



Hammock Oaks

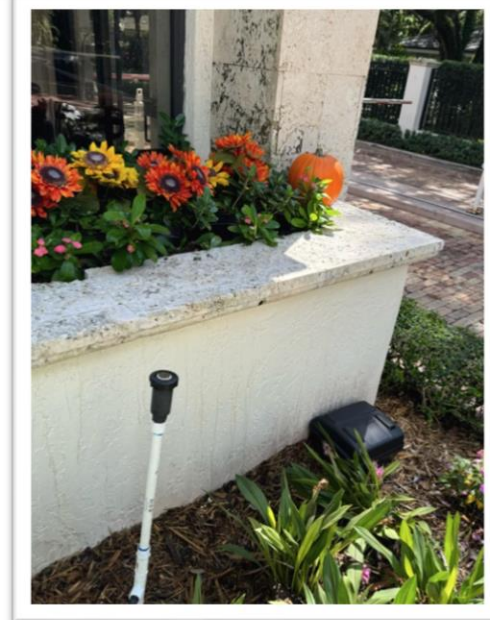
FIELD REPORT



December 2025

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

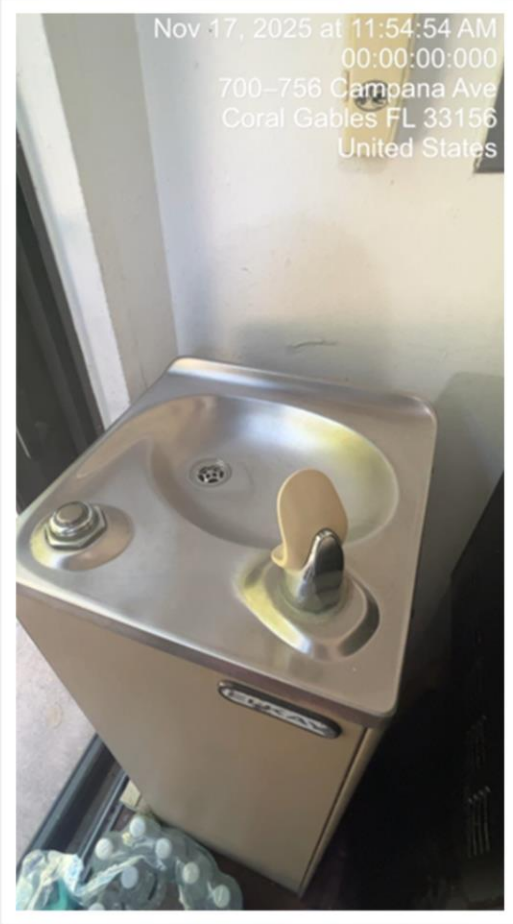
HAMMOCK OAKS



- Landscaping was maintained.
- Requested to have Backflow inspected.

Governmental Management Services-South Florida, LLC

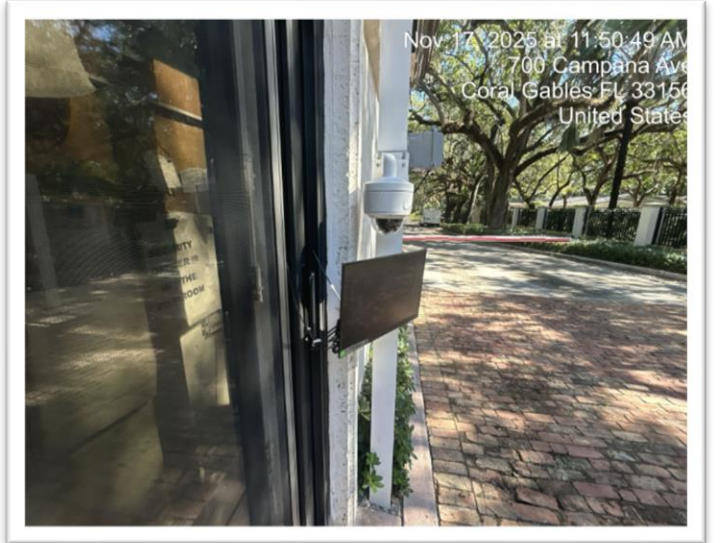
5385 N. Nob Hill Road Sunrise, FL 33351



- Requested to have water fountain serviced.

Governmental Management Services-South Florida, LLC

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- Access control and enhanced security services were provided by DML security.
- Monitor was reinstalled.

Governmental Management Services-South Florida, LLC

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Gate Repairs



DML Security Systems
 18495 South Dixie Hwy #284
 Cutler Bay, FL 33157
 (788) 899-2256
 kevin@dmi-security.com

WORK ORDER REPORT

Customer #86

Display name	Governmental Management Services-South Florida, LLC
Customer Type	Commercial
Custom Id	86
Company name	Governmental Management Services-South Florida, LLC
Pricing Tier	Tier 1
Description	



Service : Hammock Oaks taxing district (C/O GMS) : old cutler road and campana ave, Miami, FL 33156, United States

Address Type	Service
Street address	old cutler road and campana ave
Apt/Suite	
City, State ZIP	Miami, FL 33156, United States
Description	
Contact	Phone Type
Paul Winkeljohn	-Not Set-

Service Request #5351

Summary	Hammock Oaks Ipad Replacement 1.2025
Date Requested	12/19/2024
Description	Hammock Oaks Ipad Replacement 1.2025
	ipad password: 123456 lobby track security login: email: security.ho@dmi-security.com password: security2023
Created	12/19/2024 10:14 AM
Customer	Governmental Management Services-South Florida, LLC

Service Request Notes

Date	User	Note
12/19/2024 10:14 AM	Kevin Wimberly	Work Order #5351-1 was created with status Unassigned
01/14/2025 01:11 PM	Kevin Wimberly	Work Order #5351-1 Start Date was changed from 12/19/2024 at 08:00 AM to 01/14/2025 at 08:00 AM
01/14/2025 01:11 PM	Kevin Wimberly	Work Order #5351-1 End Date was changed from 12/31/2024 at 05:00 PM to 01/17/2025 at 05:00 PM

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

01/15/2025 05:48 PM Kevin Wimberly Work Order #5351-1 Start Date was changed from 01/14/2025 at 08:00 AM to 01/16/2025 at 08:00 AM
 01/15/2025 05:48 PM Kevin Wimberly Work Order #5351-1 End Date was changed from 01/17/2025 at 05:00 PM to 01/16/2025 at 05:00 PM
 01/15/2025 05:48 PM Kevin Wimberly Work Order #5351-1 status was changed from Unassigned to Incomplete
 01/15/2025 05:48 PM Kevin Wimberly Work Order #5351-1 was assigned from "Not Set" to "Sebastian Lo Yacono"
 01/16/2025 01:22 PM Sebastian Lo Yacono iPad was programmed and tested with guard on site. Hardware was added accordingly to the visitor and exit operator. LED at the exit operator was found damaged and was replaced as well. All gates are working properly by finishing service.
 01/16/2025 01:22 PM Sebastian Lo Yacono Work Order #5351-1 status was changed from Incomplete to Complete
 01/17/2025 10:14 AM Kevin Wimberly Work Order #5351-1 status was changed from Complete to Invoiced

Work Order #5351-1

Description Hammock Oaks Ipad Replacement 1.2025
Technician Sebastian Lo Yacono
Status Invoiced
Start 01/16/2025 08:00 AM
End 01/16/2025 05:00 PM
Invoicing Memo Hammock Oaks Ipad Replacement 1.2025
 iPad was programmed and tested with guard on site; included new case, glass protection screen, and charger / wire
 Tech found missing and broken hardware on the gates as a onsite inspection
 Hardware was added accordingly to the visitor and exit operator. LED at the exit operator was found damaged and was replaced as well. All gates are working properly by finishing service.

Service Items

Name	Description	Tier 1 Price	Unit Type	QTY	Taxable
DML-PMSA	The below service is Partially covered under an active preventative maintenance or service agreement	\$0.00	Item	1	N
Trip Charge	Travel: Includes gas, tolls, and parking	\$35.00	Item	1	N
Service Request	Service Fee (2hr Minimum)	\$250.00	Item	1	N
DML-SERVER-SERVICE	IT Service for Server's & Advanced Networking	\$150.00	Item	2	N
DML-IPAD4-MINI	Apple iPad Mini (Wi-Fi, 64GB) - Space Gray (Latest Model)	\$437.50	Item	1	N
DML-IPAD-CASE-10	Rugged Case for Ipad 10" with screen protection, flip back, handle strap, and shoulder strap	\$62.50	Item	1	N
DML-PMSA-DCL	Labor or Service Discount: Per an active preventative maintenance or service agreement	\$-250.00	Item	1	N
DML-PMSA-DCT	Trip Charge Discount: Per an active preventative maintenance or service agreement	\$-35.00	Item	1	N
NOTES	Tech found missing and broken hardware on the gates as a onsite inspection	\$0.00	Item	1	N
CP-LED12	10.5Ft LED+Wiring Harness	\$122.50	Item	1	N
DML-BARRIER-HWK	Liftmaster Barrier Arm Hardware Kit: Qty 2 Bolts, Qty 2 nylon nuts, Qty 4 washers	\$4.75	Item	2	N



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WORK ORDER REPORT

Customer #86

Display name Governmental Management Services-South Florida, LLC
Customer Type Commercial
Custom Id 86
Company name Governmental Management Services-South Florida, LLC
Pricing Tier Tier 1
Description



Service : Hammock Oaks taxing district (C/O GMS) : old cutler road and campana ave, Miami, FL 33156, United States

Address Type Service
Street address old cutler road and campana ave
Apt/Suite
City, State ZIP Miami, FL 33156, United States
Description
Contact **Phone** **Type**
 Paul Winkeljohn --Not Set--

Service Request #5136

Summary Hammock Oaks - Residence Entrances (OLD Card Reader Removal)
Date Requested 10/30/2024
Description Please remove old card reader and goose neck at the residence entrance lane cap off old conduit with j box or cap
Created 10/30/2024 11:10 AM
Customer Governmental Management Services-South Florida, LLC

Service Request Notes

Date	User	Note
10/30/2024 11:10 AM	Kevin Wimberly	Work Order #5136-1 was created with status Unassigned
10/30/2024 04:42 PM	Ricky Iglesias	Work Order #5136-1 status was changed from Unassigned to Incomplete
10/30/2024 04:42 PM	Ricky Iglesias	Work Order #5136-1 was assigned from "-Not Set-" to "Ruben Hernandez"
10/30/2024 05:30 PM	Ruben Hernandez	Work Order #5136-1 status was changed from Incomplete to Complete
11/04/2024 09:18 AM	Kevin Wimberly	Work Order #5136-1 status was changed from Complete to Invoiced
12/02/2024 02:40 PM	Kevin Wimberly	Payment #9870 in amount of \$35.00 was received for Invoice #5136-1
12/02/2024 02:40 PM	Kevin Wimberly	Invoice #5136-1 was paid in full



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WORK ORDER REPORT

Customer #86

Display name Governmental Management Services-South Florida, LLC
Customer Type Commercial
Custom Id 86
Company name Governmental Management Services-South Florida, LLC
Pricing Tier Tier 1
Description



Service : Hammock Oaks taxing district (C/O GMS) : old cutler road and campana ave, Miami, FL 33156, United States

Address Type Service
Street address old cutler road and campana ave
Apt/Suite
City, State ZIP Miami, FL 33156, United States

Contact	Phone	Type
Paul Winkeljohn		-Not Set-

Service Request #4987

Summary Hammock Oaks (Cap2d Offline)9-20-24
Date Requested 09/20/2024
Description Possible modem reboot
Created 09/20/2024 08:30 AM
Customer Governmental Management Services-South Florida, LLC

Service Request Notes

Date	User	Note
09/20/2024 08:30 AM	Scott Lawson	Work Order #4987-1 was created with status Unassigned
09/20/2024 08:31 AM	Scott Lawson	Work Order #4987-1 status was changed from Unassigned to Incomplete
09/20/2024 08:31 AM	Scott Lawson	Work Order #4987-1 was assigned from "-Not Set-" to "Scott Lawson"
09/23/2024 08:24 AM	Scott Lawson	Work Order #4987-1 End Date was changed from 09/20/2024 at 11:00 AM to 09/23/2024 at 11:00 AM
09/23/2024 08:24 AM	Scott Lawson	Work Order #4987-1 was assigned from "Scott Lawson" to "Sebastian Lo Yacono"
09/23/2024 11:40 AM	Sebastian Lo Yacono	Work Order #4987-1 status was changed from Incomplete to Complete
09/24/2024 03:16 PM	Kevin Wimberly	Work Order #4987-1 status was changed from Complete to Invoiced



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

Work Order #4987-1

Description Hammock Oaks (Cap2d Offline)9-20-24
Technician Sebastian Lo Yacono
Status Invoiced
Start 09/20/2024 09:00 AM
End 09/23/2024 11:00 AM
Invoicing Memo Hammock Oaks (Cap2d Offline)9-20-24

Provided service for cameras being off line. Tech was advised that FPL was working on the power at this area. Upon arrival all systems were running properly. Cameras were inspected, it shows that camera system is online and working. CAP2D was power cycled and it was confirmed that it is online.

Service Items

Name	Description	Unit Type	QTY	Taxable
DML-PMSA	The below service is covered under an active preventative maintenance or service agreement	Item	1	N
Trip Charge	Travel: Includes gas, tolls, and parking	Item	1	N

Service Forms

Attachments

Title	File Name
PDF Invoice 4987-1	Invoice 4987-1.pdf
Screenshot 09/23/24 11:38 AM	BD42FCA5-8794-4A11-AB46-9AE2E164D2B1.jpeg



Screenshot 09/23/24 11:38 AM 27F89316-DE79-414C-AA1C-4220BD9FC060.jpeg