Miami-Dade County Office of the Inspector General



Exhibit 1

County Memorandum Describing Amendment No. 2

(one page)

Affordable Housing Funding Agreement Between Miami-Dade County and Venice Park Gardens, Inc. for the Rehabilitation of the Venice Park Condominiums

IG12-19

Memorandum



Date:

August 29, 2011

To:

Jack Osterholt

Deputy Mayor

Thru:

Estephanie Resnik

Assistant County Attorney

From:

Rowena Crawford, Assistant Director

Department of Housing and Community Development

Subject:

Venice Park Gardens, Inc - Loan Closing and Amendment Two

Attached for your review and approval are Amendment Two and loan closing documents for the Venice Park Gardens, Inc. for the Venice Park Condominium Rehabilitation project comprised of 60 units for low to moderate-income homeowners.

The Board of County Commissioners allocated \$1 million in FY 2008 SHIP funding through Resolution R-1222-07 for the rehabilitation of the Venice Park Condominium Rehabilitation project located at 1895 Venice Park Drive, North Miami, FL 33181. Subsequently, the developer requested that these funds be used as second mortgages to buy down the price of the units. As such, the original contract was executed for second mortgages. The following are the amendments to the contract:

- A total of \$430,000 has been expended for second mortgages for 24 of the 60 units. At the request of the developer, the balance of \$570,000 will be used for the development of the remaining units instead of second mortgages.
- The funding source for the remaining balance is being changed from SHIP to Surtax
- The project completion date is being extended from June 26, 2010 to Jue 26, 2012. The project is currently 65 percent completed.

The amount awarded by the Board has been substantiated and recommended for closing. Additionally, the project will comply with all of the homeownership affordability requirements.

Upon execution by the Office of the Mayor, please return to the DHCD for processing. Please call me if you have any questions at (786) 469-2237.



Miami-Dade County Office of the Inspector General



Exhibit 2

Amendment No. 2 to the Affordable Housing Funding Agreement Between Miami-Dade County and Venice Park Gardens, Inc.
(6 pages)

Affordable Housing Funding Agreement Between Miami-Dade County and Venice Park Gardens, Inc. for the Rehabilitation of the Venice Park Condominiums

IG12-19

AMENDMENT #2 TO FY 2008 REQUEST FOR APPLICATION (RFA) AFFORDABLE HOUSING FUNDING AGREEMENT BETWEEN MIAMI-DADE COUNTY AND VENICE PARK GARDENS, INC.

THIS AMENDMENT modifies the FY 2008 RFA Affordable Housing Funding Agreement entered into between Miami-Dade County (formerly known as Metropolitan Dade County) and Venice Park Gardens, Inc. ("Developer"), having offices at: 9260 Sunset Drive, Suite 119, Miami Florida, 33173, by granting a completion extension from June 26, 2010, to June 26, 2012, changing the funding year for the \$570,000.00 remaining balance of the loan from SHIP 2008 to Surtax 2009 for the Venice Park Condominium development, as set forth below.

WHEREAS, the funding allocation is being changed from 2008 SHIP to 2009 Surtax, and;

WHEREAS, \$430,000 of the developer allocation of 2008 SHIP funding was expended for second mortgages for homebuyers that purchased units in the development, and;

WHEREAS, the balance of the awarded allocation of \$570,000 will be disbursed to the developer as a Surtax 2009 loan to reimburse completed rehabilitation expenditures for those items listed in the Budget attached as Attachment E and;

WHEREAS, Resolution 1222-07 and Resolution 1071-09 permit shifting of funding sources without exceeding the total award amount, and;

WHEREAS, no funds shall be paid to Developer until such time as the Developer executes and records, at the Developer's expense, all of the loan documents required by the County. Required loan documents shall include but not be limited to a mortgage, loan agreement, promissory note, UCC financing statement, a rental regulatory agreement if the Project is a rental, and a restrictive covenant, now therefore:

EXHIBIT 2

1. FY 2008 Request For Application (RFA) Affordable Housing Funding

Agreement

The 'whereas clauses' to this amendment are incorporated and made part of this agreement. All references to SHIP 2008 funds in this FY 2008 Request for Application (RFA) Affordable Housing Funding Agreement between Miami-Dade County and Venice Park Gardens, Inc., and all of its Amendments as related to the remaining balance of the awarded allocation of \$570,000 are amended to reflect 2009 Surtax funds. These funds will provide for rehabilitation of 36 units:

LEGAL DESCRIPTION

Condominium Unit Nos.

2a, 6a, 7a, 8a, 9a, 10a, 11a, 12a, 14a, 15a, 17a, 18a, 20a, 21a, 3b, 4b, 5b, 6b, 7b, 9b, 10b, 11b, 12b, 20b, 21b, 1c, 3c, 5c, 6c, 8c, 9c, 10c, 11c, 12c, 14c, 20c,

All in VENICE PARK, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 24680, at Page 3316, and all amendments thereto, of the Public Records of MIAMI-DADE County, Florida.

2. Article VII - Effective Term

Both parties agree that the effective term of the Agreement shall be from February 26, 2008, to June 26, 2012.

3. Scope of Services, Attachment A, — Section III — Developer Obligations and Duties

Rehabilitation work is still ongoing; any and all requirements for a Payment and Performance Bond are hereby waived by County Administration.

4. <u>Scope of Services – Section II – General Provisions</u>

The sales price of each of the housing units be established by an appraisal from an appraiser certified by the State of Florida.

5. Scope of Services - Section IV - Insurance

The Developer shall furnish to the Department of Housing and Community Development (DHCD), Housing Development and Loan Administration (HDLAD) 701 N.W. 1st Court, 14th floor, Miami, Florida 33136, original and current Certificate(s) of Insurance which indicate that insurance coverage effective June 15, 2010, has been obtained which meets the requirements as outlined below:

- a) Worker's Compensation Insurance for all employees of the Developer as required by Florida Statutes, Chapter 440.
- b) Public Liability Insurance on a comprehensive basis in an amount not less than \$500,000 combined single limit per occurrence for bodily injury and property damage. Miami-Dade County must be shown as an additional insured with respect to this coverage.
- c) Automobile Liability Insurance covering all owned, non-owned, and hired vehicles used in connection with the work, in an amount not less than \$500,000 combined single limit per occurrence for bodily injury and property damage.
- d) All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications:

The company shall be no less than "B" as to management, and no less than "Class-V" as to financial strength, by the latest edition of Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent subject to the approval of the Miami-Dade County Risk Management Division.

or

The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to do Business in Florida," issued by the State of Florida Department of Insurance and must be a member of the Florida Guaranty Fund.

- e) Certificates shall indicate that no modification or change in insurance shall be made without thirty (30) days written advance notice to the certificate holder.
- f) If the Developer fails to furnish to the County the Certificate of Insurance or written verification required under this section or as determined by the County's Risk Management Division after review of the Scope of Services, the County shall not disburse any funds until the necessary Certificates of Insurance or written verification is submitted.

- g) The Developer agrees that this Contract is contingent upon receipt of the required insurance certificates at the rehabilitation loan closing. If an Insurance Certificate is received within the specified period, but not in the manner described herein, the Developer shall be notified of the deficiency and shall submit the certificate(s) to the County within five (5) calendar days of the deficiency notification.
- h) The required Public Liability Insurance coverage includes the classifications listed in Standard Liability Insurance Manuals, which are applicable to the operations of the Developer in the performance of this Contract.

Compliance with a portion of the foregoing requirements shall not relieve the Developer of any liability or obligation under any section of Scope of Services.

6. Attachment E - Budget

Only expended funds from the effective date of this Amendment will be allowable for reimbursement. The County will determine reimbursable expenses. See attached Attachment E for revised budget.

7. Compliance with Applicable Laws

The Developer agrees to comply with all applicable laws, regulations and standards, including but not limited to Miami-Dade County Code Part III, Ch. 29, Art. 1, Sec. 29-7, Surtax guidelines promulgated by Miami-Dade County, and any other applicable laws.

8. Developer's Disclosure Obligations

The attorney for the developer, Martha Pozo-Diaz ("developer's attorney"), has a familial relationship with Venice Park Gardens, Inc. president and developer, Eduardo Pozo ("developer/president"). Developer's attorney is developer/president's sister. Developer's attorney also has an ownership interest in the subject property and has served as title insurance agent for the subject property. The Developer hereby promises, agrees and covenants that Developer will disclose in writing to future purchasers of the subject property any of Developer's familial relationships with counsel retained by developer and with the title agent or title company. Developer will also provide future purchasers of the subject property with the option in writing to use a different title company whose agents have no familial relationships with the Developer or other relationships with the Developer that may be reasonably deemed to create a conflict of interest.

The effective date of this Amendment is June 15, 2010. Except for changes enumerated herein, this agreement shall remain unchanged.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their respective and duly authorized officers this <u>15</u> day of <u>Sect.</u>, 2011.

	Venice Park	Gardens, In	c.
Ву:		Ву:	
	(Signature of President/Secretary)		(Signature of President/Secretary)
			Eduardo Pozo
	Type or Print Name		Type or Print Name
Witne	ess QUUR	Ву:	
J	(Signature)	y .	(Signature)
POOR	ÝÝS. ŽÝ ŘEVIN, CLERK	MIAM	I-DADE COUNTY, FLORIDA
	DÉPUTY CLERK	Ву:	CARLOS A. GIMENEZ MAYOR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

Assistant County Attorney

Willie Ballard, Special Projects Administrator 1
Department of Housing & Community Development
Overtown Transit Village
701 NW 1st Court, 14th Floor
Miami, Florida 33136

VENICE PARK GARDENS, INC. DEVELOPMENT BUDGET

Venice Park Gardens, Inc.

60 UNITS

SOURCES AND USES

	- 78	SURTAX 2009	PRIVATE BANK		alest
ACCUIRING		June 2008 thru			TOT
ACQUISITION		Junn-12	44 045 400		A
Buildings Purchase (Existing Structures)			\$4,346,530		\$4,346,53
Survey			\$2,800		\$2,80
Appraisal Fees			\$5,500		\$5,50
Title and Recording			\$40,913		\$40,91
LAND			\$482,950		482,95
TOTAL ACQUISITION COSTS			\$4,878,693		\$4,878,69
DEVELOPMENT COSTS					
Construction/improvements	\$	418,295.00	\$2,400,000		\$2,818,295
Lawn and landscaping	100	nade-1900	\$96,203		\$96,20
Permits			\$3,809		\$3,80
Contingency			\$0.00		\$0,000
Impact Fees			\$0		\$0
Building Supplies	\$	CO COE OO	\$208,570		
TOTAL DEVELOPMENT COSTS	3	50,505.00	\$2,708,582		\$208,57
described to the second second			327700,302		Ψοίνεσίοι
INDIRECT COSTS/SOFT COSTS			****		dear and
Management Fee and Supervision			\$822,211		\$822,213
Performance Bond			\$0		\$0
Surveyor			\$4,950		\$4,950
Attorneys			\$48,000		\$48,000
Consulting			\$60,000		\$60,000
Taxes and Licenses			\$475,685		\$475,689
Marketing/Mgmt/Admin			\$159,573		\$159,573
Appraisal Fees					\$0
Insurance			\$48,947		\$48,947
Soft Cost Contingency			\$53,765		\$53,765
Developer Overhead & Fee	Ś	91,200.00	\$1,679,570		\$1,770,770
Building Utilities	7	of Change and A	\$101,500		\$101,500
Signage			\$0		\$0
Accounting			\$82,984		\$82,984
Furniture and Finishings			\$94,181		\$94,181
MD Underwriting			\$0		\$0
TOTAL SOFT COSTS			\$3,631,366		\$3,722,566
TOTAL SOFT COSTS			33,032,300		75,722,300
FINANCE COSTS					
Loan Origination and Recording			\$19,600		\$19,600
Sales Commissions			\$0		\$0
Interest Expense			\$1,467,731		\$1,467,731
Inspections, Title Updates			\$40,913		\$40,913
Initial Operating Reserve			\$17,698		\$17,698
FINANCING COSTS			\$1,528,244	\$0	\$1,528,244
The average boyers			y system et t	40	Q4,520,644
COTAL CAPT CITCE LLAND COOK			dun and and		440
TOTAL SOFT COST / LAND COST			\$10,038,303	0	\$10,129,503
ARD COST CONTINGENCY			\$0		\$0
CONSTRUCTION HARD COSTS:	5	\$70,000.00	\$2,708,582		\$2,708,582
OTAL PROJECT COST: AS OF DECEMBER 31, 2009		10 14 13 10 10 10 10 10 10 10 10 10 10 10 10 10	\$12,746,885		\$12,746,885
roceeds from units sold (24)			\$	3,542,243.00 \$	(3,542,143.00)
And the same of th				-Kindelpas A	
Бар					\$9,204,741.70

Miami-Dade County Office of the Inspector General



Exhibit 3

Spreadsheet prepared by PHCD staff detailing all invoices received on the Venice Park project
(8 pages)

Affordable Housing Funding Agreement Between Miami-Dade County and Venice Park Gardens, Inc. for the Rehabilitation of the Venice Park Condominiums

IG12-19

VENICE PARK SPREAD SHEET (INVOICES)

FIRST FLOOR

					Amount to be				Date of	License		
nit#	Invoice No	Check No.	Invoice Date	Invoice Amount	pay	Work Performed	Vendor	Job Description	Work	Required	Rejected	Reason for Rejection
2A	820	2476-2494	Sep-08	2,730.00	2,730,00	Bathroom Remodeling	Ponce De Leon	Interior remodeling	Sep-08	N/A	No	
2A	97050			25.79	0.00		Home Depot	Supplies	1	1		Removed by Developer
2A	1376	2514	11/7/2008	2,310.00	2,310.00	Kitchen & Medicine Cabinet	Ponce de Leon	Cabinets	11/7/2008	N/A	No	7 2010.000
2A	469893	2919		180.00		Window and door repair	Jorge Sierra	Window Repair	Dec-10	N/A	No	
2A	884	3043		206.20		Refrigerator Repair	Eagle Union	Appliance	5/4/2011	N/A	No	
2A	4			168.75	0.00		Jesus Sis	Misc Elec			- 111	Removed by Developer
2A	1269	3186	10/1/2011	253.65	2547	Glass top stove repair	Eagle Union	Appliance	Oct-11	N/A	No	Trainered by portuopo,
-			14.00	5,874.39	5,655,00			- deposits		13.1	110	
6A	33956	2600	2/11/2009	315.29		Mailbox, foam tape, rags,etc	Home Depot	Supplies	2/11/2009	N/A	No	
6A	33956	2000	271112000	0.00	0.00		Home Depot	Supplies	21112000	TW.	140	
6A	9809	2632	2/26/2009	240,00		Counter top/counter sink	Paulo Velasco	Tub	2/26/2009	N/A	No	
6A	26453	2326	9/23/2009	259.00		Padding, installation, etc	Linda Carpet & Tile	Carpet	9/23/2009	N/A	No	
6A	445	2803	8/16/2010	75.00		Drain was clean	Eagle Union	Appliance	8/16/2010	N/A	No	
6A	71018	2000	U I GIZO I G	141.05	0.00	PHIS 2216 ED-301 - CRS 2417	Home Depot	Supplies	Grazoro	N/A	110	
6A	3749	3130	8/19/2011	150.00		Counter top replaced	Paulo Velasco	Tub	8/19/2011	N/A	No	
6A	26564	0100	0/10/2011	260.06	0.00		Home Depot	Supplies	0/13/2011	INA		Removed by Developer
6A	28586	3131	Aug-11	250.00		Padding, installation, etc	Linda Carpet & Tile	Carpet	Aug-11	N/A	No	Namoved by Developer
6A	1160	6191	Aug-11	219.35		Appliance	Eagle Union	Appliance	Aug-11	N/A	100	Amt do not match
_	52524			116.01	0.00		Home Depot	Supplies		IVA		Removed by Developer
6A	52524	_		2,025.76	1,268.66		Home Debot	Canhhites				Removed by Developer
74	128810	_		150.00	0.00		A Estrada	A/C Repair				Removed by Developer
7A	1099	2886	11/1/2010	60.00		Repair ceiling in living room	Ponce De Leon	Bldg Repair	Nov-10	Yes		Permit Required
7A	1099	2000	11/1/2010	210.00	0.00		Laure De Teall	Diug Repail	1404-10	162	169	Permit Required
	4704			150.00	0.00		A G Service & Repair	A/C Repair				Removed by Developer
A8	1751			0.00	0.00		Ponce de Leon	Cabinets				Removed by Developer
AB	1378			329.44	0.00		Home Depot	Supplies				Removed by Developer
A8	94881	0/00	410010040	60.48		Supplies (materials)	Home Depot	Supplies	01/282010	N/A	No	Removed by Developer
A8	30093	2402				Put new cables	A. Estrada	A/C Repair	1/17/2010	N/A	No	
A8	128817	2409	1/17/2010	70.00		* 100 COLUMN TO THE PARTY OF TH	Linda Carpet & Tile		1/1//2010	N/A		Innormationalism (I left 64)
8A	27068			170.00	0.00			Carpet		N/A		Incorrect invoice (Unit A1)
8A	1065			0.00	0.00		Ponce de Leon	Bldg repair	4/30/2010	N/A	No	Removed by Developer
8A	68255	2715	4/30/2010	316.26		Materials	Home Depot	Supplies	4/30/2010	N/A		Demond by Demondary
A8	71856			17.41	0.00		Home Depot	Supplies		V		Removed by Developer
8A	709217			85.00		A/C repairs	Julio Cesar	A/C Repair		Yes Yes		Rejected (License is needed)
8A	1032			480.00	0.00	Electrical work for GFI	Ponce de Leon	Interior remodeling		Yes		Rejected (License is needed)
8A	10864			1,650.00	0.00	Kitchen Cabinet supplies	Martinson	Kitchen Cabinets		N/A		Rejected (payment prior the effective date the contract)
8A	532		12/26/2010	331.70	310.00	Refrigerator	Eagle Union	Appliance	12/26/2010	N/A	No	Refer to Unit 12C in the binder
8A	1097		1	480.00	0.00	Kitchen install	Ponce de Leon	Kitchen Install			Yes	Missing invoice
8A	469890	2919	12/16/2010	160.00	160.00	Window repair	Jorge Sierra	Window Repair	12/16/2010	N/A	No	
8A	18890			38.72	0.00	Supplies	Home Depot	Supplies				Removed by Developer
				4,339.01	892.09							



30.51					Amount to be				Date of	License		
Unit#	Invoice No	Check No.	Invoice Date	Invoice Amount	pay	Work Performed	Vendor	Job Description	Work	Required	Rejected	Reason for Rejection
9A	24201			55.66	0.00	Supplies	Home Depot	Supplies				Removed by Developer
9A	41518			176.76		Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements)
9A	469890	2919	12/16/2010	160.00	160.00	Window repair	Jorge Sierra	Window Repair	12/16/2010	N/A	No	
9A	1154	3094	7/26/2011	40.00	40.00	Change water heater	Ponce de Leon	Bldg Repair	7/26/2011	N/A	No	
9A	86970			16.42	0.00	Supplies	Home Depot	Supplies				Removed by Developer
				448.84	200.00							
										18		
11A	765804	7-3-1		450.00	0.00	A/C contractor	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
11A	647			197.95	0.00	Appliances	Eagle Union	Appliance		N/A	Yes	Rejected (no Bank Statements)
11A	1151	3080	7/8/2011	160.00	160.00	Unclog toilet line	Ponce de Leon	Plumb Repair	7/8/2011	N/A	No	
				807.95	160.00				1788211			
12A	7044			208.30	0.00	Supplies	Home Depot	Supplies	1			Removed by Developer
12A	709217	-		160.00		A/C repair	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
12A	27893			30.40		Supplies	Home Depot	Supplies		7.00		Removed by Developer
12A	85276			30.40		Supplies	Home Depot	Supplies				Removed by Developer
12A	2673			44.78		Supplies	Home Depot	Supplies				Removed by Developer
12A	1188			0.00		Interior remodeling	Ponce de Leon	Interior remodeling				Removed by Developer
120		3169-3185-		0.00	0.00	Kitchen cabinets/toiled install	1 51105 43 25011	Interior remouning				Transcript by bottleps:
12A	1181	ADVET AND A TOTAL	10/14/2011	4.950.00	4 950 00	floor, etc.	Ponce de Leon	Interior remodeling	10/14/2011	N/A	No	
12A	34982	0101	10/1/2011	81.70		Supplies	Home Depot	Supplies	10/1/1/2011	1.465.4		Removed by Developer
120	04002			5,505.58	4,950.00	Сарриос	Tionio Dopot	Сиррисо				Trainbroa by boveleper
14A	1762			75.00		A/C repair	A G Service & Repair	A/C Repair				Removed by Developer
14A	26253	2260	8/11/2009	523.00		Carpet & tile installation	Linda Carpet & Tile	Carpet	8/11/2009	N/A	No	Tioniorou by Distribution
14A	45068	2309	10/1/2009	98.32		Supplies	Home Depot	Supplies	10/1/2009	N/A	No	
14A	953	2329		40.00		Repair ceiling for leaking	Ponce de Leon	Bldg Repair	10/16/2009	N/A		See unit 20B (check 5793)
148	300	2020	10/10/2000	40.00	70.00	Tropal delarg for learning	I diloo do Loon	Diag Hopan	10/10/2000	1967		Rejected (payment prior the effective date
***	10245			1,650,00	0.00	Kitchen cabinets	Martinson	Kitchen Cabinets	1 × 1			the contract)
14A	10243			4,890.00		Kitchen electrical work	Ponce de Leon	Interior remodeling		Yes		Rejected (License is needed)
14A		2838	9/23/2010	356.20		Clean Oven/ Refrigerator	Eagle Union	Appliance	9/23/2010	N/A	No	(tojecteu (Liberiae la Reducu)
14A	494 401352	2834	9/25/2010	550.00		Top walls and floors	Paulo Velasco	Tub	9/25/2010	N/A	No	
14A	0.000	2034	9/25/2010	256.37		Supplies	Home Depot	Supplies	5/23/2010	INA		Removed by Developer
14A	53701	2000	44/0/0040	45.00		Window repair	Jorge Sierra	Window Repair	11/9/2010	N/A	No	Nemoved by Developer
14A	469883	2885	11/9/2010				Julye Siella	William Repail	11/3/2010	IVA	INU	
	A Part			8,483.89 180.00	1,594,88	A/C repair	A G Service & Repair	A/C Repair				Removed by Developer
15A	1754		40/4/0000			Fixtures and Cabinets	Ponce de Leon	Fixtures & Cabinets	12/1/2008	N/A	No	Nethoved by Developer
15A	1382	2536	12/1/2008	340.00 76.06		Supplies and Cabinets	Home Depot	Supplies	12/1/2000	INIA		Removed by Developer
15A	28808			150.52		Supplies	Home Depot	Supplies				Removed by Developer
15A	74964			316,66		Repair	Ponce de Leon	Plumb repair				Rejected (no Bank Statements)
15A	947	4		5.98		Supplies	Home Depot	Supplies				Removed by Developer
15A	40412			206.51			Home Depot	Supplies				Removed by Developer
15A	48075			30 5 0 0 0		Supplies	Home Depot	Supplies				Removed by Developer
15A	62170			120.67		Supplies	Jesus Siso	Ele Misc				Removed by Developer
15A	7			220.00		Miscellaneous	44484.9748					Reflected (no Bank Statements)
15A	384			369.15	0.00	Appliances	Eagle Union	Appliance			165	Nejevieu (III) Dalik Statelilellisj

-					Amount to be				Date of	License		
Jnit#	Invoice No	Check No.	Invoice Date	Invoice Amount	pay	Work Performed	Vendor	Job Description	Work	Required	Rejected	Reason for Rejection
15A	53877			96.27	0.00	Supplies	Home Depot	Supplies				Removed by Developer
15A	712653			160.00	0.00	A/C repair	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
15A	69497			133.77		Supplies	Home Depot	Supplies				Removed by Developer
15A	918051		hard and	150.00	0.00	A/C repair (Coil)	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
15A	27761	2947	11/24/2010	178.00		Pad installation	Linda Carpet & Tile	Carpet	11/24/2010	N/A	No	
				2,703.59	518.00							
17A	945			60.00	0.00	Appliances	Ponce de Leon	Appliance Install			Yes	Rejected (no Bank Statements)
17A	89154			279.14	0.00	Supplies	Home Depot	Supplies				Removed by Developer
17A	1070	2744	6/11/2010	1,629.00	-	Interior remodeling	Ponce De Leon	Interior remodelina				Pending developer clarification
	13 30									T		Rejected (payment prior the effective date of
17A	10215			1,900.00	0.00	Kitchen Cabinets	Martinson	Kitchen Cabinets			Yes	the contract)
17A	39888			18.70		Supplies	Home Depot	Supplies				Removed by Developer
17A	712653		1	1,320.00	0.00	A/C repair	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
17A	960	2765	8/31/2010	1,579.00		Interior remodeling	Ponce De Leon	Interior remodelina		N/A	No	
1111	000	2,00	C.O.II.ZOTO	7,0.0.0	44.4.4							Rejected (no Bank Statements and missing
17A	1090			350.00	0.00	Building repair	Ponce de Leon	Bldg Repairs			Yes	invoice)
17A	469883	2885	11/9/2010	86.00	86.00	Window repair	Jorge Sierra	Window Repair		N/A	No	111111111111111111111111111111111111111
11m	400000	2000	1170/2010	00.00	00.00	Transport Topan	ouigo dicira	Trintabil Flopaii		147.5	1,10	Rejected (invoice does not match amount of
17A	647			197.95	0.00	Appliances	Eagle Union	Appliance	2		Yes	spread sheet)
III	04/			107.00	0.00	Unclog main line in the guest	Logic Officia	population		100	100	opious circuly
17A	1154	3094	7/26/2011	250.00	250.00	bathroom	Ponce de Leon	Blda Repairs		N/A	No	
IIA	1104	3034	1/20/2011	7,669.79	1,915.00	The second secon	1 Olice de Leon	Ling Nepalls		19/7	NO	
18A	32008			0.00	0.00		Pozo Architects	Construction				Removed by Developer
18A	70329			162.98		Supplies	Home Depot	Supplies				Removed by Developer
	91952			24.82		Supplies	Home Depot	Supplies				Removed by Developer
18A 18A	15695			119.88		Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements)
18A	20631			72.66		Supplies	Home Depot	Supplies				Rejected (no Bank Statements)
	20000			42.05		Supplies	Home Depot	Supplies				Rejected (no Bank Statements)
18A	5958			421.90		Supplies	Home Depot	Supplies			100	Removed by Developer
18A	5958			421.30	0.00	Supplies	Home Deput	Guppiles				Rejected (payment prior the effective date of
	10000		7	1,900.00	0.00	Kitchen Cabinets	Martinson	Kitchen Cabinets		N/A		the contract)
18A	10095	2000	014010000	380.00		Building repair	Ponce de Leon	Bldg Repair	9/16/2009	N/A	No	the contract)
18A	952	2329	9/16/2009				P. William Sec. In Sec.		9/9/2010	N/A	No	
18A	451	2811	9/9/2010	356.00 351.57		Appliances Supplies	Eagle Union Home Depot	Appliance Supplies	3/3/2010	IWA.		Rejected (no Bank Statements)
18A	53701						Ponce de Leon	Bldg Repair				Rejected (no Bank Statements)
18A	1090			130.00 70.00		Building repair A/C repair	A. Estrada	A/C Repair			1.7	Removed by Developer
18A	128907	0001	4140/0044	208.65		Electric Glass Top (Stove)	Eagle Union	Appliance		N/A	No	I tollovou by postolopol
18A	853	3024	4/18/2011	208,65	195.00	Electric Glass Top (Stove)	Lagie Union	Lubhuaring		INM		Rejected (invoice does not match amount o
				474.01	0.00	Appliances	Eagle Union	Appliance				spread sheet)
18A	1001				910.00	Whhiteines	Lagie Utiluti	(Appliance			163	oprosid dilooti
				4,714.52 220.00		Miscellaneous Electric	Jesus Siso	Misc Elect				Removed by Developer
21A	6			220.00	0.00	IMISCENS/NEOUS Electric	JESUS SISU	IMING EIEGE				Rejected (payment prior the effective date of
				1,900,00	2.22	Kitchen Cabinets	Martinson	Kitchen Cabinets			100	the contract)

Unit#	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
21A	1091			2,400.00	0.00	Remodeling	Ponce de Leon	Remodeling		Yes	Yes	Rejected (License is needed)
21A	532	2911	10/26/2010	369.15	345.00	Appliances	Eagle Union	Appliance	10/26/2010		No	
21A	1093			4,800.00	0.00	Remodeling	Ponce de Leon	Remodeling		Yes	The state of the s	Rejected (License is needed, missing invoices)
21A	2018914	2874	10/29/2010	550.00	550.00	Bathroom Tub and walls	Paulo Velasco	Tub	10/29/2010	N/A	No	Refer to unit 8C
21A	81348	2872	10/29/2010	260.72	243.66	Supplies	Home Depot	Supplies	10/29/2010	N/A	No	
21A	469883	2885	11/12/2010	45,00	45.00	Window repair	Jorge Sierra	Window Repair	11/12/2010	N/A	No	
21A	321766			55.00	0.00	A/C repairs	A. Estrada	A/C Repairs		Yes	Yes	Rejected (License is needed)
21A	1165			0.00	0.00	Interior remodeling	Ponce de Leon	Interior remodeling				Removed by Developer
21A	1143			0.00	0.00	Remodeling	Ponce de Leon	Remodeling				Removed by Developer
21A	750	3124	8/26/2011	388.00	388.00	Window repair	Jorge Sierra	Window Repair	8/26/2011	N/A	No	
				10,987.87	1,571.66							
COTAL	FIRST FL	OOR		53,771.19	19,635.29						1	

SECOND FLOOR

					Amount to be				Date of	License		
Init#	Invoice No	Check No.	Invoice Date	Invoice Amount	pay	Work Performed	Vendor	Job Description	Work	Required	Rejected	Reason for Rejection
3B	1115			2,380.00	0.00	Building Repair	Ponce de Leon	Building Repair			Yes	Rejected (no proof pymt)need invoice 114
3B	1115			1,300.00		Kitchen	Ponce de Leon	Kitchen			Yes	Rejected (no proof of payment)
3B	87762	2963	3/11/2011	303.28	283,43	Supplies	Home Depot	Supplies	3/11/2011	N/A	No	
3B	1154	3094		120.00	0.00	Building Repair	Ponce de Leon	Building Repair		Yes	Yes	Rejected (License is needed)
				4,103.28	283,43							
4B	709219			650.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
4B	709219			850.00	0.00	A/C repair	Julio Cesar	Material		Yes	Yes	Rejected (License is needed)
-				1,500.00	0.00							
5B	67811			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	1244	4236	8/8/2008	530.00		Toilets	Ponce de Leon	Supplies	8/8/2008	N/A	No	
5B	90130				0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	78114				0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	98627					Supplies	Home Depot	Supplies				Removed by Developer
5B	35531			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	44686			1	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	12	2660	4/1/2009	470.00	470.00	Plumbing/install sheetrock/ install toilet, etc.	Ponce de Leon	Labor	4/1/2009	N/A	No	
5B	245				0.00	Building	City of North Miami	Permits				Removed by Developer
5B	153				0.00	Permits	City of North Miami	Permits				Removed by Developer
5B	368			*	0.00	Electrical / permits	City of North Miami	Permits				Removed by Developer
5B	551	2911	10/30/2010	356.20	345.00	Appliances	Eagle Union	Supplies	10/30/2010	N/A	No	
5B	321763				0.00	A/C repair	A. Estrada	Labor	-			Removed by Developer
05	521100			1,356.20	1,345.00							
6B	9808	2619	4/24/2009	250.00	250.00	Bathroom repair	Paulo C. Velazco	Labor	4/24/2009	N/A	No	

			The second		Amount to be	The state of the s			Date of	License		Ŷ
Unit#	Invoice No	Check No.	Invoice Date	Invoice Amount	pay	Work Performed	Vendor	Job Description	Work	Required	Rejected	Reason for Rejection
						Appliances (part and labor for						
6B	379	2777	6/28/2010	75.00	75.00	refrigerator)	Eagle Union	Supplies	6/28/2010	N/A	No	
6B	469890			160.00	0.00	Window Repair	Jorge Sierra	Labor	-		Yes	Rejected (invoice and Bank Statements mis
68	1160			171,20	0.00	Appliances	Eagle Union	Supplies			Yes	Rejected (invoice and Bank Statements mis
				656,20	325.00							
7B	10204			1,900.00	0.00	Kitchen Cabinets	Martinson	Supplies			Yes	Rejected (payment prior to contract date)
7B	951	2299	9/18/2009	950.00	950.00	Interior remodeling	Ponce de Leon	Labor	9/18/2009	N/A	No	
7B	128817	2409	2/5/2010	55.00	55.00	Cleaned terminals burn cable	A. Estrada	Labor	2/5/2010	N/A	No	
7B	1099			230.00	0.00	Install new vanity/ change main valve and install water heater	Ponce de Leon	Building Repair		Yes	Yes	Rejected (License is needed)
				3,135.00	1,005.00							
10B	128803			115.00	0.00	A/C repair	A. Estrada	Labor		Yes	Yes	Rejected (License is needed)
10B	1244039	2245	7/14/2009	160.00		Window Repair	Jorge Sierra	Labor		N/A	No	
10B	70865				0.00	Supplies	Home Depot	Supplies	1			Removed by Developer
10B	40907	7 - 10		+	0.00	Supplies	Home Depot	Supplies	150		7	Removed by Developer
10B	19344				0.00	Supplies	Home Depot	Supplies				Removed by Developer
10B	765804			90.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
10B	30020			-		Supplies	Home Depot	Supplies				Removed by Developer
10B	616	3046	6/5/2011	206.20	195.00	Bathroom repair	Eagle Union	Labor	1000	N/A	No	
108	31483					Supplies	Home Depot	Supplies				Removed by Developer
10B	5756			-		Supplies	Home Depot	Supplies	1			Removed by Developer
100	0100						Treated and the same	- Cappinon				Rejected (invoices does not match with Ban
10B	1134			3.460.00	0.00	Interior remodeling	Ponce de Leon	Labor				Statements)
10B	60813					Supplies	Home Depot	Supplies				Removed by Developer
10B	6918573	3046	6/5/2011	140.00	140.00		Paulo C. Velazoo	Labor	6/5/2011	N/A	No	The state of the s
10B	321765	-	4,0,00		0.00	A/C repair	A. Estrada	Labor			1	Removed by Developer
10B	33337						Home Depot	Supplies				Removed by Developer
10B	1121	3132	9/1/2011	216.20		Refrigerator repair	Eagle Union	Appliances	9/1/2011	N/A	No	
100	1721	0102	0,112011	4,387,40	700.00							
12B	953			350.00	0.00	Building Repair	Ponce de Leon	Labor		N/A	Yes	Rejected (invoices does not match with Ban
12B	709217	2768	6/25/2010	90.00		A/C repair	Julio Cesar	Labor	6/25/2010	N/A	No	
140	100211	2700	CIECIECIO	440.00	90.00							
20B	12440111	2560	12/8/2008	115,00		Window Repair	Jorge Sierra	Labor	12/8/2008	N/A	No	
20B	20	2000	4/28/2001	987.00		Flooring	Ponce de Leon	Labor	120,200	N/A		need ck#5793/ no bank statement
20B	1069	2739	5/31/2010	2,150,00	1,075.00		Ponce de Leon	Labor	5/31/2010	N/A		Refer to unit 10C
20B	1070	21:00	0/01/2010	2,100.00		Interior remodeling	Ponce de Leon	Labor	2,0,1,20,10		100	Removed by Developer
20B	2193					Supplies	Home Depot	Supplies				Removed by Developer
20B	712653			240.00		A/C repair	Julio Cesar	Labor		Yes		Rejected (License is needed)
20B	384			160.50			Eagle Union	Supplies		N/A		Rejected (invoices does not match with Ban
20B	14413			100.00		Supplies	Home Depot	Supplies		TWY.		Removed by Developer
205	19413			4,639,50	1,674,00	Sakhing	I Ionio Dopot	1 Supplico				Total of Dotolopol
21B	8091	2089	4/29/2008	750.00		Tub Refinish	Pablo C. Velazco	Labor	4/28/2008	N/A	No	

Unit#	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
21B	26689	2407	12/4/2009	712.00	712.00	Carpet	Linda Carpet & Tile	Labor	12/4/2009	N/A	No	
21B	21131	2685	3/10/2010	103.33	103.33	Tub	Pablo C. Velazco	Labor	3/10/2010	N/A	No	
21B	709217			120.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
21B	712653			160.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
				1,845.33	1,565.33							
TOTAL	SECOND	FLOOR		21,075.91	6,503.76							9.00

THIRD FLOOR

					Amount to be				Date of	License	-	
Init#	Invoice No	Check No.	Invoice Date	Invoice Amount	pay	Work Performed	Vendor	Job Description	Work	Required	Rejected	Reason for Rejection
1C	947			320.00	0.00	Plumbing Repair	Ponce de Leon	Labor		N	Yes	Rejected (no Bank Statements)
1C	128815	2342	10/24/2009	100.00	0.00	Cleaned Coil, A/C repair	A. Estrada	Labor	- X	Yes	Yes	Rejected (License is needed)
1C	469885	2910	11/10/2010	320.00	320.00	Window repair/Sliding door	Jorge Sierra	Labor	11/20/2011	N/A	No	
1C	5			-	0.00	Electrical	Jesus Siso	Labor				Removed by Developer
				740,00	320.00							
3C	1767	2621	2/12/2009	380.00	0.00	A/C repair	A G Service & Repair	Labor	2/12/2009	Yes	Yes	Rejected (License is needed)
3C	21131	2685	3/15/2010	103.33	103.33	Tub and bathroom repair	Paulo Velazco	Labor	3/15/2012	N/A	No	
3C	709217	2768	5/18/2010	970.00	0.00	A/C repair	Julio Cesar	Material	5/18/2010	Yes	Yes	Rejected (License is needed)
3C	765804	2883	10/8/2010	70.00	70,00	A/C repair	Julio Cesar	Labor	10/8/2010	N/A	No	
				1,523,33	173.33							
5C	12	2660	4/1/2009	160.00	160.00	Bathroom repair	Ponce de Leon	Labor	4/1/2009	N/A	No	
5C	128815	2342	11/10/229	90.00	0.00	Chance capacitator	A. Estrada	Labor	11/10/2009	Yes	Yes	Rejected (License is needed)
5C	958	2390	1/11/2010	1,295.00	1,295.00	Install flooring	Ponce de Leon	Labor/install flooring	1/11/2010			
5C	128817	2409		55.00	55.00	Adjust terminals	A.Estrada	Labor	2/5/2010	N/A	No	1.0
5C	709217	2754	5/18/2010	160.00	0.00	Cleaned Coil, A/C repair	Julio Cesar	Labor/A/C repair	5/18/2010	Yes	Yes	Rejected (License is needed)
5C	21597				0.00	Supplies	Home Depot	Supplies				Removed by Developer
5C	68111			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5C	66405			19	0.00	Supplies	Home Depot	Supplies	-			Removed by Developer
-	00100	V		1,760.00	1,510.00							
6C	1244040	2261	1/14/2009	160.00	160.00	Window repair	Jorge Sierra	Labor	1/14/2009	N/A	No	
6C	1766	-		280.00		A/C repair	AG Service & Repair	Labor		N/A	No	
6C	8			-	0.00	Electrical	Jesus Siso	Labor				Removed by Developer
6C	709217	2754	5/18/2010	240.00	0.00	Cleaned Coil	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
						Repair hot water line/change			- Vancous II			
6C	1099	2886	11/10/2010	180.00	180.00	valve	Ponce de Leon	Labor/building repair	11/10/2010	N/A	No	
				860.00	620.00							
8C	2018913	2487	9/28/2008	280.00	280.00	Walls and Tub	Paulo Velazco	Labor	9/28/2008	N/A	No	
8C	33181	2941	2/1/2011	204.50	191.12	Supplies	Home Depot	Supplies	2/1/2011	N/A	No	
8C	51784				0.00	Supplies	Home Depot	Supplies				Removed by Developer
8C	4				0.00	Electrical	Jesus Siso	Labor				Removed by Developer

		1	P. W. E.		Amount to be				Date of	License		
Unit#	Invoice No.	Check No.	Invoice Date	Invoice Amount	pay	Work Performed	Vendor	Job Description	Work	Required	Rejected	Reason for Rejection
8C	75707				0.00	Supplies	Home Depot	Supplies				Removed by Developer
8C	5613				0.00	Supplies	Home Depot	Supplies				Removed by Developer
		4		484.50	471.12							
9C	90358				0.00	Supplies	Home Depot	Supplies				Removed by Developer
9C	20736				0.00	Supplies	Home Depot	Supplies		7 - 1		Removed by Developer
9C	8012	2487	10/10/2008	150.00		Bath Tub	Paulo Velazco	Labor	10/10/2008	N/A	No	
9C	1759				0.00	A/C repair	A G Service & Repair	Labor				Removed by Developer
9C	1520				0.00	Supplies	Home Depot	Supplies				Removed by Developer
9C	1244031	2214	6/11/2009	366.00	366.00	Window and Glass install	Jorge Sierra	Labor/Window repair	6/11/2009	N/A	No	, , , , , , , , , , , , , , , , , , , ,
9C	1120	2983-2979- 3002	3/24/2011	3.480.00		Remodeling/ removed carpet, install closed door, install baseboard, new toiled, kitchen cabinets, etc.	Ponce de Leon	Labor	3/24/2011	NA .	No	
9C	4	0002	UIZ II ZUTT	- 0,100.00		Electrical	Jesus Siso	Labor	GENEOTT	101	140	Removed by Developer
00	-			3,996,00	3,996.00	Laboratoria	occus olds	Luboi				Tromovou by Dovolopor
10C	1700	2188	5/1/2009	250.00		Bath tub and counter tub	Paulo Velazco	Labor	5/1/2009	N/A	No	
10C	26051	2207	6/5/2009			Carpet and Labor	Linda Carpet & Tile	Labor	6/5/2009	N/A	No	
10C	1769	2,2,91	01012000	- 0,0,00		A/C repair	A G Service & Repair	Labor	Ciciaco	7411		Removed by Developer
10C	1069	2739	5/31/2010	2,150.00	1,075.00	install tiled/new closed door and baseboard	Ponce de Leon	Labor	5/31/2010			Check #2739 refer to unit 20B
10C	1024			1,650.00		Kitchen cabinets	Martinson	Supplies		N/A	Yes	Rejected (payment prior to contract date)
10C	3993			P 45 61		Supplies	Home Depot	Supplies				Removed by Developer
10C	959	2799	8/28/2010	1,075.00	18	Interior remodeling	Ponce de Leon	Labor	8/28/2010			
10C	401351			260.00	0.00		Paulo Velazco	Labor		N/A	Yes	Rejected (no Bank Statements)
10C	128905			130.00		A/C repair	A. Estrada	Labor		N/A	Yes	We need copy of invoice 128906
10C	1270			85.00		Appliances	Eagle Union	Supplies		N/A	Yes	Rejected (no Bank Statements)
				6,270.00	3,070.00							
11C	95981				0.00	Supplies	Home Depot	Supplies				Removed by Developer
11C	96185				0.00	Supplies	Home Depot	Supplies				Removed by Developer
11C	87002			1.4	0.00	Supplies	Home Depot	Supplies				Removed by Developer
11C	444	2803		345.50	0.00	Appliances	Eagle Union	Supplies		N/A	Yes	Check #2803 does not match invoice
110	469883	2885	11/12/2010	70.00	70.00	Door repair	Jorge Sierra	Labor	11/12/2010	N/A	No	
11C	1105	2918	12/23/2010	75,00	75.00	Unclog and repair drain line for A/C	Ponce de Leon	Labor	12/23/2010	N/A	No	
	100		1			Wood Injection Treatment on						
110		3034	5/14/2011	525.00		Dry wood termites	MHP	Labor	5/14/2011	N/A	No	Invoice number not provided
				1,015.50	670.00							
12C	1244024			72.50	72.50	Labor	Jorge Sierra	Labor		N/A	No	
12C	25893			670.00	0.00	Carpet and Labor	Linda Carpet & Tile	Labor			Yes	Rejected (invoice duplicated see unit 10C (invoice #26051)
12C	9810	2159	3/5/2009	250.00		Bath tub	Paulo Velazco	Labor	3/5/2012	N/A	No	
120	21131				0.00	Bath tub	Paulo Velazco	Labor				Removed by Developer

				Amount to be		90/11/2	i lea - a lea -	Date of	License	C	
Invoice No	Check No.	Invoice Date	Invoice Amount	pay	Work Performed	Vendor	Job Description	Work	Required	Rejected	Reason for Rejection
	land 1	1 TO 1			Parts and Labor on stove,						
573	2911	11/152010	85.00	85.00	new switch new burner	Eagle Union	Labor	11/15/2010	N/A	No	
331483			402,87	0.00	Supplies	Home Depot	Supplies		N/A	Yes	Rejected (no invoice/ no Bank Statements)
618			55.00	0.00	Appliances	Eagle Union	Supplies		N/A	Yes	Rejected (no Bank Statements)
			1,462.87	335.00							
11025	2958	2/24/2011	1,300.00	1,300.00	Kitchen	Martinson	Labor	2/24/2011	N/A	No	
56687			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
8013	2511	11/7/2008	150.00	150.00	Bath tub	Paulo Velazco	Labor	11/7/2008	N/A	No	
834	2533	11/20/2008	1,485.00	1,485.00	Interior remodeling	Ponce de Leon	Labor	3 3 0 0	N/A	No	
91960				0.00	Supplies	Home Depot	Supplies				Removed by Developer
1244011	2560	12/8/2008	45.00	45.00	Window repair	Jorge Sierra	Labor	12/8/2008	N/A	No	See unit 20B Bank Statements 2560
9			-	0.00	Electrical	Jesus Siso	Labor				Removed by Developer
128815	2342	10/31/2009	180.00	0.00	A/C repair	A. Estrada	Labor		Yes	Yes	Rejected (License is needed)
			a a a	0.00	A/C repair	A. Estrada	Labor				Removed by Developer
				- 0.00	Supplies	Home Depot	Supplies				Removed by Developer
			195.50	0.00	Appliances	Eagle Union	Supplies			Yes	Rejected (no invoice/ no Bank Statements)
			1		Kitchen demolition/install new				24.46		
1115	2957	2/25/2011	475.00	475.00	kitchen, delivering, etc.	Ponce de Leon	Labor	2/25/2011	N/A	No	
33627				0,00	Supplies	Home Depot	Supplies				Removed by Developer
1144			2,250.00	0.00	Flooring	Ponce de Leon	Labor			Yes	Rejected (no Bank Statements)
23766				0.00	Supplies	Home Depot	Supplies				Removed by Developer
			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
			6,080.50	3,455.00							
76223	2941	2/1/2011	419.32	391.88	Supplies	Home Depot	Supplies	2/1/2011	N/A	No	
			4,970.00	0.00	Interior remodeling	Ponce de Leon	Labor			Yes	Rejected(invoices does not match Bank Sta
	3043	4/28/2011		195.00	Appliances	Eagle Union	Supplies	4/28/2011	N/a	No	The second secon
						A. Estrada	Labor				Removed by Developer
021101				586.88		-					
TUIDD EI	OOP		29 873 22	15 279 83							
LITINOFI	JOOK		20,010.22	10,210,00							
	-										
DIOTAL			104 720 22	11 112 22							
DIUIAL			104,120.32	41,410.00							
	331483 618 11025 56687 8013 834 91960 1244011 9 128815 128817 16617 599 1115 33627 1144 23766 74540 76223 1154 871 321764	573 2911 331483 618 11025 2958 56687 8013 2511 834 2533 91960 1244011 2560 9 128815 2342 128817 16617 599 1115 2957 33627 1144 23766 74540 76223 2941 1154 871 3043 321764	573 2911 11/152010 331483 618 11025 2958 2/24/2011 56687 8013 2511 11/7/2008 834 2533 11/20/2008 91960 1244011 2560 12/8/2008 9 128815 2342 10/31/2009 128817 16617 599 1115 2957 2/25/2011 33627 1144 23766 74540 76223 2941 2/1/2011 1154 871 3043 4/28/2011 321764	573 2911 11/152010 85.00 331483 402.87 618 55.00 1,462.87 11025 2958 2/24/2011 1,300.00 56687 - 8013 2511 11/7/2008 150.00 834 2533 11/20/2008 1,485.00 91960 - 1244011 2560 12/8/2008 45.00 9 - 128815 2342 10/31/2009 180.00 128817 - 16617 - 599 195.50 1115 2957 2/25/2011 475.00 33627 - 1144 2,250.00 23766 - 74540 - 6,080.50 76223 2941 2/1/2011 419.32 1154 4,970.00 871 3043 4/28/2011 206.20 321764 65.00 5,680.52	Invoice No Check No. Invoice Date Invoice Amount pay	Invoice No Check No. Invoice Date Invoice Amount pay Work Performed	Invoice No Check No. Invoice Data Invoice Amount Pay Work Performed Vendor	Invoice No	Invoice No Check No. Invoice Date Invoice Date Invoice Amount Pay Work Performed Vendor Job Description Work	Invoice No Check No. Invoice Date Invoice Amount Pay Work Performed Vendor Job Description Work Required	Invoice No. Check No. Invoice Date Invoice Amount Pay Work Performed Vendor Job Description Work Required Rejected

Legend

Martinson Invoices: Check #1225 in the amount of \$35,200.00 provided by the developer dated 06/12/2006 before effective term of the contract 02/26/2008 Sale taxes: Miami-Dade County do not pay for sales taxes.

Licensed needed - It is required for the worked performed in the unit based on the job description Removed by Developer: Original draw binder submitted by Developer included all these invoices, on the second submission developer remove these invoices.

Miami-Dade County Office of the Inspector General



Exhibit 4

Same spreadsheet of invoices, but marked up by City of North Miami Building Officials indicating whether permits are required.

(9 pages)

Affordable Housing Funding Agreement Between Miami-Dade County and Venice Park Gardens, Inc. for the Rehabilitation of the Venice Park Condominiums

IG12-19

Caldwell, Michael T. (OIG)

From:

Pelosi, Richard (OIG)

Sent:

Monday, September 17, 2012 11:16 AM

To:

Caldwell, Michael T. (OIG)

Subject:

FW: 1895 Venice Park Dr, Request for permit Status on "Venice Park Spread Sheet

(Invoices)

Attachments:

DOC091712.pdf; DOC091712-002.pdf; DOC091712-002.pdf

From: Jackson, John [mailto:JJackson@northmiamifl.gov]

Sent: Monday, September 17, 2012 11:08 AM

To: Pelosi, Richard (OIG) Cc: Calloway, Maxine

Subject: 1895 Venice Park Dr, Request for permit Status on "Venice Park Spread Sheet (Invoices)

Mr. Pelosi:

This email is follow up to my conversation with Mr. Mike Caldwell, OIG, concerning the subject request. Note that I am forwarding to you the following information.

1. I have marked "Y" or "N" to the right on each line item. "Y" equates to <u>yes a permit is required</u>. "N " equates to <u>no permit</u>

required.

2. In accordance with the previous submission, for the Units in question and for the date of work there is only one permit for

Unit 21B. This is permit #BME00-2010-00065.

3. See the permit page attachment for the name of the Contractor.



g. H. Jahr

Y = PERENT REGEL N = No PERENT REGEL

EDEN REPORT GAVEY BESWICK

VENICE PARK SPREAD SHEET (INVOICES)

SEPTEMBER 11,2012

li	Jolt #	Invoice No	Check No.	involce Date	Involce Amount	Armount to be	Work Performed	Vendor	Job Description	Work	Recuired	Rejected	Reason for Rejection
	2A	820	2476-2494	Sep-08		2,730.00	Bathroom Remodeling	Ponce De Leon	Interior remodeling	Sep-08	N/A	No	
	2A	97050			25.79	0.00		Home Depot	Supplies				Removed by Developer N/A
HE.	2A	1376	2514	11/7/2008	2,310.00		Kilchen & Medicine Cabinet	Ponce de Leca	Cabinets	11/7/2008	NIA	No	
F	2A	469893	2919	12/1/2010	180.00	180.00	Window and door repair	Jorge Sierra	Window Repair	Dec-10	N/A	No	
	2A	884	3043	5/4/2011	206.20	195.00	Refrigerator Repair	Eagle Union	Appliance	5/4/2011	N/A	No	
	2A	4			168.75	0.00		Jesus Sis	Masc Elec				Removed by Developer
	2A	1269	3186	10/1/2011	253.65	240.00	Glass top stove repair	Eagle Union	Appliance	Oct-11	NA	No	N/A
2	建行	- 2	- 2		三、5300 单	5,655.00				2			₩/ A
Г	6A	33956	2600	2/11/2009	315.29	294,66	Mailbox, foam tape, rags, etc	Home Depot	Supplies	2/11/2009	N/A	No	NA
	6A	33958			0.00	0.00		Hame Depat	Supplies				
	6A	9609	2632	2/26/2009	240.00	240.00	Counter top/counter sink	Panto Velasco	Tab	2/26/2009	N/A	No	
	6A	28453	2326	9/23/2009	259.00	259.00	Padding, installation, etc	Linda Carpet & Tite	Carpet	9/23/2009	N/A	No	MA
	6A	445	2803	8/16/2010	75.00		Drain was clean	Eagle Union	Appliance	8/16/2010	N/A	No	MA
	6A	71018			141.05	0.00		Home Depot	Supplies		N/A		17
	6A	3749	3130	8/19/2011	150.00	150.00	Counter top replaced	Paulo Velasco	Tub	8/19/2011	N/A	No	The same of the sa
	6A	26564		+	260.06	0.00		Home Depot	Supplies				Removed by Developer
1	6A	-28586	3131	Aug-11	250.00	250.00	Padding, Installation, etc	Linda Carpet & Tile	Carpet	Aug-11]	N/A	No	NA
1	6A	11601			219.35		Appliance	Eagle Union	Appliance .		N/A	Yes	Arnt do not match
	6A	52524			116.01	0.00		Home Depot	Supplies				Removed by Developer
秀	# 1	10000	× 3.73	Sale Market			STATE OF THE STATE			27.8			The second second
7	7A	128810			150.00	0.00		A Estrada	A/C Repair				Removed by Developer
7	ZA I	1099	2886	11/1/2010	60.00	0.00	Repair ceiling in living room	Ponce De Leon	Bldg Repair	Nov-10	Yes		Permit Required
	9.78	25		E-15 19		9.00	PARTICIPATE VILLE	A DANSON SAND	3500 Can 3404 8		W. 125.7		STATE OF THE STATE
8	BA	1751			150.00	0.00	No. of Contract of	A G Service & Repair	A/C Repair				Removed by Developer
_	SA I	1378			0.00	0.00		Ponce de Leon	Cabinets	3			Removed by Developer
8	3A	94881			329.44	0.00		Home Depot	Supplies				Removed by Developer 15/A
_	A	30093	2402	1/28/2010	60.48	56.52	Supplies (materials)	Home Depot	Supplies	01/282010	N/A	No	NA
	A	128817	2409	1/17/2010	70.00		Put new cables	A. Estrada	IA/C Repair	1/17/2010	N/A	No	D) fi
	A	27068	2100		170.90	0.00		Linda Carpet & Tile	Carpet		N/A		incorrect invoice (Unit A1)
8		1065			0.00	0.00		Ponce de Leon	Bldg repair		1211		Removed by Developer
8	_	68255	2715	4/30/2010	316.26		Malerials	Home Depot	Supplies	4/30/2010	N/A	No I	MA
8	_	71856	21.10	0000010	17.41	0.00		Home Depot	Supplies	200.2570			Removed by Developer
8/	_	709217			85.00		A/C repairs	Julio Cesar	A/C Repair	-	Yes		Rejected (License is needed)
8/	_	1032			480.00		Electrical work for GFI	Ponce de Leon	Inferior remodeling		Yes		Rejected (License is needed)
						- 0							Rejected (payment prior the effective da
8/	A	10864			1,650.00	0.00	Otchen Cabinet supplies	Martinson	Kitchen Cabinets		N/A		he contract)
8/	A	532		12/26/2010	331.70			Eagle Union	Appliance	12/26/2010	N/A		Refer to Unit 12C in the binder
8	A	1097			480.00	0,00	Otchen Install	Ponce de Leon	Kitchen Install	-			Aissing Invoice
8/	AL	469890	2919	12/16/2010	160.00		Mindow repair	Jame Sierra	Window Repair	12/16/2010	N/A	No I	- Contract
84	A	18890			38.72			Home Depot	Supplies				Removed by Developer 4/4
-		· A	1.		4.339.01	892.09		3 .			_	-	P/ P

NO PERMIT ON FILE PROM EDEN SEARCH

36 WORK-RELAND INVOICES, TREQUIRE PERMITS

Unit #	invoice ko	Check No.	involce Date	Invoice Amount	Amount to be	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
9A	24201			55.66	0.00	Suppiles	Home Depot	Supplies				Removed by Developer .u/
9A	41518			176.78	0.00	Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements)
9A	469890	2919	12/16/2010	160,00	160,00	Window repair	Jorge Sierra	Window Repair	12/16/2010	NA	No	
9A	1154	3094	7/26/2011	40.00		Change water heater	Ponce de Leon	Bldg Repair	7/26/2011	N/A	No	
BA	86970			16.42	0.00	Supplies	Home Depot	Supplies				Removed by Developer U/A
200		F C. S.		148.84	200.50				EM COLD	T. 200		
11A	765804			450.00	0.00	A/C contractor	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
11A	647			197.95	0,00	Appliances	Eagle Union	Appliance		N/A .	Yes	Rejected (no Bank Statements)
11A	1161	3080	7/8/2011	160.00		Unclog tollet line	Ponce de Leon	Plumb Rapair	7/8/2011	N/A	No	N
爾拉	£	4		The second second					できる 一			PERSONAL PROPERTY AND ADDRESS OF THE PERSON AD
12A	7044			208.30		Supplies	Home Depot	Supplies				Removed by Developer N
12A	709217			160.00		A/C repair	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
12A	27893			30.40		Supplies	Home Depot	Supplies	_			Removed by Developer WA
12A	85276 2673		-	30.40 44.78		Supplies	Home Depot	Supplies				Removed by Developer (4)
						Supplies	Home Depot	Supplies				Removed by Developer W/P
12A	1188	169-3185-	_	0.00		Interior remodeling Kitchen cabinets/toiled install	Ponce de Leca	Interior remodeling				Removed by Developer
12A	1181	TO COLUMN	10/14/2011	4,950.00	4,950.00		Ponce de Leon	Interior remodeling	10/14/2011	NA	No	
12A	34982			81.70	0.00	Supplies	Home Depat	Supplies				Removed by Developer 3//
			4.4	-5.5U5.5B	4,950,00						3	
14A	1762		Toronto.	75.00	0.00	A/C repair	A G Service & Repair	A/C Repair		-		Removed by Developer
14A	26253	2260	8/11/2009	523.00	523.00	Carpet & tile installation	Linda Carpet & Tile	Carpet	8/11/2009	NA	No	N/A
I4A	45068	2309	10/1/2009	98.32	91,88	Supplies	Hame Depat	Supplies	10/1/2009	N/A	No	\N/
4A	953	2329	10/16/2009	40.00	40.00	Repair ceiling for leaking	Ponce de Leon	Bldg Repair	10/16/2009	N/A		See unit 20B (check 5793)
4A	10245			1,650,00	0,000	Kitchen cabinels	Martinson	Kitchen Cabinets				Rejected (payment prior the effective da the contract)
4A	1099			4,890.00		Otchen electrical work	Ponce de Leon	Interior remodelina		Yes		Rejected (License is needed)
4A	494	2838	9/23/2010	356.20		Clean Oven/ Refrigerator	Eaple Union	Appliance ·	9/23/2010	N/A	No I	N/A
4A	401352	2834	9/25/2010	550.00		Top walls and goors	Paulo Velasco	Tub	9/25/2010	N/A	No	
4A	53701			256,37	0.00	Supplies	Home Depat	Supplies			_	Removed by Developer
44	469883	2885	11/9/2010	45.00	45.00	Nindow repair	Jorge Sierra	Window Repair	11/9/2010	NA	No	· ·
2	100			8,483.89	1,59重88				131-32			
5A	1754			180,00		VC repair	A G Service & Repair	A/C Repair				Removed by Developer
5A	1382	2536	12/1/2008	340.00		Extures and Cabinets	Ponce de Leon	Fixtures & Cabinets	12/1/2008	N/A	No	
5A	28808			76.06		Supplies	Home Depot	Supplies			F	Removed by Developer N/Pr
5A	74964			150.52				Supplies			- 1	semoved by Developer NA A-
5A	947			316.66	0.00 F			Plumb repair			Yes F	Rejected (no Benk Statements)
5A	40412			5.98		Supplies		Supplies				Removed by Developer N/A
5A	48075			206.51		Supplies		Supplies			15	Removed by Developer N/A
iA	62170	-		120.67		upplies	Home Depot	Supplies			15	lamoved by Developer N/A
5A	71			220.00	0.000	tiscellaneous	Jesus Siso	Ele Misc			18	lamoved by Developer

NO PERMIT ON FILE FROM EDEN SFAREH

36 WORK-RELATES INVOICES, ? REDURE PERMITS

Joli#	Involce No	Check No.	involce Date	Involce Amount	Amount to be	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejucted	Reason for Rejection
ISA	53877			96.27	0.00	Supplies	Homa Depot	Supplies				Removed by Developer N/A
5A	712653			160.00	0.0	A/C repair	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
5A	69497			133.77	0.00	Supplies	Home Depot	Supplies			£ 3	Removed by Developer W/A
5A	918051			150.00	0.00	A/C repair (Coll)	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
15A	27761	2947	11/24/2010	178.00	178.00	Pad installation	Linda Carpet & Tile	Carpet .	11/24/2010	N/A	No	N/A
		110	1000	2,703,59	2518 00			2000	4 A. A. A. A. A.			
17A	945			60.00	0.00	Acpliances	Pance de Leon	Appliance Install			Yes	Rejected (no Bank Statements) 1/ A
17A	89154			279.14	0.00	Supplies	Home Depot	Supplies				Removed by Developer 10/A
17A	1070	2744	8/11/2010	1,629,00	7.75	Interior remodeling	Fonce De Leon	laterior remodeling				Pending developer clarification
***	10.0	27.11	41111111	· Person	2011/19/2002	The state of the s	7 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3					Rejected (payment prior the effective date
17A	10215			1,900,00	0.00	Gitchen Cabinets	Martinson	Kitchen Cabinets			Yes	the contracti
17A	39888			18.70		Supplies	Home Depot	Supplies				Removed by Developer J/A
17A	712653			1,320.00		A/C rapair	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
17A	960	2765	8/31/2010	1,579.00		Interior remodeling	Ponce De Leon	Interior remodeling		N/A	No	Inclease a liberary
IIA	300	2/00	0/3/1/2010	1,579.00	1,078.00	menor lamouelly	Funda De Leuri	Interior remousing		PIP.		Rejected (no Bank Statements and missing
	4000			050.00	* 00	n.ac.	Secretaria Laca	NI Park			1 200	
17A	1090			350.03		Building repair	Ponce de Leon	Bldg Repairs		1774		invoice)
17A	469883	2885	11/9/2010	86,00	86,00	Window repair	Jorge Sierra	Window Repair		N/A	No	27 1 72 2 1 1 1 1 1
-01	2.5	f		72.11								Rejected (invoice does not match amount o
TA.	647			197.95	0.00	Appliences	Eagle Union	Appliance			Yes	spread sheet) N/A
				- Cont.		Undog main line in the guest	- A A A A					N/A
7A	1154	3094	7/26/2011	250.00		bathroom	Ponce de Leon	Bldg Repairs		N/A	No	r/ B
	1			1989 79	1,919,00		To the second					
BA	32008			0.00	0.00		Pozo Architects	Construction				Removed by Developer 9\ \
BA	70329			162.38	0.00	Supplies	Home Depot	Supplies				Removed by Developer / /
BA I	91952			24.82	G.00	Supplies	Home Depot	Sapplies				Removed by Developer 1 1 /
A8	15695			119.88	0.00	Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements)
8A .	20631			72.66	0.00	Supplies	Home Depot	Supplies		1		Rejected (no Bank Statements)
AS	20000			42.05		Supplies	Home Depot	Supplies				Rejected (no Bank Statements)
8A	5958			421.90		Supplies	Home Depat	Supplies				Removed by Developer
-	0000	1	-	10,100	5,50	Cappilos	Tallio Doput	Сарриос				Rejected (payment prior the effective date of
BA	10095			1,900.00	0.00	Kilchen Cabinets	Martinson	Kitchen Cabinets		N/A		the contracti
BA BA	952	2200	9/16/2009	380.00		F PARTY CT 10 10 10 10 10 10 10 10 10 10 10 10 10	The second second	A CONTRACTOR OF STREET STREET,	OKC MOOO			BIO CARIBOON
BA BA	451	2329	9/9/2010	356.00		Building repair	Ponce de Leon	Eldg Repair	9/16/2009	N/A	No	
		2811	3/3/2010			Appliances	Eagle Union	Appliance	9/9/2010	N/A	No	NIA
BA	53701		-	351.57			Home Depot	Supplies				Rejected (no Bank Statements) N/A
3A	1090			130.00		Building repair	Ponce de Leon	Bidg Repair				Rejected (no Bank Stalements)
3A	128907			70.00		A/C repair	A. Estrada	A/C Repair				Removed by Developer
BA	853	3024	4/18/2011	208.65	195.00	Electric Glass Top (Stove)	Eagle Union	Appliance		N/A	No	V/A
IA A	1001			474,01	0.00	Appilances	Eagle Union	Appliance				Rejected (invoice does not match amount on pread sheet)
1	3.12.7			47452	910:00		230					Joes areasy 1777
A	6			220.00		Miscellaneous Electric	Jesus Siso	Misc Elect	-			Ramoved by Developer
		-			0,00	installance of Asia	and the same of th	HINGO MINOS		-		Rejected (payment prior the effective data of
A	10293			1,900.00	0.00	Kitchen Cabinets	Martinson	Kitchen Cabinets				he contract)

NO PERMIT ON FILE FROM ENEN REARCH

33 WORK-RELATED INVOICES, 8 REDURE PERMITS

N= No Parmy Restd

	100000			1	E (M h	Date of	License	1. 9	170
Unit#	Invoice No	Check No.	Invoice Date	Invoice Amount	pay	Work Performed	Vendor	Job Description	Work	Required	Rejected	Reason for Rejection
21A	1091			2,400.00	0.00	Remodeling	Ponce de Lean	Remodeling		Yes	Yes	Rejected (License is needed)
21A	532	2911	10/26/2010	369.15	345.00	Appliances	Eagle Union	Appliance	10/26/2010		No	
	V market	1					Contract of the contract of th			100		Rejected (License is needed, missing
21A	1093			4,800.00		Remodeling	Ponce de Leon	Remodeling		Yes	Yes	invoices)
21A	2018914	2874	10/29/2010	550.00		Bathroom Tub and walls	Paulo Velasco	Tub	10/29/2010	N/A	No	Refer to unit 8C
21A	81348	2872	10/29/2010			Supplies	Home Depot	Supplies	10/29/2010	N/A	No	
21A	469883	2885	11/12/2010			Window repair	Jorge Sierra	Window Repair	11/12/2010	N/A	No	
21A	321766			55.00		A/C repairs	IA Estrada	A/C Repairs		Yes	Yes	Rejected (License is needed)
21A	1165		1	0.00		Interior remodeling	Ponce de Leon	interior remodeling				Removed by Developer
21A	1143	0461	200000	0.00		Remodeling	Ponce de Leon	Remodeling	0,000,000	2000		Removed by Developer
21A	750	3124	8/26/2011	388.00		Window repair	Jorge Sierra	Window Repair	8/26/2011	N/A	No	
263		Marian Pala		10,987.87	5,51,00				500000			
OTA	FIRST FL	OOR	13/6/17/2	53,771,19	19,635.29	Mark Tarkin	March Street		SING			
SECO	ND FLOO	R										
			- 5		Amount to be	A management			And the second second	License	7.7	Control of the Contro
Sat#	Invoice No	Check No.	Invoice Date	Invoice Amount	pay	Work Performed	Vendor	Job Description	Work	Required	Rejected	
38	1115			2,380.00		Building Repair	Ponce de Lean	Building Repair			Yes	Rejected (no proof pyrnt)need invoice 114
3B	1115		0010011	1,300.00		Kitchen	Ponce de Leon	Kitchen	411/2011	****	Yes	Rejected (no proof of payment)
38	87762	2963	3/11/2011	303.28		Supplies	Home Depat	Supplies	3/11/2011	N/A	No	
38	1154	3094	307 W VOICE	120.00		Building Repair	Ponce de Leon	Building Repair	No. Texas Principal	Yes	Yes	Rejected (License is needed)
40	700040									V		
4B 4B	709219 709219			650.00 850.00		A/C repair	Julio Cesar	Labor Material		Yes	Yes	Rejected (License is needed)
4B	109219	CALLS AND STORY				A/C repair	Julio Cesar	Ivideria	SV-SEESES	Yes	Yes	Rejected (License is needed)
	C. M. A. A. W. C.	The state of		1,000.00		Supplies	and the same of th		Section Section	7	ST. SEC.	
	67811	4236	8/8/2008	530.00	530.00		Home Depot Ponce de Leon	Supplies Supplies	8/8/2008	N/A	No	Removed by Developer
.5B	40144	4230	0/0/2000	330.00		Supplies	Home Depot	Supplies	0/0/2000	NYA	NO	Removed by Developer
5B 5B	1244			-	0.001	SUULIES	Indine Depot	CONTAINS				Removed by Developer
5B 5B 5B	90130				0.00		Liama Dones	Cuncing				
5B 5B 5B 5B	90130 78114			-		Supplies	Home Depot	Supplies		-		
58 58 58 58 58	90130 78114 98627				0.00	Supplies Supplies	Home Depot	Supplies				Removed by Developer
58 58 58 58 58 58	90130 78114 98627 35531				0.00	Supplies Supplies Supplies	Home Depot Home Depot	Supplies Supplies				Removed by Developer Removed by Developer
58 58 58 58 58	90130 78114 98627				0.00	Supplies Supplies Supplies Supplies	Home Depot	Supplies				Removed by Developer
58 58 58 58 58 58 58	90130 78114 98627 35531 44686	2650	411/2000		0.00 0.00 0.00	Supplies Supplies Supplies Supplies Supplies Plumbing/install sheetrock/	Home Depot Home Depot Home Depot	Supplies Supplies Supplies	AHZOOO	MIA	Ma	Removed by Developer Removed by Developer
58 58 58 58 58 58 58	90130 78114 98627 35531 44686	2660	4/1/2009		0.00 0.00 0.00 470.00	Supplies Supplies Supplies Supplies Supplies Flumbing/install sheetrock/ install toilet, etc.	Home Depot Home Depot Home Depot	Supplies Supplies Supplies Labor	4/1/2009	N/A	No	Removed by Developer Removed by Developer Removed by Developer
58 58 58 58 58 58 58 58 58 58	90130 78114 98627 35531 44686 12 245	2660	4/1/2009		0.00 0.00 0.00 470.00 0.00	Supplies Supplies Supplies Supplies Supplies Flumbing/install sheetrock/ install toilet, etc. Building	Home Depot Home Depot Home Depot Ponce de Leon City of North Miami	Supplies Supplies Supplies Labor Permits	4/1/2009	NVA	No	Removed by Developer Removed by Developer Removed by Developer Removed by Developer
58 58 58 58 58 58 58 58 58 58	90130 78114 98627 35531 44686 12 245 153	2660	4/1/2009		0.00 0.00 0.00 470.00 0.00 0.00	Supplies Supplies Supplies Supplies Supplies Flumbing/install sheetrock/ install toilet, etc. Building Permits	Home Depot Home Depot Home Depot Ponce de Leon City of North Miami City of North Miami	Supplies Supplies Supplies Labor Permits Permits	4/1/2009	N/A	Na	Removed by Developer
58 58 58 58 58 58 58 58 58	90130 78114 98627 35531 44686 12 245	2660	4/1/2009	470.00	0.00 0.00 0.00 470.00 0.00 0.00 0.00	Supplies Supplies Supplies Supplies Supplies Flumbing/install sheetrock/ install toilet, etc. Building	Home Depot Home Depot Home Depot Ponce de Leon City of North Miami	Supplies Supplies Supplies Labor Permits	4/1/2009	N/A N/A	No No	Removed by Developer Removed by Developer Removed by Developer Removed by Developer

30 WORK- RELATES INVOICES, 11 REDURE PERMITS

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
						Appliances (part and labor for		T				
6B	379	2777	6/28/2010	75.00		refrigerator)	Eagle Union	Supplies	6/28/2010	N/A	No	
6B	469890			160.00		Window Repair	Jorge Sierra	Labor			Yes	Rejected (invoice and Bank Statements n
6B	1160			171,20		Appliances	Eagle Union	Supplies			Yes	Rejected (invoice and Bank Statements r
		沙罗天教馆		The second second	AND THE RESERVE OF		-	and the same of th	20 det 900	A DOMESTIC		
78	10204			1,900.00		Kitchen Cabinets	Martinson	Supplies			Yes	Rejected (payment prior to contract date
7B	951	2299	9/18/2009	950,00		Interior remodeling	Ponce de Leon	Labor	9/18/2009	N/A	No	
7B	128817	2409	2/5/2010	55.00	55.00	Cleaned terminals burn cable	A. Estrada	Labor	2/5/2010	N/A	No	
7B	1099			230.00	0.00	Install new varity/ change main valve and install water heater	Ponce de Leon	Building Repair		Yes	Yes	Rejected (License is needed)
1D	75.30	STATE STATE	December 200	3,135.00		Ineques	rollos de Leoi:		1500		100	ASSESSED (CASASSES OF CASASSES
10B	128803	ar hittory all	Service Control	115.00			A. Estrada	the second second second second second	The rolling of	Yes	Yes	Rejected (License is needed)
10B	1244039	2245	7/14/2009	160.00		AAC repair Window Repair		Labor		N/A	No No	Indicator (nocine is ilegada)
		2290	11142009				Jorge Sierra		-	FUA	NO	Removed by Developer
10B	70865		141	-		Supplies	Home Depot	Supplies	170.00000000000000000000000000000000000	*	-	The second secon
108	40907					Supplies	Home Depot	Supplies				Removed by Developer
10B	19344		-			Supplies	Home Depot	Supplies			-	Removed by Developer
108	765804		-	90.00		A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
10B	30020			-		Supplies	Home Depot	Supplies		****	- 61	Removed by Developer
10B	616	3046	6/5/2011	205.20		Bathroom repair	Eagle Union	Labor		N/A	No	
108	31483	-				Supplies	Home Depot	Supplies				Removed by Developer
10B	5756				0.00	Supplies	Home Depot	Supplies				Removed by Developer
108	1134			3,460.00		Interior remodeling	Ponce de Leon	Lebor			Yes	Rejected (invoices does not match with E Statements)
108	60813			-		Supplies	Home Depot	Supplies				Removed by Developer
10B	6918573	3046	6/5/2011	140.00	140.00		Paulo C. Velazco	Labor	6/5/2011	NA	No	
10B	321765				The second secon	A de la la baca	A. Estrada	Labor				Removed by Developer
108	33337			- 1		Supplies	Home Depot	Supplies	-			Removed by Developer
108	1121	3132	9/1/2011	216,20		Refrigerator repair	Eagle Union	Appliances	9/1/2011	N/A	No	
	交易之	の意思には		438740			2002年10人	世間2015年7月	別が呼ばれ		0.75.4	Benjamin (1981), figure
12B	953			350.00		Building Repair	Ponce de Leon	Labor		N/A	Yes	Rejected (invoices does not match with E
12B	709217	2768	6/25/2010	90.00		A/C repair	Jolio Cesar	Labor	6/25/2010	N/A	No	
對 該		1. 作交通		\$40.90	90:00	STATE OF STA		305		产系统产	がは、	新生产的 10 mg 20 mg
20B	12440111	2560	12/8/2008	115.00	115.00	Window Repair	Jorge Sierra	Labor	12/8/2008	N/A	No	
208	20		4/28/2001	987.00	484.00	Flooring	Ponce de Leon	Labor		N/A	No	need ck#5793/ no bank statement
20B	1069	2739	5/31/2010	2,150.00	1,075:00	7	Ponce de Leon	Labor	5/31/2010	N/A	No	Refer to unit 10C
20B	1070			1-1		Interior remodeling	Ponce de Leon	Labor				Removed by Developer
20B	2193		1	-			Home Depat	Supplies			. 1	Removed by Developer
208	712653			240.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
208	384			160.50			Eagle Union	Supplies		N/A	Yes	Rejected (invoices does not match with 8
20B	14413				0.00	Supplies .	Home Depot	Supplies			1	Removed by Developer

34 LORK-RELATED INVOICES, 11 REQUIRE PERMITS

Y = PERMY REGIL N=No PERMY REGIL

Unit#	Invoice No	Check No.	Invoice Date	livoice Amount	Amount to be	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
21B	26689	2407	12/4/2009	712.00	712.00	Carpet	Linda Carpet & Tile	Labor	12/4/2009	N/A	No	
21B	21131	2685	3/10/2010	103.33	103.33	Tub	Pablo C. Velazco	Labor	3/10/2010	NA	No	
21B	709217		The state of the s	120.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
21B	,712653			160,00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
	Air	Can I	1 Ann	PA 1845.33	1,565,33						The Control	Carron Art Art Co.
7	1110	France !	Durd	JAII	2 - 11060	15 IVV 20	THE PARK	1411				
TOTAL	SECOND	FLOOR		21,075.91	6,503.76		1		1.10	-		

THI		

Uni	# Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of :	License Required	Rejected	Reason for Rejection
10				320.00	0.00	Plumbing Repair	Ponce de Leon	Labor		N	Yes	Rejected (no Bank Statements)
10	12881	2342	10/24/2009	100.00	0.00	Cleaned Coil, A/C repair	A. Estrada	Labor		Yes	Yes	Rejected (License is needed)
10	46988	2910	11/10/2010	320.00	320.00	Window repair/Sliding door	Jorge Sierra	Labor	11/20/2011	N/A	No	
10				Name of the S	0.00	Electrical	Jesus Siso	Labor				Removed by Developer
6	16 1 - AP	X		740.00	320.00	第60					的想象	STATE SAME SECTION
30		2621	2/12/2009	380.00	0.00	A/C repair	A G Service & Repair	Labor	2/12/2009	Yes	Yes	Rejected (License is needed)
30	2113	2685	3/15/2010	103,33	103.33	Tub and bathroom repair	Paulo Velazco	Labor	3/15/2012	N/A	No.	
30	70921	2768	5/18/2010	970.00	0.00	A/C repair	Julio Cesar	Material	5/18/2010	Yes	Yes	Rejected (License is needed)
30	76580		10/8/2010	70.00	70.00	A/C repair	Julio Cesar	Labor	10/8/2010	N/A	No	
	20年的建	元/ 研查器		4,523,33	173.33	DE STREET, VICUS	经验			新文学		是此,因此是他们的特别的
50	1	2660		160.00	160,00	Bathroom repair	Ponce de Leon	Labor	4/1/2009	N/A	No	
50	12881	2342	11/10/229	90.00	0.00	Chance capacitator	A. Estrada	Labor	11/10/2009	Yes	Yes	Rejected (License is needed)
.50	95			1,295.00	(1,295.00	Install flooring	Ponce de Leon	Labor/install flooring	1/11/2010			
50			02/05/22010	55.00		Adjust terminals)	A.Estrada	Labor	2/5/2010	N/A	No	
50	709217	2754	5/18/2010	160.00	0.00	Cleaned Coit, A/C repair	Julio Cesar	Labor/A/C repair	5/18/2010	Yes	Yes	Rejected (License is needed)
50	2159					Supplies	Home Depot	Supplies			115	Removed by Developer
50					0.00	Supplies	Home Depot	Supplies				Removed by Developer
50	6640				0.00	Supplies	Home Depot	Supplies				Removed by Developer
	の一大学	のことは	E. Wine	1,750.00	1,510.00			48 Sept.				
60	1244040	2261	1/14/2009	160.00	160.00	Window repair	Jorge Sierra	Labor	1/14/2009	N/A	No	
60				280.00	280.00	A/C repair	AG Service & Repair	Labor		N/A	No	
60				-		Electrical	Jesus Siso	Labor				Removed by Developer
60	709217	2754	5/18/2010	240.00		Cleaned Coil	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
60	1099			180,00	180.00	Repair hot water line/change valve	Ponce de Leon	Labor/building repair	11/10/2010	N/A	No	
53		100	多型性态是	860.00	520.00	1	2000年至1900年		名別が、「八い	1. 程為60	学が名う	Standards a
80		2487	9/28/2008	280.00		Walls and Tub	Paulo Velazoo	Labor	9/28/2008	N/A	No	
-80			2/1/2011	204.50		Supplies	Home Depot	Supplies	2/1/2011	N/A	No	
80						Sapplies	Home Depot	Supplies				Removed by Developer
80	4			-	0.00	Electrical	Jesus Siso	Labor				Removed by Developer

29 WORK-RELATED WOICES, PREDVIRE PERMITS

Y= PERMY RESIL

	1		1		Amount to be	PILE FROM	1	1	Date of	L'FICBURS.	1	W-D1	7
Initi	Invoice No	Check No.	Involce Date	Invoice Amount	pay	Work Performed	. Vendor	Job Description	. Work .	Required	Rejected	Reason for Rejection	1.
BC	75707			100		Supplies	Home Depot	Supplies				Removed by Developer NIA	IN.
80	5613				0.00	Supplies	Home Depot	Supplies				Removed by Developer NA	IN
37.7				484.50	可知		A CONTRACTOR OF THE PARTY OF TH		A. Post of	20 2-1	1.2.2	The second second	1.
9C	90358		,		0.00	Supplies	Home Depot	Supplies				Removed by Developer NA	IN.
90	20736					Supplies	Home Depot	Supplies				Removed by Developer NHT	IN
9C	8012	2437	10/10/2008	150.00		Bath Tub	Paulo Velazco	Labor	10/10/2008	NIA	No	NO DEPUT	Y,
9C	1759				0.00	A/C repair	A G Service & Repair	Labor				Removed by Developer	IN
90	1520					Supplies	Horae Depot	Supplies				Removed by Developer NIA	F N
9C	1244031	2214	6/11/2009	366.00	365.00	Window and Glass Install	Jorge Sierra	LabonWindow repair	6/11/2009	NIA	No	NO PERMIT	7
						Remodeling/removed carpet, install closed door, install							
	1	2983-2979-				baseboard, new tolles						de o - de	
9C	1120	3002	3/24/2011	3,480,00	3,480.00	Britchen cabinels, alc.	Pance de Leon	Lahor	3/24/2011	NA	No	NO PERMIT	
9C	4				0.00	Electrical	Jesus Siso	Labor		-		Removed by Developer NO DEPAIL	7
1	1 124		1000	3,996.00	3,996.00			SALL TO LE	7.72			THE RESERVE AND ADDRESS OF THE PARTY OF THE	
10C	1700	2188	5/1/2009	250.00		Bath tub and counter tub	Panilo Velazco	Labor	5/1/2009	N/A	No	NO PERMIT	1
10C	26051	2207	6/5/2009	670.00		Carpet and Labor	Linda Carpet & Tile	Lebor	6/5/2009	N/A	No	Not	
10C	1769			-		A/C repair	A G Service & Repair	Labor	-			Removed by Developer ND PEZNI	
-	1100					Install tiled/new closet/door							,
10C	1069	2739	5/31/2010	2,150,00	1.075.00	and baseboard	Pance de Leon	Labor	5/31/2010			Check #2739 refer to unit 20B NA	-
10C	1024	2100		1,650.00	.,	Kitchen cabinets	Martinson	Supplies		N/A		Rejected (payment prior to contract date)	000
10C	3993			-		Supplies	Home Depot	Supplies				Removed by Developer NIA	174
10C	959	2739	8/28/2010	1,075,00	1.075.00	Interior remodeling	Ponce de Leon	Labor	8/28/2010			NO FRANT	
10C	401351	2100	GEGEO!	260.00	0.00		Paulo Velazco	Labor	CIECUTO	NZA	Yes		PU
10C	128905			130.00		A/C repair	A. Estrada	Labor		N/A		We need copy of Invoice 128906 N.D.	
10C	1270		-	85.00		Appliances	Eagle Union	Supplies		N/A	Yes	Rejected (no Bank Statements) NIA	SPA
	1210	-		5.578.00					7	THE		Maria Caracana Maria	
11C	95981	-		- Appeter and		Supplies	Home Depot	Sutiplies		-		Removed by Developer NA	N
11C	96185		-	-		Supplies	Home Depot	Supplies				Removed by Developer NIA	10
11C	87002		-				Home Depot	Supplies				Removed by Developer NIA	N
11C	444	2303		345.50		Appliances	Eagle Union	Supplies		N/A		Check #2803 does not match involve	V
11C	469883		11/12/2010	70.00	70.00	Door repair	Jorge Sierra	Labor	11/12/2010	N/A	No I	SCOVID INSTALLAND COAD CARCAN AUGUS	1
-10	403003	2000	Talberry	70.00	10.00	Unclog and repair drain line	aurge diella	Lauvi	THIZZUIV	PER	NU		
110	1105	2918	12/23/2010	75.00	7F 00		Conno do Loren	Latin	tomomoral	ATEA	No. 1	NO PERMIT	. 1
120	1100	2010	10000010	15.00	19.00	Wood Injection Treatment on	Pance de Lean	Labor	12/23/2010	N/A	No	MA ARTHU	P
11C		3034	5/14/2011	525.00	ene on		NAME OF THE PARTY			***	. 1		۱,
	300	0009	SI PHZUIT	1,815;50		Dry wood termities	MHP	Labor	5/14/2011	N/A	No	invoice number not provided NA	N
2C		-			670.00			1					-
20	1244024	-		72.50	72.50	1200	Jorge Sterra	Labor		N/A	No	NA	N
2C	25000									1		Rejected (Invoice duplicated see unit 100	
	25893	0100	arman.	670.00	The second second	Carpet and Labor	Linda Carpet & Tile	Labor				(invoice #26051) NA	N
2C	9810	2159	3/5/2039	250.00		Bailh bub	Paulo Velazco	Labor	3/5/2012	NA	No	NU PERMIT,	18
2C	21131				0.00	Bash tub	Paulo Velazco	Labor				Removed by Developer NO DEAL	1 :

30 WORK- RELATED INVOICES, 10 REQUIRE PERMITS

Y = PENNIT REGIL

init#	Involce No.			Invoice Amount	Amount to be	E PROM E	Vendor	Job Description	Date or Work	License Required	1.70	Reason for Rejection	
120	573	2911	11/152010	85.00	85.00	Parts and Labor on stove, knew switch new burner	Eagle Union	Labor	11/15/2010	N/A	No	NA	1.5
2C	331483			402.87		Sunoies	Home Depot	Supplies		N/A	Yes	Rejected (no Invoice/ no Bank Statements)	NH
2C	618			55,00		Appliances	Eagle Union	Suoplies		N/A	Yes	Rejected (no Bank Statements)	ILA
	4	1 1 2	1	1-462-87			200	E 27	· A Santa		3.74		1
4C	11025	2958	2/24/2011	1,300.00		Kitchen	Martinson	Labor	2/24/2011	NIA	No	NO REPLIET	1
4C	56687			-		Supplies	Home Depot	Supplies				Removed by Developer - N 4-	1 ,
4C	8013	2511	11/7/2008	150.00		Bath tub	Paulo Velazzo	Labor ·	11/7/2008	N/A	No	NO DEPLIET	1
4C	834	2533	11/20/2008	1,485.001	1,485.00	Vinterior remodeling	Ponce de Leon	Labor		N/A	No	NO DEPLIE IL	
4C	91960			-	0.00	Supplies	Home Depot	Supplies			Part and	Removed by Developer NA	1
4C	1244011	2560	12/8/2008	45.00		Window repair	Jorge Sierra	Labor	12/8/2008	NVA	No	See unit 208 Bank Statements 2560 A/O	PERM
4C	9				0.00	Bactrical	Jesus Siso	Labor		VINEY		Removed by Developer NO SELLA	1
1C	128815	2342	10/31/2009	180.00	0.00	A/C repair	A. Estrada	Labor		Yes	Yes	Rejected (License is needed) — "N HK	
C	128817				0.00	A/C repair	A. Estrada	Labor				Removed by Developer IN IA	
4C	16617					Supplies	Hame Depot	Supplies				Removed by Developer N IA	a
4C	599			195.50	0.00	Appliances	Eagle Union	Supplies			Yes	Rejected (no invoice/ no Bank Statements) -	NA
				7000		Kitchen demolifian/install new				1		العدة محمد ما	
4C	1115	2957	2/25/2011	475.00		kilichen, delivering, etc.	Ponce de Leon	Labor	2/25/2011	N/A	No	NO PERMIT	,
IC !	33627						Home Depot	Supplies .				Removed by Developer NIA	
C	1144			2,250.00	0.00	Flooring	Pance de Lean	Labor			Yes	Rejected (no Bank Stalements) NIA	
ic	23766			1,-			Home Depot	Supplies				Removed by Developer AIA	
C	74540			-			Home Depot	Supplies				Removed by Developer NA	
				6,080,50			4-5C 8	The state of the s					
C	76223	2941	2/1/2011	419.32			Home Depot	Supplies	2/1/2011	N/A.	No	NA	
C	1154			4,970.00			Ponce de Leon	Labor			Yes	Rejected/involces does not match Bank State	NO PER
C	871	3043	4/28/2011	296.20			Eagle Union	Supplies	4/28/2011	N/a	No	. NY	
C	321764			. 85.00			A Estrada .	Labor			. 1	Removed by Developer — NIA	
				5.500.52	586.88		S. C.				har.		
								CALL					
AL	THIRD FLO	OR .		29,873.22	15,279.83								
1					No. 200				1				
MD	TOTAL			104,720.32	41,418.88						1		

Legen

Martinson Invoices: Check #1225 in the amount of \$35,200.00 provided by the developer dated 06/12/2006 before effective term of the contract 02/26/2008 Sale taxes: Miarni-Dade County do not pay for sales taxes.

Licensed needed - It is required for the worked performed in the unit based on the job description

Removed by Developer: Original draw binder submitted by Developer included all these invoices, on the second submission developer remove these invoices.

23 WORK-RELATED INVOICES, 6 REDVIRE PERMITS

TOTAL CALL PAGES 251 WORK-RELATED INVOICES; 71 REDVIRE PERMITS (28%)

Miami-Dade County Office of the Inspector General



Appendix A-1

Venice Park Gardens, Inc. Response Dated January 30, 2013

(3 pages, plus affidavit)

Affordable Housing Funding Agreement Between Miami-Dade County and Venice Park Gardens, Inc. for the Rehabilitation of the Venice Park Condominiums

IG12-19

Venice Park Gardens Inc.

January 30, 2013

Christopher Mazzella, Inspector General 19 W. Flagler Street, Suite 220 Miami, Fl. 33130

RE: Response to OIG Draft Report-IG12-19

Venice Park Gardens 1895 Venice Park Dr. North Miami, Fl. 33181

Dear Mr. Mazzella:

Venice Park Gardens, Inc. is in receipt of your draft report regarding concerns and allegations involving Venice Park Gardens. We thank you for affording us the opportunity to clarify various issues and to make corrections in those areas where we erred. We understand the difficulty of your duty but also realize that your function is needed and is in place solely to safeguard the investment of taxpayer dollars. Because we understand and value the role of the Inspector General's office, we offer the following as our formal response to your findings:

I. <u>False invoicing:</u>

Of the various allegations, which we have broken down into four (4) sections, we found this one to be a critical issue as it alleges fraud. The contractor in question, Mr. Jesus Siso, provided your office with statements indicating he did not perform the work invoiced and stated that Mr. Eduardo Pozo Sr. and Mr. Eduardo Pozo Jr. instructed him to change the work listed on the invoice. His reasons for stating that are understandable as being an unlicensed contractor could personally harm him and his ability to retain work. However, we must vigorously defend ourselves as our reputation has been harmed. Your report says that you have substantiated this finding which would lead the casual observer to deduce that what Mr. Siso stated is fact and has been proven. Attached is an affidavit executed by Mr. Helvert Garcia, who has lived at Venice Park since 1995 and has been the on-site manager since 2005. Summarily the affidavit states that Mr. Garcia did witness Mr. Siso perform the work that was invoiced as it was his unit that the work was invoiced. We respectfully request that you consider Mr. Garcia's statements and speak to him to ascertain and ultimately dismiss Mr. Siso's allegations. Although, we have known Mr. Siso for many years and have assisted him in the past, we are considering civil action against him for defamation. (See tab #2 for executed affidavit)

II. City of North Miami violations:

A. Roofing Repair (2007)

Venice Park was issued an Order to comply on or about July 20, 2012, from the City of North Miami. In September of 2007, Venice Park contracted a roofing company to address the compliance order. On October 16, 2012, the city of North Miami issued permit # BCR00-2012-00014. On November 16, 2012, the city of North Miami inspected the work performed and closed the permit. The Order to Comply was



satisfied and the case closed. We hope that this clarification from the City of North Miami will also clear up this allegation. (See tab #3 for final inspection/closed permit)

B. Elevator Compliance

Venice Park has received and acknowledges the violations for the elevator. There is a reason, not an excuse, for non-compliance at this point. In November of 2011 the north elevator room triggered the fire alarm that automatically dispatched the Miami Dade County Fire Department to respond. Shortly after the incident, ThyssenKrupp, Inc. the homeowner association's elevator Maintenance Company arrived and determined that an electrical event had taken place and damaged the existing circuits causing the elevator to be unusable. ThyssenKrupp's service technician removed the elevator from service. Venice Park recently hired an independent licensed electrician to identify and determine the cause of the interruption His letter dated January 28, 2013 concludes that an outside electrical surge in the electrical feed caused by a nearby lighting strike or some other power surge is the cause culprit for the interruption.

In January of 2012, Venice Park Condominium Association contacted its insurance company and opened a claim that it believed to be covered by the policy. To date, the insurance company is still reviewing and investigating the claim with no formal decision from the carrier. The Association has also retained legal counsel to assist with its claim. We expect the insurance carrier to pay for the repair as well as any code compliance issue which would relieve the homeowners from any special assessment as per the by-laws of the policy.

On April of 2012 the City of North Miami issued to Venice Park Condominium Association an order to comply (case # MHVIO-2012-00075) which included the repairing of the elevators. Furthermore the order to comply set July 17, 2012 as the comply date. The Association, because of lack of funding could not comply with the City's request and on August 1, 2012 was issued a daily fine of \$50.00. The fine is currently in effect. The association has received several proposals for the work, The resulting quotes would place a two thousand dollar (\$2,000.00) special assessment per unit, when presented at December's annual meeting many of the homeowners stated that they could not pay any special assessment, currently we are working with the elevator company to find financing options that could alleviate the burden on all the homeowners. While we are ready to cover expenses for each of the units under our control, we must remember that these units are for low income residents and the additional assessment for many of them would be impossible for them to afford. We recognize that and are open to any suggestions or recommendations that would allow us to address this issue. We have also made solicitations to the North Miami Community Development Agency for assistance with this issue with no success. (See tab #4)

III. Failure to obtain Permits:

We recognize and accept that work was performed without permits in some instances. We have examined all 77 work related invoices that were identified by your office to require a building permit and met with the City of North Miami Building and Zoning Director, Mr. John Jackson and confirmed that 42 of the invoice scopes of work do not require a building permit from the City of North Miami. The remaining scopes of work do require a permit and we did not comply. A permit application has been submitted to the City of North Miami and the process number has been obtained for the work without a permit. (BBC00-2013-00025 — Building Kitchen Cabinets, BEL00-2013-00028 Electrical, BME00-2013-0021 Mechanical, BPL00-2013-000185 Plumbing and BWDSO-2013-00032 Building Window Installation). Our intention is to have the work inspected by a licensed contractor prior to scheduling of final inspection from the City of North Miami Building and Zoning Department. We anticipate that all permits will be closed in 4-6 weeks from issuance of a building permit. (See tab #5 letter dated January 22, 2013 to Mr. John Jackson with attachments and tab #6 for permit application and process numbers from the city of North Miami.)

IV. Unlicensed Contractors:

We fully understand the intent of the Code in using licensed contractors is to protect the public from faulty work which could lead injury to people or property. Using the adage of "no good deed goes unpunished" we did contract various people who otherwise would not have been able to obtain work during this downturn in the construction industry in an attempt to assist them. Some of the cases listed do not require licensed contractors and we have attached a spreadsheet highlighting those instances. We hope that upon further review, your office can reach the same conclusions. In the other cases, there is not much we can do. As part of the work without permit and work by an unlicensed contractor, a qualified contractor that will resolve the permitting issue and will also inspect the work performed by the unlicensed contractor to ensure that it was correctly done as per the South Florida Building Code. We do recognize the need to comply with the Code and going forth will ensure that any contractor we hire is licensed and permits are obtained where required.

We understand the need to ensure that the County monitors the use of taxpayer dollars and ensures that it is used in the most efficient manner possible. Which includes compliance with all applicable Federal, State and local laws and ordinances. As taxpayer we agree that this is the function of government which is why we have remedied those instances where we lacked oversight and have highlighted areas where further review will clear up the concern. We thank-you for this opportunity and are available to discuss any issue you need further clarification on prior to issuing your final report. We wish to continue working with the County and will do whatever possible to regain your trust in furtherance of that relationship. See tab #7)

Respectfully,

Venice Park Gardens, Inc.

Eduardo Pozo President

Fax: 305/412-7218

AFFIDAVIT OF HELVERT GARCIA

STATE (OF FLORIDA)
COUNT	: S.S. Y OF MIAMI-DADE)
В	EFORE ME, the undersigned authority duly qualified to take acknowledgments and
administe	er oaths, this day personally appeared HELVERT GARCIA, who, after being by me
duly swo	rn, deposes and says:
1.	My name is Helvert Garcia and I am over 18 years of age. Since 1995, I have been a resident of Venice Park Gardens Apartments, located at 1895 Venice Park Drive, North Miami, Florida 33181.
2.	I currently reside in unit A-15 of Venice Park Gardens Apartments and also serve as its maintenance person.
3.	My duties as Venice Park Gardens Apartments' maintenance person include the maintenance of all common areas on the premises belonging to the Venice Park Condominium Association. I am also responsible for performing repairs on the property, including painting, cleaning and replacement of light bulbs.
4.	In the course of residing and/or performing my maintenance obligations at the Venice Park Gardens Apartments, I have personally witnessed Mr. Jesus Siso undertaking various electrical projects on the premises.
5.	Specifically, I have observed Mr. Siso replacing circuit breakers in several apartment units. I have also witnessed Mr. Siso replace electrical breakers in the building's electrical meter room. In addition, I have also observed Mr. Siso replace and/or repair exit and emergency lights in the corridors of the building.
	FURTHER AFFIANT SAYETH NAUGHT.
	Hellert Lereia HELVERT GARCIA
JUSY	VORN and SUBSCRIBED to before me, this 2014 day of

Personally known; or

Produced FL WIVEYS NCEMSE as identification

SANDRA PEREZ

Notary Public - State of Florida My Comm. Expires Sep 24, 2014 Commission # EE 19549

Bonded Through National Notary Assn.

Miami-Dade County Office of the Inspector General



Appendix A-2

Venice Park Gardens, Inc. Response Dated March 11, 2013

(7 pages)

Affordable Housing Funding Agreement Between Miami-Dade County and Venice Park Gardens, Inc. for the Rehabilitation of the Venice Park Condominiums

IG12-19

Venice Park Gardens Inc.

March 11, 2013

Christopher Mazzella, Inspector General 19 W. Flagler Street, Suite 220 Miami, Fl. 33130

RE:

Status Update
OIG Draft Report-IG12-19
Venice Park Gardens
1895 Venice Park Dr.
North Miami, Fl. 33181



Dear Mr. Mazzella:

In furtherance of our January 30, 2013 response, attached please find building permit BME00-2013-00021 for the air conditioning work to resolve the work without a permit for units 10C, 4B and 3C. We are also in the process of obtaining the kitchen cabinet, electrical, plumbing and window permits. As we stated in our formal response, we will continue to demonstrate compliance in all areas highlighted by your report

Respectfully,

Venice Park Gardens, Inc.

Eduardo Pozo President INSPECTOR GENERA

Fax: 305/412-7218



CITY OF NORTH MIAMI Building Department

Permit No.: BME00-2013-00021

BUILDING PERMIT

or inspections call: 95) 891-9308

Permit Type: MECHANICAL

Folio #:

0622280620001

Issue Date: 03/05/2013

Site Address: 1895 VENICE PARK DR

Expiration: 09/01/2013

NORTH MIAMI FL 33181

. VENICE PARK CONDO ASSOC. 9260 SW 72ND ST., SUITE 119

Phone:

MIAM! FL 33173

Fax:

Contractor:

Owner:

Address:

FROZE-ZONE CORP

Phone:

Fax:

4ddress:

Business Lic#: RA13067467

Phone:

Contact:

lescription:

LUIS CRUIZ

REFLACE EXISTING A/C UNITS FOR UNITS: 10C, 4B & 3C

HIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED. THIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 ONTHS AT ANY TIME AFTER WORK IS STARTED.

OUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN OUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU ITEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN TTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

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PTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS PLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AND THERE Y BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER NAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

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Miami-Dade County Office of the Inspector General



Appendix A-3

Venice Park Gardens, Inc. Response Dated April 16, 2013

(2 pages)

Affordable Housing Funding Agreement Between Miami-Dade County and Venice Park Gardens, Inc. for the Rehabilitation of the Venice Park Condominiums

IG12-19

Venice Park Gardens Inc.

April 16, 2013



Christopher Mazzella, Inspector General 19 W. Flagler Street, Suite 220 Miami, Fl. 33130

RE:

Status Update

OIG Draft Report-IG12-19 Venice Park Gardens 1895 Venice Park Dr. North Miami, Fl. 33181

Dear Mr. Mazzella:

In furtherance of our January 30, 2013 response, attached please find building permit BWBS0-2013-00032 for windows door and shutters, to resolve the work without a permit for units 6B, 10B and 9C. We are also in the process of obtaining the kitchen cabinet, electrical, and plumbing permits which we expect to be approved shortly. As we stated in our formal response, we will continue to demonstrate compliance in all areas highlighted by your report.

Respectfully,

Venice Park Gardens, Inc.

Eduardo Pozo President



CITY OF NORTH MIAMI **Building Department**

Permit No.: BWDS0-2013-00032

BUILDING PERMIT

For inspections call: (305) 891-9308

Permit Type: WINDOWS DOORS AND SHUTTERS

Folio #:

0622280620001

Issue Date: 04/16/2013

Site Address:

1895 VENICE PARK DR NORTH MIAMI FL 33181 **Expiration:** 10/13/2013

Owner:

Phone:

Address:

. VENICE PARK CONDO ASSOC.

9260 SW 72ND ST., SUITE 119

Fax:

CANDELA CONSTRUCTION INC.

Phone: (305) 667-2299

Fax:

Contractor: Address:

Business Lic#: CGC060864

Contact:

MARK CANDELA

MIAMI FL 33173

Phone: (305) 667-2299

Description:

REPLACE EXISTING WINDOW IN UNITS 6B, 10B AND 9C PROVIDE SHUTTER

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAW AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

Miami-Dade County Office of the Inspector General



Appendix A-4

Venice Park Gardens, Inc. Response Dated May 14, 2013

(3 pages)

Affordable Housing Funding Agreement Between Miami-Dade County and Venice Park Gardens, Inc. for the Rehabilitation of the Venice Park Condominiums

IG12-19

Venice Park Gardens Inc.

May 14, 2013

Christopher Mazzella, Inspector General 19 W. Flagler Street, Suite 220 Miami, Fl. 33130

RE:

Status Update

OIG Draft Report-IG12-19 Venice Park Gardens 1895 Venice Park Dr. North Miami, Fl. 33181



Dear Mr. Mazzella:

In furtherance of our January 30, 2013 response, attached please find building permit BBC00-2013-00025 for kitchen cabinets work and BEL00-2013-00028 for electrical work, to resolve the work without a permit for various units. We are also in the process of obtaining the plumbing permits which we expect to be approved shortly. As we stated in our formal response, we will continue to demonstrate compliance in all areas highlighted by your report.

Respectfully,

Venice Park Gardens, Inc.

Eduardo Pozo President



CITY OF NORTH MIAMI Building Department

Permit No.: BBC00-2013-00025

BUILDING PERMIT

For inspections call: (305) 891-9308

Permit Type: BUILDING COMMERCIAL

Folio #:

0622280620001

MIAMI FL 33173

Issue Date: 05/13/2013

Site Address:

1895 VENICE PARK DR

Expiration: 11/09/2013

NORTH MIAMI FL 33181

. VENICE PARK CONDO ASSOC.

Phone:

Owner: Address:

9260 SW 72ND ST., SUITE 119

Fax:

. .

Phone: (305) 667-2299

Fax:

Contractor: Address:

CANDELA CONSTRUCTION INC

Business Lic#: CGC060864

MARK CANDELA

Phone: (305) 667-2299

Description:

Contact:

KITCHEN CABINET INSTALLTION ONLY IN UNITS: 2A, 8A, 12A, 3B, 10B, 20B, 6C, 9C, 14C AND 20C

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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CITY OF NORTH MIÄMI Building Department

Permit No.: BEL00-2013-00028

BUILDING PERMIT

or inspections call: 305) 891-9308 Permit Type: ELECTRICAL

Folio #:

0622280620001

Issue Date: 05/13/2013

Site Address:

1895 VENICE PARK DR

Expiration: 11/09/2013

٠.

NORTH MIAMI FL 33181

Owner:

. VENICE PARK CONDO ASSOC.

Phone:

Address: 9

9260 SW 72ND ST., SUITE 119

Fax:

MIAMI FL 33173

ELECTRIC LINK LLC

Phone: (305) 323-6893

Fax:

Contractor: Address:

Contact:

Business Lic#: ER13013728

RAMON BENITEZ

Phone: (305) 323-6893

escription:

INSTALLATION OF GFI OUTLETS, REPLACING EXISTING MAIN BREAKER FOR UNITS: 15A, 12A,

8C, 9C, 14C, 8A, 14A, 21A & 6C

IS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED THIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 NTHS AT ANY TIME AFTER WORK IS STARTED.

DUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN DUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU TEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN TORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

REBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND RECT. ALL PROVISIONS OF LAW AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED H WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY //OLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION THE PERFORMANCE OF CONSTRUCTION.

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