3,753	4,466	4,518	4,881	4,111	4,651	4,665	3,703	3,874	3,535	4,128	49,282
Fire Alarm & Building Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse Services	787	787	1,127	979	1,002	1,344	993	407	988	995	1,023	993	11,426
Water and Sewer	-	2,586	-	-	5,864	-	-	-	3,402	-	-	3,727	15,579
Repairs and Maintenance	150	1,845	900	400	1,857	900	1,900	900	2,330	1,950	900	1,879	15,911
Pool Maintenance	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Pool Repairs	-	-	2,250	-	8,232	-	-	475	11,483	1,400	11,264	-	35,103
Landscape Maintenance	550	550	550	550	550	550	550	550	550	550	550	550	6,600
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness Equipment Maintenance	125	125	125	125	150	150	150	150	150	150	150	150	1,700
Fitness Equipment Repair	150	-	150	-	2,621	-	125	-	-	-	-	-	3,046
Pest Control	284	699	284	284	284	284	284	284	284	284	284	284	3,827
Special Events	-	310	-	-	4,740	1,231	3,377	-	-	400	-	-	10,058
Operating Supplies	1,011	189	1,817	691	1,471	538	1,871	908	988	1,329	406	1,843	13,062
Contingencies	-	-	-	-	4,500	-	-	-	825	-	750	-	6,075
Holiday Decoration	-	-	-	8,270	-	-	-	-	-	-	-	-	8,270
Dues, Licenses & Subscription	-	-	-	-	-	-	-	500	-	-	-	-	500
Subtotal Amenity Expenditures	\$ 59,911	\$ 32,772	\$ 33,175	\$ 37,779	\$ 58,075	\$ 29,474	\$ 34,385	\$ 31,724	\$ 47,587	\$ 32,524	\$ 41,746	\$ 36,439	\$ 475,590
Total Operations & Maintenance	\$ 69,395	\$ 40,079	\$ 50,595	\$ 60,883	\$ 67,911	\$ 36,838	\$ 49,077	\$ 46,047	\$ 60,923	\$ 48,234	\$ 56,457	\$ 49,288	\$ 635,726
Total Expenditures	\$ 88,198	\$ 44,396	\$ 61,965	\$ 66,357	\$ 72,318	\$ 48,771	\$ 55,944	\$ 61,994	\$ 68,891	\$ 58,484	\$ 63,267	\$ 56,786	\$ 747,370
Excess (Deficiency) of Revenues over Expenditures	\$ (85,346)	\$ 39,871	\$ 447,287	\$ (38,612)	\$ (53,239)	\$ (36,812)	\$ (30,823)	\$ (48,022)	\$ (41,852)	\$ (52,618)	\$ (59,913)	\$ (53,808)	\$ (13,888)
Net Change in Fund Balance	\$ (85,346)	\$ 39,871	\$ 447,287	\$ (38,612)	\$ (53,239)	\$ (36,812)	\$ (30,823)	\$ (48,022)	\$ (41,852)	\$ (52,618)	\$ (59,913)	\$ (53,808)	\$ (13,888)

Centre Lake
Community Development District
Long Term Debt Report

Special Assessment Bonds, Series 2016	
Original Issue Amount: 11/15/16	\$10,780,000.00
Interest Rate:	3.25%, 4.13%, 4.50%, 4.70%, 4.75%
Maturity Date:	12/15/2046
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$338,309
Reserve Fund Balance	696,572
Bonds Outstanding	\$10,780,000
Less: Principal Payment - 12/15/17	(\$150,000)
Less: Principal Payment - 12/15/18	(\$195,000)
Less: Principal Payment - 12/15/19	(\$200,000)
Less: Principal Payment - 12/15/20	(\$210,000)
Less: Principal Payment - 12/15/21	(\$215,000)
Less: Principal Payment - 12/15/22	(\$220,000)
Less: Principal Payment - 12/15/23	(\$230,000)
Less: Principal Payment - 12/15/24	(\$240,000)
Current Bonds Outstanding	\$9,120,000

Special Assessment Bonds, Series 2021	
Original Issue Amount: 11/29/21	\$10,140,000
Serials:	\$2,155,000.00
Interest Rate:	2.75%
Maturity Date:	5/1/2031
Term 1:	\$3,475,000.00
Interest Rate:	3.00%
Maturity Date:	5/1/2042
Term 2:	\$4,550,000.00
Interest Rate:	4.00%
Maturity Date:	5/1/2052
Reserve Fund Definition	10% of Maximum Annual Debt Service
Reserve Fund Requirement	\$55,410
Reserve Fund Balance	55,410
Bonds Outstanding	\$10,140,000
Less: Principal Payment - 05/01/23	(\$210,000)
Less: Principal Payment - 05/01/24	(\$215,000)
Less: Principal Payment - 05/01/25	(\$220,000)
Current Bonds Outstanding	\$9,495,000

Centre Lake
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2025

Gross Assessments \$ 718,233.02 \$ 712,229.60 \$ 583,263.38 \$ 2,013,726.00
Net Assessments \$ 682,321.37 \$ 676,618.12 \$ 554,100.21 \$ 1,913,039.70

ON ROLL ASSESSMENTS

						allocation in %	35.67%	35.37%	28.96%	100.00%
<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2016 Debt Service</i>	<i>2021 Debt Service</i>	<i>Total</i>	
11/20/24	\$ 160,638.60	\$ 6,425.58	\$ 1,542.13	\$ -	\$ 152,670.89	\$ 54,452.93	\$ 53,997.78	\$ 44,220.19	\$ 152,670.90	
11/23/24	80,560.20	3,222.43	773.38	-	76,564.39	27,308.12	27,079.86	22,176.41	76,564.39	
11/28/24	13,835.09	570.81	132.64	-	13,131.64	4,683.64	4,644.50	3,803.50	13,131.64	
12/08/24	1,423,823.52	56,953.30	13,668.70	-	1,353,201.52	482,644.62	478,610.39	391,946.52	1,353,201.53	
12/18/24	56,364.24	2,011.25	543.53	-	53,809.46	19,192.15	19,031.73	15,585.58	53,809.46	
01/08/25	57,556.50	1,649.71	559.06	-	55,347.73	19,740.80	19,575.80	16,031.13	55,347.73	
01/08/25	8,083.42	184.76	79.00	-	7,819.66	2,789.03	2,765.72	2,264.92	7,819.67	
02/05/25	-	-	-	893.40	893.40	318.65	315.98	258.77	893.40	
02/07/25	42,838.50	844.10	419.94	-	41,574.46	14,828.31	14,704.36	12,041.79	41,574.46	
03/05/25	21,117.50	204.83	209.12	-	20,703.55	7,384.31	7,322.59	5,996.66	20,703.56	
03/20/25	-	-	-	1,256.75	1,256.75	448.24	444.50	364.01	1,256.75	
04/04/25	53,183.09	-	531.84	-	52,651.25	18,779.05	18,622.09	15,250.11	52,651.25	
05/05/25	28,182.12	(845.48)	290.27	-	28,737.33	10,249.71	10,164.03	8,323.59	28,737.33	
05/17/25	-	-	-	321.93	321.93	114.82	113.86	93.25	321.93	
06/07/25	15,505.30	(465.17)	159.71	-	15,810.76	5,639.20	5,592.07	4,579.49	15,810.76	
06/25/25	48,665.76	(2,189.97)	508.56	-	50,347.17	17,957.26	17,807.16	14,582.75	50,347.17	
07/03/25	3,372.16	(101.16)	34.73	-	3,438.59	1,226.44	1,216.19	995.97	3,438.60	
07/31/25	-	-	-	408.61	408.61	408.61	-	-	408.61	
09/19/25	-	-	-	42.00	42.00	42.00	-	-	42.00	
TOTAL	\$ 2,013,726.00	\$ 68,464.99	\$ 19,452.61	\$ 2,922.69	\$ 1,928,731.09	\$ 688,207.89	\$ 682,008.61	\$ 558,514.64	\$ 1,928,731.14	

100.00%	Percent Collected
\$ -	Balance Remaining to Collect