

# **STONEGATE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**October 18, 2021**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**Stonegate Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889**

October 11, 2021

Board of Supervisors  
Stonegate Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on October 18, 2021 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Consider Ratification of Resolution 2021-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
4. Consideration of Allstate Resource Management, Inc., Increase Request
5. Discussion Items
  - A. Allstate Resource Management Report on Littoral Shelf and Aeration
  - B. Update: Pool Permit
  - C. Grand Room A/C
  - D. Pool System Upgrade Design
6. Consent Agenda Items
  - A. Acceptance of Unaudited Financial Statements as of August 31, 2021
  - B. Approval of September 14, 2021 Public Hearings and Regular Meeting Minutes
7. Staff Reports
  - A. Operations Manager: *UNUS Property Management*
    - Allstate Resource Management, Inc., Mitigation Area Management Report

- B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
- C. District Engineer: *Alvarez Engineers*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: January 4, 2022 at 6:30 P.M.
    - QUORUM CHECK

Alberto Eiras	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Joe McGuinness	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Michael Granobles	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Art Goessel	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Mariela Figueroa	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- 8. Supervisors' Requests
- 9. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 528 064 2804**

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2021-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Stonegate Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Miami-Dade County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Stonegate Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of September, 2021.

ATTEST:

**STONEGATE COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Secretary / Assistant Secretary

By:   
Its: chair

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll

**EXHIBIT "A"**

**EXHIBIT "B"**

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**



*Allstate*  
**RESOURCE MANAGEMENT, INC.**

6900 S.W. 21st Court, Building 9 · Davie, FL 33317

Phone: 954.382.9766 · Fax: 954.382.9770

Email: [info@allstatemanagement.com](mailto:info@allstatemanagement.com)

[www.allstatemanagement.com](http://www.allstatemanagement.com)

The past 18 months have been unusual to say the least. Unfortunately, the cost of products, fuel and labor has seen a severe spike during this period. Effective January 1, 2022 there will be a nominal five percent (5%) increase for our professional services.

Please plan accordingly when preparing your 2022 budget.

Respectfully,

Allstate Resource Management, Inc

**From:** afuhrman@allstatemanagement.com <afuhrman@allstatemanagement.com>  
**Sent:** Wednesday, September 08, 2021 12:42 PM  
**To:** jeckhardt@allstatemanagement.com  
**Cc:** Daniel Rom <romd@whhassociates.com>  
**Subject:** RE: Waterway Report - Stonegate CDD

Good afternoon Daniel,

I don't foresee another increase however unfortunately I can't guarantee no increase for the next two years as we have never seen cost of good prices hike like this in our 23 years as a company.

I understand the boards position and will do anything in my power not to raise prices again. This is our first increase for most of our customers in over 10 years.

Regards,

Andy Fuhrman  
Vice President  
954-382-9766 p  
954-382-9770 f  
[afuhrman@allstatemanagement.com](mailto:afuhrman@allstatemanagement.com)  
[www.allstatemanagement.com](http://www.allstatemanagement.com)





**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6A**

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2021**

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2021**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
<b>ASSETS</b>					
Bank of America	\$ 580,582	\$ -	\$ -	\$ -	\$ 580,582
FineMark Bank - money mkt	258,647	-	-	-	258,647
Investments					
State Board of Administration	11	-	-	-	11
Revenue 2013	-	150,602	-	-	150,602
Reserve 2013	-	25,000	-	-	25,000
Prepayment 2013	-	3	-	-	3
Revenue 2020	-	-	193,612	-	193,612
Reserve 2020	-	-	159,500	-	159,500
Construction 2020	-	-	-	495,936	495,936
Undeposited funds	670	-	-	-	670
Due from other	116	-	-	-	116
Due from other funds					
General fund	-	13,179	7,062	-	20,241
<b>Total assets</b>	<b>\$ 840,026</b>	<b>\$ 188,784</b>	<b>\$360,174</b>	<b>\$ 495,936</b>	<b>\$ 1,884,920</b>
<b>LIABILITIES AND FUND BALANCES</b>					
<b>Liabilities:</b>					
Accounts payable - clubhouse	\$ 2,766	\$ -	\$ -	\$ -	\$ 2,766
Due to other funds					
Debt service - series 2013	13,179	-	-	-	13,179
Debt service - series 2020	7,062	-	-	-	7,062
Deposits - rental facility	1,000	-	-	-	1,000
<b>Total liabilities</b>	<b>24,007</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24,007</b>
<b>Fund Balance</b>					
Restricted					
Debt service	-	188,784	360,174	-	548,958
Construction	-	-	-	495,936	495,936
Committed					
Clubhouse renewal & replacement	155,000	-	-	-	155,000
Assigned					
3 months working capital	159,023	-	-	-	159,023
Disaster	225,000	-	-	-	225,000
Unassigned	276,996	-	-	-	276,996
<b>Total fund balance</b>	<b>816,019</b>	<b>188,784</b>	<b>360,174</b>	<b>495,936</b>	<b>1,860,913</b>
<b>Total liabilities &amp; fund balances</b>	<b>\$ 840,026</b>	<b>\$ 188,784</b>	<b>\$360,174</b>	<b>\$ 495,936</b>	<b>\$ 1,884,920</b>

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments	\$ -	\$ 721,701	\$ 715,602	101%
Interest	112	1,720	1,000	172%
Clubhouse rental fees	3,720	6,395	1,092	586%
Miscellaneous	420	1,935	5,000	39%
Total revenues	<u>4,252</u>	<u>731,751</u>	<u>722,694</u>	101%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,000	6,000	6,000	100%
Payroll taxes	77	459	459	100%
Management/recording/accounting	3,549	39,041	42,590	92%
Legal	1,973	21,958	20,000	110%
Engineering	92	1,010	1,000	101%
Audit	-	6,730	6,730	100%
Assessment roll preparation	444	4,888	5,332	92%
Arbitrage rebate calculation	-	500	1,250	40%
Dissemination agent	88	963	1,051	92%
Trustee	-	7,531	6,500	116%
ADA website compliance	210	210	210	100%
Website enhancement	-	705	1,220	58%
Postage	90	466	2,000	23%
Legal advertising	-	416	1,225	34%
Office supplies	-	574	300	191%
Other current charges	146	5,644	1,500	376%
Annual special district fee	-	175	175	100%
Insurance	-	6,895	6,950	99%
Property taxes	-	-	178	0%
Total administrative expenses	<u>7,669</u>	<u>104,165</u>	<u>104,670</u>	100%
<b>Field Operations</b>				
Landscape maintenance	3,243	71,000	77,158	92%
Landscape replacement	-	10,760	10,000	108%
Playground maintenance	-	-	3,000	0%
Clubhouse irrigation	-	880	6,000	15%
Pump maintenance/repair	-	2,089	4,500	46%
Electrical repairs	-	-	3,000	0%
Lake maintenance	1,527	55,812	20,000	279%
Aeration maintenance	-	-	1,700	0%
Contingency	-	-	5,000	0%
Holiday decorations	-	15,750	14,350	110%
Animal control	500	6,780	7,500	90%
Operating supplies	-	-	2,000	0%
Total field operations	<u>5,270</u>	<u>163,071</u>	<u>154,208</u>	106%

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Clubhouse</b>				
Telephone	371	4,978	7,200	69%
Utilities	6,692	43,165	63,000	69%
Insurance	-	16,922	14,575	116%
Flood insurance	-	-	2,819	0%
Alarm monitoring	291	6,886	1,775	388%
Fire monitoring	878	1,089	540	202%
Pool maintenance	-	27,675	24,600	113%
Pool repair	-	6,083	7,500	81%
Pool health inspections	-	376	750	50%
Air conditioning R&M	-	15,156	4,500	337%
Clubhouse operation and management				
Clubhouse management	14,917	177,451	194,103	91%
Special events	-	19,110	25,000	76%
Fitness equipment maintenance	360	5,870	5,500	107%
Pool attendant	4,130	4,130	-	N/A
Office supplies	154	1,106	1,800	61%
Repairs and maintenance	-	24,751	15,000	165%
Pressure cleaning	-	2,510	3,000	84%
Janitorial supplies	2,226	8,550	15,700	54%
Contingencies	-	-	9,000	0%
Total clubhouse	<u>30,019</u>	<u>365,808</u>	<u>396,362</u>	<u>92%</u>
<b>Infrastructure reinvestment</b>				
Capital outlay				
General	-	105,671	60,000	176%
Total clubhouse reserves	<u>-</u>	<u>105,671</u>	<u>60,000</u>	<u>176%</u>
<b>Other fees and charges</b>				
Property appraiser	-	-	3,727	0%
Tax collector	-	6,240	3,727	167%
Total other fees and charges	<u>-</u>	<u>6,240</u>	<u>7,454</u>	<u>84%</u>
Total expenditures	<u>42,958</u>	<u>744,955</u>	<u>722,694</u>	<u>103%</u>
Net increase/(decrease) of fund balance	(38,706)	(13,204)	-	
Fund balances - beginning	854,725	829,223	781,759	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	155,000	155,000	155,000	
Assigned				
3 months working capital	159,023	159,023	159,023	
Disaster	225,000	225,000	225,000	
Unassigned	276,996	276,996	291,302	
Total Fund balance - ending	<u>\$ 816,019</u>	<u>\$ 816,019</u>	<u>\$ 781,759</u>	

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND: SERIES 2013 (REFUNDED SERIES 2004)  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments	\$ -	\$ 607,217	\$ 601,516	101%
Interest	1	22	-	N/A
Total revenues	<u>1</u>	<u>607,239</u>	<u>601,516</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	310,000	310,000	100%
Interest 11/1	-	142,625	142,625	100%
Interest 5/1	-	142,625	142,625	100%
Property appraiser	-	-	3,133	0%
Tax collector	-	5,250	3,133	168%
Total expenditures	<u>-</u>	<u>600,500</u>	<u>601,516</u>	100%
Net increase/(decrease) of fund balance	1	6,739	-	
Fund balances - beginning	188,783	182,045	173,351	
Fund balances - ending	<u>\$ 188,784</u>	<u>\$ 188,784</u>	<u>\$ 173,351</u>	

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND: SERIES 2020  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessments	\$ -	\$ 325,377	\$ 322,360	101%
Interest	2	22	-	N/A
Total revenues	<u>2</u>	<u>325,399</u>	<u>322,360</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	180,000	180,000	100%
Interest 11/1	-	95,694	95,694	100%
Interest 5/1	-	68,625	68,625	100%
Property appraiser	-	-	1,679	0%
Tax collector	-	2,814	1,679	168%
Total debt service	<u>-</u>	<u>347,133</u>	<u>347,677</u>	100%
Net increase/(decrease) of fund balance	2	(21,734)	(25,317)	
Fund balances - beginning	360172	381,908	322,765	
Fund balances - ending	<u>\$ 360,174</u>	<u>\$ 360,174</u>	<u>\$ 297,448</u>	

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND: SERIES 2020  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 3	\$ 30
Total revenues	<u>3</u>	<u>30</u>
 <b>EXPENDITURES</b>		
Capital outlay	<u>344</u>	<u>114,334</u>
Total expenditures	<u>344</u>	<u>114,334</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (341)	 (114,304)
 Fund balances - beginning	 <u>496,277</u>	 <u>610,240</u>
Fund balances - ending	<u>\$ 495,936</u>	<u>\$ 495,936</u>



**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
AUGUST 31, 2021**

## Stonegate CDD Check Detail August 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>08/12/2021</b>	<b>FEDEX</b>	<b>101.000 · Bank of ...</b>		<b>-82.72</b>
Bill	7-418-91350	08/11/2021		519.410 · Postage	-21.93	21.93
Bill	7-463-84554	08/11/2021		519.410 · Postage	-60.79	60.79
TOTAL					-82.72	82.72
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>08/19/2021</b>	<b>FEDEX</b>	<b>101.000 · Bank of ...</b>		<b>-7.66</b>
Bill	7-470-68004	08/18/2021		519.410 · Postage	-7.66	7.66
TOTAL					-7.66	7.66
<b>Bill Pmt -Check</b>	<b>CBP</b>	<b>08/10/2021</b>	<b>COMCAST CORPO...</b>	<b>101.000 · Bank of ...</b>		<b>-805.77</b>
Bill	0760104 052221	08/10/2021		536.010 · Utilities	-202.81	288.62
Bill	0760104 062221	08/10/2021		536.010 · Utilities	-301.48	301.48
Bill	0760104 072221	08/10/2021		536.010 · Utilities	-301.48	301.48
TOTAL					-805.77	891.58
<b>Bill Pmt -Check</b>	<b>CBP</b>	<b>08/19/2021</b>	<b>AT &amp; T</b>	<b>101.000 · Bank of ...</b>		<b>-370.56</b>
Bill	305 247-4094 072921	08/11/2021		536.411 · Clubhous...	-370.56	370.56
TOTAL					-370.56	370.56
<b>Liability Check</b>	<b>EFTPS</b>	<b>08/12/2021</b>	<b>UNITED STATES T...</b>	<b>101.000 · Bank of ...</b>		<b>-153.00</b>
				216.001 · FICA Pay...	-14.50	14.50
				216.001 · FICA Pay...	-14.50	14.50
				216.001 · FICA Pay...	-62.00	62.00
				216.001 · FICA Pay...	-62.00	62.00
TOTAL					-153.00	153.00
<b>Bill Pmt -Check</b>	<b>13896</b>	<b>08/05/2021</b>	<b>ADA SITE COMPLI...</b>	<b>101.000 · Bank of ...</b>		<b>-210.00</b>
Bill	1821	08/04/2021		519.408 · ADA Web...	-210.00	210.00
TOTAL					-210.00	210.00

**Stonegate CDD**  
**Check Detail**  
 August 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>13897</b>	<b>08/05/2021</b>	<b>UNUS PROPERTY ...</b>	<b>101.000 · Bank of ...</b>		<b>-19,201.06</b>
Bill	1012	08/04/2021		536.022 · Clubhous...	-14,916.66	14,916.66
				536.007 · Office Su...	-154.40	154.40
				536.036 · Pool Atte...	-4,130.00	4,130.00
TOTAL					-19,201.06	19,201.06
<b>Bill Pmt -Check</b>	<b>13898</b>	<b>08/05/2021</b>	<b>WRATHELL, HUNT...</b>	<b>101.000 · Bank of ...</b>		<b>-4,081.08</b>
Bill	2019-2599	08/04/2021		512.311 · Managem...	-3,549.17	3,549.17
				513.310 · Assessm...	-444.33	444.33
				513.315 · Dissemin...	-87.58	87.58
TOTAL					-4,081.08	4,081.08
<b>Bill Pmt -Check</b>	<b>13899</b>	<b>08/05/2021</b>	<b>ALLSTATE RESOU...</b>	<b>101.000 · Bank of ...</b>		<b>-1,352.00</b>
Bill	177910	08/04/2021		537.003 · Lake Mai...	-1,352.00	1,352.00
TOTAL					-1,352.00	1,352.00
<b>Bill Pmt -Check</b>	<b>13900</b>	<b>08/05/2021</b>	<b>ARMANDO GARCI...</b>	<b>101.000 · Bank of ...</b>		<b>-3,243.00</b>
Bill	762212	08/04/2021		537.400 · Lawn Cut...	-2,400.00	2,400.00
				537.470 · Tract C	-510.00	510.00
				537.450 · Irrigation ...	-333.00	333.00
TOTAL					-3,243.00	3,243.00
<b>Bill Pmt -Check</b>	<b>13901</b>	<b>08/05/2021</b>	<b>AT&amp;I SYSTEMS</b>	<b>101.000 · Bank of ...</b>		<b>-291.00</b>
Bill	47307	08/04/2021		536.001 · Alarm Mo...	-291.00	291.00
TOTAL					-291.00	291.00
<b>Bill Pmt -Check</b>	<b>13902</b>	<b>08/05/2021</b>	<b>CITY OF HOMEST...</b>	<b>101.000 · Bank of ...</b>		<b>-4,884.51</b>
Bill	000351215 072721	08/04/2021		536.010 · Utilities	-3,918.85	3,918.85
Bill	000363973 72621	08/04/2021		536.010 · Utilities	-965.66	965.66
TOTAL					-4,884.51	4,884.51

## Stonegate CDD Check Detail August 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>13903</b>	<b>08/05/2021</b>	<b>FITNESS SOURCE</b>	<b>101.000 · Bank of ...</b>		<b>-180.00</b>
Bill	51617	08/04/2021		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00
<b>Paycheck</b>	<b>13904</b>	<b>08/12/2021</b>	<b>Alberto Eiras</b>	<b>101.000 · Bank of ...</b>		<b>-184.70</b>
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
<b>Paycheck</b>	<b>13905</b>	<b>08/12/2021</b>	<b>Arthur D. Goessel</b>	<b>101.000 · Bank of ...</b>		<b>-184.70</b>
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
<b>Paycheck</b>	<b>13906</b>	<b>08/12/2021</b>	<b>Joseph M McGuin...</b>	<b>101.000 · Bank of ...</b>		<b>-184.70</b>
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70

## Stonegate CDD Check Detail August 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	13907	08/12/2021	Mariela C. Figueroa	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	13908	08/12/2021	Michael A. Granob...	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Bill Pmt -Check	13909	08/19/2021	ALVAREZ ENGINE...	101.000 · Bank of ...		-92.50
Bill	6115	08/18/2021		519.320 · Engineeri...	-92.50	92.50
TOTAL					-92.50	92.50
Bill Pmt -Check	13910	08/19/2021	BILLING, COCHRA...	101.000 · Bank of ...		-1,973.00
Bill	170104	08/18/2021		514.310 · Legal Fees	-1,973.00	1,973.00
TOTAL					-1,973.00	1,973.00
Bill Pmt -Check	13911	08/19/2021	ALLSTATE RESOU...	101.000 · Bank of ...		-175.00
Bill	179119	08/18/2021		537.003 · Lake Mai...	-175.00	175.00
TOTAL					-175.00	175.00

## Stonegate CDD Check Detail August 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>13912</b>	<b>08/19/2021</b>	<b>ANIMAL REMOVA...</b>	<b>101.000 · Bank of ...</b>		<b>-500.00</b>
Bill	080921	08/18/2021		537.500 · Animal C...	-500.00	500.00
TOTAL					-500.00	500.00
<b>Bill Pmt -Check</b>	<b>13913</b>	<b>08/19/2021</b>	<b>GALLOWAY OFFI...</b>	<b>101.000 · Bank of ...</b>		<b>-2,226.33</b>
Bill	1258759-0	08/18/2021		536.011 · Janitorial ...	-22.95	22.95
Bill	1258730-0	08/18/2021		536.011 · Janitorial ...	-868.51	868.51
Bill	1256397-0	08/18/2021		536.011 · Janitorial ...	-43.98	43.98
Bill	1256298-0	08/18/2021		536.011 · Janitorial ...	-274.73	274.73
Bill	1261391-0	08/18/2021		536.011 · Janitorial ...	-423.14	423.14
Bill	1261386-0	08/18/2021		536.011 · Janitorial ...	-593.02	593.02
TOTAL					-2,226.33	2,226.33
<b>Check</b>	<b>13914</b>	<b>08/19/2021</b>	<b>JENNIFER GREEN</b>	<b>101.000 · Bank of ...</b>		<b>-250.00</b>
				369.100 · Misc. Inc...	-250.00	250.00
TOTAL					-250.00	250.00
<b>Check</b>	<b>13915</b>	<b>08/19/2021</b>	<b>DARIAN MALLARY</b>	<b>101.000 · Bank of ...</b>		<b>-160.00</b>
				369.100 · Misc. Inc...	-160.00	160.00
TOTAL					-160.00	160.00
<b>Bill Pmt -Check</b>	<b>13916</b>	<b>08/26/2021</b>	<b>CHI ALARMS, INC.</b>	<b>101.000 · Bank of ...</b>		<b>-878.00</b>
Bill	268364	08/25/2021		536.009 · Fire Monit...	-135.00	135.00
Bill	268299	08/25/2021		536.009 · Fire Monit...	-198.00	198.00
Bill	268210	08/25/2021		536.009 · Fire Monit...	-410.00	410.00
Bill	267456	08/25/2021		536.009 · Fire Monit...	-135.00	135.00
TOTAL					-878.00	878.00
<b>Bill Pmt -Check</b>	<b>13917</b>	<b>08/26/2021</b>	<b>CITY OF HOMEST...</b>	<b>101.000 · Bank of ...</b>		<b>-931.76</b>
Bill	000363973 082421	08/25/2021		536.010 · Utilities	-931.76	931.76
TOTAL					-931.76	931.76

1:31 PM

09/08/21

**Stonegate CDD**  
**Check Detail**  
August 2021

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<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill Pmt -Check	13918	08/26/2021	FITNESS SOURCE	101.000 · Bank of ...		-180.00
Bill	51887	08/25/2021		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
INVOICES  
AUGUST 31, 2021**





<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>
7-418-91350	Jun 28, 2021	[REDACTED]

FedEx Tax ID: 71-0427007

**Billing Address:**  
STONE GATE CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

**Shipping Address:**  
STONE GATE CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

**Invoice Questions?**  
**Contact FedEx Revenue Services**  
Phone: 800.645.9424  
M-F 7-5 (CST)  
Internet: fedex.com/usgovt

**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$21.93	
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$21.93</b>	519.410 001

Other discounts may apply.  
To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

<b>Invoice Number</b>	<b>Invoice Amount</b>	<b>Account Number</b>
7-418-91350	USD \$21.93	[REDACTED]

**Remittance Advice**

Your payment is due by Aug 12, 2021

7418913500000002193129321877310000000000000000219310



STONE GATE CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

FedEx  
P.O. Box 371461  
Pittsburgh PA 15250-7461





<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-418-91350	Jun 28, 2021		3 of 3

**Ship Date:** Jun 22, 2021      **Cust. Ref.:** Stongegate- Agenda pkg 6      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 7.50% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	774070530725	Kimberly McIntosh	Daniel Rom
<b>Service Type</b>	FedEx Standard Overnight	WHA	6828 Wedgewood Village Ct
<b>Package Type</b>	FedEx Box	2300 Glades Road	LAKE WORTH FL 33463 US
<b>Zone</b>	02	BOCA RATON FL 33431 US	
<b>Packages</b>	1		
<b>Rated Weight</b>	4.0 lbs, 1.8 kgs		
<b>Delivered</b>	Jun 23, 2021 12:19	Transportation Charge	7.32
<b>Svc Area</b>	A2	Fuel Surcharge	0.84
<b>Signed by</b>	see above	Residential Delivery	4.65
<b>FedEx Use</b>	00000000/134449/02	<b>Total Charge</b>	<b>USD \$12.81</b>
			<b>Third Party Subtotal</b>
			<b>USD \$21.93</b>
			<b>Total FedEx Express</b>
			<b>USD \$21.93</b>



<b>Invoice Number</b> 7-463-84554	<b>Invoice Date</b> Aug 09, 2021	<b>Account Number</b> [REDACTED]
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FedEx Tax ID: 71-0427007

**Billing Address:**

STONE GATE CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

**Shipping Address:**

STONE GATE CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

**Invoice Questions?**

**Contact FedEx Revenue Services**

Phone: 800.645.9424  
M-F 7-5 (CST)  
Internet: fedex.com/usgovt

**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$60.79	519.410
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$60.79</b>	001

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

<b>Invoice Number</b> 7-463-84554	<b>Invoice Amount</b> USD \$60.79	<b>Account Number</b> [REDACTED]
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**Remittance Advice**

Your payment is due by Sep 23, 2021

7463845540000006079829321877310000000000000000607980



STONE GATE CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

FedEx  
P.O. Box 371461  
Pittsburgh PA 15250-7461





<b>Invoice Number</b> 7-463-84554	<b>Invoice Date</b> Aug 09, 2021	<b>Account Number</b> [REDACTED]	Page 3 of 4
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**Ship Date:** Aug 05, 2021      **Cust. Ref.:** SGCDD 8/9/21 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 7.50% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	774463514967	Daphne Gilyard	Arthur D. Goessel
Service Type	FedEx Priority Overnight	WHA	3591 NE 10TH DR
Package Type	FedEx Pak	2300 Glades Road	HOMESTEAD FL 33033 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Aug 06, 2021 12:00	Transportation Charge	7.47
Svc Area	A2	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.65
FedEx Use	00000000/286977/02	<b>Total Charge</b>	<b>USD \$12.97</b>

**Ship Date:** Aug 05, 2021      **Cust. Ref.:** SGCDD 8/9/21 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 7.50% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	774463515172	Daphne Gilyard	Michael Granobles
Service Type	FedEx Priority Overnight	WHA	1021 NE 36TH AVE
Package Type	FedEx Pak	2300 Glades Road	HOMESTEAD FL 33033 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Aug 06, 2021 11:59	Transportation Charge	7.47
Svc Area	A2	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.65
FedEx Use	00000000/286977/02	<b>Total Charge</b>	<b>USD \$12.97</b>

**Ship Date:** Aug 05, 2021      **Cust. Ref.:** SGCDD 8/9/21 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 7.50% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	774463515231	Daphne Gilyard	Joe McGuinness
Service Type	FedEx Priority Overnight	WHA	3540 NE 11TH DR
Package Type	FedEx Pak	2300 Glades Road	HOMESTEAD FL 33033 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Aug 06, 2021 12:10	Transportation Charge	7.47
Svc Area	A2	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.65
FedEx Use	00000000/286977/02	<b>Total Charge</b>	<b>USD \$12.97</b>

**Ship Date:** Aug 05, 2021      **Cust. Ref.:** SGCDD 8/9/21 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 7.50% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	774463515264	Daphne Gilyard	Mariela Figueroa
Service Type	FedEx Priority Overnight	WHA	1740 NE 36TH AVE
Package Type	FedEx Pak	2300 Glades Road	HOMESTEAD FL 33033 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Aug 06, 2021 12:18	Transportation Charge	7.47

Continued on next page



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-463-84554	Aug 09, 2021		4 of 4

Tracking ID: 774463515264 continued

Svc Area	A2	Fuel Surcharge		0.85
Signed by	see above	Residential Delivery		4.65
FedEx Use	000000000/286977/02	<b>Total Charge</b>	<b>USD</b>	<b>\$12.97</b>
			<b>Third Party Subtotal</b>	<b>USD \$60.79</b>
			<b>Total FedEx Express</b>	<b>USD \$60.79</b>







# Hello Stonegate Comm Dev Dist,

Thanks for choosing Comcast Business.

536.010  
001

## Your bill at a glance

For 1020 MALIBU WAY, HOMESTEAD, FL, 33033-5350

**Amount due Jun 12, 2021** **\$218.60**

## Your bill explained

- We've applied a partial charge of \$10.25 as a result of changes to Business Internet 75, Business Internet 300+, TV Preferred and other charges made to your account on May 10 and May 15.
- Regular monthly charges have decreased by \$7.25 as a result of service change(s) made to Comcast Business, Service fees and Equipment & services.
- Taxes, fees & other charges have decreased by \$4.36 on your account as a result of changes to your services.

### Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250

STONEGATE COMM DEV DIST  
ATTN PATRICIA CASTRO  
1020 MALIBU WAY  
HOMESTEAD, FL 33033-5350

Account number

**8495 60 060 0760104**

Payment due

Jun 12, 2021

**Please pay**

**\$218.60**

**Amount enclosed**

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849560060076010400218602

## Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments



## Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

**Call today for a FREE account review at 877-564-0318.**

## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

800-391-3000  
Open 24 hours, 7 days a week for billing and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition. Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at [support.xfinity.com/accessibility](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto:accessibility@comcast.com), fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

## Ways to pay



### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### By App

Download the Comcast Business App

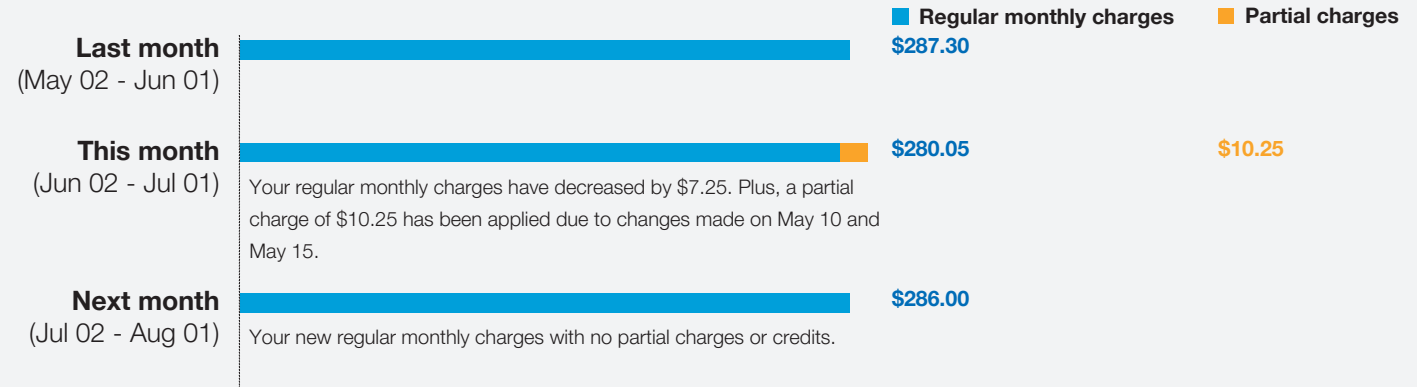


#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

## Your regular monthly charges have changed

A change was made to your service, so this bill will be a little different. Here's why:



Please note: amounts shown exclude one-time charges, taxes and fees, additional change of service, discount expiration or rate adjustments.

## Partial charges \$10.25

<b>Services removed</b>	May 10 - Jun 01	<b>-\$245.16</b>
Business Internet 75, TV Preferred, Mobility Voice Line and other charges		

**Please note:** Credits for service you were billed for in advance last month.

**Please note:** Charge for new service up to the start of your bill period. Your new regular monthly charge is shown below.

On your last bill you were billed in advance for services between May 02 - Jun 01. We've applied a charge of \$10.25 as a result of your change(s) on May 10 and May 15. For more details about the change to your service please go to [business.comcast.com/myaccount](https://business.comcast.com/myaccount).

## Regular monthly charges \$280.05

<b>Comcast Business</b>	<b>\$219.95</b>
<b>Packaged services</b>	<b>\$309.95</b>
Business Internet 300+	\$309.95
<b>Discounts</b>	<b>-\$119.95</b>
Promotional Discount	-\$119.95
<b>Comcast Business services</b>	<b>\$29.95</b>
TV Basic Business Video	\$29.95

## What's included?



**Internet:** Fast, reliable internet on our Gig-speed network



**TV:** Keep your employees informed and customers entertained

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$119.95 this month with your promotional discount.

## Equipment & services \$48.30

TV Box + Remote	\$9.95
-----------------	--------

...continued

Service To Additional TV With TV Box and Remote Qty 2 @ \$9.95 each	\$19.90
Equipment Fee Internet	\$18.45

<b>Service fees</b>	<b>\$11.80</b>
Broadcast TV Fee	\$17.75
Regional Sports Fee	-\$5.95

<b>Taxes, fees and other charges</b>	<b>-\$1.68</b>
--------------------------------------	----------------

<b>Other charges</b>	<b>-\$1.68</b>
Regulatory Cost Recovery	-\$0.51
Federal Universal Service Fund	-\$1.17

## Additional information

Starting May 1, 2021, the FCC Regulatory Fee will be increasing from \$0.07 to \$0.08. The FCC Regulatory Fee is part of the Regulatory Cost Recovery charge listed on your bill. To learn more about taxes and fees, please visit <https://business.comcast.com/help-and-support/billing/learn-more-about-price-changes-on-your-bill#taxes-surcharges-and-fees>.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Comcast Business has changed the Business Services Customer Terms and Conditions to (1) modify the notice address in Section 13.4, (2) update the Acceptable Use Policy, and (3) clarify the equipment requirement in Section 29.2 (Hospitality Video Services).

The distributor of Newsy will discontinue the channel as of June 30, 2021. If you have an X1 TV box, you can access Newsy content via the XUMO app. Just say "Newsy" into your X1 voice remote.

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 1-866-216-8634.



# Meet challenges head-on with powerful connectivity and added cybersecurity solutions.



To keep your business moving forward this year, you'll need speed, agility and security to take on whatever the day brings.

We'd love to offer you a **personalized, one-on-one account review with a business services representative** to assess how your needs are changing. We can recommend comprehensive solutions including fast Internet speeds up to a Gig to help you keep up with your customers, Wireless Internet Backup to help keep you connected, even if the power goes down, and advanced cybersecurity to help protect all your devices.

In addition to your account review, we are pleased to offer you **Comcast Business SecurityEdge™ FREE for 3 months** when you add it to your Comcast Business Internet. This cybersecurity solution makes it easier to help protect all connected devices — yours, your employees' and even your customers' — with scans every 10 minutes.

We're ready to give you the tools and support you need to continue to **be fast, be flexible and Bounce Forward™**.

**Get Comcast Business SecurityEdge FREE for 3 months!**

**Call 1-877-857-2296**

Offer ends 5/28/2021. Restrictions apply. Not available in all areas. Limited to existing Comcast Business Internet customers with compatible gateway adding new Comcast Business SecurityEdge service. After 3 months, regular charge of \$29.95/mo. applies to SecurityEdge (subject to change). Comcast Business Connection Pro and SecurityEdge require Comcast Business Internet for additional monthly charge. **Internet:** Maximum download speed 940 Mbps when hardwired via Ethernet. Actual speeds vary and are not guaranteed. Internet service charge, equipment and taxes extra, and subject to change. **Connection Pro:** Backup time up to 8 hours, varies depending on number of devices and is not guaranteed. SecurityEdge does not prevent access to Internet sites if connected via public WiFi, virtual private network technology or non-Comcast DNS servers. Call for restrictions and complete details. © 2021 Comcast. All rights reserved. B4355A-ADP-FAR+SecurityEdgeFreeX3-2296 PA0172\_3\_21

**COMCAST  
BUSINESS**

536.010  
001

# Hello Stonegate Comm Dev Dist,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 1020 MALIBU WAY, HOMESTEAD, FL, 33033-5350

**Amount due**

**\$504.29**

### ! Your account is past due

Your account is past due, so you may have been charged a late fee of \$10.00. To keep your account current, please pay the balance forward immediately.

### Need help?

Visit [business.comcast.com/help](http://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

- Regular monthly charges have increased by \$11.35 as a result of service change(s) made to Comcast Business, Service fees and Equipment & services.
- Your one-time charges are \$10.00 due to Late Fee charge(s).
- Taxes, fees & other charges have increased by \$1.76 on your account as a result of changes to your services.
- Any payments received or account activity after Jun 22, 2021 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](http://business.comcast.com/myaccount).

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250

STONEGATE COMM DEV DIST  
ATTN PATRICIA CASTRO  
1020 MALIBU WAY  
HOMESTEAD, FL 33033-5350

Account number **8495 60 060 0760104**

**Balance forward due now \$202.81**

New charges due Jul 13, 2021 \$301.48

**Please pay \$504.29**

**Amount enclosed**

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849560060076010400504290

## Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments



## Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

**Call today for a FREE account review at 877-564-0318.**

## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

800-391-3000  
Open 24 hours, 7 days a week for billing and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition. Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at [support.xfinity.com/accessibility](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto:accessibility@comcast.com), fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

## Ways to pay



### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### By App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you



**Balance forward \$202.81**

**Regular monthly charges \$291.40**

<b>Comcast Business</b>	<b>\$219.95</b>
<b>Packaged services</b>	<b>\$309.95</b>
Business Internet 300+	\$309.95
<b>Discounts</b>	<b>-\$119.95</b>
Promotional Discount	-\$119.95
<b>Comcast Business services</b>	<b>\$29.95</b>
TV Basic	\$29.95
Business Video	

**Equipment & services \$53.70**

TV Box + Remote	\$9.95
Service To Additional TV With TV Box and Remote Qty 2 @ \$9.95 each	\$19.90
Unreturned Equipment Digital Converter Qty 2 @ \$2.70 each	\$5.40
Equipment Fee Internet	\$18.45

**Service fees \$17.75**

Broadcast TV Fee	\$17.75
------------------	---------

**One-time charges \$10.00**

**Other charges \$10.00**

Late Fee	Jun 22	\$10.00
----------	--------	---------

**Taxes, fees and other charges \$0.08**

**Other charges \$0.08**

Regulatory Cost Recovery	\$0.08
--------------------------	--------

**What's included?**



**Internet:** Fast, reliable internet on our Gig-speed network



**TV:** Keep your employees informed and customers entertained

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$119.95 this month with your promotional discount.

This bill includes a courtesy adjustment. This represents money that is being refunded to Comcast Business from regional sports networks due to the unique circumstances of the COVID-19 pandemic.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 1-866-216-8634.

Every day in business  
is a big day.

We'll keep you ready  
for what's next.

There's no such thing as just another day in business. Every day is *the* day – bringing opportunities, victories, twists and turns.

We're grateful to have you as a customer. And we'd love to offer you a **personalized, one-on-one Account Review** to align your needs with your goals and to ensure you have the best solutions for your business to meet the future.

It's important to be ready with fast, reliable Internet, advanced cybersecurity solutions and the right people by your side.

We'll give you the tools to help you clear today's hurdles and be ready for whatever's next.



 Call 877-437-3480 or  
visit [ComcastBusiness.com/AccountReview](https://ComcastBusiness.com/AccountReview)

536.010  
001

# Hello Stonegate Comm Dev Dist,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 1020 MALIBU WAY, HOMESTEAD, FL, 33033-5350

**Amount due**

**\$805.77**

## Your bill explained

- Your one-time charges are \$10.00 due to Late Fee charge(s).
- Any payments received or account activity after Jul 22, 2021 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

### ! Your account is past due

Your account is past due, so you may have been charged a late fee of \$10.00. To keep your account current, please pay the balance forward now.

### Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250

STONEGATE COMM DEV DIST  
ATTN PATRICIA CASTRO  
1020 MALIBU WAY  
HOMESTEAD, FL 33033-5350

Account number **8495 60 060 0760104**

**Balance forward due now** **\$504.29**

New charges due Aug 12, 2021 \$301.48

**Total amount due** **\$805.77**

**Amount enclosed**

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849560060076010400805770

## Download the Comcast Business App

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### Call us anytime

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Open 24 hours, 7 days a week for billing and technical support

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We can help ensure it's a smooth transition. Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

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Attn: M. Gifford.

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## Additional billing information

### More ways to pay:



#### Online

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#### By App


Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you



<b>Regular monthly charges</b>		<b>\$291.40</b>
<b>Comcast Business</b>		<b>\$219.95</b>
<b>Packaged services</b>		<b>\$309.95</b>
 Business Internet 300+	\$309.95	
<b>Discounts</b>		<b>-\$119.95</b>
Promotional Discount	-\$119.95	
<b>Comcast Business services</b>		<b>\$29.95</b>
TV Basic Business Video	\$29.95	

### What's included?



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**TV:** Keep your employees informed and customers entertained

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$119.95 this month with your promotional discount.

<b>Equipment &amp; services</b>		<b>\$53.70</b>
TV Box + Remote	\$9.95	
Service To Additional TV With TV Box and Remote Qty 2 @ \$9.95 each	\$19.90	
Unreturned Equipment Digital Converter Qty 2 @ \$2.70 each	\$5.40	
Equipment Fee Internet	\$18.45	

<b>Service fees</b>		<b>\$17.75</b>
Broadcast TV Fee	\$17.75	

<b>One-time charges</b>		<b>\$10.00</b>
<b>Other charges</b>		<b>\$10.00</b>
Late Fee	Jul 22	\$10.00

<b>Taxes, fees and other charges</b>		<b>\$0.08</b>
<b>Other charges</b>		<b>\$0.08</b>
Regulatory Cost Recovery		\$0.08

## Additional information

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 1-866-216-8634.

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We're grateful to have you as a customer. And we'd love to offer you a **personalized, one-on-one Account Review** to align your needs with your goals and to ensure you have the best solutions for your business to meet the future.

It's important to be ready with fast, reliable Internet, the flexibility of advanced WiFi you can control, and the right people by your side.

We'll give you the tools to help you clear today's hurdles and be ready for whatever's next.



Call 855-862-4451 or  
visit [ComcastBusiness.com/AccountReview](https://ComcastBusiness.com/AccountReview)

536.411  
001STONEGATE CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556Page 1 of 4  
Account Number 305 247-4094 157 0445  
Billing Date Jul 29, 2021

Web Site att.com

# Monthly Statement

## GET MORE FROM AT&T.

Simplify with an AT&T bundle by adding AT&T TV, Internet, Wireless or other premium services. Let us help you find the best deals: **866.256.6702**

### Bill-At-A-Glance

Previous Bill	372.13
Payment Received 7-08 Thank You!	372.13CR
Adjustments	.00
Balance	.00
Current Charges	370.56
<b>Total Amount Due</b>	<b>\$370.56</b>
Amount Due in Full by	Aug 20, 2021

### Billing Summary

Online: att.com/myatt	Page	
<b>Plans and Services</b>	1	197.53
1 800 321-2000 PIN: 0552		
Repair Service:		
1 866 620-6900		
<b>AT&amp;T Long Distance Service</b>	2	25.93
1 800 321-2000		
<b>AT&amp;T Wireless Services</b>	2	147.10
1 800 331-0500		
<b>Total Current Charges</b>		<b>370.56</b>

### News You Can Use Summary

- PREVENT DISCONNECT
  - CARRIER INFORMATION
  - COST ASSESSMENT CHRG
  - FEE DESCRIPTIONS
  - WHITE PAGES (WP)
- See "News You Can Use" for additional information.

### Plans and Services

#### Promotions and Discounts

Item No.	Description	
1.	Discount for All For Less 2018 BLC for Bill Period Jul 29, 2021 EES61J5V9.	135.00CR
2.	Discount for Business Local Calling for Bill Period Jul 29, 2021 EES61J5VC.	225.00CR
3.	Discount for BLC Inside Wire Protection for Bill Period Jul 29, 2021 EET00006X.	10.50CR
<b>Total Promotions and Discounts</b>		<b>370.50CR</b>

#### Monthly Service - Jul 29 thru Aug 28

Item No.	Description	Quantity	Amount
4.	<b>Bus Local Call Unlimited A</b> Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	155.00
5.	<b>Bus Local Call Unlimited A</b> Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	155.00
6.	<b>Bus Local Call Unlimited A</b> Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	155.00
7.	Inside Wire Protection	3	25.50
<b>Total Monthly Service</b>			<b>490.50</b>

#### Additions and Changes to Service

This section of your bill reflects charges and credits resulting from account activity.

Item No.	Description	Quantity	Monthly Rate	Amount Billed
<b>Activity on Jun 30, 2021</b>				
<b>Charges for 305 247-4094</b>				
Your bill reflects a credit for a change in rates for: (Monthly Charges are prorated from Jul 1, 2021 through Jul 28, 2021)				
8.	Federal Universal Service Fee	1	.22	.21CR
9.	Federal Universal Service Fee	1	.22	.21CR

Local Services provided by AT&T Florida.

Return bottom portion with your check in the enclosed envelope.

Printed on Recyclable Paper

**DUE BY: Aug 20, 2021 \$370.56**

**Amount After Aug 29, 2021 \$385.56**



Billing Date Jul 29, 2021

Account Number **305 247-4094 157 0445**  
Please include your account number on your check.STONEGATE CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

Make checks payable to:

AT&T  
PO BOX 105262  
ATLANTA GA 30348-5262

3900 30524740941573 2001500999921 0440210000000000000000037056





STONEGATE CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

Page 2 of 4  
Account Number 305 247-4094 157 0445  
Billing Date Jul 29, 2021

**Plans and Services**

**Additions and Changes to Service - Continued**

Item No.	Description	Quantity	Monthly Rate	Amount Billed
1.	Federal Universal Service Fee	1	.22	.21CR
Total Charges for 305 247-4094				.63CR
<b>Total Additions and Changes to Service</b>				<b>.63CR</b>

**Surcharges and Other Fees**

Item No.	Description	Quantity	Amount Billed
2.	Cost Assessment Charge	3	22.50
3.	Federal Subscriber Line Charge	3	35.49
4.	Federal Universal Svc Fee-Mult	3	13.80
<b>Total Surcharges and Other Fees</b>			<b>71.79</b>

**Government Fees and Taxes**

Item No.	Description	Quantity	Amount Billed
5.	Federal Excise Tax		4.24
6.	Telecommunications Access System Act Surcharge	3	.36
7.	Emergency 911 Service		1.20
8.	Dade County Manhole Ord #83-3	3	.57
<b>Total Government Fees and Taxes</b>			<b>6.37</b>

**Total Plans and Services 197.53**

**AT&T Long Distance Service**

**Monthly Service**

Charges for 305 247-4094		
Type of Service	Period	Amount Billed
9. All For Less Unlimited 3 Plan Monthly Fee	07/11-08/10	21.00

**Surcharges and Other Fees**

10.	Federal Universal Service Fee	3.91
11.	Federal Regulatory Fee	1.02
<b>Total Surcharges and Other Fees</b>		<b>4.93</b>

**Total AT&T Long Distance Service 25.93**

**AT&T Wireless Services**

**Important Information**

AT&T MOBILITY CENTER FOR CUSTOMERS W/DISABILITIES  
Questions on accessibility by persons with disabilities:  
866.241.6568.

**SURCHARGES AND OTHER FEES**

AT&T imposes additional charges on a per line basis, including federal and state universal service charges, an Administrative Fee (to defray certain expenses including charges AT&T or its agents pay to interconnect with other carriers to deliver calls from AT&T customers to their customers, and charges associated with cell site rents and maintenance), and a Regulatory Cost Recovery Charge (to recover costs of compliance with certain government imposed regulatory requirements, including Wireless Number Portability and Number Pooling, and E911). These fees are not taxes or charges that the government requires AT&T to collect from its customers. See att.com/mobilityfees for details.

**WIRELESS DIRECTBILL CHARGES**

Detail of DirectBill charges can be viewed at att.com/db. The direct billing option offers you the ability to purchase content, goods and features such as apps, games, donations, and services from AT&T and other companies by applying charges to your wireless account.

**911 CALLING WITH TTY AND REAL-TIME TEXT**

Due to technical limitations, Wi-Fi Calling and NumberSync cannot be used with TTY devices and cannot support 911 calls over TTY devices. Persons with communications disabilities can use Real-Time Text (www.att.com/RTT) as an alternative to TTY. 911 services can be reached by either: (1) calling 911 using Real-Time Text or (2) calling 911 directly using a TTY over the cellular network or from a landline telephone, or (3) sending a text message to 911 directly (in areas where text-to-911 is available) from a wireless device, or (4) using relay services to place a TTY or captioned telephone service (CTS) call from a wireless phone over the cellular network or from a landline telephone, or (5) using relay services to place a IP Relay or IP CTS call over a cellular data or other IP network.

**Wireless Summary - 287306239973**

Cycle Dates: Jun 22, 2021 - Jul 21, 2021  
FAN: 60122448

Promotions and Discounts	\$50.00CR
Monthly Service	\$190.00
Credits, Adjustments and Other Charges	\$3.86
Taxes	\$3.24
<b>Total Wireless Charges</b>	<b>\$147.10</b>

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STONEGATE CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556



5242.3.112.26411.1 AV 0.398 mp





STONEGATE CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

Page 3 of 4  
Account Number 305 247-4094 157 0445  
Billing Date Jul 29, 2021

## AT&T Wireless Services

### Mobile Charges Summary

#### 786 545-2733 Group: 1

VICTOR MALIBU BAY	
Promotions and Discounts	\$25.00CR
Monthly Service	\$95.00
Credits, Adjustments and Other Charges	\$1.93
Taxes	\$1.62
Charges for this mobile	\$73.55

#### 786 545-2754 Group: 1

VICTOR MALIBU BAY	
Promotions and Discounts	\$25.00CR
Monthly Service	\$95.00
Credits, Adjustments and Other Charges	\$1.93
Taxes	\$1.62
Charges for this mobile	\$73.55

### Group Usage Summary - Group: 1

Data	
0 MB Used by	786 545-2733
6 MB Used by	786 545-2754

#### 786 545-2733 - VICTOR MALIBU BAY

##### Promotions and Discounts

1. Discount for Device Access Savings	25.00CR
---------------------------------------	---------

##### Monthly Service

Jul 22 thru Aug 21	
2. BUS UNL STARTER 2LNS	95.00

##### Credits, Adjustments and Other Charges

3. Equipment Credit 2 of 30	3.34CR
4. Smartphone Promo 2 of 30	5.00CR
5. Administrative Fee	1.99
6. Property Tax Allotment	.26
7. Regulatory Cost Recovery Charge	1.25
8. Federal Universal Service Charge	.77

##### Installment Plan ID: 280000045320688- Est. on 05/11/21

SMA125U	
Amount Financed:	\$179.99
Date Description	
9. 07/11 Installment 3 of 30	6.00
Balance Remaining after Current Installment: \$161.99	
* To pay off your installment plan early, please visit att.com/payoffNEXT for details.	

##### Taxes

10. 911 Service Fee	.40
11. City Communications Tax	.45
12. County Communications Tax	.22
13. FL State Communications Tax	.55
Total Taxes	1.62
<b>Total for 786 545-2733</b>	<b>73.55</b>

#### 786 545-2754 - VICTOR MALIBU BAY

##### Promotions and Discounts

14. Discount for Device Access Savings	25.00CR
--	---------

#### 786 545-2754 - VICTOR MALIBU BAY - Continued

##### Monthly Service

Jul 22 thru Aug 21	
15. BUS UNL STARTER 2LNS	95.00

##### Credits, Adjustments and Other Charges

16. Equipment Credit 2 of 30	3.34CR
17. Smartphone Promo 2 of 30	5.00CR
18. Administrative Fee	1.99
19. Property Tax Allotment	.26
20. Regulatory Cost Recovery Charge	1.25
21. Federal Universal Service Charge	.77

##### Installment Plan ID: 280000045320731- Est. on 05/11/21

SMA125U	
Amount Financed:	\$179.99
Date Description	
22. 07/11 Installment 3 of 30	6.00
Balance Remaining after Current Installment: \$161.99	
* To pay off your installment plan early, please visit att.com/payoffNEXT for details.	

##### Voice Usage Summary

**MOBILE SHARE DEVICE**  
23 Minutes Used

##### Data Usage Summary

**MobileShareMessaging**  
19 Text Messages Used  
1 Multimedia Messages Used

##### UNLIM QC19 DATA AAT

6 Megabytes Used  
1 Gigabyte (GB) = 1024MB, 1 Megabyte (MB) = 1024KB

##### Taxes

23. 911 Service Fee	.40
24. City Communications Tax	.45
25. County Communications Tax	.22
26. FL State Communications Tax	.55
Total Taxes	1.62
<b>Total for 786 545-2754</b>	<b>73.55</b>

### Total AT&T Wireless Services 147.10

Wireless services provided by AT&T Mobility

## News You Can Use

### PREVENT DISCONNECT

Thank you for being a valued customer. Please be aware that all charges must be paid each month to keep your account current and prevent collection activities. We are required to inform you that certain charges must be paid in order to prevent interruption of local service. **THESE CHARGES ARE ALREADY INCLUDED IN THE TOTAL AMOUNT DUE AND ARE \$370.56.** Also, neglecting to pay for remaining charges may result in interruption or removal of these remaining services or further collection action, but will not result in disconnection of your local service. For more information, call the Plans and Services number listed in the Billing Summary section on page 1.



STONEGATE CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

Page 4 of 4  
Account Number 305 247-4094 157 0445  
Billing Date Jul 29, 2021

### News You Can Use

#### CARRIER INFORMATION

Our records indicate that you have selected AT&T Long Distance Service or a company that resells their services as your primary local toll carrier and AT&T Long Distance Service or a company that resells their services as your primary long distance carrier. Please contact us if this does not agree with your records.

#### COST ASSESSMENT CHRG

AT&T charges you this monthly per line amount to recover its ongoing costs incurred for property taxes and supporting the administration of local number portability, a government program that enables customers to retain their telephone number when changing service providers. This fee is not a tax or charge that the government requires AT&T to collect from its customers.

#### FEE DESCRIPTIONS

The Administrative Expense Fee recovers a portion of AT&T's internal costs associated with the Federal Communications Commission's Universal Service Fund and related programs. The Federal Regulatory Fee recovers amounts paid to the federal government for regulatory costs and telecommunications services for the hearing impaired, and costs associated with local number portability administration. These fees are not taxes or charges that the government requires AT&T to collect from its customers.

#### WHITE PAGES (WP)

On or after 9/1/2021, AT&T will be eliminating the following WP directory listing types: designer listings, foreign special text and stylist service. Customers currently using one or more of these listing types will receive the service through the end of their current directory publication. Questions? Please call us at the toll free number on your bill.



**ADA Site Compliance**  
 6400 Boynton Beach Blvd 742721  
 Boynton Beach, FL 33474  
 accounting@adasitecompliance.com



# Invoice

**BILL TO**  
 Stonegate CDD

519.480  
 001  
 2000

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1821	07/31/2021	\$210.00	08/14/2021	14	

DESCRIPTION	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	210.00

BALANCE DUE

**\$210.00**

**UNUS Property Management LLC**

3560 NE 11TH DRIVE  
Homestead, FL 33033 US  
+1 2397897263  
manager@unusmgmt.com



536.022  
536.007  
536.001  
001

**INVOICE**

BILL TO  
GENERAL MANAGER  
STONEGATE CDD  
1020 Malibu Way  
Homestead, FL 33033 USA

INVOICE 1012  
DATE 08/02/2021  
TERMS Due on receipt  
DUE DATE 08/02/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Management Service	Monthly	1	14,916.66	14,916.66
Store Receipts	Coffee Supplies	1	154.40	154.40
Additional Services	Pool Attendant	280	14.75	4,130.00

BALANCE DUE **\$19,201.06**





## Final Details for Order #112-7758959-6443458

[Print this page for your records.](#)

**Order Placed:** July 30, 2021  
**Amazon.com order number:** 112-7758959-6443458  
**Seller's order number:** 6932271751  
**Order Total:** \$26.50

**Shipped on August 2, 2021**

### Items Ordered

1 of: *Sugar Packets, Raw Sugar, 0.18 oz Packets, 500 per Carton*  
 Sold by: COASTAL TRADINGS LLC ([seller profile](#))

**Price**  
 \$26.50

Condition: New

### Shipping Address:

Victor Castro  
 3560 NE 11TH DR  
 HOMESTEAD, FL 33033-5564  
 United States

### Shipping Speed:

Economy Shipping

## Payment information

### Payment Method:

Debit Card | Last digits: 5812

Item(s) Subtotal: \$26.50  
 Shipping & Handling: \$0.00

### Billing address

Victor Castro  
 3560 NE 11TH DR  
 HOMESTEAD, FL 33033-5564  
 United States

Total before tax: \$26.50  
 Estimated tax to be collected: \$0.00

**Grand Total: \$26.50**

### Credit Card transactions

MasterCard ending in 5812: August 2, 2021: \$26.50

To view the status of your order, return to [Order Summary](#).

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### Final Details for Order #112-7758900-2085821

[Print this page for your records.](#)

**Order Placed:** July 30, 2021  
**Amazon.com order number:** 112-7758900-2085821  
**Seller's order number:** 6932045766  
**Order Total: \$23.80**

### Shipped on August 1, 2021

#### Items Ordered

2 of: *Land O Lakes Mini Moos Creamer Half & Half Cups 192Count 54 Fl Oz (Pack May Vary), Individual Shelf-Stable Half & Half Pods for Coffee Tea Hot Chocolate, Made With Real Cream* **Price** \$11.90

Sold by: Sam's Club NJ ([seller profile](#))

Condition: New

#### Shipping Address:

Victor Castro  
3560 NE 11TH DR  
HOMESTEAD, FL 33033-5564  
United States

#### Shipping Speed:

Standard Shipping

### Payment information

#### Payment Method:

Debit Card | Last digits: 5812

Item(s) Subtotal: \$23.80  
Shipping & Handling: \$0.00

#### Billing address

Victor Castro  
3560 NE 11TH DR  
HOMESTEAD, FL 33033-5564  
United States

Total before tax: \$23.80  
Estimated tax to be collected: \$0.00

**Grand Total: \$23.80**

#### Credit Card transactions

MasterCard ending in 5812: August 1, 2021: \$23.80

To view the status of your order, return to [Order Summary](#).

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### Final Details for Order #112-5717784-4965836

[Print this page for your records.](#)

**Order Placed:** July 30, 2021  
**Amazon.com order number:** 112-5717784-4965836  
**Order Total: \$104.10**

### Shipped on July 30, 2021

#### Items Ordered

#### Price

1 of: <i>Roast Ridge Single Serve Coffee Pods Compatible with Keurig K-Cup Brewers, Variety Pack, 100 Count</i> Sold by: Amazon.com Services LLC Condition: New	\$34.02
2 of: <i>Grove Square Cappuccino Variety Pack, 72 Single Serve Cups</i> Sold by: Amazon.com Services LLC Condition: New	\$32.75

#### Shipping Address:

Victor Castro  
3560 NE 11TH DR  
HOMESTEAD, FL 33033-5564  
United States

#### Shipping Speed:

FREE Prime Delivery

### Payment information

#### Payment Method:

Debit Card | Last digits: 5812

#### Billing address

Victor Castro  
3560 NE 11TH DR  
HOMESTEAD, FL 33033-5564  
United States

Item(s) Subtotal:	\$99.52
Shipping & Handling:	\$0.00
	-----
Total before tax:	\$99.52
Estimated tax to be collected:	\$4.58
	-----
<b>Grand Total:</b>	<b>\$104.10</b>

To view the status of your order, return to [Order Summary](#).

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# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

Date	Invoice #
8/1/2021	2019-2599

Bill To:
Stonegate CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management 512.311	3,549.17
Assessment Services 513.310	444.33
Dissemination Agent 513.315 001	87.58
<i>Building client relationships one step at a time ...</i>	<b>Total</b> \$4,081.08



# Invoice

177910

**Bill To**  
 Stonegate CDD  
 c/o Wrathell Hunt and Associates, LLC  
 2300 Glades Road Suite 410W  
 Boca Raton, FL 33431

537.003  
 001

**Contact Us**  
**info@allstatemanagement.com**  
**Phone:** (954) 382-9766  
**Fax:** (954) 382-9770

Please retain this portion for your records

**Due Date** 8/31/2021  
**Terms** Net 30  
**Account #** 3782  
**PO #**

FOR MONTH OF:
8/1/2021

Description	Amount Due
Lake and Canal Management Services Recurring	1,157.00
Aquascaping Maintenance Services Recurring	195.00

There will be a \$25 charge for all returned checks.

**Total** \$1,352.00

Stonegate CDD  
 c/o Wrathell Hunt and Associates, LLC  
 2300 Glades Road Suite 410W  
 Boca Raton, FL 33431

**Invoice #** 177910  
**Account #** 3782

ALLSTATE RESOURCE MANAGEMENT, INC.  
 6900 SW 21st Court, Unit #9  
 Davie, Florida 33317

**Amount Enclosed:** \$ \_\_\_\_\_

Please return this portion with your payment

**Armando Garcia Land Service INC**  
 16650 SW 203 AVE  
 Miami, FL 33187 US  
 (786) 298-7104  
 armando-garcia-landservice@hotmail.com

# Invoice

BILL TO
Stonegate CDD 2300 Glades Rd. Ste. 410 W Boca Raton, FL 33431

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762212	08/02/2021	\$3,243.00	09/01/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
<b>Cut the Grass</b> Cut the Grass 08/03/2021. 08/11/2021. 08/20/2021 #537.400	3	800.00	2,400.00
<b>Cut the Grass</b> Tract C. Maintenance 08/03/2021. 08/11/2021. 08/20/2021 #537.470	3	170.00	510.00
<b>Irrigation System</b> Tenth payment of Maintenance of the Irrigation System/ Fiscal Year 2021 #537.450	1	333.00	333.00

#537.400  
 #537.470  
 #537.450

BALANCE DUE

**\$3,243.00**

**AT&I SYSTEMS**

12260 SW 53rd Street, Suite 608  
Cooper City, FL 33330

Tel: 866-436-3516  
Fax: 866-316-3596  
accounting@ati-systems.net  
www.atisecuritysystems.com



MALIBU BAY CLUBHOUSE  
Stonegate Community Development District  
UNUS PROPERTY MANAGEMENT LLC  
1020 NE 34TH AVENUE HOMESTEAD FL  
33033

Invoice Number 47307  
Sale Date 6/22/2021  
Due Date 6/22/2021

Terms  
Due on receipt P.O. No.

Description	519.490	Qty.	Net	Total
MiFare High Frequency Keyfob		50	5.25	262.50T
Reimbursement Shipping		1	28.50	28.50

Subtotal	\$291.00
Sales Tax (0.0%)	\$0.00
<b>Total</b>	\$291.00
Payments/C redits	\$0.00
<b>Balance Due</b>	\$291.00

# Your HPS Utilities Statement

STONEGATE CDD  
**Service Address:**  
 1020 NE 34 AVE CLBHS  
**Account #:**  
 001046837-000351215

**Rate Class:** INDUSTRIAL  
**Service Period:**  
 06/22/2021-07/22/2021  
**Bill Date:** 07/27/2021

**Due Date:** 08/23/2021



# HPS

**HOMESTEAD PUBLIC SERVICES**

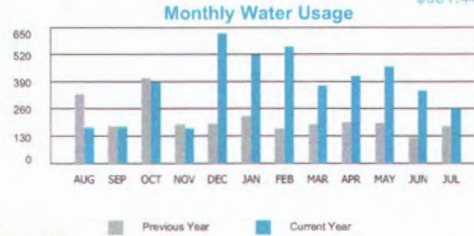


Community-Owned Services Since 1916

## WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$51.29
Water Gallons Consumed (1,000s)	8.00	\$12.32
Irrigation Service Charge		\$51.29
Irrigation Gallons Consumed (1,000s)	251.00	\$386.54
<b>Water Total</b>		<b>\$501.44</b>

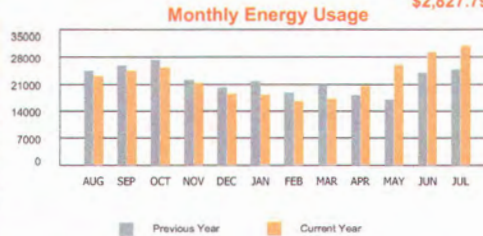
CURRENT USAGE	
Meter 18533391	
Days	30
Reading	595.00
Multiplier	1
Consumption	259.00
Avg / Day	8.63



## ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$35.67
Electric Consumption @ .0571	30,660.00	\$1,750.69
Demand Consumption @ 6.37	57.60	\$366.91
Electric Fuel Cost Adj. @ .02200	30,660.00	\$674.52
<b>Electric Total</b>		<b>\$2,827.79</b>

CURRENT USAGE	
Meter 64310165	
Days	30
Reading	18,853.00
Multiplier	60
Consumption	30,660.00
Avg / Day	1,022.00



## SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$75.30
Gallons Consumed (1,000s)	8.00	\$33.28
<b>Sewer Total</b>		<b>\$108.58</b>
Garbage Solid Waste		\$101.70
Recycling Fee (Cans)		\$5.56
<b>Solid Waste Total</b>		<b>\$107.26</b>
<b>Sanitation Total</b>		<b>\$215.84</b>

## OTHER CHARGES

Hurricane Fee	\$1.02
<b>Other Total</b>	<b>\$1.02</b>

## TAXES

Dade Co Util Tx Elec	\$215.33
Fl Gross Receipts Tx	\$70.69
Dade Co Util Tx Watr	\$50.14
Dade Co Derm (Water & Sewer)	\$36.60
<b>Taxes Total</b>	<b>\$372.76</b>

<b>Previous Bill Amount</b>	<b>\$3,883.53</b>
Payments	-\$3,883.53
Adjustments	\$0.00

536.010  
001

## SUMMARY OF CHARGES

Water Total	\$501.44
Energy Total	\$2,827.79
Sanitation Total	\$215.84
Other Total	\$1.02
Taxes Total	\$372.76
<b>Current Charges</b>	<b>\$3,918.85</b>
Balance Forward	\$0.00
<b>Total Amount Due</b>	<b>\$3,918.85</b>

Comments:



**HOMESTEAD PUBLIC SERVICES**

100 Civic Court  
Homestead, FL 33030



**NAME:** STONEGATE CDD  
**SERVICE ADDRESS:** 1020 NE 34 AVE CLBHS  
**CYCLE/ROUTE:** 07-06

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	06/22/2021-07/22/2021	08/23/2021	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$3,918.85	\$3,918.85

AMOUNT NOT PAID BY DUE DATE IS SUBJECT TO 1.5% LATE FEE.

**MAKE CHECKS PAYABLE TO:** CITY OF HOMESTEAD  
PLEASE PLACE ACCOUNT NUMBER ON CHECK TO ENSURE PROPER CREDIT.

\*\*AUTO\*\*MIXED AADC 750 6 MAAD 126319AA27-A-1  
1272 1 MB 0.447



STONEGATE CDD  
2300 GLADES ROAD # 410W  
BOCA RATON FL 33431-8556



CITY OF HOMESTEAD  
PO BOX 900430  
HOMESTEAD, FL 33090-0430

0010468370003512150391885



# Your HPS Utilities Statement

STONEGATE CDD  
 Service Address:  
 1020 NE 34 AVE FOUNT  
 Account #:  
 001046837-000363973

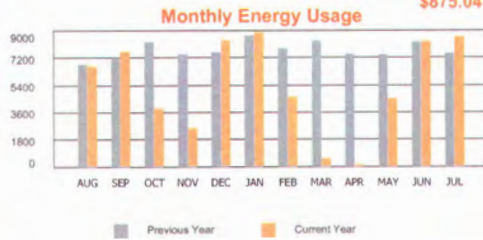
Rate Class: COMMERCIAL  
 Service Period:  
 06/22/2021-07/22/2021  
 Bill Date: 07/26/2021  
 Due Date: 08/20/2021



## ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	8,529.00	\$679.76
Electric Fuel Cost Adj. @ .02200	8,529.00	\$187.64
<b>Electric Total</b>		<b>\$875.04</b>

CURRENT USAGE	
Meter 60997545	
Days	30
Reading	45,293.00
Multiplier	1
Consumption	8,529.00
Avg / Day	284.30



## OTHER CHARGES

Other Total	\$0.00
<b>TAXES</b>	
Dade Co Util Tx Elec	\$68.74
Fl Gross Receipts Tx	\$21.88
<b>Taxes Total</b>	<b>\$90.62</b>
Previous Bill Amount	\$931.88
Payments	-\$931.88
Adjustments	\$0.00

536.010  
001

## SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$875.04
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$90.62
Current Charges	\$965.66
Balance Forward	\$0.00
<b>Total Amount Due</b>	<b>\$965.66</b>

Comments:

PLEASE FOLD ON PERFORATION BEFORE TEARING - RETURN BOTTOM PORTION WITH YOUR PAYMENT

NAME: STONEGATE CDD  
 SERVICE ADDRESS: 1020 NE 34 AVE FOUNT  
 CYCLE/ROUTE: 07-06



## HOMESTEAD PUBLIC SERVICES

100 Civic Court  
 Homestead, FL 33030

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	06/22/2021-07/22/2021	08/20/2021	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$965.66	\$965.66

AMOUNT NOT PAID BY DUE DATE IS SUBJECT TO 1.5% LATE FEE.

MAKE CHECKS PAYABLE TO: CITY OF HOMESTEAD  
 PLEASE PLACE ACCOUNT NUMBER ON CHECK TO ENSURE PROPER CREDIT.

\*\*AUTO\*\*MIXED AADC 750 5 MAAD 126319AA26-A-1  
 1118 1 MB 0.447



STONEGATE CDD  
 2300 GLADES ROAD # 410W  
 BOCA RATON FL 33431-8556



CITY OF HOMESTEAD  
 PO BOX 900430  
 HOMESTEAD, FL 33090-0430

0010468370003639730096566

# Fitness Source

2041 SW 70th Ave #D-10  
Davie, FL 33317  
954-587-7823  
fitness.source@gmail.com

536.006

# Invoice

Date	Invoice #
7/30/2021	51617

Bill To
Stonegate CDD Malibu Bay 1020 NE 34th Avenue Homestead, FL 33033

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		RMG	7/28/2021

Quantity	Item Code	Description	Price Each	Amount
1	PM 2XMONTH	PM Service on Fitness Equipment, 2 times per month July 2021 2nd visit of month	180.00	180.00

It's been a pleasure working with you! Thank you for your business.			<b>Total</b>	\$180.00
---	--	--	--------------	----------



8935 NW 35 Lane, Suite 101  
Doral, FL 33172  
Phone (305) 640-1345  
E-mail silvia.alvarez@alvarezeng.com



# Invoice

Date	Invoice No.
8/2/2021	6115

Bill To
Stonegate CDD Wrathell, Hunt and Associates, LLC 2300 Glades Road Suite 410W Boca Raton, FL 33431

519.320  
001

DocuSigned by:  
  
91E21FBBCEDD4E0...

Juan R. Alvarez, P.E.

Project Name / Number: Stonegate CDD / 080903-3  
Operations

Invoice Period: 7/3/21-7/30/21

Description	Qty (hrs)	Rate (\$ / hr)	Amount
7/14/2021 Principal Response to District Manager about adding landscaping to the clubhouse deck expansion project.	0.25	185.00	46.25
7/22/2021 Principal Checking on the status of clubhouse open permits in preparation for the CDD Board of Supervisors meeting of August 9.	0.25	185.00	46.25
<b>Amount due this Invoice</b>			<b>\$92.50</b>

Wiring Instructions:  
Name: Alvarez Engineers, Inc.  
Bank: Bank of America  
Account No. 1596250258  
ABA No. 0260-0959-3

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.  
 SUNTRUST CENTER, SIXTH FLOOR  
 515 EAST LAS OLAS BOULEVARD  
 FORT LAUDERDALE, FLORIDA 33301  
 (954) 764-7150

STONEGATE COMMUNITY DEVELOPMENT DISTRICT  
 2300 GLADES ROAD, SUITE 410W  
 BOCA RATON FL 33431

Page: 1  
 07/31/2021  
 Account No: 526-030290  
 Statement No: 170104

Attn: CRAIG WRATHELL

514.310  
 001

STONEGATE CDD

Fees

		Hours
07/01/2021		
MJP	CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO WITH ATTACHMENT	0.30
MJP	REVISIONS TO AMENDMENT TO UNUS AGREEMENT RE: HANDYMAN SERVICES	0.30
MJP	FURTHER CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO WITH ATTACHMENT	0.30
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM DANIEL ROM	0.20
07/02/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DANIEL ROM	0.10
07/09/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH MULTIPLE ATTACHMENTS	0.40
MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM	0.20
MJP	REVISIONS TO SECOND AMENDMENT TO AMENITY SERVICES AGREEMENT AND CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO WITH ATTACHMENT	0.40
MJP	CORRESPONDENCE TO VICTOR CASTRO	0.20
MJP	RECEIPT AND REVIEW CORRESPONDENCE FROM DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM VICTOR CASTRO	0.10
07/10/2021		
MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL	

STONEGATE CDD

		Hours
	ROM	0.20
07/12/2021		
MJP	TELEPHONE CONFERENCE WITH VICTOR CASTRO AND DANIEL ROM	0.40
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM VICTOR CASTRO	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.20
MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.20
07/13/2021		
MJP	REVISIONS TO FIRST AMENDMENT TO CLUB MANAGEMENT AGREEMENT; CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO WITH ATTACHMENT	0.40
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT	0.10
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DANIEL ROM	0.10
07/14/2021		
MJP	CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO WITH MULTIPLE ATTACHMENTS	0.40
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT AND REPLY THERETO	0.20
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM DAPHNE GILLYARD	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DAPHNE GILLYARD WITH ATTACHMENT	0.10
07/15/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DAPHNE GILLYARD	0.10
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM VICTOR CASTRO	0.10

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

Page: 3  
 07/31/2021  
 Account No: 526-030290  
 Statement No: 170104

STONEGATE CDD

		Hours	
07/16/2021			
	MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM	0.20
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
07/17/2021			
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.20
07/19/2021			
	MJP	REVIEW PENDING AND APPROVED LEGISLATION FROM 2021 LEGISLATIVE SESSION PERTAINING TO SPECIAL DISTRICTS, PUBLIC RECORDS AND MISCELLANEOUS LOCAL GOVERNMENT PROVISIONS (CUMULATIVE TIME ENTRY FOR ENTIRE LEGISLATIVE SESSION)	0.20
	GFG	FURTHER REVIEW AND RESEARCH RE: APPROVED LEGISLATION; REVISE AND FINALIZE MEMORANDUM TO DISTRICT MANAGER (CUMULATIVE TIME ENTRY FOR ENTIRE LEGISLATIVE SESSION)	0.20
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DAPHNE GILLYARD WITH ATTACHMENT	0.20
07/22/2021			
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.10
07/23/2021			
	MJP	TELEPHONE CONFERENCE WITH DANIEL ROM	0.20
07/26/2021			
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENTS	0.30
07/27/2021			
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.20
07/28/2021			
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.10
07/30/2021			
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.20
		For Current Services Rendered	8.80
			1,973.00

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

STONEGATE CDD

Page: 4  
 07/31/2021  
 Account No: 526-030290  
 Statement No: 170104

		<u>Recapitulation</u>			
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>	
MICHAEL J. PAWELCZYK	PARTNERS	8.60	\$225.00	\$1,935.00	
GREGORY F. GEORGE	ASSOCIATES	0.20	190.00	38.00	
Previous Balance				\$1,327.50	
Total Current Work				1,973.00	
<u>Payments</u>					
08/09/2021	PAYMENT RECEIVED - THANK YOU			-1,327.50	
Balance Due				<u>\$1,973.00</u>	

PLEASE MAKE CHECKS PAYABLE TO  
 BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.  
 PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT  
 IRS NO. 59-1756046

LAW OFFICES

**BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.**

ESTABLISHED 1977

DENNIS E. LYLES  
JOHN W. MAURO  
KENNETH W. MORGAN, JR.  
BRUCE M. RAMSEY  
RICHARD T. WOULFE  
CAROL J. HEALY GLASGOW  
MICHAEL J. PAWELCZYK  
ANDREW A. RIEF  
MANUEL R. COMRAS  
SHIRLEY A. DELUNA  
MARK A. RUTLEDGE  
GINGER E. WALD  
JEFFERY R. LAWLEY  
DONNA M. KRUSBE  
SCOTT C. COCHRAN  
SHAWN B. MCKAMEY

LAS OLAS SQUARE, SUITE 600  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150  
(954) 764-7279 FAX

CENTURION TOWER  
1601 FORUM PLACE, SUITE 400  
WEST PALM BEACH, FLORIDA 33401  
(561) 659-5970  
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON  
CHRISTINE A. BROWN  
GREGORY F. GEORGE  
BRAD J. KIMBER  
JOHN C. WEBBER

OF COUNSEL  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
GERALD L. KNIGHT

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

July 31, 2021

Mr. Craig Wrathell  
Stonegate Community Development District  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

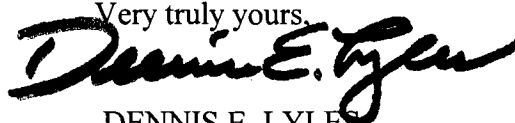
**RE: Stonegate Community Development District  
Our File No.: 526.03029**

Dear Craig:

We enclose our Interim Statement for legal services rendered in the above-referenced matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,



DENNIS E. LYLES  
For the Firm

DEL/sa  
Enclosure



6900 SW 21st Court, Unit #9  
Davie, Florida 33317

537.003  
001

# Invoice

179119

**Bill To**

Stonegate CDD  
c/o Wrathell Hunt and Associates, LLC  
2300 Glades Road Suite 410W  
Boca Raton, FL 33431

**Contact Us**

**info@allstatemanagement.com**  
**Phone:** (954) 382-9766  
**Fax:** (954) 382-9770

Please retain this portion for your records

**Due Date** 9/17/2021  
**Terms** Net 30  
**Account #** 3782  
**PO #**

Description	Amount Due
Fountain/Aerator Maintenance Services Recurring Quarterly 5/19/2021	175.00

**Total** \$175.00

Stonegate CDD  
c/o Wrathell Hunt and Associates, LLC  
2300 Glades Road Suite 410W  
Boca Raton, FL 33431

**Invoice #** 179119  
**Account #** 3782

ALLSTATE RESOURCE MANAGEMENT, INC.  
6900 SW 21st Court, Unit #9  
Davie, Florida 33317

**Amount Enclosed:** \$ \_\_\_\_\_

Please return this portion with your payment

# PIGEONS/DUCKS REMOVAL SERVICES

# INVOICE

Jorge Galarraga  
18877 NW 35th Ave  
Miami Gardens Fl. 33056

(786)380-9693

**SOLD TO:**

Stonegate CDD  
1020 Malibu Way  
Homestead Fl. 33033

INVOICE DATE August 9th, 2021

305-247-8859

**537.500**

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	<b>THIS INVOICE IS FOR THE MONTHLY DUCK REMOVAL SERVICE AT THE ABOVE PROPERTY FOR THE MONTH OF AUGUST.</b>  <b>36 Ducks were removed from the property.</b>		<b>\$500.00</b>
			<b>500.00</b>

**DIRECT ALL INQUIRIES TO:**  
JORGE GALARRAGA  
(786)380-9693  
[Birdman35@hotmail.com](mailto:Birdman35@hotmail.com)

**MAKE ALL CHECKS PAYABLE TO:**  
Jorge Galarraga  
18877 NW 35th Ave.  
Miami Gardens Fl. 33056

**THANK YOU FOR YOUR BUSINESS!**





Office Supplies & Furniture

Est. 1984

10201 N.W. 21st Street, Miami, FL 33172

Phone: (305) 591-1616 • Fax: (305) 591-5655

Website: gallowayofficesupply.com

536.011  
001

SALESMAN 169 TIME 10:00:23 INV# 1256298-0  
WRITERCYBR PAGE 1  
FEDERAL # 59-2524876  
PO# INVOICE DATE: 05/07/21

CUSTOMER # 10380

**BILLING ADDRESS**

STONEGATE CMNTY CDD  
MALIBU BAY CLUBHOUSE  
1020 N.E. 34 AVENUE  
HOMESTEAD FL 33033

**ROUTE #**

CHARGE  
INVOICE  
REPRINT

**SHIPPING ADDRESS**

STONEGATE COMMUNITY CDD  
  
1020 N.E. 34 AVE  
HOMESTEAD FL 33033

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
***** ITEM MTH 01182, HAS BEEN DISCONTINUED BY THE MANUFACTURER. ***** Who Called : Martha Agudelo									
30966CT	CLO	BLEACH,DSNFCTN,GRMCDL,1	CT	1		1	27.760	C	27.76
D21306BL00	RCP	MOP,BLEND,SPRSTITCH,LRG	EA	1		1	10.680	C	10.68
01010	GJO	LINER,LD,24X23,10G,.6ML	CT	1		1	43.590	C	43.59
91116264CT	ODO	DEODORANT,LAVENDER,ODOB	CT	1		1	55.480	C	55.48
153122	CPC	CLEANER,FABULOSO,169OZ	EA	2		2	15.890	C	31.78
01534	GJO	LINER,LD,39X46,45G,1.5M	CT	2		2	26.730	C	53.46
21100	GJO	TOWEL,MULTIFOLD,WE,250/	CT	2		2	25.990	C	51.98

Phone: 305-247-8859  
Email: baymalibu1020@live.com



VISIT OUR ONLINE CATALOG: GALLOWAYOFFICESUPPLY.COM

TERMS: NET 30 DAYS OF INVOICE DATE.

Title to the above merchandise remains with GALLOWAY OFFICE SUPPLIES & FURNITURE until paid in full. In the event of default, purchaser agrees to pay all costs of collection, including reasonable attorney's fees. A service charge of 1.5% per month will be added to all past due accounts.

**SUBTOTAL**

274.73

**TAX TOTAL**

274.73



536.011  
001



Office Supplies & Furniture

Est. 1984

10201 N.W. 21st Street, Miami, FL 33172

Phone: (305) 591-1616 • Fax: (305) 591-5655

Website: gallowayofficesupply.com

SALESMAN 169 TIME 10:00:09 INV# 1256397-0  
 WRITER 163 PAGE 1  
 FEDERAL # 59-2524876  
 PO# INVOICE DATE: 05/11/21

CUSTOMER # 10380

**BILLING ADDRESS**

STONEGATE CMMTY CDD  
 MALIBU BAY CLUBHOUSE  
 1020 N.E. 34 AVENUE  
 HOMESTEAD FL 33033

**ROUTE #**

CHARGE  
 INVOICE  
 REPRINT

**SHIPPING ADDRESS**

STONEGATE COMMUNITY CDD  
  
 1020 N.E. 34 AVE  
 HOMESTEAD FL 33033

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
SYSCOM	SYS	Who Called : PATRICIA HIGH PERFORMANCE,BK NIT	305-247-8859 BX	2		2	21.990	N	43.98



VISIT OUR ONLINE CATALOG: GALLOWAYOFFICESUPPLY.COM

TERMS: NET 30 DAYS OF INVOICE DATE.

Title to the above merchandise remains with GALLOWAY OFFICE SUPPLIES & FURNITURE until paid in full. In the event of default, purchaser agrees to pay all costs of collection, including reasonable attorney's fees. A service charge of 1.5% per month will be added to all past due accounts.

**SUBTOTAL**

43.98

**TAX TOTAL**

43.98





Office Supplies & Furniture

Est. 1984

10201 N.W. 21st Street, Miami, FL 33172

Phone: (305) 591-1616 • Fax: (305) 591-5655

Website: gallowayofficesupply.com

536.011

001

SALESMAN 169 TIME 09:59:52 INV# 1258730-0

WRITER CYBR PAGE 1

FEDERAL # 59-2524876

PO# INVOICE DATE: 06/11/21

CUSTOMER # 10380

BILLING ADDRESS

STONEGATE CMMTY CDD  
MALIBU BAY CLUBHOUSE  
1020 N.E. 34 AVENUE  
HOMESTEAD FL 33033

ROUTE #

CHARGE  
INVOICE  
REPRINT

SHIPPING ADDRESS

STONEGATE COMMUNITY CDD  
1020 N.E. 34 AVE  
HOMESTEAD FL 33033

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
Who Called : Patricia Castro									
T4048B15	STD	LINER,40X48,1.5 MIL,BN/	CT	3		3	66.770	C	200.31
HAB6FK100	WBI	LINER,13GAL,100/BX,WH	BX	2		2	16.920	C	33.84
00031CT	CLO	CLEANER,MANUALBOWL,24OZ	CT	1		1	38.990	C	38.99
30966CT	CLO	BLEACH,DSNFCTN,GRMCDL,1	CT	1		1	27.760	C	27.76
8644MBX	IMP	GLOVES,GP PWDRFR,MED,BE	BX	4		4	22.121	P	88.48
28143	GPC	TOWEL,CENTERPULL,SOFPUL	CT	1		1	71.420	C	71.42
DS330-SSVA	MMM	DISPENSER,POPOP,3X3,W/1	PK	1		1	22.210	C	22.21
74657	PGC	TOWEL,ESS,3ORL	CT	1		1	54.320	C	54.32
L36CT	TXL	REFILL,GYMWIPES,ADVANTA	CT	2		2	165.590	C	331.18
Phone: 305-247-8859									
Email: info@malibubayclubhouse.com									
VISIT OUR ONLINE CATALOG:GALLOWAYOFFICESUPPLY.COM									

TERMS: NET 30 DAYS OF INVOICE DATE.

Title to the above merchandise remains with GALLOWAY OFFICE SUPPLIES & FURNITURE until paid in full. In the event of default, purchaser agrees to pay all costs of collection, including reasonable attorney's fees. A service charge of 1.5% per month will be added to all past due accounts.

SUBTOTAL

868.51

TAX TOTAL

868.51







Office Supplies & Furniture

Est. 1984

10201 N.W. 21st Street, Miami, FL 33172

Phone: (305) 591-1616 • Fax: (305) 591-5655

Website: gallowayofficesupply.com

536.011

001

SALESMAN 169 TIME 09:59:35 INV# 1258759-0  
WRITER 121 PAGE 1  
FEDERAL # 59-2524876  
PO# INVOICE DATE: 06/11/21

CUSTOMER # 10380

BILLING ADDRESS

STONEGATE CMNTY CDD  
MALIBU BAY CLUBHOUSE  
1020 N.E. 34 AVENUE  
HOMESTEAD FL 33033

ROUTE #

CHARGE  
INVOICE  
REPRINT

SHIPPING ADDRESS

STONEGATE COMMUNITY CDD  
1020 N.E. 34 AVE  
HOMESTEAD FL 33033

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
89346	RAC	Who Called : PATRICIA WIPES,DISINF,CRSPLIN SUGGESTED REPLACEMENT FOR OUT OF STOCK RAC 93010	EA	3		3	7.650	C	22.95



VISIT OUR ONLINE CATALOG: GALLOWAYOFFICESUPPLY.COM

TERMS: NET 30 DAYS OF INVOICE DATE.

Title to the above merchandise remains with GALLOWAY OFFICE SUPPLIES & FURNITURE until paid in full. In the event of default, purchaser agrees to pay all costs of collection, including reasonable attorney's fees. A service charge of 1.5% per month will be added to all past due accounts.

SUBTOTAL

22.95

TAX  
TOTAL

22.95



536.011  
001



**Office Supplies & Furniture**  
10201 N.W. 21st Street, Miami, FL 33172  
Phone: (305) 591-1616 • Fax: (305) 591-5655  
Website: gallowayofficesupply.com

Est. 1984

SALESMAN 169 TIME 10:55:38 INV# 1261386-0  
WRITER CYBR PAGE 1  
FEDERAL # 59-2524876  
PO# INVOICE DATE: 07/20/21

CUSTOMER # 10380

**BILLING ADDRESS**

STONEGATE CMMTY CDD  
MALIBU BAY CLUBHOUSE  
1020 N.E. 34 AVENUE  
HOMESTEAD FL 33033

**ROUTE #**

CHARGE  
INVOICE  
REPRINT

**SHIPPING ADDRESS**

STONEGATE COMMUNITY CDD  
1020 N.E. 34 AVE  
HOMESTEAD FL 33033

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
		Who Called : Patricia Castro							
74657	PGC	TOWEL,ESS,30RL	CT	2		2	54.320	C	108.64
15949CT	CLO	WIPES,DISINFECTNG,FRSH,	CT	1		1	35.690	C	35.69
50606	KCC	TOWELS,HARDROLL,KLEENEX	CT	1		1	60.140	C	60.14
01804	KCC	TOWELS,MULITFOLD,SCOTT	CT	4		4	48.950	C	195.80
17713	KCC	TISSUE,BATHROOM,COTTONE	CT	3		3	64.250	C	192.75
		Phone: 305-247-8859							
		Email: info@malibubayclubhouse.com							



VISIT OUR ONLINE CATALOG: GALLOWAYOFFICESUPPLY.COM

TERMS: NET 30 DAYS OF INVOICE DATE.

Title to the above merchandise remains with GALLOWAY OFFICE SUPPLIES & FURNITURE until paid in full. In the event of default, purchaser agrees to pay all costs of collection, including reasonable attorney's fees. A service charge of 1.5% per month will be added to all past due accounts.

**SUBTOTAL**

593.02

**TAX TOTAL**

593.02





Office Supplies & Furniture

Est. 1984

10201 N.W. 21st Street, Miami, FL 33172

Phone: (305) 591-1616 • Fax: (305) 591-5655

Website: gallowayofficesupply.com

536.011

001

SALESMAN 169 TIME 10:55:53 INV# 1261391-0  
WRITER 111 PAGE 1  
FEDERAL # 59-2524876  
PO# INVOICE DATE: 07/20/21

CUSTOMER # 10380

BILLING ADDRESS

STONEGATE CMNTY CDD  
MALIBU BAY CLUBHOUSE  
1020 N.E. 34 AVENUE  
HOMESTEAD FL 33033

ROUTE #

CHARGE  
INVOICE  
REPRINT

SHIPPING ADDRESS

STONEGATE COMMUNITY CDD  
1020 N.E. 34 AVE  
HOMESTEAD FL 33033

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
8644MBX	IMP	ATTN: PATRICIA GLOVES, GP PWDRFR, MED, BE	BX	4		4	22.990	N	91.96
L36CT	TXL	REFILL, GYMWIPES, ADVANTA	CT	2		2	165.590	C	331.18



VISIT OUR ONLINE CATALOG: GALLOWAYOFFICESUPPLY.COM

TERMS: NET 30 DAYS OF INVOICE DATE.

Title to the above merchandise remains with GALLOWAY OFFICE SUPPLIES & FURNITURE until paid in full. In the event of default, purchaser agrees to pay all costs of collection, including reasonable attorney's fees. A service charge of 1.5% per month will be added to all past due accounts.

SUBTOTAL

423.14

TAX TOTAL

423.14



**CHI ALARMS, INC.**  
 14070 NW 82 AVE.  
 MIAMI LAKES, FL 33016  
 TEL. 305-827-2856  
 FAX.305-825-2144

**536.009**

# Invoice

Date	Invoice #
4/1/2021	267456

Bill To
Stonegate CDD Malibu Club House 1020 NE 34th Ave Homestead, FL 33033

Ship To
CLUB MALIBU BAY 1020 MALIBU BAY Homestead, FL 33033 UL

W.O. No.	FSR No.	P.O. No.	Terms	Due Date	Rep
			Due upon receipt	4/1/2021	ILB

Item	Description	Qty	Rate	Serviced	Amount
UL Service ...	Quarterly UL Central Station Services and response. Paid 30 days in advance.  MAY - JULY 2021	1	135.00		135.00

For Visa, MasterCard or American Express payments contact our office. Please note that a 4.0% convenience fee will be applied to all credit card transactions.

Sales Tax (7.0%)	\$0.00
<b>Balance Due</b>	<b>\$135.00</b>

**Please note that our new emergency on-call telephone number has changed. If you require emergency after hours service, please call 1-800-413-5244**

**CHI ALARMS, INC.**  
 14070 NW 82 AVE.  
 MIAMI LAKES, FL 33016  
 TEL. 305-827-2856  
 FAX.305-825-2144

536.009

# Invoice

Date	Invoice #
6/14/2021	268210

Bill To
Stonegate CDD Malibu Club House 1020 NE 34th Ave Homestead, FL 33033

Ship To
CLUB MALIBU BAY 1020 MALIBU BAY Homestead, FL 33033 UL

W.O. No.	FSR No.	P.O. No.	Terms	Due Date	Rep
	294176		Due upon receipt	6/14/2021	Ai

Item	Description	Qty	Rate	Serviced	Amount
Battery SEC... Certification	BATT SEC1075 12V7AH Annual Fire Alarm Test & Certification. Replaced two batteries (12v 7ah). FACP left clear and working normal.	2 1	30.00 350.00	6/9/2021	60.00 350.00

For Visa, MasterCard or American Express payments contact our office.  
 Please note that a 4.0% convenience fee will be applied to all credit card transactions.

Sales Tax (7.0%)	\$0.00
Balan ce Due	\$410.00

**Please note that our new emergency on-call telephone number has changed. If you require emergency after hours service, please call 1-800-413-5244**



**CHI ALARMS, INC.**  
 14070 NW 82 AVE.  
 MIAMI LAKES, FL 33016  
 TEL. 305-827-2856  
 FAX.305-825-2144

536.009

# Invoice

Date	Invoice #
6/28/2021	268299

Bill To
Stonegate CDD Malibu Club House 1020 NE 34th Ave Homestead, FL 33033

Ship To
CLUB MALIBU BAY 1020 MALIBU BAY Homestead, FL 33033 UL

W.O. No.	FSR No.	P.O. No.	Terms	Due Date	Rep
	294317		Due upon receipt	6/28/2021	Ai

Item	Description	Qty	Rate	Serviced	Amount
NC-100R	Addressable relay module	1	108.00		108.00
Service	Fire alarm service call to troubleshoot a trouble signal in the fire alarm system. Replaced a relay module. Customer must contact the A/C company to repair the pending issue. FACP left clear and working normal.	1	90.00	6/23/2021	90.00

For Visa, MasterCard or American Express payments contact our office. Please note that a 4.0% convenience fee will be applied to all credit card transactions.

Sales Tax (7.0%)	\$0.00
<b>Balance Due</b>	<b>\$198.00</b>

**Please note that our new emergency on-call telephone number has changed. If you require emergency after hours service, please call 1-800-413-5244**

**CHI ALARMS, INC.**  
 14070 NW 82 AVE.  
 MIAMI LAKES, FL 33016  
 TEL. 305-827-2856  
 FAX.305-825-2144

536.009

# Invoice

Date	Invoice #
7/1/2021	268364

Bill To
Stonegate CDD Malibu Club House 1020 NE 34th Ave Homestead, FL 33033

Ship To
CLUB MALIBU BAY 1020 MALIBU BAY Homestead, FL 33033 UL

W.O. No.	FSR No.	P.O. No.	Terms	Due Date	Rep
			Due upon receipt	7/1/2021	ILB

Item	Description	Qty	Rate	Serviced	Amount
UL Service ...	Quarterly UL Central Station Services and response. Paid 30 days in advance.  AUGUST - OCTOBER 2021	1	135.00		135.00

For Visa, MasterCard or American Express payments contact our office. Please note that a 4.0% convenience fee will be applied to all credit card transactions.

Sales Tax (7.0%)	\$0.00
Balan ce Due	\$135.00

**Please note that our new emergency on-call telephone number has changed. If you require emergency after hours service, please call 1-800-413-5244**

# Your HPS Utilities Statement

STONEGATE CDD  
**Service Address:**  
 1020 NE 34 AVE FOUNT  
**Account #:**  
 001046837-000363973

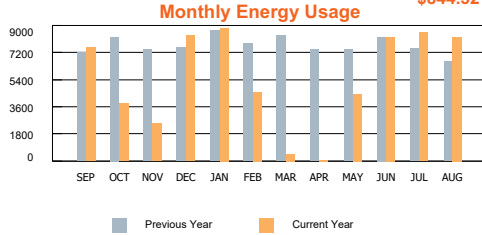
**Rate Class:** COMMERCIAL  
**Service Period:**  
 07/22/2021-08/20/2021  
**Bill Date:** 08/24/2021  
**Due Date:** 09/20/2021



## ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	8,227.00	\$655.69
Electric Fuel Cost Adj. @ .02200	8,227.00	\$180.99
<b>Electric Total</b>		<b>\$844.32</b>

CURRENT USAGE	
Meter 60997545	
Days	29
Reading	53,520.00
Multiplier	1
Consumption	8,227.00
Avg / Day	283.69



## OTHER CHARGES

<b>Other Total</b>	<b>\$0.00</b>
<b>TAXES</b>	
Dade Co Util Tx Elec	\$66.33
FI Gross Receipts Tx	\$21.11
<b>Taxes Total</b>	<b>\$87.44</b>
<b>Previous Bill Amount</b>	<b>\$965.66</b>
Payments	-\$965.66
Adjustments	\$0.00

536.010  
001

## SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$844.32
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$87.44
Current Charges	\$931.76
Balance Forward	\$0.00
<b>Total Amount Due</b>	<b>\$931.76</b>

## Comments:

On 09/13/2021 at 5:30pm, the City will hold a public hearing to discuss increases to the Water and Sewer rates. The meeting will be at City Hall, 100 Civic Court, Homestead, Florida 33030. Learn more at [www.cityofhomestead.com/WaterRates](http://www.cityofhomestead.com/WaterRates).

PLEASE FOLD ON PERFORATION BEFORE TEARING - RETURN BOTTOM PORTION WITH YOUR PAYMENT

**NAME:** STONEGATE CDD  
**SERVICE ADDRESS:** 1020 NE 34 AVE FOUNT  
**CYCLE/ROUTE:** 07-06



**HOMESTEAD PUBLIC SERVICES**  
 100 Civic Court  
 Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	07/22/2021-08/20/2021	09/20/2021	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$931.76	\$931.76

AMOUNT NOT PAID BY DUE DATE IS SUBJECT TO 1.5% LATE FEE.

**MAKE CHECKS PAYABLE TO:** CITY OF HOMESTEAD  
 PLEASE PLACE ACCOUNT NUMBER ON CHECK TO ENSURE PROPER CREDIT.



CITY OF HOMESTEAD  
 PO BOX 900430  
 HOMESTEAD, FL 33090-0430

0010468370003639730093176

\*\*AUTO\*\*MIXED AADC 750 5 MAAD 126838AA24-A-1  
 1118 1 MB 0.447



STONEGATE CDD  
 2300 GLADES ROAD # 410W  
 BOCA RATON FL 33431-8556

## General Billing Information



### ONLINE ACCOUNT ACCESS

For access to your account, bill payment and other features visit [www.cityofhomestead.com/hps](http://www.cityofhomestead.com/hps)



### IMPORTANT TELEPHONE NUMBERS

Customer service information, utility account services, billing questions, shut-off for non-pay:	(305) 224-4800	Monday -Friday 8:00 am - 6:00 pm
Garbage and trash pickup questions:	(305) 224-4860	
Emergency Power/Streetlight Outage or downed power lines:	(855) 211-2062	24 Hours
Emergency water service line break or sewer backup:	(305) 248-5201	



Community-Owned Services Since 1916

#### HPS Customer Service Department

Phone: (305) 224-4800 or (305) 247-6532 (TTY)

Email: [CustomerService@cityofhomestead.com](mailto:CustomerService@cityofhomestead.com)

[www.cityofhomestead.com](http://www.cityofhomestead.com)

Para información en español

llama al: (305) 224-4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

**Please do not wait until the “Due Date” to question the validity of your bill, late fees and termination procedures will continue automatically if your bill is delinquent.**

**Past Due Amount:** This is an unpaid balance carried forward from the previous bill and included in the “Total Amount Due”.

**Termination of Service:** Service(s) will be terminated if current charges are not paid within 10 days of the due date. Past due accounts are subject to termination of service(s) pursuant to Sections 28-272 and 28-218 of the City of Homestead Code. All balances due, late fees and reconnection charges must be paid prior to reconnection of service(s).

**Late Payment Fee:** Payments received after the due date are subject to a 1.5% late fee on electric, water, sewer and garbage charges.

**Base Charge:** A flat monthly fee for the cost of providing infrastructure service and administering accounts is applied with or without consumption.

**Tampering:** Tampering with meter, including the cutting of the meter seal, will result in a penalty charge of \$500.00 for the electric and \$104.04 for water, plus all expenses incurred by the utility's

investigation and prosecution under the laws of the State of Florida. This will also result in increased deposits.

**Estimated Bill:** An “E” after the current consumption indicates an estimated bill for this period.

**Low Income Payment Assistance:** For more information, please visit our website at [www.cityofhomestead.com/hps](http://www.cityofhomestead.com/hps).

**Account Records:** Please keep your account information up-to-date with our office. Notify us of new phone numbers, email addresses, name changes and any other account information.

**HELP Contribution:** *Help Us Help Those In Need.* We are encouraging HPS customers who have not been financially impacted by COVID-19 or who can afford to help others in need, to donate to this customer assistance fund administered by local non-profit agencies. 100% of your contribution will go towards helping customers in need.

To make donations please visit our website or add it to your payment at [www.cityofhomestead.com](http://www.cityofhomestead.com) or contact customer service at (305) 224-4800.

## Bill Pay fast, easy, & convenient

Looking for the easiest way to pay your electric bill? For your convenience, HPS offers many different methods of bill payment:

### PAYMENT METHODS

Online Payments	Visa, MasterCard, American Express, & E-Checks	<a href="http://www.cityofhomestead.com/cs">www.cityofhomestead.com/cs</a>
Automated Bill Pay (Bank Draft)	Applications available online	<a href="http://www.cityofhomestead.com/cs">www.cityofhomestead.com/cs</a>
Pay-By-Phone	Visa, MasterCard, American Express, & Phone Checks	Call (888) 703-9186
By Mail	PO Box 900430 Homestead, FL 33030	Checks & Money Orders ONLY, No Cash

**AUTHORIZED PAYMENT CENTERS:** For an up to date list of authorized payment centers, please visit our website at [www.cityofhomestead.com/cs](http://www.cityofhomestead.com/cs) or call (888) 703-9186

**PAYMENT DEPOSITORIES:** Located just south of the Customer Service parking lot, and near the entrance of the Customer Service Building. Checks & Money Orders ONLY, No Cash.

# Fitness Source

2041 SW 70th Ave #D-10  
Davie, FL 33317  
954-587-7823  
fitness.source@gmail.com

536.006

# Invoice

Date	Invoice #
8/15/2021	51887

Bill To
Stonegate CDD Malibu Bay 1020 NE 34th Avenue Homestead, FL 33033

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		PT/MM	8/5/2021

Quantity	Item Code	Description	Price Each	Amount
1	PM 2XMONTH	PM Service on Fitness Equipment, 2 times per month August 2021 1st visit of month	180.00	180.00

It's been a pleasure working with you! Thank you for your business.			<b>Total</b>	\$180.00
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**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**DRAFT**  
**MINUTES OF MEETING**  
**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held Multiple Public Hearings and a Regular Meeting on September 14, 2021 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033.

**Present at the meeting were:**

Joe McGuinness	Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary
Michael Granobles	Assistant Secretary

**Also present were:**

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Victor Castro	UNUS Property Management
Erica Avila	City of Homestead Councilwoman/Resident

**Residents present were:**

Angela Papili	Omaire Quintero	Patrick Pereyrz
S. Wilkerson	Francisco Lopez	Arnaldo Sosa
Maely Salas	Marlon Corea	Lucretia Corea
Osmany Yndart	Yanet Yndart	Anna G. Coward
Luis Becerra	Elvis Maldonado	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 6:33 p.m. Supervisors McGuinness, Granobles, Goessel and Figueroa were present, in person. Supervisor Eiras was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments: *non-agenda items***

Resident Angelo Papili asked when the pool would be reopened. Mr. Rom stated this would be addressed during the meeting. Mr. Papili asked for the CDD to be sprayed for no-see-ums. Mr. McGuinness stated spraying on CDD property would be considered.



42 Councilwoman and resident Erica Avila encouraged Mr. Papili to call 311 to ask the  
43 County to spray for pests. She provided the following updates:

44 ➤ Residents are invited to attend The City of Homestead's upcoming budget talk;  
45 invitations were provided.

46 ➤ The Malibu Bay traffic light is in process; an issue with underground utilities was being  
47 addressed and work was 50% complete.

48

49 **THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2021/2022 Budget**

50

51

52 **A. Proof/Affidavit of Publication**

53 The affidavit of publication was included for informational purposes.

54 **B. Consideration of Resolution 2021-08, Relating to the Annual Appropriations and**  
55 **Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending**  
56 **September 30, 2022; Authorizing Budget Amendments; and Providing an Effective**  
57 **Date**

58 Mr. Rom reviewed the proposed Fiscal Year 2022 budget, highlighting any line item  
59 increases, decreases and adjustments, compared to the Fiscal year 2021 budget, and explained  
60 the reasons for any adjustments. He noted that the bulk of the assessment increase was due to  
61 the \$175,000 pool system upgrade.

62

63 **On MOTION by Ms. Figueroa and seconded by Mr. McGuinness with all in**  
64 **favor, the Public Hearing was opened.**

65

66

67 A resident asked if there was a breakout of expenses for the pool upgrade. Mr. Castro  
68 stated, while \$175,000 was budgeted for the project based on a proposal, it was expected that  
69 the final amount would be much lower. A final proposal would be drawn up after the  
70 Engineering work is completed. Mr. McGuinness stated the project would be discussed in detail  
71 at a future meeting. Mr. Rom stated an approximated not-to-exceed amount was utilized for  
72 budgeting purposes.

73 Resident Omaira Quintero asked about her unit's assessment amount and the frequency  
74 of payment. Mr. Rom stated the CDD assessment is an annual amount. Mr. McGuinness  
75 discussed the Fiscal Year 2021 assessments and the upcoming Fiscal Year 2022 assessments and

76 noted that a \$65 to \$69 assessment increase, per unit, would appear on the tax bill. Ms.  
77 Quintero asked for information about the CDD. Mr. Rom stated he would provide his contact  
78 information and answer her questions personally, after the meeting or via telephone.

79 Resident Lucrecia Corea stated she did not understand the debt related to the  
80 assessment, given that homeowners also pay monthly maintenance. Mr. McGuinness discussed  
81 the CDD's responsibility for maintaining infrastructure for the whole community, for items such  
82 as lakes and pools, and the annual assessment billed in November on the property tax bills and  
83 collected by the Tax Collector. Ms. Corea expressed concern about the assessment increase. Mr.  
84 McGuinness stated, last year, assessment rates decreased approximately \$100 per home; for the  
85 upcoming year, assessments would increase by approximately \$69 per home, due to the need to  
86 address the antiquated pool equipment for the long term, which should result in a cost-savings  
87 and less downtime of the amenity. Discussion ensued regarding the multiple HOAs within the  
88 community, CDD operations and the benefits of the CDD.

89 Mr. Rom reiterated that the assessment increase of between \$65 and \$69 is for the  
90 entire year; it is not a monthly increase.

91 A resident voiced her opinion that, due to the difficult times, every line in the budget  
92 should be reviewed to reduce costs as much as possible.

93 Mr. Rom stated the Board has been reviewing the proposed Fiscal Year 2022 budget at  
94 great length over the last several meetings; the Board Members understand the current  
95 economic environment and the assessment increase was not decided upon lightly. A credit  
96 related to the refinance was issued to property owners last year, in the form of lower  
97 assessments, rather than directing those funds toward savings. A number of line items were  
98 reduced but the very necessary pool upgrade is the key reason for the increase; the pool issues  
99 need to be addressed. Once the upgrade is complete, activities may resume outside.

100 In response to a question regarding which entity manages pool activities and receives  
101 the \$70 rental fees, Mr. McGuinness stated those fees go to the Master HOA, which manages  
102 the Guardhouse, roadways and landscaping. The CDD maintains the Clubhouse, the storm  
103 drainage system and the lakes. CDD assessments are used to pay budgeted expenses, manage  
104 the Clubhouse and pay down the District's bonds.

105 A resident asked why monies coming in were not used for pool maintenance. Mr.  
106 McGuinness stated the pool has been maintained but longstanding permitting issues must be  
107 addressed; the CDD needs to maintain the pool to prevent it from being condemned causing

108 potentially significant legal costs to reopen the pool. It was hoped that the equipment upgrades  
 109 would reduce ongoing pool maintenance costs. He recalled that the assessments were lowered  
 110 in Fiscal Year 2021, after five years without an increase, and stated his long-term intention as  
 111 CDD Chair is to have the pool fixed and upgraded, reduce interest and pay off the bonds and pay  
 112 down bills, while maintaining the Clubhouse’s community benefit to residents.

113 Resident Anna Coward took issue with the Board and Staff saying the pool permitting  
 114 issues were not known, given all the Staff and CDD oversight. She discussed past expenditures  
 115 for projects, some of which she disagreed with due to the cost, and asked the Board to review  
 116 the budget again to keep costs down to prevent an assessment increase. She took issue with the  
 117 Clubhouse door being locked.

118 Ms. Figueroa stated Clubhouse and pool access information was provided at the Sonara  
 119 meeting and was still being communicated to residents. The pool is closed for safety and permit  
 120 issues. The permit issues are being rectified and the pool would reopen as soon as safely  
 121 possible.

122

**On MOTION by Mr. Granobles and seconded by Mr. McGuinness with all in favor, the Public Hearing was closed.**

125

126

**On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Resolution 2021-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date.**

132

133

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and  
 Objections on the Imposition of Special  
 Assessments for Operations and  
 Maintenance for Fiscal Year 2021/2022,  
 Pursuant to Florida Law**

135

136

137

138

139

**A. Proof/Affidavit of Publication**

141

**B. Mailed Notice(s)**

These items were included for informational purposes.

142

**C. Consideration of Resolution 2021-09, Making a Determination of Benefit and Imposing  
 Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and**

143

144

145 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for**  
146 **Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an**  
147 **Effective Date**

148 Mr. Rom reviewed the Assessment Tables, which matched those in the Fiscal Year 2022  
149 budget that was just adopted. He presented Resolution 2021-09, which allows the CDD to collect  
150 the assessments adopted through the budget via the assessment rolls. Mr. Pawelczyk stated this  
151 Resolution levies assessments via the Property Appraiser and Tax Collector.

152

153 **On MOTION by Mr. McGuinness, and seconded by Mr. Granobles with all in**  
154 **favor, the Public Hearing was opened.**

155

156

157 A resident, speaking through a translator, stated he was not in agreement with the  
158 special assessment. In his opinion, the assessment should be decreased and not increased.

159 Mr. Rom stated the assessment increase would be approximately \$69 for the year.

160 Ms. Figueroa discussed the budgeting process and stated meetings are open to the  
161 public.

162 Mr. Rom stated the Meeting Schedule, budgets and other statutory requirements are  
163 posted online at [www.Stonegatecdd.net](http://www.Stonegatecdd.net), which is the CDD website.

164 A resident asked how payments can be made. Mr. Rom stated that payments are  
165 collected through the Tax Collector.

166 Ms. Coward stated that some residents do not have access to the internet and do not  
167 speak English.

168 Ms. Figueroa stated the Clubhouse is willing to print information for residents.

169

170 **On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in**  
171 **favor, the Public Hearing was closed.**

172

173

174 **FIFTH ORDER OF BUSINESS**

**Consent Agenda Items**

175

176 Mr. Rom presented the following Consent Agenda Items:

177 **A. Acceptance of Unaudited Financial Statements as of July 31, 2021**

178 **B. Approval of August 9, 2021 Regular Meeting Minutes**

179

180  
181  
182  
183

**On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the Consent Agenda Items, as presented, were accepted and approved.**

184  
185  
186  
187

**On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in favor, allowing additional public comments, was approved.**

188  
189  
190  
191  
192  
193  
194  
195  
196

Former City Councilman Mr. Elvis Maldonado stated he was speaking on behalf of a neighbor in Ventura who reported that the lakes seemed to be sinking. A Board Member had made him aware that the CDD is evaluating and addressing potential areas of erosion and he would like to give his neighbor an update, as his goal is to serve the community. He expressed support for the job the Board Members are doing and stated everyone shares the same goal of paying down the bond debt that the CDD “inherited” because, when the community was developed the CDD was formed to build the infrastructure the City could not build. He stated the reality is that everyone must deal with the extra “tax”. He expressed support for keeping expenses low.

197  
198

Mr. Rom stated the District Engineer would address lake banks during his report, in conjunction with the Capital Outlay Project.

199

Ms. Coward asked for economical plantings to be utilized for lake erosion.

200

Mr. Rom stated that would be addressed during the Engineer’s Report.

201

Ms. Avila noted that some types of plantings are to improve water quality and to treat algae and others are installed to address erosion.

202  
203

## **SIXTH ORDER OF BUSINESS**

### **Discussion Items**

204  
205

#### **A. Update: Open Pool Permits**

207

Mr. Castro distributed a handout to the Board relating to permits and stated that the contractor was confident that an inspection of the pool lights could be scheduled once the Master Permit is approved and, subsequently, the pool could be reopened. In his estimation, the best-case scenario was within one week and, worst case, within one month. Outstanding permits and work remaining to be done were discussed.

212

#### **B. Plans for Pool System Upgrade**

213

Mr. Castro stated the Hydraulic Engineer hopes to have his plans completed within ten days and, once completed, a proper estimate could be provided.

214

215 **C. Tasks Associated with Second Amendment to Unus Property Management, LLC**  
216 **Amenity Services Agreement (Handyman)**

217 Mr. Castro presented a list of tasks the handyman would address. A calendar would be  
218 kept and progress updates would be provided. A handyman with experience as an Electrician  
219 Journeyman Apprentice was hired.

220

221 **SEVENTH ORDER OF BUSINESS**

**Staff Reports**

222

223 **A. Operations Manager: *UNUS Property Management***

224 Mr. Castro distributed handouts, responded to questions and reported the following:

225 ➤ Files in the file cabinet are being updated and stored digitally.

226 ➤ Rental revenue since February totaled \$7,520.

227 ➤ 701 contacts were entered into Constant Contact.

228 Mr. Castro presented a proposal from True Blue Pools (TBP), in the worst-case scenario  
229 that it is necessary to drain the pool and replace the pool lighting. LED lights would save 40% on  
230 electricity and last four to five times longer than standard bulbs.

231

232 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in**  
233 **favor, True Blue Pools proposal #21-2271, in a not-to-exceed amount of**  
234 **\$8,659.36, contingent on the need for the stated repairs, was approved.**

235

236

237 Mr. Pawelczyk stated TBP may provide an Amendment to the Agreement or include on  
238 the Proposal that the work is performed in accordance with the current Agreement.

239 **B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***

240 There was nothing further to report.

241 **C. District Engineer: *Alvarez Engineers***

242 Mr. Alvarez presented an exhibit and discussed the following:

243 ➤ The Lake Water Quality and the Pool Deck Extension Projects were funded by bonds.

244 ➤ The Water Quality Project was divided into the following three phases:

245 ✓ Planting along the lake banks was completed in Lake 3.

246 ✓ Wetland littoral shelf planting in the water in Lakes 3 and 5 was still pending.

247 ✓ Installation of aeration systems in Lakes 3 and Lake 5 was still pending.

248 ➤ Plants provide biological filtration for runoff by picking up and absorbing fertilizer before  
249 it enters the lakes. Fertilizer contributes to algae blooms; severe algae blooms in Lake 5 led the  
250 District Manager to begin this project, which provides biological filtration and beauty.

251 ➤ The pool deck project requires Site Plan Modification Approval (SPMA) from the City of  
252 Homestead. Because this community is a Planned Unit Zoning District, which does not have a  
253 full set of requirements like other zoning Districts, the design is more subjective and Developers  
254 submit plans to the City for approval. The CDD proposes extending the pool deck with zero  
255 setback to the property line. Approval from the City is needed prior to starting construction  
256 plans.

257 ➤ Open permits were identified and construction was delayed because construction  
258 documents cannot be started without the SPMA.

259 ➤ As currently proposed, the pool deck project is completely a Civil Engineering project  
260 with no landscaping and therefore does not require a Landscape Architect. While there may be  
261 interest in landscaping, it was not included in the original concept; keeping the plan as is until  
262 SPMA is received and reevaluating whether to add landscaping before applying for construction  
263 permits was suggested.

264 Mr. Alvarez reviewed estimated costs, actual costs and change orders and suggested  
265 waiting on the littoral shelf and aeration systems until the Clubhouse improvements are  
266 completed. Mr. McGuinness expressed concern because the report at the last CDD meeting  
267 seemed to state that the littoral shelf was not recommended, based on location, and stated the  
268 Board needs clarification but Mr. Alvarez clarified that the recommendation was to postpone  
269 the littoral shelf planting and the aeration project until the pool deck expansion project was  
270 completed.

271 Discussion ensued regarding the reports from Allstate Resource Management (ARM),  
272 water quality, how long the CDD could wait on aeration and estimated costs. Mr. Pawelczyk  
273 suggested asking Allstate whether it would be better to complete the aeration project before  
274 planting littorals, noting that, when the lakes were first built, they were full of littorals that have  
275 since died off.

276 Mr. Rom and Staff would request updated recommendations from ARM and ask for Mr.  
277 Castro and Mr. Alvarez to receive a monthly report.

278 Regarding Mr. Maldonado's question, Mr. Alvarez stated the water table in the CDD was  
279 lowest in May and highest in October and, while the average difference between high and low



280 elevation is 2' vertically given the side slope of the lakes, a reduction of 2' results in 8' of visible  
 281 lake bottom. Mr. Maldonado voiced his opinion that it was unclear who is responsible for  
 282 maintenance in some areas and residents expressed concern about drop-offs and ditches and  
 283 liability for possible falls. He felt that it was unclear whether these were the result of erosion  
 284 and thought there might be a need to mitigate or fill in some areas.

285 Discussion ensued regarding past areas of concern on Lakes 3 and 4. Mr. Alvarez stated  
 286 that some features, such as swales and depressions, were installed to minimize fertilizer  
 287 entering the lakes. Discussion ensued regarding large depressions possibly caused by lawn  
 288 equipment and concerns that significant dips are not easily visible. Mr. McGuinness stated Mr.  
 289 Castro would inspect the area to ensure the areas are maintained properly.

290 ➤ Figures shown in the Construction account, in the exhibit Mr. Alvarez presented, may  
 291 seem low as compared to the amount shown in the Balance Sheet in the agenda book because  
 292 the billing for the second half of the project has not been submitted yet. The amount shown in  
 293 the exhibit anticipates the receipt of the invoice from the landscape vendor.

294 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

- 295 • **NEXT MEETING DATE: November 2, 2021 at 6:30 P.M.**

- 296 ○ **QUORUM CHECK**

297 Due to meeting room unavailability, the November 2, 2021 meeting would be canceled.  
 298 The next meeting would be scheduled for October 18, 2021.

299

300 **EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

301

302 There were no Supervisors' requests.

303

304 **NINTH ORDER OF BUSINESS**

**Adjournment**

305

306 There being no further business to discuss, the meeting adjourned.

307

308

309

**On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor,  
 the meeting adjourned at approximately 8:23 p.m.**

310

311

312

313

314

315 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_ Chair/Vice Chair

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7A**

# MITIGATION AREA MANAGEMENT REPORT



**Allstate**  
**RESOURCE MANAGEMENT, INC.**

(954) 382-9766 • Fax: (954) 382-9770

www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER STONEGATE CDD ACCOUNT # 3782 DATE 10-7-21  
 WEATHER CONDITIONS CLOUDY, WARM, HUMID BIOLOGIST JIMMY G

**MAINTENANCE**

5

**MITIGATION AREA I.D.**

- EXOTIC VEGETATION REMOVAL
- INVASIVE WEEDS & GRASSES
- SUBMERSED/EMERGENT AQUATICS
- FLOATING WEEDS
- TRASH / DEBRIS REMOVAL
- ADDITIONAL PLANTINGS

<input checked="" type="checkbox"/>									
<input checked="" type="checkbox"/>									
<input checked="" type="checkbox"/>									

REMARKS: TREATMENT TODAY ON LITONAL VEGETATION  
ENCIRCLING LAKE. TARGETING NON-NATIVE SPECIES  
SUCH AS, BANNOSE, TAMPANO GRASS, PENNYWORT, STANWORTH,  
CROWFOOT GRASS, AND ALGATION WEED.

**WATER TESTING (COMBINED AVERAGE)**

(water normal)

- TEMPERATURE H<sub>2</sub>O \_\_\_\_\_ °F.  High  Normal  Low
- DISSOLVED OXYGEN \_\_\_\_\_ ppm.  High  Normal  Low
- pH READING N/A  Acid 1-7  Neutral 7  Base 7-14
- WATER CLARITY \_\_\_\_\_  Good  Fair  Poor
- WATER SAMPLE TO LAB  Yes  No  Test \_\_\_\_\_

**FISH/WILDLIFE OBSERVATIONS**

BENEFICIAL VEGETATION NOTED COND GRASS, RUSH,

- SPORT FISH  Largemouth Bass  Bream  Catfish
- BIOLOGICAL CONTROL FISH  Triploid Grass Carp  Mosquitofish
- Gar  Exotics TILAPIA
- BIRDS  Anhinga  Cormorant  Kite  Marsh Hawk  Osprey
- Wading  Wild Ducks  Muscovies  Coot  Gallinule

OTHER WILDLIFE \_\_\_\_\_

REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7D**

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

*Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 18, 2021</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>November 2, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>January 4, 2022</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>March 1, 2022</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>May 3, 2022</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>June 7, 2022</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>August 2, 2022*</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>September 6, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>6:30 PM</b>

\*Only if necessary