



Sunrise Harbor

FIELD REPORT

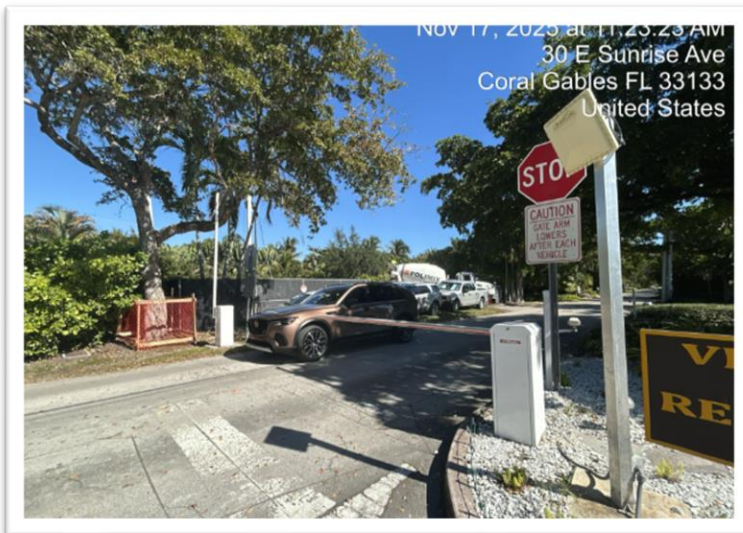
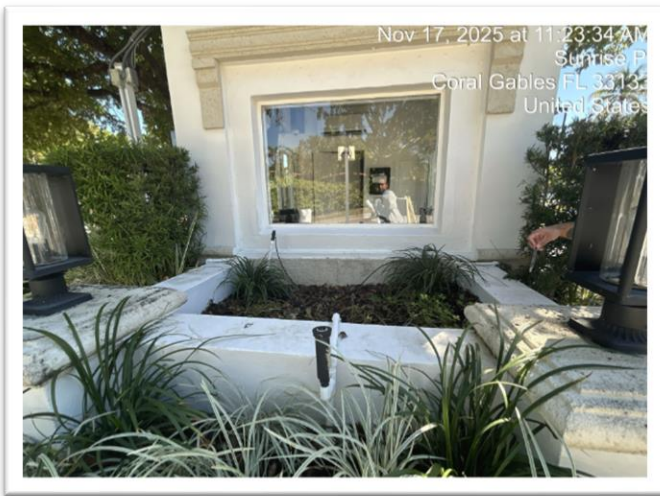


December 2025

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

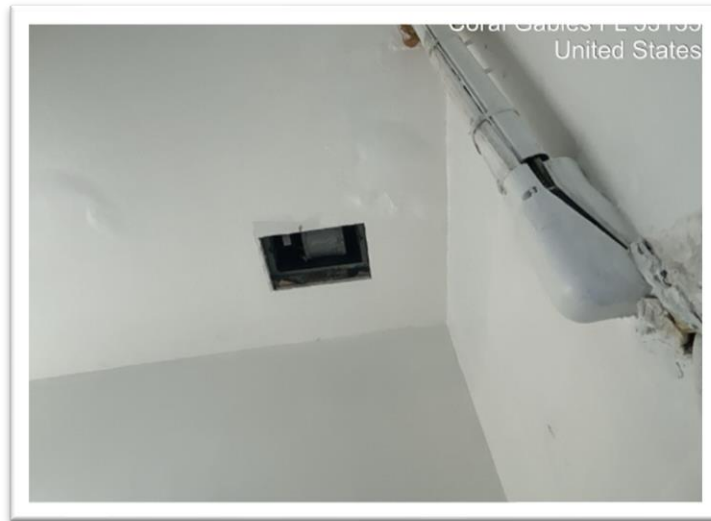


- AC was serviced.

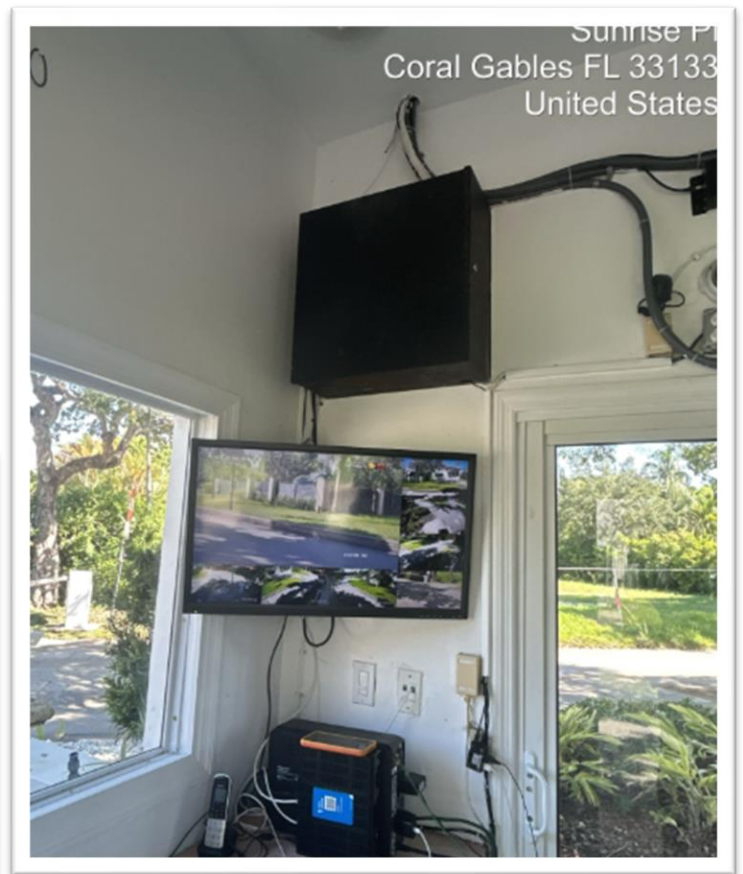
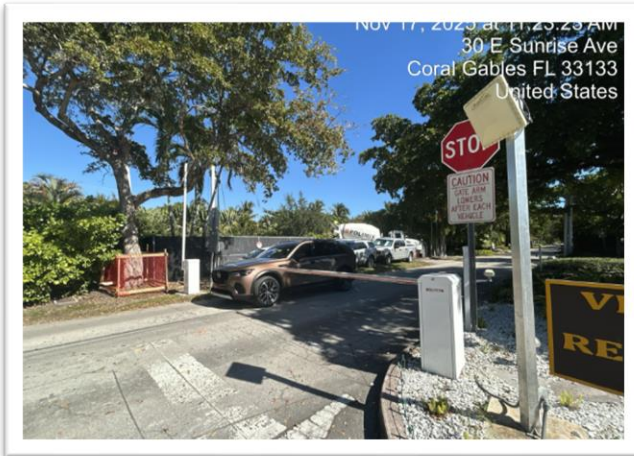


- Guardhouse was inspected and was in satisfactory condition.

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



- Drywall hole repair pending.



- Access control and enhance security were provided by DML security.

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

Gate Repairs



DML Security Systems

18495 South Dixie Hwy #264
 Cutler Bay, FL 33157
 (786) 899-2256
 kevin@dml-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 : SUNRISE HARBOUR : 39 East Sunrise Avenue, Coral Gables, FL 33133, United States

Address Type	Service
Street address	39 East Sunrise Avenue
Apt/Suite	
City, State ZIP	Coral Gables, FL 33133, United States
Description	
Contact	
Paul Winkeljohn	
Phone	
Type	-Not Set-

Service Request #4090

Summary	SUNRISE HARBOUR - Barrier Arm Operator Replacements 1.2024
Date Requested	01/10/2024
Description	<p>SUNRISE HARBOUR - Barrier Arm Operator Replacements 1.2024</p> <p>The existing operators have surpassed the manufacturers' life expectancy and need replacement.</p> <p>DML to install, configure, and test the below.</p> <p>Qty 3 Liftmaster Mega Arm Barrier Operators</p> <ul style="list-style-type: none"> - Visitor entrance - Resident entrance - Exit Lane <p>All units to be wired with new loop detector and harnesses</p> <p>*** existing inground / below paver loops to be reused ***</p> <p>*** existing barrier arms to be used; if arms are in poor condition and or require replacement, will be done as a change order or separate invoice per manamngt approval ***</p> <p>*** additional discounts to be provided per active PMSA ***</p>

Created 01/10/2024 11:42 AM
Customer Governmental Management Services-South Florida, LLC

 **Service Request Notes**

Date	User	Note
01/10/2024 11:42 AM	Kevin Wimberly	Work Order #4090-1 was created with status Unassigned
01/10/2024 11:42 AM	Kevin Wimberly	Created from Proposal #6287 "SUNRISE HARBOUR - Barrier Arm Operator Replacements 1.2024" that was created on 11/08/2023
01/17/2024 12:04 PM	Scott Lawson	Work Order #4090-1 status was changed from Unassigned to Incomplete
01/17/2024 12:04 PM	Scott Lawson	Work Order #4090-1 was assigned from "-Not Set-" to "Sebastian Lo Yacono"
01/17/2024 12:04 PM	Scott Lawson	Work Order #4090-2 was created with status Incomplete
01/19/2024 12:48 PM	Ruben Hernandez	Work Order #4090-2 status was changed from Incomplete to Complete
01/22/2024 08:24 AM	Scott Lawson	Work Order #4090-1 status was changed from Incomplete to Complete
01/22/2024 04:38 PM	Kevin Wimberly	Work Order #4090-1 status was changed from Complete to Invoiced
01/22/2024 04:38 PM	Kevin Wimberly	Work Order #4090-2 status was changed from Complete to Invoiced
02/19/2024 02:26 PM	Kevin Wimberly	Payment #7236 in amount of \$9,856.50 was received for Invoice #4090
02/19/2024 02:26 PM	Kevin Wimberly	Invoice #4090 was paid in full

 **Work Order #4090-2**

Description	SUNRISE HARBOUR - Barrier Arm Operator Replacements 1.2024
Technician	Ruben Hernandez
Status	Invoiced
Start	01/10/2024 08:00 AM
End	01/31/2024 05:00 PM
Invoicing Memo	SUNRISE HARBOUR - Barrier Arm Operator Replacements 1.2024 Install / Services Completed, and all operations tested and verified Detailed notes / pics available upon request

 **Service Items**

 **Service Forms**

 **Attachments**

Title	File Name
PDF Invoice 4090	Invoice 4090.pdf
PDF Invoice 4090	Invoice 4090.pdf

Resident Arming loop
tested bad (not used)

8eb5d985-2b61-4114-bc71-8ab9b4f67e61.jpg



Resident Loop Test
(good)

9ce30beb-0758-4166-83ed-2187edba50.jpg



Visitor Loop test (good)

ca61defe-8888-4a11-bed6-57e3c61c8dc8.jpg



Visitor Gate Interior Complete

9e1c69cb-2dd5-4dcf-afe1-72eb02a9f3cc.jpg



Visitor Close Loop Test (good)

5478b76c-88ba-4382-9888-aec4137904e7.jpg



Visitor Open Loop Test (good)

771e328d-6505-4f77-8216-887f93fddc25.jpg



Resident Barrier
Exterior Complete

99d5ec5e-ad76-4955-a723-c41ad51fddc2.jpg



Exit Gate Exterior
Complete

8a6f5108-86e3-4097-a21c-16baf68b7802.jpg



Resident Barrier Interior
Complete

96f4720a-cc1d-4910-9347-56761a443a06.jpg



Exit Barrier Interior
Complete

ef596ac2-2663-4fba-bf33-8725d51a4b8f.jpg



Resident barrier splice
point cleaned up

bf8e253b-0bde-45cd-8c70-a6a2eb71c099.jpg



Splices removed wiring
taken apart

d00af69f-e862-4cea-b779-2319274dc2c8.jpg



Resident Barrier interior
used a splice point

284269ba-8412-4452-bf63-cb308fa0769c.jpg



Existing exit barrier
interior

13541816-41e8-4f29-a5bd-e0ec40e92df8.jpg



Resident arming loop
(not needed)

5bc6c620-63a3-4ae5-be2f-425eafa32102.jpg



Free exit loop exposed

9e0d062c-22be-486f-b928-54b5a6f43bf8.jpg



Exit closing loop exposed

8ecb01c0-810e-4553-9c8b-b6de2ed2fd9a.jpg



Resident closing loop exposed and major asphalt issues

4ade7547-474f-48ed-8700-f234b9958823.jpg



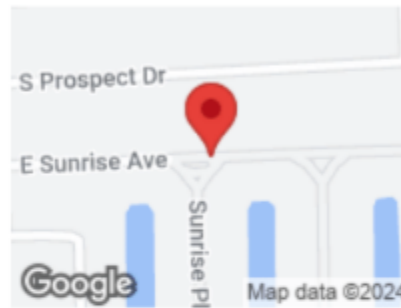


DML Security Systems
 18495 South Dixie Hwy #264
 Cutler Bay, FL 33157
 (786) 899-2256
 kevin@dml-security.com

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 : SUNRISE HARBOUR : 39 East Sunrise Avenue, Coral Gables, FL 33133, United States

Address Type Service
Street address 39 East Sunrise Avenue
Apt/Suite
City, State ZIP Coral Gables, FL 33133, United States
Description

Contact	Phone	Type
Paul Winkeljohn		-Not Set-

Service Request #4176

Summary Sunrise Harbor (Cap2D install) 1-31-24
Date Requested 01/31/2024
Description
Created 01/31/2024 10:31 AM
Customer Governmental Management Services-South Florida, LLC

Service Request Notes

Date	User	Note
01/31/2024 10:31 AM	Scott Lawson	Work Order #4176-1 was created with status Unassigned
01/31/2024 10:31 AM	Scott Lawson	Work Order #4176-1 status was changed from Unassigned to Incomplete
01/31/2024 10:31 AM	Scott Lawson	Work Order #4176-1 was assigned from "-Not Set-" to "Ruben Hernandez"
01/31/2024 10:41 AM	Scott Lawson	Work Order #4176-2 was created with status Incomplete
01/31/2024 02:49 PM	Ruben Hernandez	Work Order #4176-1 status was changed from Incomplete to Complete
02/01/2024 08:08 AM	Scott Lawson	Work Order #4176-2 status was changed from Incomplete to Complete
02/05/2024 11:03 AM	Kevin Wimberly	Work Order #4176-1 status was changed from Complete to Invoiced
02/05/2024 11:03 AM	Kevin Wimberly	Work Order #4176-2 status was changed from Complete to Invoiced



© 2024 RazorSync.com. All rights reserved. All other trademarks are the property of their respective owners.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

02/19/2024 02:26 PM Kevin Wimberly Payment #7237 in amount of \$1,093.25 was received for Invoice #4176
 02/19/2024 02:26 PM Kevin Wimberly Invoice #4176 was paid in full

Work Order #4176-1

Description Sunrise Harbor (Cap2D install) 1-31-24
Technician Ruben Hernandez
Status Invoiced
Start 01/31/2024 11:45 AM
End 01/31/2024 05:00 PM
Invoicing Memo DML to upgrade existing access control system to Liftmaster Cap2d (cloud based 2 door controller), and managed via Liftmaster MyQ Portal.
 CAP: New Panel installed, configured, and programmed; management to be sent remote access
 *** Discounts provided per KW via Liftmaster / Distribution Promo and DML PMSA ***
 *** Liftmaster MyQ Portal Hosting t be included in PMSA Agreement; billed quarterly ***

Service Items

Name	Description	Unit Type	QTY	Taxable
DML-PMSA	The below service is Partially covered under an active preventative maintenance or service agreement	Item	1	N
CP-CAP2D	CAP2D: Connected Access Portal-2 Dr Controller LiftMaster-Cloud Based. Credentialed Access Control, 12VDC, 1.5A minimum	Item	1	N
Materials	Conduit, J-Boxes, Fittings, Connectors, Etc	Item	1	N
Trip Charge	Travel: Includes gas, tolls, and parking	Item	1	N
Install	Install, Configure, and Program the above	Item	0.75	N
DML-PMSA-DC	Equipment Discount: Per an active preventative maintenance or service agreement	Item	1	N
DML-PMSA-DCL	Labor or Service Discount: Per an active preventative maintenance or service agreement	Item	0.4	N
DML-PMSA-DCL	Trip Discount: Per an active preventative maintenance or service agreement	Item	1	N

Service Forms

Attachments

Title	File Name
PDF Invoice 4176	Invoice 4176.pdf
PDF Invoice 4176	Invoice 4176.pdf

