

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

May 3, 2022

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

April 26, 2022

Board of Supervisors
Stonegate Community Development District

| |
|---|
| <p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p> |
|---|

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on May 3, 2022 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Discussion/Consideration
 - A. Landshore Enterprises, LLC, Shoreline Degradation Proposals for Lakes 4 and 6
 - B. Update: 2020 Capital Projects Fund
4. Consideration of Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2022-03, Designating Dates, Times and Locations for the Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
6. Discussion Items
 - A. Update: Pool Permit
 - B. Update: Pool System Upgrade Design
 - Continued Discussion: True Blue Plan Proposal
 - C. Second Opinion Regarding Red Plant Replacement Around the Lakes
7. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of March 31, 2022

B. Approval of March 1, 2022 Regular Meeting Minutes

8. 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: June 7, 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 |

9. Supervisors' Requests

10. 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

3A



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

February 17, 2022

Stonegate Community Development District
c/o: Alvarez Engineers
Attn: Mr. Angel Camacho
8935 NW 35 Lane, Suite 1010
Doral, FL 33172

Dear Mr. Camacho,

Please see attached our proposals for Shoreline Restoration Services at Stonegate Community Development District in Homestead, Florida.

Lake 4 – approximately 600 linear feet of shoreline

Shoreline condition: The shoreline has a 1-1.5 ft drop from the top of embankment edge to the underwater shelf, this is found along the entire length of the shoreline. Landshore believes that the shoreline had also lost about 3 feet over the years (Figure 1). Evidence for this can be found when comparing aerial and field data of the headwalls from 2010 to 2021. The shoreline edges were soft with thick grasses offering little support.

Slope/embankment condition: Along the marked area on the attached aerial, the embankment has severe uneven terrain. Along this segment there are many holes, large boulders, and tree roots (Figure 1).

Lake 6 – approximately 185 linear feet of shoreline

Shoreline condition: For this segment of the shoreline the area of concern measured to be 185LF. The shoreline appears to have lost about 3-4 feet of material (Figure 3).

Slope/embankment condition: Slope of 2.85H:1V, with the loss of shoreline the slope will continue to increase and become a bigger safety hazard. Typically slopes leading from the top of slope to the water's edge should typically be 4H:1V. Additionally, along the slope flat gullies were found, these are believed to have been made by lawnmowers working in the area (Figure 3). They are a concern because of the sheet flow having a greater impact over these areas.



Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC



Figure 1: Lake 4 South Headwall



Figure 2: Lake 4 uneven terrain



Figure 3: Lake 6 - Lost shoreline



Figure 4: Lake 6 - steep slope (2.85H:1V)



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Aerial Photographs



Figure 5: 2011 Aerial Photograph



Figure 6: 2021 Aerial Photograph



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Zoomed in Aerial photograph:



Figure 7: Zoomed in 2011 Aerial Photograph



Figure 8: Zoomed in 2021 Aerial Photograph



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Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

If you have any additional questions, require further information, or would like to discuss this estimate, do not hesitate to contact us at (941) 303-5238 or via email at info@landshore.com.

We look forward to having the pleasure of doing business with you.

Sincerely,

Andre van den Berg
Landshore® Enterprises, LLC



Landshore[®] Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC

Company Overview

History: Founded in 2002, Landshore[®] Enterprises, LLC has over 19 years of experience in the Erosion Control Industry.

Certificates and Awards: Certified Florida Stormwater, Erosion and Sedimentation Control Inspectors, Professional Licensed Engineer (FL), South Florida Water Management District Certified, BBB A+, and OSHA-Training.

Customer Reach: Proudly serve Homeowners Associations, Golf Courses, Residential, and Governmental Entities in Florida, Georgia, Illinois, North Carolina, South Carolina, Texas and Virginia.

Services: **Engineering**

Design, Plans and Cross Sections, GPS and Surveys, Bathymetric Surveys, Topographical Surveys, Soil Testing and Analysis, Stability Analysis, Permit Application, and Construction Management

Construction

Structural and Non-Structural Erosion Control, Shoreline Restoration and Stabilization, Dewatering and Sediment Control, Dredging, Earthwork, Grading, and Restoration

Products: Eco-Filter Tubes[®], Erosion Control Panels[®], Riprap, GeoWeb, FlexMSE, Filter-Point Fabric, Articulated Concrete Block Mat, Gabion, Retaining Walls, Sheet Piling, Prolock, Bulkhead, Turf Reinforcement Mats, Drainage Systems, and more.

Applications: Lakes, Ponds, Creeks, Riverfront, Stream Bank, Ditches, Canals, Spillways, Reservoirs, Retention and Detention Ponds.

Locations:

| | |
|---------------------------|---|
| Gulf Coast of Florida | 188 Triple Diamond Boulevard, Suite A4, North Venice, Florida, 34275 (941) 303-5238 |
| Atlantic Coast of Florida | 6555 North Powerline Road, Suite 302 Fort Lauderdale, Florida, 33309 (954) 327-3300 |



Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
 Environmental engineering, Erosion control, Construction management
 d/b/a Erosion Restoration, LLC

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

PROPOSAL: #3924

Date: 2/16/2022

Project: Stonegate Community Development District - Homestead, FL
Lake 4 Shoreline Restoration of Approximately 600 Linear Feet of Embankment

PRODUCT DESCRIPTION

Eco-Filter Tube (EFT®) construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube is filled with sand by direct coupling to a hydraulic dredge. The tube is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the geotextile allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The Landshore® engineered EFT® system consists of a spun bound polyester filter fabric that is sewn together to form a tube specifically calculated for particular level of service, pressure, strength, stability and safety - is placed along the edge of water on prepared terrace and filled with sand to form an erosion barrier that has the characteristics of a permeable, gravity type retaining wall.

JOB SCOPE

Landshore® will install Eco-Filter Tube (EFT®) as follows: One(1) Base Tube to provide stabilization and allow for land reclamation; One (1) Sacrificial Tube to fill voids and for final grading to match existing slope. Fill Material is proposed to be brought in from offsite consisting of clean sand. An erosion control mat will be installed over the base tube to assist in sod rooting and prevent material washing away. Landshore® will also be clearing (scraping off the top 3 inches), then backfilling and grading the slope for the section of grade leading from the top of the slope to the shoreline, measuring about 30 feet wide.

ITEMIZED ESTIMATE: TIME AND MATERIALS

| <u>Section</u> | <u>Description</u> | <u>Units</u> | <u>Estimated Quantities</u> | <u>Total</u> |
|----------------|--|--------------|-----------------------------|--------------|
| Lake 4 | Mobilization / General preparation | LS | 1 | |
| | Clearing and Grubbing | LS | 1 | |
| | Installation and maintenance of stormwater pollution prevention measures | LS | 1 | |
| | Regular Excavation / Embankment | CY | 420 | |
| | Grading and Shaping | SF | 18,150 | |
| | Installation of EFT® | | | |
| | EFT® 1x7.5' Cir. Sacrificial Tube | LF | 611 | EFT |
| | EFT® 1x10' Cir. Base Tube | LF | 604 | |
| | Erosion Control Mat | SY | 538 | |
| | Sod (Turf to match existing) | SY | 2,017 | |
| | Demobilization | EA | 1 | |

TOTAL JOB COST \$75,728.00

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

- 10% Booking Date
- 20% Mobilization
- 60% Progress work
- 10% Completion of project

****Invoice is due upon receipt****

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities outside of easement along shoreline if as-built drawings or locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.
3. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
4. Landshore® is not responsible for any damages to the work by any natural disaster.
5. Landshore® will install EFT® tube to control elevation. Any tube that will be over pumped to get to such level will not be under warranty.
6. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.
7. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
8. If there are 4" pipes at shoreline edge, Landshore® will extend the pipes for no additional cost. Any other size will be determined as needed.
- 9. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 10. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

This proposal is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature

Date

Landshore® Enterprises Representative Signature

Date



Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
 Environmental engineering, Erosion control, Construction management
 d/b/a Erosion Restoration, LLC

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

PROPOSAL: #3925

Date: 2/15/2022

Project: Stonegate Community Development District - Homestead, FL
Lake 6 Shoreline Restoration of Approximately 185 Linear Feet of Embankment

PRODUCT DESCRIPTION

Eco-Filter Tube (EFT®) construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube is filled with sand by direct coupling to a hydraulic dredge. The tube is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the geotextile allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The Landshore® engineered EFT® system consists of a spun bound polyester filter fabric that is sewn together to form a tube specifically calculated for particular level of service, pressure, strength, stability and safety - is placed along the edge of water on prepared terrace and filled with sand to form an erosion barrier that has the characteristics of a permeable, gravity type retaining wall.

JOB SCOPE

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| ITEMIZED ESTIMATE: TIME AND MATERIALS | | | | | |
|--|--|--------------|-----------------------------|--------------|--|
| <u>Section</u> | <u>Description</u> | <u>Units</u> | <u>Estimated Quantities</u> | <u>Total</u> | |
| Lake 6 | Mobilization / General preparation | LS | 1 | | |
| | Clearing and Grubbing | LS | 1 | | |
| | Installation and maintenance of stormwater pollution prevention measures | LS | 1 | | |
| | Regular Excavation / Embankment | CY | 51 | | |
| | Grading and Shaping | SF | 740 | | |
| | Installation of EFT® | | | | |
| | EFT® 1x7.5' Cir. Sacrificial Tube | LF | 185 | EFT | |
| | EFT® 1x10' Cir. Base Tube | LF | 185 | | |
| | Erosion Control Mat | SY | 82 | | |
| | Sod (Turf to match existing) | SY | 103 | | |
| Demobilization | EA | 1 | | | |
| TOTAL JOB COST | | | \$17,011.00 | | |

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

- 10% Booking Date
- 20% Mobilization
- 60% Progress work
- 10% Completion of project

****Invoice is due upon receipt****

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities outside of easement along shoreline if as-built drawings or locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.
3. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
4. Landshore® is not responsible for any damages to the work by any natural disaster.
5. Landshore® will install EFT® tube to control elevation. Any tube that will be over pumped to get to such level will not be under warranty.
6. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.
7. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
8. If there are 4" pipes at shoreline edge, Landshore® will extend the pipes for no additional cost. Any other size will be determined as needed.
- 9. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 10. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

This proposal is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature

Date

Landshore® Enterprises Representative Signature

Date



LAKE 6

LAKE 4

© Erosion Restoration, LLC.

| REVISIONS | | |
|-----------|----|-------------|
| DATE | BY | DESCRIPTION |
| | | |
| | | |
| | | |

Erosion and Sedimentation Control Plan for
The Stonegate CDD



Landshore Enterprises, LLC
Environmental Engineering, Erosion
Control & Construction Management
d/b/a Erosion Restoration, LLC
"Your Shoreline Protection Specialists"

188 Triple Diamond Blvd., Ste. #A4
North Venice, FL 34275
Office: 941-303-5238
Fax: 941-218-6113
E-mail: info@landshore.com

BY: _____
PIETER M. LOMBARD, P.E.
FL LIC. No. 66596
ENGINEER OF RECORD

TOPOGRAPHIC
PLAN

| | | |
|-------------------------|---------------------|---------|
| PROJECT NO. 2021-xxx | SHEET 1 | OF 1 |
| DRAWN BY: MR | DATE: 02/16/2022 | SCALE: |

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3B

| 1. Aeration Systems, Lakes 3, 4, 5, 6 | | | | |
|--|----------------------|----------------------|-------------------------|--------------------------|
| Item | Eng. Estimate | Spent to Date | Vendor Proposals | Comment |
| Lake # 3 | | | | |
| Four Aerators | \$20,000 | \$0 | \$7,952 | Vendor: Solitude |
| Lake # 4* | | | | |
| Five Aerators | \$0 | \$0 | \$8,774 | Vendor: Solitude |
| Lake # 5 | | | | |
| Four Aerators | \$20,000 | \$0 | \$11,654 | Vendor: Solitude |
| Lake # 6* | | | | |
| Five Aerators | \$0 | \$0 | \$6,950 | Vendor: Solitude |
| Electrical Service Lakes 3, 4, 5, 6 | | \$0 | \$9,775 | Vendor: Power Enterprise |
| Sub-Total Aeration Systems | \$40,000 | \$0 | \$45,105 | |
| 2. Planting of Wetland and Transitional Vegetation in Lakes 3 and 5 | | | | |
| Lake 3 Littoral Vegetation | \$71,000 | \$0 | \$0 | |
| Lake 3 Transitional Vegetation | \$156,200 | \$226,050 | \$226,050 | Vendor: Armando Garcia |
| Lake 5 Littoral Vegetation | \$76,250 | \$0 | \$0 | |
| Sub-Total Lakes Vegetation | \$304,000 | \$226,050 | \$226,050 | |
| 3. Clubhouse Pool Deck Expansion | | | | |
| Excavation | \$3,000 | \$0 | \$0 | |
| Import Fill | \$6,750 | \$0 | \$0 | |
| Lake Side Harmonization | \$1,875 | \$0 | \$0 | |
| Subgrade Compaction | \$2,125 | \$0 | \$0 | |
| Base Placement and Compaction | \$12,750 | \$0 | \$0 | |
| Sand Bedding | \$4,250 | \$0 | \$0 | |
| Pavers | \$42,500 | \$0 | \$0 | |
| Concrete Retaining Wall | \$17,670 | \$0 | \$0 | |
| Handrail | \$6,750 | \$0 | \$0 | |
| Landscaping | \$40,000 | \$0 | \$0 | |
| Irrigation | \$10,000 | \$0 | \$0 | |
| Lighting | \$25,000 | \$0 | \$0 | |
| Furnishings | \$40,000 | \$0 | \$0 | |
| Design | \$31,901 | \$0 | \$0 | |
| Contingency | \$21,264 | \$5,651 | \$0 | Permit Fees |
| Sub-Total Lakes Vegetation | \$266,000 | \$5,651 | \$0 | |
| 4. Professional and Permit Costs to Date Related to the Series 2020 Project | | | | |
| Engineering | | \$13,852 | | |
| Legal | | \$4,028 | | |
| | | \$17,880 | | |
| 5. Totals | \$610,000 | \$249,581 | | |
| 6. Eng. Estimate Less Spent to Date | | \$360,419 | | |
| 7. Current Const. Account Balance | | \$364,477 | | |

* Scope of work added to the 2020 Project at the request of the Board of Supervisors on March 1, 2022

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Stonegate Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: September 6, 2022

HOUR: 6:30 p.m.

LOCATION: Malibu Bay Clubhouse
1020 NE 34th Avenue
Homestead, Florida 33033

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF MAY, 2022.

ATTEST:

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Proposed Budget

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
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**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|--|------------------------------|------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/22 | Projected through 9/30/2022 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy - gross | \$ 817,730 | | | | \$ 940,461 |
| Allowable discounts | (32,709) | | | | (37,618) |
| Assessment levy - net | 785,021 | \$ 695,234 | \$ 89,787 | \$ 785,021 | 902,843 |
| Interest | 1000 | 956 | 1,400 | 2,356 | 1,000 |
| Miscellaneous | 5000 | 2,160 | 2,840 | 5,000 | 5,000 |
| Clubhouse rental fees | 1092 | 390 | 700 | 1,090 | 2,000 |
| Total revenues | 792,113 | 698,740 | 94,727 | 793,467 | 910,843 |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Supervisors | 6,000 | 1,800 | 4,000 | 5,800 | 6,000 |
| Payroll Taxes | 459 | 138 | 321 | 459 | 459 |
| Management/recording/accounting | 42,590 | 21,295 | 21,295 | 42,590 | 43,655 |
| Legal | 20,000 | 3,580 | 7,000 | 10,580 | 20,000 |
| Engineering | 10,000 | 2,718 | 7,282 | 10,000 | 10,000 |
| Audit | 6,900 | - | 6,900 | 6,900 | 7,100 |
| Assessment roll preparation | 5,332 | 2,666 | 2,666 | 5,332 | 5,332 |
| Arbitrage rebate calculation | 1,250 | 500 | 750 | 1,250 | 1,250 |
| Dissemination agent | 1,051 | 525 | 526 | 1,051 | 1,051 |
| Trustee | 6,500 | 4,031 | 2,469 | 6,500 | 6,500 |
| Website and E-blast Communication | 1,220 | - | 1,220 | 1,220 | 1,220 |
| ADA website compliance | 210 | 199 | - | 199 | 210 |
| Postage | 2,000 | 123 | 150 | 273 | 2,000 |
| Legal advertising | 1,225 | 95 | - | 95 | 1,225 |
| Office supplies | 300 | - | 300 | 300 | 300 |
| Other current charges | 1,500 | 968 | 532 | 1,500 | 1,500 |
| Annual special district fee | 175 | 200 | - | 200 | 200 |
| Insurance | 7,585 | 7,136 | - | 7,136 | 8,563 |
| Property taxes | 178 | - | 178 | 178 | 178 |
| Total professional & administrative | 114,475 | 45,974 | 55,589 | 101,563 | 116,743 |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|-------------------------------------|------------------------------|------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/22 | Projected through 9/30/2022 | Total Actual & Projected | |
| Field Operations | | | | | |
| Landscape maintenance | 81,868 | 46,500 | 35,368 | 81,868 | 109,018 |
| Landscape replacement | 10,000 | 3,723 | 6,277 | 10,000 | 10,000 |
| Tree Maintenance | 10,000 | - | 10,000 | 10,000 | 10,000 |
| Irrigation Repairs | 3,000 | - | 3,000 | 3,000 | 3,000 |
| Playground maintenance | 1,500 | - | 1,500 | 1,500 | 1,500 |
| Pump maintenance/repair | 4,500 | - | 4,500 | 4,500 | 4,500 |
| Electrical repairs | 1,000 | 1,086 | 350 | 1,436 | 1,000 |
| Lake maintenance | 22,050 | 9,845 | 12,205 | 22,050 | 22,050 |
| Aeration maintenance | 1,700 | - | - | - | 9,700 |
| Aeration utilities | - | - | - | - | 12,000 |
| Contingency | 5,000 | - | 5,000 | 5,000 | 5,000 |
| | | | | | |
| Holiday decorations | 14,350 | 7,175 | 7,175 | 14,350 | 14,350 |
| Animal control | 7,500 | 2,675 | 1,500 | 4,175 | 3,000 |
| Operating supplies | 2,000 | 293 | 1,707 | 2,000 | 2,000 |
| Total field operations | <u>164,468</u> | <u>71,297</u> | <u>88,582</u> | <u>159,879</u> | <u>207,118</u> |
| | | | | | |
| Clubhouse | | | | | |
| Telephone | 2,160 | 2,204 | 1,800 | 4,004 | 3,480 |
| Utilities | 63,000 | 22,052 | 40,948 | 63,000 | 63,000 |
| Insurance property | 18,614 | 17,514 | - | 17,514 | 21,017 |
| Flood Insurance | 4,037 | - | 4,037 | 4,037 | 4,037 |
| Alarm monitoring | 720 | 439 | 281 | 720 | 720 |
| Fire monitoring | 540 | 896 | - | 896 | 540 |
| Pool maintenance | 30,000 | 14,200 | 15,800 | 30,000 | 30,000 |
| Pool repair | 7,500 | 160 | - | 160 | 7,500 |
| Pool health inspections | 750 | - | 750 | 750 | 750 |
| Air conditioning R&M | 5,000 | 15,706 | 1,000 | 16,706 | 5,000 |
| Clubhouse operation and management: | | | | | |
| Clubhouse Mgmt | 243,171 | 121,586 | 134,250 | 255,836 | 254,034 |
| Special events | 25,000 | 7,960 | 17,040 | 25,000 | 25,000 |
| Gym maintenance | 5,000 | 1,817 | 1,000 | 2,817 | 3,000 |
| Office supplies | 1,800 | - | 1,800 | 1,800 | 1,800 |
| Repairs and maintenance | 15,000 | 4,223 | 10,777 | 15,000 | 15,000 |
| New access yearly fee | 2,000 | - | 2,000 | 2,000 | 2,000 |
| Wall paint and repairs | 10,000 | 429 | 9,571 | 10,000 | 10,000 |
| Storage shed and landscape | 15,000 | 1,274 | 13,726 | 15,000 | 15,000 |
| Pool system upgrade | - | 4,435 | - | 4,435 | - |
| Pool permit inspection & repair | - | 12,546 | 1,000 | 13,546 | - |
| Wifi system upgrade & camera | - | - | - | - | 25,000 |
| Pressure cleaning | 1,000 | - | 1,000 | 1,000 | 1,000 |
| Janitorial supplies | 15,700 | 1,982 | 7,000 | 8,982 | 15,700 |
| Contingencies | 9,000 | - | 9,000 | 9,000 | 9,000 |
| Total clubhouse | <u>474,992</u> | <u>229,423</u> | <u>272,780</u> | <u>502,203</u> | <u>512,578</u> |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|--|------------------------------|------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/22 | Projected through 9/30/2022 | Total Actual & Projected | |
| Infrastructure Reinvestment | | | | | |
| Capital Outlay | | | | | |
| General | 30,000 | - | 30,000 | 30,000 | 65,000 |
| Total capital outlay | <u>30,000</u> | <u>-</u> | <u>30,000</u> | <u>30,000</u> | <u>65,000</u> |
| Other fees and charges | | | | | |
| Property appraiser & tax collector | 8,178 | 6,953 | 1,225 | 8,178 | 9,404 |
| Total other fees and charges | <u>8,178</u> | <u>6,953</u> | <u>1,225</u> | <u>8,178</u> | <u>9,404</u> |
| Total expenditures | <u>792,113</u> | <u>353,647</u> | <u>448,176</u> | <u>801,823</u> | <u>910,843</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | - | 345,093 | (353,449) | (8,356) | - |
| Fund balance - beginning (unaudited) | 834,139 | 869,183 | 1,214,276 | 869,183 | 860,827 |
| Fund balance - ending (projected) | | | | | |
| Committed | | | | | |
| Clubhouse renewal & replacement ¹ | 155,000 | 155,000 | 155,000 | 155,000 | 155,000 |
| Assigned | | | | | |
| 3 months working capital ² | 190,528 | 159,023 | 190,528 | 190,528 | 211,461 |
| Disaster | 225,000 | 225,000 | 225,000 | 225,000 | 225,000 |
| Pool system upgrade | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 |
| Unassigned | 88,611 | 675,253 | 263,611 | 290,299 | 94,366 |
| Fund balance - ending (projected) | <u>\$ 834,139</u> | <u>\$ 1,214,276</u> | <u>\$ 860,827</u> | <u>\$ 860,827</u> | <u>\$ 860,827</u> |

¹This item represents fund balance that is being accumulated for replacement of the clubhouse roof

²This item represents fund balance that will be needed to cover expenditures from 10/1 through 12/31 (excluding capital outlay, which is scheduled for the nine months following). Note, fiscal year assessments should be sufficient to replenish this component of fund balance as it will be needed for the same purpose in subsequent fiscal years.

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional and Administrative Services

| | |
|---|----------|
| Supervisors | \$ 6,000 |
| <p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates twelve meetings during the fiscal year.</p> | |
| Payroll Taxes | 459 |
| <p>FICA payroll taxes.</p> | |
| Management/recording/accounting | 43,655 |
| <p>Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.</p> | |
| Legal | 20,000 |
| <p>Billing, Cochran, Lyles, Mauro & Ramsey, P.A. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p> | |
| Engineering | 10,000 |
| <p>Alvarez Engineering provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p> | |
| Audit | 7,100 |
| <p>The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Grau and Associates conducts the District audit and an annual 3% CPI increase has been included.</p> | |
| Assessment roll preparation | 5,332 |
| <p>Wrathell, Hunt and Associates, LLC provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.</p> | |
| Arbitrage rebate calculation | 1,250 |
| <p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p> | |
| Dissemination agent | 1,051 |
| <p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Wrathell, Hunt and Associates, LLC serves as the dissemination agent.</p> | |
| Trustee | 6,500 |
| <p>Annual fees are paid to Wells Fargo for services provided as trustee, paying agent and registrar.</p> | |
| Website and E-blast Communication | 1,220 |
| <p>Constant Contact for Eblast Communication \$60/month and Website enhancement \$500 annually.</p> | |
| ADA website compliance | 210 |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

| | |
|---|---------|
| Postage | 2,000 |
| Mailing of agenda packages, overnight deliveries, correspondence, etc. | |
| Legal advertising | 1,225 |
| The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. | |
| Office supplies | 300 |
| Accounting and administrative supplies. | |
| Other current charges | 1,500 |
| Miscellaneous charges including bank fees and automatic AP routing. | |
| Annual special district fee | 200 |
| Annual fee paid to the Florida Department of Economic Opportunity. | |
| Insurance | 8,563 |
| The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability. | |
| Property taxes | 178 |
| Parcel #1079100101460 has an assessed value of \$100, which results in an annual tax bill of \$2.44. This relates to the lift station. This amount also includes a city clubhouse tax that the District disputes. | |
| Field Operations | |
| Landscape maintenance | 109,018 |
| Armando Garcia Land Service, Inc. 4/13/2022 second amendment to agreement October 1, 2019 through September 30, 2022 to include planting maintenance to lakes 3 and 5. | |
| Landscape replacement | 10,000 |
| Replacement of landscaping around common areas owned by the District. | |
| Tree Maintenance | 10,000 |
| Tree trimming 1/yr | |
| Trim Palms (Royals, Coco's & Bizmarkias) 2x/yr | |
| Trim & apply herbicide section 1,2,3 of lake #5 6x/yr | |
| Trim & apply herbicide lake #3 6x/yr | |
| Cleaning (picking up) coconuts lakes #1,2,3,4,5 6x/yr | |
| Irrigation Repairs | 3,000 |
| Represents the labor to replace defective valves as well as replacement of various sprinklers around the clubhouse area and all common areas. Contractor is to provide receipts for actual costs associated with the replacement parts and to be reimbursed for those costs. | |
| Playground maintenance | 1,500 |
| This amount is for annual mulch and equipment repairs necessary for the clubhouse playground area. | |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

| | |
|--|--------|
| Pump maintenance/repair | 4,500 |
| The District uses vendors for preventative maintenance. Additional \$ money has been included in this amount for any repairs needed to the pump. | |
| Electrical repairs | 1,000 |
| Represents electrical repairs on District owned facilities needed from time to time. | |
| Lake maintenance | 22,050 |
| Allstate Resource Management: 24 visits per year for the following: algae and aquatic plant control-\$712.00/month, blue dye application-\$150.00/month, debris removal-\$295.00/month. 12 visits per year for aquatic plantings maintenance-\$195.00/month, quarterly water chemistry testing-\$195.00/quarter per lake= \$14,040/year. Fish stocking as requested, at an additional cost. Additional funds are included for repairs. | |
| Aeration maintenance | 9,700 |
| Allstate Resource Management: \$175/ quarterly Fountain maintenance. Additional \$1,000 has been included in this amount for any repairs needed to the aeration systems. | |
| Aeration utilities | 12,000 |
| Contingency | 5,000 |
| This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year. | |
| Holiday decorations | 14,350 |
| VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year) | |
| Animal control | 3,000 |
| The District anticipates engaging a vendor to remove ducks and rodents. | |
| Operating supplies | 2,000 |
| Supplies necessary for operating the clubhouse. | |
| Clubhouse | |
| Telephone | 3,480 |
| The District currently has two accounts with AT&T. The accounts provide telephone and fax service to the clubhouse and alarm line for monitoring. | |
| Utilities | 63,000 |
| The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave., | |
| Insurance property | 21,017 |
| Includes property insurance for the District's clubhouse and physical assets. | |
| Flood Insurance | 4,037 |
| Due to FEMAs high hazard flood rating for the clubhouse location, flood insurance was obtained through the National Flood Insurance Program (NFIP). The policy has a \$20,000 deductible and an annual premium of approximately \$3,737, which includes an assumed 10% CPI adjustment. | |
| Alarm monitoring | 720 |
| ADT Security Services provides quarterly alarm monitoring services for the alarms in the clubhouse at a rate of \$176.14/quarter (\$705 annually). Two additional service calls per year have been budgeted at \$40 per occurrence. | |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

| | |
|--|---------|
| Fire monitoring | 540 |
| Chi Alarms, Inc. provides fire monitoring services at a rate of \$135/quarter (\$540 annually). This amount includes UL certification and monitoring. | |
| Pool maintenance | 30,000 |
| Pool Quality Services, Inc. Oct. 1, 2019 - Sept. 30, 2020, option to renew at one additional year increments at same price. \$2,050/month | |
| Pool repair | 7,500 |
| Costs for repairs to the clubhouse pool and wading pool. | |
| Pool Health Inspection | 750 |
| Semi-annual pool inspections (\$250/inspection of large pool & \$125/inspection of wading pool) conducted by Miami-Dade County Department of Health. | |
| Air conditioning inspections | 5,000 |
| For regular maintenance and repairs to the Clubhouse A/C units | |
| Clubhouse Mgmt | 254,034 |
| Clubhouse operation and management: | |
| UNUS Property Management: Pricing from the October 1, 2021 First Amendment is as follows: 10/1/2021 - 9/30/2022 (\$243,171.20), 2/1/2023 - 1/31/2024 (3% increase), 2/1/2024 - 1/31/2025. The agreement can renew at 1 year increments under mutual agreement. Clubhouse and amenity management, which includes, but is not limited to, the complete operations of the clubhouse, staffing, hiring, custodial cleaning (of the facilities), planning activities & special events for the benefit of the residents and their guests in accordance with the adopted clubhouse policies and procedures. | |
| Special events | 25,000 |
| Gym maintenance | 3,000 |
| Office supplies | 1,800 |
| Supplies needed for the operation of the clubhouse. Examples of office supplies include but are not limited to copy paper, printer ink, pens, pencils, erasers, calendars, clips, tacks, rubber bands, file folders, storage boxes, plastic bins, etc. | |
| Repairs and maintenance | 15,000 |
| Represents repair costs associated with maintaining District owned facilities, infrastructure and improvements. | |
| New access yearly fee | 2,000 |
| Annual maintenance fee | |
| Wall paint and repairs | 10,000 |
| Storage shed and landscape | 15,000 |
| Wifi system upgrade & camera | 25,000 |
| Pressure cleaning | 1,000 |
| Represents the cost to pressure clean the District's clubhouse and surrounding infrastructure. | |
| Janitorial supplies | 15,700 |
| Represents supplies needed for the operation of the clubhouse. Examples of janitorial supplies include but are not limited to paper towels, paper tissue, tissue paper, dispensing devices, cleaning products, antibacterial sprays, mops, brooms, brushes, waste bags, waste receptacles, fitness center/gym wipes, etc. | |
| Contingencies | 9,000 |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Clubhouse renewal & replacement

Capital Outlay

General

65,000

Other fees and charges

Property appraiser & tax collector

The property appraiser and tax collector fees are 0.5% each.

9,404

Total expenditures

\$ 910,843

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004)
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|---|------------------------------|------------------------------|-----------------------------------|-----------------------------|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/22 | Projected through 9/30/2022 | Total Actual & Projected | |
| REVENUE | | | | | |
| Assessment levy - gross | \$624,052 | | | | \$626,369 |
| Allowable discounts | (24,962) | | | | (25,055) |
| Assessment levy - net | <u>\$599,090</u> | \$ 530,566 | \$ 68,524 | \$ 599,090 | 601,314 |
| Interest | - | 9 | - | 9 | - |
| Total revenue | <u>599,090</u> | <u>530,575</u> | <u>68,524</u> | <u>599,099</u> | <u>601,314</u> |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal 5/1 | 320,000 | - | 320,000 | 320,000 | 335,000 |
| Interest 11/1 | 136,425 | 136,425 | - | 136,425 | 130,025 |
| Interest 5/1 | 136,425 | - | 149,225 | 149,225 | 130,025 |
| *Total debt service | <u>592,850</u> | <u>136,425</u> | <u>469,225</u> | <u>605,650</u> | <u>595,050</u> |
| Other fees & charges | | | | | |
| Property appraiser & tax collector | 6,240 | 5,305 | 935 | 6,240 | 6,264 |
| Total other fees & charges | <u>6,240</u> | <u>5,305</u> | <u>935</u> | <u>6,240</u> | <u>6,264</u> |
| *Total expenditures | <u>599,090</u> | <u>141,730</u> | <u>470,160</u> | <u>611,890</u> | <u>601,314</u> |
| Net increase/(decrease) in fund balance | - | 388,845 | (401,636) | (12,791) | - |
| Beginning fund balance (unaudited) | 155,456 | 188,818 | 577,663 | 188,818 | 176,027 |
| Ending fund balance (projected) | <u>\$ 155,456</u> | <u>\$ 577,663</u> | <u>\$176,027</u> | <u>\$ 176,027</u> | <u>176,027</u> |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (25,000) |
| Interest expense - November 1, 2023 | | | | | (123,325) |
| Projected fund balance surplus/(deficit) as of September 30, 2023 | | | | | <u>\$ 27,702</u> |

Stonegate

Community Development District

Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I |
|--------------|-----------------------|----------|-----------------------|-----------------------|
| 11/01/2022 | - | - | 130,025.00 | 130,025.00 |
| 05/01/2023 | 335,000.00 | 4.000% | 130,025.00 | 465,025.00 |
| 11/01/2023 | - | - | 123,325.00 | 123,325.00 |
| 05/01/2024 | 350,000.00 | 4.000% | 123,325.00 | 473,325.00 |
| 11/01/2024 | - | - | 116,325.00 | 116,325.00 |
| 05/01/2025 | 360,000.00 | 4.000% | 116,325.00 | 476,325.00 |
| 11/01/2025 | - | - | 109,125.00 | 109,125.00 |
| 05/01/2026 | 395,000.00 | 5.000% | 109,125.00 | 504,125.00 |
| 11/01/2026 | - | - | 99,250.00 | 99,250.00 |
| 05/01/2027 | 415,000.00 | 5.000% | 99,250.00 | 514,250.00 |
| 11/01/2027 | - | - | 88,875.00 | 88,875.00 |
| 05/01/2028 | 435,000.00 | 5.000% | 88,875.00 | 523,875.00 |
| 11/01/2028 | - | - | 78,000.00 | 78,000.00 |
| 05/01/2029 | 455,000.00 | 5.000% | 78,000.00 | 533,000.00 |
| 11/01/2029 | - | - | 66,625.00 | 66,625.00 |
| 05/01/2030 | 480,000.00 | 5.000% | 66,625.00 | 546,625.00 |
| 11/01/2030 | - | - | 54,625.00 | 54,625.00 |
| 05/01/2031 | 505,000.00 | 5.000% | 54,625.00 | 559,625.00 |
| 11/01/2031 | - | - | 42,000.00 | 42,000.00 |
| 05/01/2032 | 530,000.00 | 5.000% | 42,000.00 | 572,000.00 |
| 11/01/2032 | - | - | 28,750.00 | 28,750.00 |
| 05/01/2033 | 560,000.00 | 5.000% | 28,750.00 | 588,750.00 |
| 11/01/2033 | - | - | 14,750.00 | 14,750.00 |
| 05/01/2034 | 590,000.00 | 5.000% | 14,750.00 | 604,750.00 |
| Total | \$5,410,000.00 | - | \$1,903,350.00 | \$7,313,350.00 |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | Total Actual & Projected | Proposed Budget FY 2023 |
|---|------------------------------|------------------------------|-----------------------------------|-----------------------------|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/22 | Projected through 9/30/2022 | | |
| REVENUE | | | | | |
| Assessment levy - gross | \$ 335,792 | | | | \$ 335,792 |
| Allowable discounts (4%) | (13,432) | | | | (13,432) |
| Assessment levy - net | 322,360 | \$ 285,490 | \$ 36,831 | \$ 322,321 | 322,360 |
| Interest | - | 6 | - | 6 | - |
| Total revenue | 322,360 | 285,496 | 36,831 | 322,327 | 322,360 |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal 5/1 | 190,000 | - | 190,000 | 190,000 | 190,000 |
| Interest 11/1 | 65,925 | 65,925 | - | 65,925 | 63,075 |
| Interest 5/1 | 65,925 | - | 65,925 | 65,925 | 63,075 |
| Total debt service | 321,850 | 65,925 | 255,925 | 321,850 | 316,150 |
| Other fees & charges | | | | | |
| Property appraiser | 1,679 | - | 1,679 | 1,679 | 1,679 |
| Tax collector | 1,679 | 2,855 | - | 2,855 | 1,679 |
| Transfer in | - | - | 672 | 672 | - |
| Total other fees & charges | 3,358 | 2,855 | 1,679 | 4,534 | 3,358 |
| Total expenditures | 325,208 | 68,780 | 257,604 | 326,384 | 319,508 |
| Net increase/(decrease) in fund balance | (2,848) | 216,716 | (220,773) | (4,057) | 2,852 |
| Beginning fund balance (unaudited) | 355,429 | 360,193 | 576,909 | 360,193 | 356,136 |
| Ending fund balance (projected) | \$352,581 | \$ 576,909 | \$ 356,136 | \$ 356,136 | 358,988 |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (159,500) |
| Interest expense - November 1, 2023 | | | | | (60,225) |
| Projected fund balance surplus/(deficit) as of September 30, 2023 | | | | | \$ 139,263 |

Stonegate

Community Development District

Series 2020, Special Assessment Refunding and Improvement Bonds

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I |
|--------------|-----------------------|----------|-----------------------|-----------------------|
| 11/01/2022 | - | - | 63,075.00 | 63,075.00 |
| 05/01/2023 | 190,000.00 | 3.000% | 63,075.00 | 253,075.00 |
| 11/01/2023 | - | - | 60,225.00 | 60,225.00 |
| 05/01/2024 | 195,000.00 | 3.000% | 60,225.00 | 255,225.00 |
| 11/01/2024 | - | - | 57,300.00 | 57,300.00 |
| 05/01/2025 | 205,000.00 | 3.000% | 57,300.00 | 262,300.00 |
| 11/01/2025 | - | - | 54,225.00 | 54,225.00 |
| 05/01/2026 | 210,000.00 | 3.000% | 54,225.00 | 264,225.00 |
| 11/01/2026 | - | - | 51,075.00 | 51,075.00 |
| 05/01/2027 | 215,000.00 | 3.000% | 51,075.00 | 266,075.00 |
| 11/01/2027 | - | - | 47,850.00 | 47,850.00 |
| 05/01/2028 | 225,000.00 | 3.000% | 47,850.00 | 272,850.00 |
| 11/01/2028 | - | - | 44,475.00 | 44,475.00 |
| 05/01/2029 | 230,000.00 | 3.000% | 44,475.00 | 274,475.00 |
| 11/01/2029 | - | - | 41,025.00 | 41,025.00 |
| 05/01/2030 | 240,000.00 | 3.000% | 41,025.00 | 281,025.00 |
| 11/01/2030 | - | - | 37,425.00 | 37,425.00 |
| 05/01/2031 | 245,000.00 | 3.000% | 37,425.00 | 282,425.00 |
| 11/01/2031 | - | - | 33,750.00 | 33,750.00 |
| 05/01/2032 | 255,000.00 | 3.000% | 33,750.00 | 288,750.00 |
| 11/01/2032 | - | - | 29,925.00 | 29,925.00 |
| 05/01/2033 | 260,000.00 | 3.000% | 29,925.00 | 289,925.00 |
| 11/01/2033 | - | - | 26,025.00 | 26,025.00 |
| 05/01/2034 | 270,000.00 | 3.000% | 26,025.00 | 296,025.00 |
| 11/01/2034 | - | - | 21,975.00 | 21,975.00 |
| 05/01/2035 | 275,000.00 | 3.000% | 21,975.00 | 296,975.00 |
| 11/01/2035 | - | - | 17,850.00 | 17,850.00 |
| 05/01/2036 | 285,000.00 | 3.000% | 17,850.00 | 302,850.00 |
| 11/01/2036 | - | - | 13,575.00 | 13,575.00 |
| 05/01/2037 | 295,000.00 | 3.000% | 13,575.00 | 308,575.00 |
| 11/01/2037 | - | - | 9,150.00 | 9,150.00 |
| 05/01/2038 | 300,000.00 | 3.000% | 9,150.00 | 309,150.00 |
| 11/01/2038 | - | - | 4,650.00 | 4,650.00 |
| 05/01/2039 | 310,000.00 | 3.000% | 4,650.00 | 314,650.00 |
| Total | \$4,205,000.00 | - | \$1,227,150.00 | \$5,432,150.00 |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

| Product | Total Projected Units | Proposed FY 2023 | | | | % Change FY 22' to FY 23' |
|------------------------------|-----------------------|-------------------------------------|-------------------------------------|------------------|------------------|---------------------------|
| | | Series 2013 Debt Service Assessment | Series 2020 Debt Service Assessment | O & M Assessment | Total Assessment | |
| Monterey at Malibu Bay | 240 | \$ 550.96 | \$ 318.55 | \$ 891.43 | \$ 1,760.94 | 7.21% |
| Ventura at Malibu Bay | 179 | 591.18 | 318.55 | 891.43 | 1,801.16 | 7.04% |
| Ventura at Malibu Bay-PrePay | 1 | - | 40.16 | 891.43 | 931.59 | 14.27% |
| Villas at Carmel Condos | 384 | 550.96 | 318.55 | 891.43 | 1,760.94 | 7.21% |
| Sonara at Malibu Bay | 108 | 692.56 | 318.55 | 891.43 | 1,902.54 | 6.67% |
| Estates at Mendocino | 143 | 712.94 | 318.55 | 891.43 | 1,922.93 | 6.59% |
| | <u>1,055</u> | | | | | |

| Product | Total Projected Units | Adopted FY 2022 - Detail | | | |
|------------------------------|-----------------------|-------------------------------------|-------------------------------------|------------------|------------------|
| | | Series 2013 Debt Service Assessment | Series 2020 Debt Service Assessment | O & M Assessment | Total Assessment |
| Monterey at Malibu Bay | 240 | \$ 548.92 | \$ 318.55 | \$ 775.10 | \$ 1,642.57 |
| Ventura at Malibu Bay | 179 | 588.99 | 318.55 | 775.10 | 1,682.64 |
| Ventura at Malibu Bay-PrePay | 1 | - | 40.16 | 775.10 | 815.26 |
| Villas at Carmel Condos | 384 | 548.92 | 318.55 | 775.10 | 1,642.57 |
| Sonara at Malibu Bay | 108 | 690.00 | 318.55 | 775.10 | 1,783.65 |
| Estates at Mendocino | 143 | 710.31 | 318.55 | 775.10 | 1,803.96 |
| | <u>1,055</u> | | | | |

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2022-03

A RESOLUTION OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Stonegate Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Miami-Dade County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 3rd day of May, 2022.

Attest:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

| STONEGATE COMMUNITY DEVELOPMENT DISTRICT | | |
|---|---|----------------|
| BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE | | |
| LOCATION | | |
| <i>Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033</i> | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| | | |
| October 4, 2022 | Regular Meeting | 6:30 PM |
| | | |
| November 1, 2022 | Regular Meeting | 6:30 PM |
| | | |
| January 3, 2023 | Regular Meeting | 6:30 PM |
| | | |
| March 7, 2023 | Regular Meeting | 6:30 PM |
| | | |
| May 2, 2023 | Regular Meeting | 6:30 PM |
| | | |
| June 6, 2023 | Regular Meeting | 6:30 PM |
| | | |
| August 1, 2023 | Regular Meeting | 6:30 PM |
| | | |
| September 5, 2023 | Public Hearing & Regular Meeting | 6:30 PM |
| | | |
| | | |

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6B



Proposal #22129-2

Issue Date April 25, 2022

Expires May 25, 2022

PREPARED BY

Belkys Vigil

True Blue Pools Contracting, Inc.
(305) 562-7010
truebluepoolscontracting@gmail.com
18495 S Dixie Hwy, #378 Miami, FL 33157, USA

PREPARED FOR

Victor

Malibu New deck and equipment move
(239) 789-7263
manager@unusmgmt.com
1040 Malibu Way, Homestead, FL 33033, USA

PROPOSAL DETAILS

1040 Malibu Way, Homestead, FL 33033, USA

New equipment and relocation

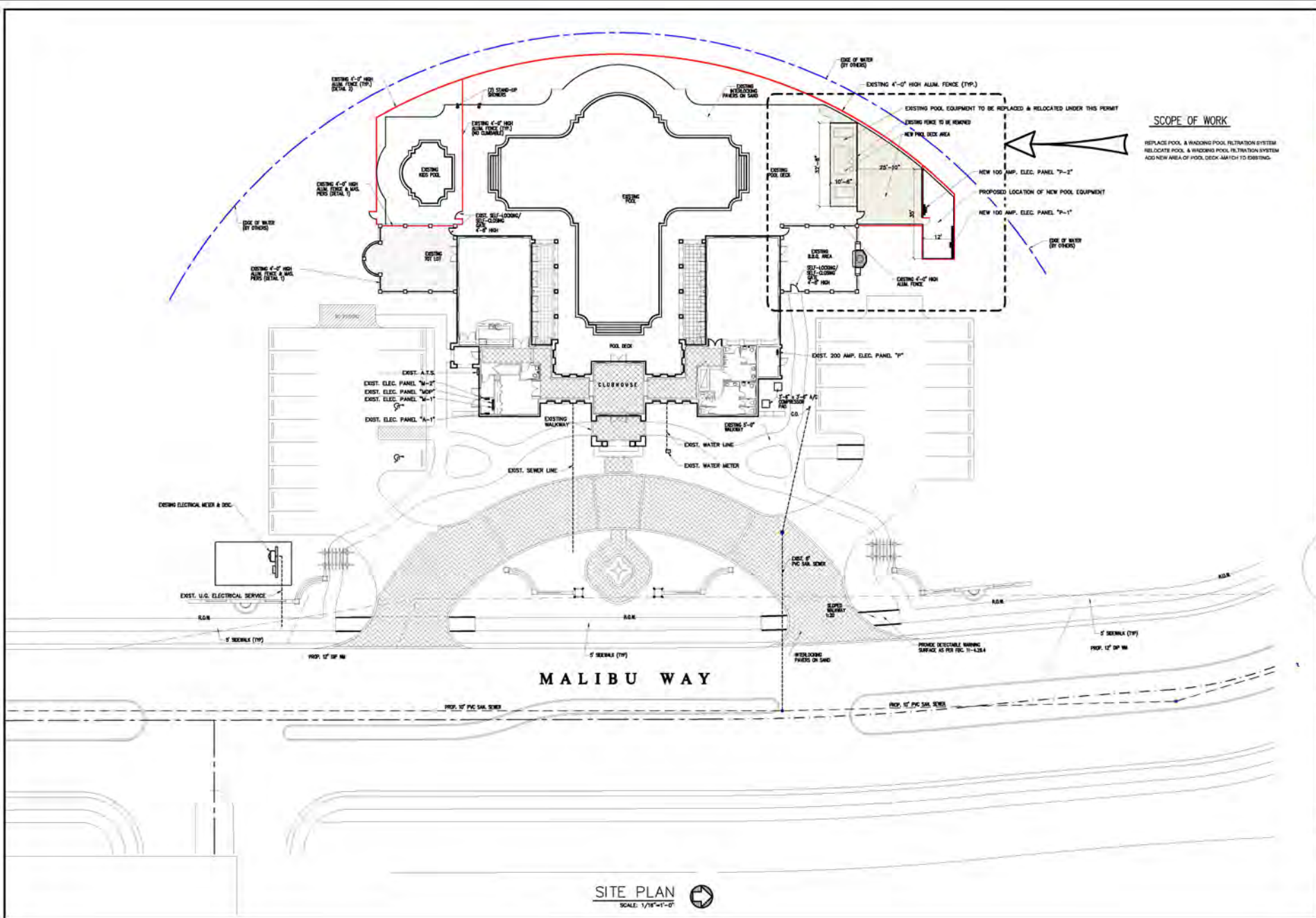
| DESCRIPTION | QTY | UNIT PRICE | TOTAL |
|--|-------------------|-------------|-------------|
| Concrete work Concrete floor for equipment installation. As per plans 12 x 24 | 432 Square Feet | \$26.08 | \$11,265.71 |
| Deck Purchase, deliver and Install new extension of area with concrete Tremron or Gem Pavers. | 1,500 Square Feet | \$9.06 | \$13,590.00 |
| Electrical for equipment relocation Electrical Disconnect existing pool equipment. Run conduit to new equipment location. This will require a subpanel with a disconnect and new timers. | 2 Each | \$7,285.71 | \$14,571.43 |
| Pool cartridge filter Purchase, deliver and install one new cartridge filter sq ft. Remove old sand filter and install one new cartridge filter for existing pool. | 4 Each | \$2,670.00 | \$10,680.00 |
| Pool Pump Equipment Installation Install New 15 hp pump. Install one new pool pump for existing pool. Pvc piping connections plumbing materials, tax and delivery included. (Electrical is separate.) | 1 Each | \$11,997.00 | \$11,997.00 |
| Collector tank Separation tank necessary for commercial pools to eliminate direct suction. 1100 gallons Plumbing, pvc and other materials necessary for installation included | 1 Each | \$5,833.33 | \$5,833.33 |
| Deco Drain for decks Pool deck deco drains. Deco drains is a drain where the water will roll into and be carried away to the grass area. Color Stainless Steel | 5 Each | \$1,753.70 | \$8,768.50 |
| Flowmeter Plumbing instrument placed on return line to measure water flow back to pool. Purchase, deliver and install. | 1 Each | \$1,041.67 | \$1,041.67 |
| Vats for Chemicals Purchase deliver and install chemical vats for pool and spa. Chlorine and Acid 50 gallons | 4 Each | \$500.00 | \$2,000.00 |
| Stenner Pump for Commercial use Install one new Stenner pump for chemical injection into the pool. Electrical and plumbing connections included. For Chlorine or Acid. | 4 Each | \$2,142.86 | \$8,571.43 |
| Pool Pump Equipment Installation Install New 3/4hp speed pump for wading pool. Pump, plumbing materials, electrical connections tax and delivery included. | 1 Each | \$1,790.00 | \$1,790.00 |

| | | | |
|--|--------|-----------------|---------------------|
| IntelliChem Commercial Controller Purchase, deliver and install IntelliChem Commercial Controller | 2 Each | \$2,926.67 | \$5,853.33 |
| Collector tank Separation tank necessary for commercial pools to eliminate direct suction. for wading pool. 125 gallons | 1 Each | \$2,333.33 | \$2,333.33 |
| Electrical connections and more Any and all electrical connections needed to be able to connect all new equipment, timers , etc. | 1 Each | \$8,977.00 | \$8,977.00 |
| permits Permits and processing of plans in the city of Homestead | 3 Each | \$2,142.86 | \$6,428.57 |
| Demolition Remove existing equipment and clear area. Excavate trench to new location. Excavate area where new concrete pad will be installed. Dumpster, equipment and labor included. | 1 Each | \$9,899.00 | \$9,899.00 |
| Flowmeter Plumbing instrument placed on return line to measure water flow back to pool. Purchase, deliver and install for wading pool. Flowmeter and installation included. | 1 Each | \$312.50 | \$312.50 |
| | | SUBTOTAL | \$123,912.80 |
| | | TAX | \$0.00 |
| | | TOTAL | \$123,912.80 |

The above specification, costs, and terms are hereby accepted.

CUSTOMER SIGNATURE

DATE



SCOPE OF WORK

REPLACE POOL & WADING POOL FILTRATION SYSTEM
 RELOCATE POOL & WADING POOL FILTRATION SYSTEM
 ADD NEW AREA OF POOL DECK MATCH TO EXISTING

DRAW BY
GIA
 SWIMMING POOL DESIGNERS
 305.741.3443
 roberto@giapooldesign.com



NEW FILTRATION SYSTEM FOR EXISTING SWIMMING POOL & WADING POOL AT:
MALIBU BAY
 1000 MALIBU WAY, HOMESTEAD, FL 33003

VICENTE FRANCO
 P.E. 62531
 8600 NW 109 CT
 Doral, FL 33176-2323
 (305) 305 5631

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |

U.S. DRAWN: APPROVED: _____
 DATE: _____ INDICATED: _____
 SCALE: _____

SHEET NO:
1 OF 4

SITE PLAN
 SCALE: 1/8"=1'-0"

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7A

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

| | General Fund | Debt Service Fund 2013 | Debt Service Fund 2020 | Capital Projects Fund 2020 | Total Governmental Funds |
|--------------------------------------|---------------------|------------------------------|------------------------------|----------------------------------|--------------------------------|
| ASSETS | | | | | |
| Bank of America | \$ 958,493 | \$ - | \$ - | \$ - | \$ 958,493 |
| FineMark Bank - money mkt | 258,752 | - | - | - | 258,752 |
| Investments | | | | | |
| State Board of Administration | 11 | - | - | - | 11 |
| Revenue 2013 | - | 525,298 | - | - | 525,298 |
| Reserve 2013 | - | 25,000 | - | - | 25,000 |
| Prepayment 2013 | - | 27,365 | - | - | 27,365 |
| Revenue 2020 | - | - | 417,409 | - | 417,409 |
| Reserve 2020 | - | - | 159,500 | - | 159,500 |
| Construction 2020 | - | - | - | 362,788 | 362,788 |
| Undeposited funds | 670 | - | - | - | 670 |
| Due from other | 116 | - | - | - | 116 |
| Total assets | <u>\$ 1,218,042</u> | <u>\$ 577,663</u> | <u>\$576,909</u> | <u>\$ 362,788</u> | <u>\$ 2,735,402</u> |
| LIABILITIES AND FUND BALANCES | | | | | |
| Liabilities: | | | | | |
| Accounts payable - clubhouse | \$ 2,766 | \$ - | \$ - | \$ - | \$ 2,766 |
| Deposits - rental facility | 1,000 | - | - | - | 1,000 |
| Total liabilities | <u>3,766</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>3,766</u> |
| Fund Balance | | | | | |
| Restricted | | | | | |
| Debt service | - | 577,663 | 576,909 | - | 1,154,572 |
| Construction | - | - | - | 362,788 | 362,788 |
| Committed | | | | | |
| Clubhouse renewal & replacement | 155,000 | - | - | - | 155,000 |
| Assigned | | | | | |
| 3 months working capital | 190,528 | - | - | - | 190,528 |
| Disaster | 225,000 | - | - | - | 225,000 |
| Pool system upgrade | 175,000 | - | - | - | 175,000 |
| Unassigned | 468,748 | - | - | - | 468,748 |
| Total fund balance | <u>1,214,276</u> | <u>577,663</u> | <u>576,909</u> | <u>362,788</u> | <u>2,731,636</u> |
| Total liabilities & fund balances | <u>\$ 1,218,042</u> | <u>\$ 577,663</u> | <u>\$576,909</u> | <u>\$ 362,788</u> | <u>\$ 2,735,402</u> |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2022**

| | Current Month | Year to Date | Budget | % of Budget |
|---------------------------------|------------------|-----------------|----------------|----------------|
| REVENUES | | | | |
| Assessments | \$ 27,993 | \$ 695,234 | \$ 785,021 | 89% |
| Interest | 160 | 956 | 1,000 | 96% |
| Clubhouse rental fees | - | 2,160 | 1,092 | 198% |
| Miscellaneous | - | 390 | 5,000 | 8% |
| Total revenues | <u>28,153</u> | <u>698,740</u> | <u>792,113</u> | 88% |
| EXPENDITURES | | | | |
| Administrative | | | | |
| Supervisors | 1,000 | 1,800 | 6,000 | 30% |
| Payroll taxes | 76 | 138 | 459 | 30% |
| Management/recording/accounting | 3,549 | 21,295 | 42,590 | 50% |
| Legal | 400 | 3,580 | 20,000 | 18% |
| Engineering | - | 2,718 | 10,000 | 27% |
| Audit | - | - | 6,900 | 0% |
| Assessment roll preparation | 444 | 2,666 | 5,332 | 50% |
| Arbitrage rebate calculation | 500 | 500 | 1,250 | 40% |
| Dissemination agent | 88 | 525 | 1,051 | 50% |
| Trustee | 4,031 | 4,031 | 6,500 | 62% |
| ADA website compliance | - | 199 | 210 | 95% |
| Website enhancement | - | - | 1,220 | 0% |
| Postage | 41 | 123 | 2,000 | 6% |
| Legal advertising | - | 95 | 1,225 | 8% |
| Office supplies | - | - | 300 | 0% |
| Other current charges | 169 | 968 | 1,500 | 65% |
| Annual special district fee | - | 200 | 175 | 114% |
| Insurance | - | 7,136 | 7,585 | 94% |
| Property taxes | - | - | 178 | 0% |
| Total administrative expenses | <u>10,298</u> | <u>45,974</u> | <u>114,475</u> | 40% |
| Field Operations | | | | |
| Landscape maintenance | 2,273 | 46,500 | 81,868 | 57% |
| Landscape replacement | - | 3,723 | 10,000 | 37% |
| Tree maintenance | - | - | 10,000 | 0% |
| Playground maintenance | - | - | 1,500 | 0% |
| Clubhouse irrigation | - | - | 3,000 | 0% |
| Pump maintenance/repair | - | - | 4,500 | 0% |
| Electrical repairs | - | 1,086 | 1,000 | 109% |
| Lake maintenance | 1,604 | 9,845 | 22,050 | 45% |
| Aeration maintenance | - | - | 1,700 | 0% |
| Contingency | - | - | 5,000 | 0% |
| Holiday decorations | - | 7,175 | 14,350 | 50% |
| Animal control | - | 2,675 | 7,500 | 36% |
| Operating supplies | - | 293 | 2,000 | 15% |
| Total field operations | <u>3,877</u> | <u>71,297</u> | <u>164,468</u> | 43% |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2022**

| | Current Month | Year to Date | Budget | % of Budget |
|---|---------------------|---------------------|-------------------|----------------|
| Clubhouse | | | | |
| Telephone | 366 | 2,204 | 2,160 | 102% |
| Utilities | 3,624 | 22,052 | 63,000 | 35% |
| Insurance | - | 17,514 | 18,614 | 94% |
| Flood insurance | - | - | 4,037 | 0% |
| Alarm monitoring | - | 439 | 720 | 61% |
| Fire monitoring | - | 896 | 540 | 166% |
| Pool maintenance | 2,300 | 14,200 | 30,000 | 47% |
| Pool repair | - | 160 | 7,500 | 2% |
| Pool health inspections | - | - | 750 | 0% |
| Air conditioning R&M | - | 15,706 | 5,000 | 314% |
| Clubhouse operation and management | | | | |
| Clubhouse management | 20,264 | 121,586 | 243,171 | 50% |
| Special events | - | 7,960 | 25,000 | 32% |
| Fitness equipment maintenance | - | 1,817 | 5,000 | 36% |
| Office supplies | - | - | 1,800 | 0% |
| Repairs and maintenance | - | 4,223 | 15,000 | 28% |
| New access yearly fee | - | - | 2,000 | 0% |
| Wall paint and repairs | - | 429 | 10,000 | 4% |
| Storage shed and landscape | - | 1,274 | 15,000 | 8% |
| Pool system upgrade | - | 4,435 | - | N/A |
| Pool permit inspection & repair | 4,779 | 12,546 | - | N/A |
| Pressure cleaning | - | - | 1,000 | 0% |
| Janitorial supplies | - | 1,982 | 15,700 | 13% |
| Contingencies | - | - | 9,000 | 0% |
| Total clubhouse | <u>31,333</u> | <u>229,423</u> | <u>474,992</u> | 48% |
| Infrastructure reinvestment | | | | |
| Capital outlay | | | | |
| General | - | - | 30,000 | 0% |
| Total clubhouse reserves | <u>-</u> | <u>-</u> | <u>30,000</u> | 0% |
| Other fees and charges | | | | |
| Property appraiser | - | - | 4,089 | 0% |
| Tax collector | 281 | 6,953 | 4,089 | 170% |
| Total other fees and charges | <u>281</u> | <u>6,953</u> | <u>8,178</u> | 85% |
| Total expenditures | <u>45,789</u> | <u>353,647</u> | <u>792,113</u> | 45% |
| Net increase/(decrease) of fund balance | (17,636) | 345,093 | - | |
| Fund balances - beginning | 1,231,912 | 869,183 | 834,139 | |
| Fund balances - ending | | | | |
| Committed | | | | |
| Clubhouse renewal & replacement | 155,000 | 155,000 | 155,000 | |
| Assigned | | | | |
| 3 months working capital | 190,528 | 190,528 | 190,528 | |
| Disaster | 225,000 | 225,000 | 225,000 | |
| Pool System upgrade | 175,000 | 175,000 | 175,000 | |
| Unassigned | 468,748 | 468,748 | 88,611 | |
| Total Fund balance - ending | <u>\$ 1,214,276</u> | <u>\$ 1,214,276</u> | <u>\$ 834,139</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 MARCH 31, 2022**

| | Current Month | Year To Date | Budget | % of Budget |
|---|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessments | \$ 21,363 | \$ 530,566 | \$ 599,090 | 89% |
| Interest | 4 | 9 | - | N/A |
| Total revenues | <u>21,367</u> | <u>530,575</u> | <u>599,090</u> | 89% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | - | 320,000 | 0% |
| Interest 11/1 | - | 136,425 | 136,425 | 100% |
| Interest 5/1 | - | - | 136,426 | 0% |
| Property appraiser | - | - | 3,120 | 0% |
| Tax collector | 214 | 5,305 | 3,120 | 170% |
| Total expenditures | <u>214</u> | <u>141,730</u> | <u>599,091</u> | 24% |
| Net increase/(decrease) of fund balance | 21,153 | 388,845 | (1) | |
| Fund balances - beginning | 556,510 | 188,818 | 155,456 | |
| Fund balances - ending | <u>\$ 577,663</u> | <u>\$ 577,663</u> | <u>\$ 155,455</u> | |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2020
FOR THE PERIOD ENDED MARCH 31, 2022**

| | Current Month | Year To Date | Budget | % of Budget |
|---|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessments | \$ 11,495 | \$ 285,490 | \$ 322,360 | 89% |
| Interest | - | 6 | - | N/A |
| Total revenues | <u>11,495</u> | <u>285,496</u> | <u>322,360</u> | 89% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | - | 190,000 | 0% |
| Interest 11/1 | - | 65,925 | 65,925 | 100% |
| Interest 5/1 | - | - | 65,925 | 0% |
| Property appraiser | - | - | 1,679 | 0% |
| Tax collector | 115 | 2,855 | 1,679 | 170% |
| Total debt service | <u>115</u> | <u>68,780</u> | <u>325,208</u> | 21% |
| Net increase/(decrease) of fund balance | 11,380 | 216,716 | (2,848) | |
| Fund balances - beginning | 565,529 | 360,193 | 355,429 | |
| Fund balances - ending | <u>\$ 576,909</u> | <u>\$ 576,909</u> | <u>\$ 352,581</u> | |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: SERIES 2020
FOR THE PERIOD ENDED MARCH 31, 2022**

| | Current Month | Year To Date |
|--|------------------|-----------------|
| REVENUES | | |
| Interest | \$ 2 | \$ 16 |
| Total revenues | 2 | 16 |
| EXPENDITURES | | |
| Capital outlay | 1,694 | 60,262 |
| Total expenditures | 1,694 | 60,262 |
| Excess/(deficiency) of revenues over/(under) expenditures | (1,692) | (60,246) |
| Fund balances - beginning | 364,480 | 423,034 |
| Fund balances - ending | \$ 362,788 | \$ 362,788 |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
MARCH 31, 2022**

Stonegate CDD Check Detail March 2022

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|---------------------|-------------------|---------------------------|------------------------------|-------------|-----------------|
| Bill Pmt -Check | CBI | 03/07/2022 | FEDEX | 101.000 · Bank of ... | | -20.28 |
| Bill | 7-676-66044 | 03/03/2022 | | 519.410 · Postage | -20.28 | 20.28 |
| TOTAL | | | | | -20.28 | 20.28 |
| Bill Pmt -Check | CBI | 03/31/2022 | FEDEX | 101.000 · Bank of ... | | -20.28 |
| Bill | 7-706-57675 | 03/30/2022 | | 519.410 · Postage | -20.28 | 20.28 |
| TOTAL | | | | | -20.28 | 20.28 |
| Bill Pmt -Check | CBP | 03/10/2022 | COMCAST CORPO... | 101.000 · Bank of ... | | -294.73 |
| Bill | 0760104 022222 | 03/09/2022 | | 536.010 · Utilities | -294.73 | 294.73 |
| TOTAL | | | | | -294.73 | 294.73 |
| Bill Pmt -Check | CBP | 03/17/2022 | AT & T | 101.000 · Bank of ... | | -366.05 |
| Bill | 305 247-4094 030122 | 03/16/2022 | | 536.411 · Clubhous... | -366.05 | 366.05 |
| TOTAL | | | | | -366.05 | 366.05 |
| Bill Pmt -Check | CBP | 03/31/2022 | COMCAST CORPO... | 101.000 · Bank of ... | | -294.73 |
| Bill | 0760104 032222 | 03/30/2022 | | 536.010 · Utilities | -294.73 | 294.73 |
| TOTAL | | | | | -294.73 | 294.73 |
| Liability Check | EFTPS | 03/03/2022 | UNITED STATES T... | 101.000 · Bank of ... | | -153.00 |
| | | | | 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 |

Stonegate CDD Check Detail March 2022

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|----------|-------|------------|---------------------|------------------------|-------------|-----------------|
| Paycheck | 14045 | 03/03/2022 | Alberto Eiras | 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 | 14046 | 03/03/2022 | Arthur D. Goessel | 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 | 14047 | 03/03/2022 | Joseph M McGuin... | 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 | 14048 | 03/03/2022 | 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 |

Stonegate CDD Check Detail March 2022

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|--------------|-------------------|-----------------------------|------------------------------|-------------|-------------------|
| | | | | 216.001 · FICA Pay... | 2.90 | -2.90 |
| | | | | 216.001 · FICA Pay... | 2.90 | -2.90 |
| TOTAL | | | | | -184.70 | 184.70 |
| Paycheck | 14049 | 03/03/2022 | 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 | 14050 | 03/07/2022 | UNUS PROPERTY ... | 101.000 · Bank of ... | | -20,264.26 |
| Bill | 1041 | 03/03/2022 | | 536.022 · Clubhous... | -20,264.26 | 20,264.26 |
| TOTAL | | | | | -20,264.26 | 20,264.26 |
| Bill Pmt -Check | 14051 | 03/07/2022 | WRATHELL, HUNT... | 101.000 · Bank of ... | | -4,081.08 |
| Bill | 2021-0818 | 03/03/2022 | | 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 |
| Bill Pmt -Check | 14052 | 03/07/2022 | ALLSTATE RESOU... | 101.000 · Bank of ... | | -1,603.75 |
| Bill | 183406 | 03/03/2022 | | 537.003 · Lake Mai... | -183.75 | 183.75 |
| Bill | 182840 | 03/03/2022 | | 537.003 · Lake Mai... | -1,420.00 | 1,420.00 |
| TOTAL | | | | | -1,603.75 | 1,603.75 |
| Bill Pmt -Check | 14053 | 03/07/2022 | ARMANDO GARCI... | 101.000 · Bank of ... | | -2,273.00 |
| Bill | 762496 | 03/03/2022 | | 537.400 · Lawn Cut... | -1,600.00 | 1,600.00 |
| | | | | 537.470 · Tract C | -340.00 | 340.00 |
| | | | | 537.450 · Irrigation ... | -333.00 | 333.00 |
| TOTAL | | | | | -2,273.00 | 2,273.00 |

Stonegate CDD Check Detail March 2022

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|------------------|-------------------|----------------------------------|------------------------------|-------------|-------------------|
| Bill Pmt -Check | 14054 | 03/07/2022 | M&M POOL & SPA... | 101.000 · Bank of ... | | -2,300.00 |
| Bill | 1357 | 03/03/2022 | | 536.004 · Pool Main... | -2,300.00 | 2,300.00 |
| TOTAL | | | | | -2,300.00 | 2,300.00 |
| Bill Pmt -Check | 14055 | 03/07/2022 | TRUE BLUE POOLS | 101.000 · Bank of ... | | -4,779.00 |
| Bill | 22-1079 | 03/03/2022 | | 536.042 · Pool per... | -4,779.00 | 4,779.00 |
| TOTAL | | | | | -4,779.00 | 4,779.00 |
| Bill Pmt -Check | 14056 | 03/10/2022 | US BANK | 101.000 · Bank of ... | | -4,031.25 |
| Bill | 6436529 | 03/09/2022 | | 513.325 · Trustee F... | -4,031.25 | 4,031.25 |
| TOTAL | | | | | -4,031.25 | 4,031.25 |
| Bill Pmt -Check | 14057 | 03/10/2022 | CITY OF HOMEST... | 101.000 · Bank of ... | | -3,034.50 |
| Bill | 000351215 022422 | 03/09/2022 | | 536.010 · Utilities | -2,419.05 | 2,419.05 |
| Bill | 000363973 022422 | 03/09/2022 | | 536.010 · Utilities | -615.45 | 615.45 |
| TOTAL | | | | | -3,034.50 | 3,034.50 |
| Check | 14058 | 03/17/2022 | STONEGATE CDD | 101.000 · Bank of ... | | -21,168.00 |
| | | | | 207.203 · Due to D... | -21,168.00 | 21,168.00 |
| TOTAL | | | | | -21,168.00 | 21,168.00 |
| Check | 14059 | 03/17/2022 | STONEGATE CDD | 101.000 · Bank of ... | | -11,390.19 |
| | | | | 207.204 · Due to D... | -11,390.19 | 11,390.19 |
| TOTAL | | | | | -11,390.19 | 11,390.19 |
| Bill Pmt -Check | 14060 | 03/17/2022 | BILLING, COCHRA... | 101.000 · Bank of ... | | -400.00 |
| Bill | 173671 | 03/16/2022 | | 514.310 · Legal Fees | -400.00 | 400.00 |
| TOTAL | | | | | -400.00 | 400.00 |

11:07 AM

04/04/22

Stonegate CDD
Check Detail
March 2022

| <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 | 14061 | 03/24/2022 | LLS TAX SOLUTIO... | 101.000 · Bank of ... | | -500.00 |
| Bill | 002610 | 03/23/2022 | | 513.312 · Arbitrage ... | -500.00 | 500.00 |
| TOTAL | | | | | -500.00 | 500.00 |

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
MARCH 31, 2022**



| | | | |
|--------------------------------------|-------------------------------------|-------------------------------------|----------------|
| Invoice Number 7-676-66044 | Invoice Date Mar 01, 2022 | Account Number [REDACTED] | Page 1 of 2 |
|--------------------------------------|-------------------------------------|-------------------------------------|----------------|

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 | \$20.28 | 519.410 |
| TOTAL THIS INVOICE | USD | \$20.28 | 001 |

Other discounts may apply.
To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at 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.

| | | |
|--------------------------------------|--------------------------------------|-------------------------------------|
| Invoice Number 7-676-66044 | Invoice Amount USD \$20.28 | Account Number [REDACTED] |
|--------------------------------------|--------------------------------------|-------------------------------------|

Remittance Advice

Your payment is due by Apr 15, 2022

7676660447000002028952972710080000000000000000202890

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



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



| | | | |
|--------------------------------------|-------------------------------------|-------------------------------------|----------------|
| Invoice Number 7-676-66044 | Invoice Date Mar 01, 2022 | Account Number [REDACTED] | Page 2 of 2 |
|--------------------------------------|-------------------------------------|-------------------------------------|----------------|

FedEx Express Shipment Detail By Payor Type (Original)

| | | |
|--------------------------------|---------------------------|----------------|
| Ship Date: Feb 24, 2022 | Cust. Ref.: SG DSF | Ref.#2: |
| Payor: Third Party | Ref.#3: | |

Fuel Surcharge FedEx has applied a fuel surcharge of 12.00% to this shipment.
Distance Based Pricing, Zone 7

| | | | |
|-------------------|--------------------------|--------------------------------|--------------------------|
| Automation | INET | Sender | Recipient |
| Tracking ID | 776070275861 | Nicole Parisi | U.S Bank, N.A.-CDD |
| Service Type | FedEx Standard Overnight | Wrathell, Hunt & Associates, L | Lockbox Services-12-2657 |
| Package Type | FedEx Envelope | 2300 GLADES ROAD | EP-MN-01LB |
| Zone | 07 | BOCA RATON FL 33431 US | SAINT PAUL MN 55108 US |
| Packages | 1 | | |
| Rated Weight | N/A | | |
| Delivered | Feb 25, 2022 10:22 | | |
| Svc Area | A1 | Transportation Charge | 9.48 |
| Signed by | J.BUCK | Fuel Surcharge | 0.66 |
| FedEx Use | 000000000/58569/ | Total Charge | USD \$10.14 |

| | | |
|--------------------------------|---------------------------|----------------|
| Ship Date: Feb 24, 2022 | Cust. Ref.: SG DSF | Ref.#2: |
| Payor: Third Party | Ref.#3: | |

Fuel Surcharge FedEx has applied a fuel surcharge of 12.00% to this shipment.
Distance Based Pricing, Zone 7

| | | | |
|-------------------|--------------------------|--------------------------------|--------------------------------|
| Automation | INET | Sender | Recipient |
| Tracking ID | 776070282142 | Nicole Parisi | Mary Dallatore |
| Service Type | FedEx Standard Overnight | Wrathell, Hunt & Associates, L | Wells Fargo Bank-CTS payment p |
| Package Type | FedEx Envelope | 2300 GLADES ROAD | 1801 Parkview Drive, 1st Floor |
| Zone | 07 | BOCA RATON FL 33431 US | SAINT PAUL MN 55126 US |
| Packages | 1 | | |
| Rated Weight | N/A | | |
| Delivered | Feb 25, 2022 09:57 | | |
| Svc Area | A1 | Transportation Charge | 9.48 |
| Signed by | R.PERSHUAD | Fuel Surcharge | 0.66 |
| FedEx Use | 000000000/58569/ | Total Charge | USD \$10.14 |

| | | |
|-----------------------------|------------|----------------|
| Third Party Subtotal | USD | \$20.28 |
| Total FedEx Express | USD | \$20.28 |

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



| | | | |
|--------------------------------------|-------------------------------------|-------------------------------------|----------------|
| Invoice Number 7-706-57675 | Invoice Date Mar 29, 2022 | Account Number [REDACTED] | Page 1 of 2 |
|--------------------------------------|-------------------------------------|-------------------------------------|----------------|

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 | \$20.28 | 519.410 001 |
| TOTAL THIS INVOICE | USD | \$20.28 | |

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at 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.

| | | |
|--------------------------------------|--------------------------------------|-------------------------------------|
| Invoice Number 7-706-57675 | Invoice Amount USD \$20.28 | Account Number [REDACTED] |
|--------------------------------------|--------------------------------------|-------------------------------------|

Remittance Advice

Your payment is due by May 13, 2022

770657675300000202895297271008000000000000000202890



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

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



| | | | |
|--------------------------------------|-------------------------------------|-------------------------------------|----------------|
| Invoice Number 7-706-57675 | Invoice Date Mar 29, 2022 | Account Number [REDACTED] | Page 2 of 2 |
|--------------------------------------|-------------------------------------|-------------------------------------|----------------|

FedEx Express Shipment Detail By Payor Type (Original)

| | | |
|--------------------------------|----------------------------------|----------------|
| Ship Date: Mar 24, 2022 | Cust. Ref.: Stonegate DSF | Ref.#2: |
| Payor: Third Party | Ref.#3: | |

Fuel Surcharge FedEx has applied a fuel surcharge of 18.50% to this shipment.
Distance Based Pricing, Zone 7

| | | | |
|---------------------|--------------------------|--------------------------------|--------------------------|
| Automation | INET | Sender | Recipient |
| Tracking ID | 776312936505 | Nicole Parisi | U.S Bank, N.A.-CDD |
| Service Type | FedEx Standard Overnight | Wrathell, Hunt & Associates, L | Lockbox Services-12-2657 |
| Package Type | FedEx Envelope | 2300 GLADES ROAD | EP-MN-01LB |
| Zone | 07 | BOCA RATON FL 33431 US | SAINT PAUL MN 55108 US |
| Packages | 1 | | |
| Rated Weight | N/A | | |
| Delivered | Mar 25, 2022 10:14 | | |
| Svc Area | A1 | Transportation Charge | 9.48 |
| Signed by | S.WHITE | Fuel Surcharge | 0.66 |
| FedEx Use | 000000000/58569/ | Total Charge | USD \$10.14 |

| | | |
|--------------------------------|----------------------------------|----------------|
| Ship Date: Mar 24, 2022 | Cust. Ref.: Stonegate DSF | Ref.#2: |
| Payor: Third Party | Ref.#3: | |

Fuel Surcharge FedEx has applied a fuel surcharge of 18.50% to this shipment.
Distance Based Pricing, Zone 7

| | | | |
|---------------------|--------------------------|--------------------------------|--------------------------------|
| Automation | INET | Sender | Recipient |
| Tracking ID | 776312959024 | Nicole Parisi | Mary Dallatore |
| Service Type | FedEx Standard Overnight | Wrathell, Hunt & Associates, L | Wells Fargo Bank-CTS payment p |
| Package Type | FedEx Envelope | 2300 GLADES ROAD | 1801 Parkview Drive, 1st Floor |
| Zone | 07 | BOCA RATON FL 33431 US | SAINT PAUL MN 55126 US |
| Packages | 1 | | |
| Rated Weight | N/A | | |
| Delivered | Mar 25, 2022 08:56 | | |
| Svc Area | A1 | Transportation Charge | 9.48 |
| Signed by | O.HENRY | Fuel Surcharge | 0.66 |
| FedEx Use | 000000000/58569/ | Total Charge | USD \$10.14 |

| | | |
|-----------------------------|------------|----------------|
| Third Party Subtotal | USD | \$20.28 |
| Total FedEx Express | USD | \$20.28 |

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

Hello Stonegate Comm Dev Dist,

Thanks for choosing Comcast Business.

Your bill at a glance

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

| | | |
|----------------------------------|--------|-----------------|
| Previous balance | | \$294.73 |
| One-time EFT Payment - thank you | Mar 10 | -\$294.73 |
| Balance forward | | \$0.00 |
| Regular monthly charges | Page 3 | \$294.65 |
| Taxes, fees and other charges | Page 3 | \$0.08 |
| New charges | | \$294.73 |

Amount due Apr 12, 2022 \$294.73

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- Any payments received or account activity after Mar 22, 2022 will show up on your next bill. View your most up-to-date account balance at 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.



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
96330350 NO RP 22 20220322 NNNNNNNY 0001675 0008

STONEGATE COMM DEV DIST
ATTN ACCOUNTS PAYABLE
2300 GLADES RD STE 410W
BOCA RATON, FL 33431-8556



849560060076010400294736

Account number

8495 60 060 0760104

Payment due

Apr 12, 2022

Please pay

\$294.73


Amount enclosed

\$

Make checks payable to Comcast
Do not send cash

Send payment to
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



| Regular monthly charges | | \$294.65 |
|--|-----------|------------------|
| Comcast Business | | \$227.95 |
| Packaged services | | \$309.95 |
|  Business Internet 300+ | \$309.95 | |
| Discounts | | -\$119.95 |
| Promotional Discount | -\$119.95 | |
| Comcast Business services | | \$37.95 |
| TV Basic Business Video. | \$37.95 | |
| Equipment & services | | \$48.30 |
| TV Box + Remote | \$9.95 | |
| Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each | \$19.90 | |
| Equipment Fee Internet. | \$18.45 | |
| Service fees | | \$18.40 |
| Broadcast TV Fee | \$18.40 | |
| 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 for more details

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



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.

TV Update: Effective May 12, 2022, Golf Channel will no longer be offered as part of Variety, but will continue to be available as part of Select and Standard; FOX Sports 1 will no longer be offered as part of Variety, but will continue to be available as part of Standard.

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.

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

| | | |
|----------------------------------|--------|-----------------|
| Previous balance | | \$294.73 |
| One-time EFT Payment - thank you | Feb 03 | -\$294.73 |
| Balance forward | | \$0.00 |
| Regular monthly charges | Page 3 | \$294.65 |
| Taxes, fees and other charges | Page 3 | \$0.08 |
| New charges | | \$294.73 |

Amount due Mar 15, 2022 \$294.73

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Feb 22, 2022 will show up on your next bill. View your most up-to-date account balance at 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
96330350 NO RP 22 20220222 NNNNNNNY 0001716 0006

STONEGATE COMM DEV DIST
ATTN ACCOUNTS PAYABLE
2300 GLADES RD STE 410W
BOCA RATON, FL 33431-8556

| | |
|-------------------|----------------------------|
| Account number | 8495 60 060 0760104 |
| Payment due | Mar 15, 2022 |
| Please pay | \$294.73 |
| Amount enclosed | \$ |

Make checks payable to Comcast
Do not send cash



Send payment to
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849560060076010400294736

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.

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Get help and support at 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 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, email 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



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 to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App


Download the Comcast Business App




In-Store


Visit business.comcast.com/servicecenter to find a store near you



| Regular monthly charges | | \$294.65 |
|---|-----------|------------------|
| Comcast Business | | \$227.95 |
| Packaged services | | \$309.95 |
|  Business Internet 300+ | \$309.95 | |
| Discounts | | -\$119.95 |
| Promotional Discount | -\$119.95 | |
| Comcast Business services | | \$37.95 |
| TV Basic Business Video. | \$37.95 | |


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 for more details

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



| Equipment & services | | \$48.30 |
|--|---------|---------|
| TV Box + Remote | \$9.95 | |
| Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each | \$19.90 | |
| Equipment Fee Internet. | \$18.45 | |

| Service fees | | \$18.40 |
|------------------|---------|---------|
| Broadcast TV Fee | \$18.40 | |

| Taxes, fees and other charges | | \$0.08 |
|-------------------------------|--------|---------------|
| Other charges | | \$0.08 |
| 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.

TV Update: Effective March 31, 2022, Fox Life will cease operations.

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.



536.411
001

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

Page 1 of 4
Account Number 305 247-4094 157 0445
Billing Date Mar 1, 2022
Web Site att.com

Monthly Statement

AT&T ALL THE WAY

Get Wireless, Internet and other premium services from AT&T. We're eager to help you find the best deals possible. Call 866.249.2636. Business customers: 800.321.2000

Bill-At-A-Glance

| | |
|----------------------------------|---------------------|
| Previous Bill | 364.40 |
| Payment Received 2-10 Thank You! | 364.40CR |
| Adjustments | .00 |
| Balance | .00 |
| Current Charges | 366.05 |
| Total Amount Due | \$366.05 |
| Amount Due in Full by | Mar 23, 2022 |

Plans and Services

Promotions and Discounts

| Item No. | Description | |
|---------------------------------------|--|-----------------|
| 1. | Discount for All For Less 2018 BLC for Bill Period Mar 1, 2022 EES61J5V9. | 135.00CR |
| 2. | Discount for Business Local Calling for Bill Period Mar 1, 2022 EES61J5VC. | 285.00CR |
| 3. | Discount for BLC Inside Wire Protection for Bill Period Mar 1, 2022 EET00006X. | 10.50CR |
| Total Promotions and Discounts | | 430.50CR |

Monthly Service - Mar 1 thru Mar 28

| Item No. | Description | Quantity | |
|------------------------------|--|----------|---------------|
| 4. | Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking | 1 | 175.00 |
| 5. | Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking | 1 | 175.00 |
| 6. | Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking | 1 | 175.00 |
| 7. | Inside Wire Protection | 3 | 25.50 |
| Total Monthly Service | | | 550.50 |

Company Fees and Surcharges

| Item No. | Description | Quantity | |
|--|--------------------------------|----------|--------------|
| 8. | Cost Assessment Charge | 3 | 22.50 |
| 9. | Federal Subscriber Line Charge | 3 | 34.44 |
| 10. | Federal Universal Svc Fee-Mult | 3 | 11.01 |
| Total Company Fees and Surcharges | | | 67.95 |

Government Fees and Taxes

| Item No. | Description | Quantity | |
|----------|--|----------|------|
| 11. | Federal Excise Tax | | 4.21 |
| 12. | Telecommunications Access System Act Surcharge | 3 | .36 |

Local Services provided by AT&T Florida.

Billing Summary

| | | |
|---------------------------------------|------|---------------|
| Online: att.com/myatt | Page | |
| Plans and Services | 1 | 194.26 |
| 1 800 321-2000 PIN: 0552 | | |
| Repair Service: | | |
| 1 866 620-6900 | | |
| AT&T Long Distance Service | 2 | 25.07 |
| 1 800 321-2000 | | |
| AT&T Wireless Services | 2 | 146.72 |
| 1 800 331-0500 | | |
| Total Current Charges | | 366.05 |

News You Can Use Summary

- PREVENT DISCONNECT
 - CARRIER INFORMATION
 - COST ASSESSMENT CHRG
- See "News You Can Use" for additional information.

Return bottom portion with your check in the enclosed envelope.

DUE BY: Mar 23, 2022 \$366.05

Amount After Apr 1, 2022 \$381.05



Billing Date Mar 1, 2022

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 5076
CAROL STREAM IL 60197-5076



3900 30524740941573 5001500999922 044021000000000000000000036605



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 Mar 1, 2022

Plans and Services

Government Fees and Taxes - Continued

| Item No. | Description | Quantity | |
|--|-------------------------------|----------|-------------|
| 1. | Emergency 911 Service | | 1.20 |
| 2. | Dade County Manhole Ord #83-3 | 3 | .54 |
| Total Government Fees and Taxes | | | 6.31 |

Total Plans and Services 194.26

AT&T Long Distance Service

Monthly Service

Charges for 305 247-4094

| Type of Service | Period | |
|--|-------------|-------|
| 3. All For Less Unlimited 3 Plan Monthly Fee | 02/11-03/10 | 21.00 |

Company Fees and Surcharges

| | |
|--|-------------|
| 4. Federal Universal Service Fee | 3.10 |
| 5. Federal Regulatory Fee | .97 |
| Total Company Fees and Surcharges | 4.07 |

Total AT&T Long Distance Service 25.07

AT&T Wireless Services

Important Information

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

COMPANY FEES AND SURCHARGES

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/additionalcharges 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: Jan 20, 2022 - Feb 19, 2022
 FAN: 60122448

| | |
|--|-----------------|
| Promotions and Discounts | \$50.00CR |
| Monthly Service | \$190.00 |
| Credits, Adjustments and Other Charges | \$3.50 |
| Taxes | \$3.22 |
| Total Wireless Charges | \$146.72 |

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2066.006.062699.01.02.0000000 NNNNNNNY 013335.013335

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

2066.6.256.62699 1 AB 0.461 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 Mar 1, 2022

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 | \$1.75 |
| Taxes | \$1.61 |
| Charges for this mobile | \$73.36 |

786 545-2754 Group: 1

| | |
|--|-----------|
| VICTOR MALIBU BAY | |
| Promotions and Discounts | \$25.00CR |
| Monthly Service | \$95.00 |
| Credits, Adjustments and Other Charges | \$1.75 |
| Taxes | \$1.61 |
| Charges for this mobile | \$73.36 |

Group Usage Summary - Group: 1

| | |
|------------------|--------------|
| Data | |
| 0 MB Used by | 786 545-2733 |
| 2,659 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

| | |
|-------------------------|-------|
| Feb 20 thru Mar 19 | |
| 2. BUS UNL STARTER 2LNS | 95.00 |

Credits, Adjustments and Other Charges

| | |
|-------------------------------------|--------|
| 3. Equipment Credit 9 of 30 | 3.34CR |
| 4. Smartphone Promo 9 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 | .59 |

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

| | |
|-------------------------------|----------|
| SMA125U | |
| Amount Financed: | \$179.99 |
| Date Description | |
| 9. 02/11 Installment 10 of 30 | 6.00 |

Balance Remaining after Current Installment: \$119.99
* 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 | .21 |
| 13. FL State Communications Tax | .55 |
| Total Taxes | 1.61 |
| Total for 786 545-2733 | 73.36 |

786 545-2754 - VICTOR MALIBU BAY

Promotions and Discounts

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

Monthly Service

| | |
|--------------------------|-------|
| Feb 20 thru Mar 19 | |
| 15. BUS UNL STARTER 2LNS | 95.00 |

Credits, Adjustments and Other Charges

| | |
|--------------------------------------|--------|
| 16. Equipment Credit 9 of 30 | 3.34CR |
| 17. Smartphone Promo 9 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 | .59 |

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

| | |
|--------------------------------|----------|
| SMA125U | |
| Amount Financed: | \$179.99 |
| Date Description | |
| 22. 02/11 Installment 10 of 30 | 6.00 |

Balance Remaining after Current Installment: \$119.99

* To pay off your installment plan early, please visit att.com/payoffNEXT for details.

Voice Usage Summary

MOBILE SHARE DEVICE
105 Minutes Used

Data Usage Summary

MobileShareMessaging
283 Text Messages Used
5 Multimedia Messages Used
UNLIM QCI9 DATA AAT
2,659 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 | .21 |
| 26. FL State Communications Tax | .55 |
| Total Taxes | 1.61 |
| Total for 786 545-2754 | 73.36 |

Total AT&T Wireless Services

146.72

Wireless services provided by AT&T Mobility



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 Mar 1, 2022

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 \$366.05.** 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.

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.



UNUS Property Management LLC

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



INVOICE

536.022
001

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

INVOICE 1041
DATE 03/01/2022
TERMS Due on receipt
DUE DATE 03/01/2022

| SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|--------------------|-------------|-----|-----------|-----------|
| Management Service | Monthly | 1 | 20,264.26 | 20,264.26 |

BALANCE DUE **\$20,264.26**

Wrathell, Hunt & Associates, LLC

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

Invoice

| Date | Invoice # |
|----------|-----------|
| 3/1/2022 | 2021-0818 |

| 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> | Total \$4,081.08 |



Allstate

RESOURCE MANAGEMENT

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

Invoice

182840

537.003
001

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 3/31/2022
Terms Net 30
Account # 3782
PO #

FOR MONTH OF:

3/1/2022

| Description | Amount Due |
|--|------------|
| Lake and Canal Management Services Recurring | 1,215.00 |
| Aquascaping Maintenance Services Recurring | 205.00 |

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

Total \$1,420.00

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

Invoice # 182840

Account # 3782

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

Amount Enclosed: \$ _____

Please return this portion with your payment



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

Invoice

183406

537.003

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 3/31/2022
Terms Net 30
Account # 3782
PO #

| Description | Amount Due |
|---|------------|
| Fountain/Aerator Maintenance Services Recurring Quarterly | 183.75 |

Total \$183.75

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

Invoice # 183406
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 |
|-----------|------------|------------|------------|--------|----------|
| 762496 | 03/01/2022 | \$2,273.00 | 03/31/2022 | Net 30 | |

| DESCRIPTION | QTY | RATE | AMOUNT |
|--|-----|--------|----------|
| Cut the Grass Cut the Grass 03/01/2022. 03/14/2022. #537.400 | 2 | 800.00 | 1,600.00 |
| Cut the Grass Tract C. Maintenance 03/01/2022. 03/14/2022. #537.470 | 2 | 170.00 | 340.00 |
| Irrigation System Fifth payment of Maintenance of the Irrigation System/ Fiscal Year 2022 #537.450 | 1 | 333.00 | 333.00 |

#537.400
 #537.470
 #537.450

BALANCE DUE

\$2,273.00

M&M POOL & SPA SERVICES, CORP.

14 04 145th Pl
Miami, FL 33186 US
mmpoolspaservicescorp@gmail.com
www.mmpoolspaservicescorp.com



M&M POOL & SPA SERVICES
Cleaning & Maintenance

536.004

INVOICE

BILL TO
STONEGATE CDD / MALIBU BAY CLUB HOUSE
1020 MALIBU WAY
HOMESTAD, FL 33033 US

INVOICE 1357
DATE 03/01/2022
TERMS Due on receipt
DUE DATE 03/01/2022

| DATE | DESCRIPTION | QTY | RATE | AMOUNT |
|------------|---|-----|----------|----------|
| 03/01/2022 | March Pool Services Monthly Services | 1 | 2,300.00 | 2,300.00 |

Thank you for your business! I take credit cards, ACH payments, Zelle can be sent to 7869728875, Venmo can be sent to @Marcelo-Valdes, and check can be sent to 14304 SW 145 PL, Miami, FL 33186.

| | |
|-------------|-------------------|
| SUBTOTAL | 2,300.00 |
| TAX | 0.00 |
| TOTAL | 2,300.00 |
| BALANCE DUE | \$2,300.00 |

Commercial & Residential



True Blue Pools
18495 South Dixie Hwy
PALMETTO BAY, FL 33157 US
(305)562-7010x1
truebluepoolscontracting@gmail.com
http://www.truebluepoolscontracting.com/

INVOICE

536.042
001

BILL TO
Monterey At Malibu
920 NE 34 Ave
Homedtead, Fl 33033 USA

INVOICE # 22-1079
DATE 03/01/2022
DUE DATE 03/22/2022
TERMS Term 21

Table with 4 columns: ACTIVITY, QTY, RATE, AMOUNT. Rows include Renovations:Plans and permits (26.50, 150.00, 3,975.00), New Construction:Permits (1, 109.40, 109.40), New Construction:Permits (1, 200.00, 200.00), New Construction:Permits (1, 200.00, 200.00), New Construction:Permits (1, 200.00, 200.00), New Construction:Permits (1, 94.60, 94.60).

Thank you for the opportunity of serving you. It has been our pleasure to provide you with excellent service. Please find attached your invoice. We appreciate prompt payment. Thank you.

BALANCE DUE

\$4,779.00



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

513.325
001

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

6436529
221163000
02/25/2022
AMANDA KUMAR
954-938-2475

STONEGATE COMMUNITY DEVELOPMENT DIST
ATTN STONEGATE CDD
C/O WRATHELL, HUNT & ASSOCIATES
2300 GLADES ROAD STE 410W
BOCA RATON FL 33431

STONEGATE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING AND
IMPROVEMENT BOND,SERIES 2020 REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,031.25

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND
IMPROVEMENT BOND,SERIES 2020 REVENUE FUND

| | |
|----------------------|--------------|
| Invoice Number: | 6436529 |
| Account Number: | 221163000 |
| Current Due: | \$4,031.25 |
| Direct Inquiries To: | AMANDA KUMAR |
| Phone: | 954-938-2475 |

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 221163000
Invoice # 6436529
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 6436529
 Invoice Date: 02/25/2022
 Account Number: 221163000
 Direct Inquiries To: AMANDA KUMAR
 Phone: 954-938-2475

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT REFUNDING AND
 IMPROVEMENT BOND,SERIES 2020 REVENUE FUND**

Accounts Included 221163000 221163001 221163002 221163003 221163004 221163005
 In This Relationship: 221163006 221163007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

| Detail of Current Charges | Volume | Rate | Portion of Year | Total Fees |
|--|----------|----------|-----------------|-------------------|
| 04111 Paying Agent / Regist / Trustee Agent | 1.00 | 3,750.00 | 100.00% | \$3,750.00 |
| Subtotal Administration Fees - In Advance 02/01/2022 - 01/31/2023 | | | | \$3,750.00 |
| Incidental Expenses | 3,750.00 | 0.075 | | \$281.25 |
| Subtotal Incidental Expenses | | | | \$281.25 |
| TOTAL AMOUNT DUE | | | | \$4,031.25 |



Your HPS Utilities Statement

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

Rate Class: INDUSTRIAL
Service Period:
 01/24/2022-02/22/2022
Bill Date: 02/24/2022
Due Date: 03/21/2022

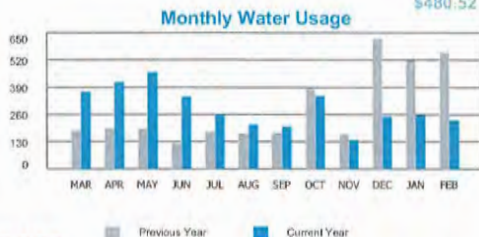


Community-Owned Services Since 1916

WATER SERVICE CHARGES

| SERVICE | CONSUMPTION | CHARGE |
|--------------------------------------|-------------|-----------------|
| Water Service Charge | | \$53.06 |
| Water Gallons Consumed (1,000s) | 3.00 | \$4.80 |
| Irrigation Service Charge | | \$53.06 |
| Irrigation Gallons Consumed (1,000s) | 231.00 | \$369.60 |
| Water Total | | \$480.52 |

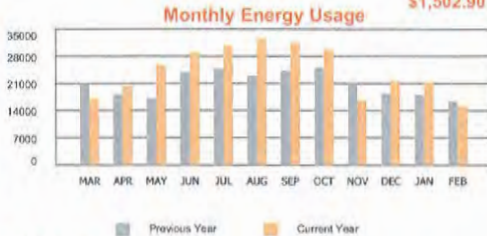
| CURRENT USAGE | |
|----------------|--------|
| Meter 18533391 | |
| Days | 29 |
| Reading | 676.00 |
| Multiplier | 1 |
| Consumption | 234.00 |
| Avg / Day | 8.07 |



ENERGY SERVICE CHARGES

| SERVICE | CONSUMPTION | CHARGE |
|----------------------------------|-------------|-------------------|
| Electric Base Charge | | \$35.67 |
| Electric Consumption @ .0571 | 15,360.00 | \$877.06 |
| Demand Consumption @ 6.37 | 39.60 | \$252.25 |
| Electric Fuel Cost Adj. @ .02200 | 15,360.00 | \$337.92 |
| Electric Total | | \$1,502.90 |

| CURRENT USAGE | |
|----------------|-----------|
| Meter 64310165 | |
| Days | 29 |
| Reading | 21,664.00 |
| Multiplier | 60 |
| Consumption | 15,360.00 |
| Avg / Day | 529.66 |



SANITATION SERVICE CHARGES

| SERVICE | CONSUMPTION | CHARGE |
|---------------------------|-------------|-----------------|
| Sewer Service Charge | | \$77.89 |
| Gallons Consumed (1,000s) | 3.00 | \$13.05 |
| Sewer Total | | \$90.94 |
| Garbage Solid Waste | | \$101.70 |
| Recycling Fee (Cans) | | \$5.56 |
| Solid Waste Total | | \$107.26 |
| Sanitation Total | | \$198.20 |

OTHER CHARGES

| | |
|--------------------|---------------|
| Hurricane Fee | \$1.02 |
| Other Total | \$1.02 |

TAXES

| | |
|------------------------------|-----------------|
| Dade Co Util Tx Elec | \$116.50 |
| Fl Gross Receipts Tx | \$37.57 |
| Dade Co Util Tx Watr | \$48.05 |
| Dade Co Derm (Water & Sewer) | \$34.29 |
| Taxes Total | \$236.41 |

| | |
|-----------------------------|-------------------|
| Previous Bill Amount | \$3,045.69 |
| Payments | \$0.00 |
| Adjustments | \$0.00 |

536.010
001

SUMMARY OF CHARGES

| | |
|-------------------------|-------------------|
| Water Total | \$480.52 |
| Energy Total | \$1,502.90 |
| Sanitation Total | \$198.20 |
| Other Total | \$1.02 |
| Taxes Total | \$236.41 |
| Current Charges | \$2,419.05 |
| Past Due Amount | \$3,045.69 |
| Total Amount Due | \$5,464.74 |

Comments:

As of this bill date your account is PAST DUE, please disregard if your payment has been submitted.

Your HPS Utilities Statement

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

Rate Class: COMMERCIAL
Service Period:
 01/24/2022-02/22/2022
Bill Date: 02/24/2022
Due Date: 03/21/2022

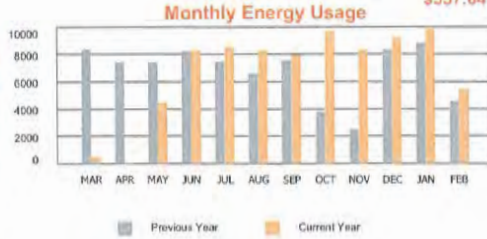


Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

| SERVICE | CONSUMPTION | CHARGE |
|----------------------------------|-------------|-----------------|
| Electric Base Charge | | \$7.64 |
| Electric Consumption @ .0797 | 5,408.00 | \$431.02 |
| Electric Fuel Cost Adj. @ .02200 | 5,408.00 | \$118.98 |
| Electric Total | | \$557.64 |

| CURRENT USAGE | |
|----------------|----------|
| Meter 60997545 | |
| Days | 29 |
| Reading | 3,839.00 |
| Multiplier | 1 |
| Consumption | 5,408.00 |
| Avg / Day | 186.48 |



OTHER CHARGES

| | |
|----------------------|----------------|
| Other Total | \$0.00 |
| TAXES | |
| Dade Co Util Tx Elec | \$43.87 |
| FI Gross Receipts Tx | \$13.94 |
| Taxes Total | \$57.81 |
| Previous Bill Amount | \$1,122.83 |
| Payments | \$0.00 |
| Adjustments | \$0.00 |

536.010
001

SUMMARY OF CHARGES

| | |
|-------------------------|-------------------|
| Water Total | \$0.00 |
| Energy Total | \$557.64 |
| Sanitation Total | \$0.00 |
| Other Total | \$0.00 |
| Taxes Total | \$57.81 |
| Current Charges | \$615.45 |
| Past Due Amount | \$1,122.83 |
| Total Amount Due | \$1,738.28 |

Comments:

As of this bill date your account is PAST DUE, please disregard if your payment has been submitted.

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

Attn: CRAIG WRATHELL

514.310
001
STONEGATE CDD

Fees

Monthly minimum billing for general/routine legal services provided for in CDD
Engagement Letter, including, but not limited to:
Communications with District Manager and District Staff re: routine operations of
the CDD; Communications with State and local government agencies re: CDD matters,
requests for information, audits, etc.; Update and maintain CDD records, notices,
filings, etc.; Review miscellaneous correspondence re: CDD; Scheduling matters
involving the CDD and Agendas re: Meetings of Board of Supervisors; Monitoring
litigation matters, receiving and processing all notices, service of process, etc.,
as Registered Agent of the CDD; Reviewing and reporting upon changes in legislation
and regulatory measures affecting the CDD

| | |
|-------------------------------|----------|
| For Current Services Rendered | 400.00 |
| Previous Balance | \$400.00 |
| Total Current Work | 400.00 |

Payments

| | |
|---|-----------------|
| 03/09/2022 PAYMENT RECEIVED - THANK YOU | -400.00 |
| Balance Due | <u>\$400.00</u> |

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH Y
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. WOLFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DELUNA
GINGER E. WALD
JEFFERY R. LAWLEY
DONNA M. KRUSBE
SCOTT C. COCHRAN
SHAWN B. MCKAMEY
ALINE O. MARCANTONIO

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

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(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)

February 28, 2022

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

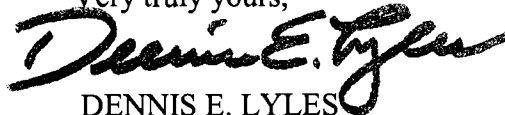
**RE: Stonegate Community Development District
Our File No.: 526.03029**

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

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

513.312
001

BILL TO

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

INVOICE # 002610

DATE 03/17/2022

DUE DATE 04/16/2022

TERMS Net 30

| DESCRIPTION | AMOUNT |
|--|-----------------|
| Total Billing for Arbitrage Services in connection with \$4,575,000 Stonegate Community Development District Special Assessment Refunding and Improvement Bonds, Series 2020 - Rebate Requirement Calculation for the annual period ended February 19, 2022. | 500.00 |
| BALANCE DUE | \$500.00 |

Thank You For Your Business

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7B

DRAFT

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on March 1, 2022 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present at the meeting were:

| | |
|------------------|---------------------|
| Joe McGuinness | Chair |
| Alberto Eiras | Vice Chair |
| Mariela Figueroa | Assistant Secretary |
| Arthur Goessel | Assistant Secretary |
| Michel Granobles | Assistant Secretary |

Also present were:

| | |
|-------------------|--------------------------|
| Daniel Rom | District Manager |
| Michael Pawelczyk | District Counsel |
| Juan Alvarez | District Engineer |
| Victor Castro | UNUS Property Management |
| Arnaldo Sosa | Resident |
| Ron Kraemer | Resident |
| Carlos del Valle | Resident |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:42 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

Resident Ron Kraemer had questions about the pool and landscape maintenance around the lakes. He wanted the 8' plantings trimmed around the lake to about the same height behind his residence, to keep walk ways unobstructed. He asked about the maintenance schedule. Mr. Rom stated that these items would be discussed later in the meeting. Mr. McGuinness stated that landscape maintenance, the pool project and the budget will be discussed later.

39 Another resident was also interested in hearing about the pool project and the gym.

40

41 **THIRD ORDER OF BUSINESS**

Ratification of First Amendment to Allstate Resource Management, Inc., Aquatics Maintenance Services Agreement

44

45 Mr. Rom presented the First Amendment to the Allstate Resource Management, Inc.,
46 Aquatics Maintenance Services Agreement, which reflects a 5% fee increase, which went into
47 effect on January 1, 2022.

48

On MOTION by Mr. Goessel and seconded by Mr. Granobles, with all in favor, the First Amendment to the Allstate Resource Management, Inc., Aquatics Maintenance Services Agreement, reflecting a 5% fee increase, effective January 1, 2022, was ratified.

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FOURTH ORDER OF BUSINESS

Discussion/Consideration

56

A. SOLitude Lake Management, LLC, Aeration Proposals for Lakes 3, 4, 5 and 6

57

58

59

60

Mr. Alvarez distributed updated proposals for aeration system installation services for
Lakes 3, 4, 5 and 6, which reflect an increase because the cost of materials increased. The
following new proposals were presented, which combined, totaled \$35,330:

61

Lake 3: \$7,952

62

Lake 4: \$8,774

63

Lake 5: \$11,654

64

Lake 6: \$6,950

65

• Proposals for Electrical Connections to the Aerations Systems

66

67

68

Mr. Alvarez presented the Power Enterprises and the TSTC proposals to provide electrical
connections to the aeration systems at Lakes 3, 4, 5 and 6. The scope of services was the same
for both companies and Mr. Alvarez recommended Power Enterprises.

69

70

Mr. Alvarez distributed a spreadsheet of where the Series 2020 Projects stands. There
are surplus funds that the Board might want to use for other CDD improvements. The City's

71 approval of the Site Plan Application is pending until the permits from Southern Asphalt, Visions
72 Pools of Miami, Miami Pool, Inc., and one other are closed.

73 In response to Mr. Rom's question, Mr. Alvarez stated they could reallocate the
74 vegetation surplus funds for Lakes 3 and 5 to install aerators at Lakes 4 and 6 and towards the
75 pool deck expansion costs.

76 Discussion ensued regarding the benefits of aeration systems versus fountains.

77 Mr. Castro stated the overall plans were to install aeration systems, plants, blue dye and
78 littoral shelving at all four lakes. The project focused more on Lakes 3 and 5, which are
79 problematic. He believed the Board should consider installing aerators in all the lakes, as it could
80 reduce costs in the future. They could also consider installing fountains in the future.

81 The electrical costs and how often the compressor will run, were discussed.

82 Mr. McGuinness recommend installing compressors at Lakes 5 and 3 at an estimated
83 additional electricity cost at \$1,000 per month for each aerator. He reminded the Board of past
84 homeowner complaints about the odor, aesthetics and trash. It was noted that about \$1,200 per
85 month is spent on electricity for the existing pump. A burned breaker and expending \$350 on
86 labor to repair a pump under warranty were noted.

87 Concerns about monthly maintenance costs, incorporating additional costs into future
88 budgets, voltage needed to service the aerators and fountains were discussed. The additional
89 costs for maintenance support of all four lakes was expected to be about \$1,000 per month.

90

91 **On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor,**
92 **the new SOLitude Lake Management, Inc. proposals for installation of aeration**
93 **systems in Lakes 3, 4, 5 and 6, in the amounts of \$7,952, \$8,744, \$11,654 and**
94 **\$6,950, and Power Enterprise Corp., Estimate #238 to install electrical**
95 **connections to the aeration systems in Lakes 3, 4, 5 and 6, in a not to exceed**
96 **amount of \$9,775, subject to maintenance costs in a not-to-exceed amount of**
97 **\$3,000 monthly, excluding electricity costs, and presenting for approval at the**
98 **next meeting if amount is exceeded, was approved.**

99

100

101 Mr. Eiras asked if a Board Member was present during the walkthrough of the lakes. The
102 Board Members believed the walkthrough was a Legacy item and already planned, based on one

103 that was done before. Mr. Rom stated this instance was an oversight; he would make sure a
104 Board Member is present when proceeding with Board directions involving walkthroughs.

105 **B. Landshore Enterprises, LLC, Shoreline Degradation Proposals for Lakes 4 and 6**

106 Mr. Alvarez presented the proposals for Lakes 4 and 6 to return the top of the slope of
107 the water's edge to the typical 4H:1V slope. He noted that Mr. Castro was present during the
108 field inspections, which identified fill materials sliding towards the lakes over a 10-year period.
109 He gave an overview of the restoration process.

110 A Board Member asked if any other lakes had the same issues and would need to be
111 restored anytime soon.

112 Regarding the pricing, Mr. Alvaraz stated that he did not have anything to compare but,
113 in his opinion, the prices are competitive. The Board discussed repairing geo-tubes and reviewed
114 the photographs and proposals. It was noted that erosion slowed at the lake between Senora
115 due to recent plantings and the homeowner who installed pavers on his property.

116 Discussion ensued regarding budget constraints, whether lake conditions are worsening
117 or pose any danger to homes and the suggestion to proceed with the Lake 6 project and budget
118 to do Lake 4 next year. This item was deferred to the next meeting.

119

120 **On MOTION by Mr. Goessel and seconded by Ms. Figueroa, with all in favor,**
121 **postponing discussions of shoreline erosion repair projects to the next meeting,**
122 **while Staff prepares a budget analysis taking into consideration all other project**
123 **expenditures, was approved.**

124

125

126 It was noted that CDD's older than 20 years typically include a "Lake bank erosion repair"
127 line item in the budget to build funds for long-term solutions. Concerns about incurring additional
128 landscaping costs after completing the erosion repair and aeration projects and the sequence in
129 which to commence both projects were discussed.

130 A Board Member asked if there is a way to minimize erosion and added weight in those
131 areas. Mr. Castro stated he and Armando already discussed it and crews started using weed
132 whackers and standing mowers.

133 **C. Update: 2020 Capital Projects Fund**

134 This item was presented during Items 4A and 4B.

135 **D. Update: Stormwater Reporting Requirements**

136 Mr. Rom stated that, due to recent legislation, it is necessary to engage the District
137 Engineer to prepare and submit the 20-Year Stormwater Management Needs Analysis Report by
138 June 30, 2022. He presented the Work Authorization letter and stated this is an unbudgeted
139 expense. A Board Member noted the \$5,000 fee was considered reasonable.

140

141 **On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor,**
142 **the Alvarez Engineers, Inc., Limited Amount Work Authorization to prepare and**
143 **submit the 20-Year Stormwater Management Needs Analysis Report, in a not-**
144 **to-exceed amount of 5,000, was approved.**

145

146

147 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2022-01,
Implementing Section 190.006(3), Florida
Statutes, and Requesting that the Miami-Dade
County Supervisor of Elections Begin Conducting
the District's General Elections; Providing for
Compensation; Setting for the Terms of Office;
Authorizing Notice of the Qualifying Period; and
Providing for Severability and an Effective Date

155

156 Mr. Rom presented Resolution 2022-01. Seats 2, 3 and 4 will be up for election at the
157 November 2022 General Election. Those who wish to run must apply directly with the Miami Date
158 County Supervisor of Election's (SOE) office or website, during the candidate qualifying period.

159

160 **On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor,**
161 **Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and**
162 **Requesting that the Miami-Dade County Supervisor of Elections Begin**
163 **Conducting the District's General Elections; Providing for Compensation; Setting**
164 **for the Terms of Office; Authorizing Notice of the Qualifying Period; and**
165 **Providing for Severability and an Effective Date, was adopted.**

166

167

168 **SIXTH ORDER OF BUSINESS**

Discussion Items

169

170 **A. Update: Pool Permit**

171 Mr. Castro discussed difficulties getting the City Code Enforcement and Building Divisions
172 to close out open permits for the wading pool, pool pipes, original pool permit Contractor and
173 handicapped chair. He discussed these matters with Ms. Krystal Patterson, Director of Code
174 Enforcement. Ms. Patterson informed him today that she applied for the pool and the
175 handicapped chair permits and advised him that three of the four permits were closed. Since her
176 records do not show them as closed in their system, he would provide proof tomorrow. He hoped
177 to have all the permits closed by next week.

178 Mr. Goessel suggested approving funds for a low-key event for the pool reopening. The
179 entryway sign will be used to announce reopening the pool.

180

181 **On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor,**
182 **allocating \$500 towards reopening the pool, was approved.**

183

184

185 **B. Update: Pool System Upgrade Design**

186 Mr. Castro distributed and reviewed the True Blue Pools upgraded design plan and
187 discussed the proposed location for the new pumps, which will result in gaining 35' feet of deck
188 space. Costs expended for the permit, obtaining formal proposals and closing the pool for three
189 weeks to a month to reconnect the new equipment, were discussed.

190 Mr. Alvarez stated the Board must approve an updated design plan and review the formal
191 proposal, which will be required when he reapplies for the permit.

192

193 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**
194 **the True Blue Pools updated design plan and proposal, in a not-to-exceed**
195 **amount of \$120,000, subject to Mr. Alvarez's review and preparation of**
196 **amended Site Plan to the City and the Chair working with Mr. Castro on final**
197 **review, and authorizing the Chair to execute the contract agreement, was**
198 **approved.**

199

200

201 **SEVENTH ORDER OF BUSINESS**

Consent Agenda Items

202

203 Mr. Rom presented the following:

204 **A. Acceptance of Unaudited Financial Statements as of January 31, 2022**

205 **B. Approval of October 18, 2021 Regular Meeting Minutes**

206

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

209

210

211 **EIGHTH ORDER OF BUSINESS****Staff Reports**

212

213 **A. Operations Manager: *UNUS Property Management***214 • **Allstate Resource Management, Inc., Mitigation Area Management Report**

215 Mr. Castro distributed the Management Report and reported the following:

216 ➤ Armando Garcia Land Service, Inc.: Contract amended to reduce frequency of landscape
217 maintenance around the lakes to three cuts per year; if a fourth cut is necessary, it would be an
218 additional cost. As the red plants around the lake and high-maintenance and to possibly reduce
219 costs, a second opinion on whether to replace them would be presented at the next meeting.

220

221 **On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in**
222 **favor, amending the Armando Garcia Land Service, Inc., contract and the existing**
223 **scope of work to include plant maintenance, was approved**

224

225

226 ➤ Duck removal services were suspended, due to budget constraints; other alternatives are
227 being researched.

228 ➤ The gym equipment fitness service was suspended, as in-house maintenance person is
229 performing those duties.

230 ➤ The treadmill will be used for parts.

231 ➤ A handyman was engaged and working out well. A list of completed and in progress tasks
232 was included in the Report.

233 Discussion ensued regarding the best way to restore the pillars to the original condition.

234 ➤ A rendering to open the two doors was distributed. The handyman will construct and
235 build planters.

236 Discussion ensued regarding the plans, building to code and addressing other
237 maintenance items, some of which are the HOA's responsibility.

238 ➤ Facility Rental Fees: Proposed increasing rates from \$40 to \$60 per hour.
239 Discussion ensued regarding initiating tiered rates and cleanup issues. A modified fee
240 schedule would be presented at the next meeting.

241

242 **On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in**
243 **favor, authorizing the Operations Manager and District Counsel to prepare a**
244 **redline edited version of the current Facility Rental Agreement with proposed**
245 **tiered fee rates starting with \$60 per hour, was approved.**

246

247

248 A proposal for a new playground and renderings would be presented at the next meeting.

249

250 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**
251 **authorizing the District Engineer to update the Capital Projects Fund to include**
252 **Lake 4 and Lake 6 as part of the aeration project, was approved.**

253

254

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

256 There was no report.

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

258 There was no report.

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

260 Mr. Rom distributed photographs of proposed donated gym equipment.

261

262 **On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor,**
263 **accepting Mr. Eiras' proposed gym equipment as donated, was approved.**

264

265

266 • **NEXT MEETING DATE: May 3, 2022 at 6:30 P.M.**

267 ○ **QUORUM CHECK**

268 The next meeting would be held on May 3, 2022.

269

270 **NINTH ORDER OF BUSINESS**

Supervisors' Requests

271

284
285
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289

Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8A

WATERWAY 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 4-25-22

WEATHER CONDITIONS PARTLY CLOUDY, HOT, BREEZY BIOLOGIST DAN

WATERWAY I.D.

ALGAE/AQUATIC WEED CONTROL

- ALGAE TREATMENT
- BORDER GRASSES
- SUBMERSED AQUATICS
- FLOATING WEEDS
- WATER LEVEL
- RESTRICTION (# HRS.)

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|----------------------|-----|---|-----|---|-----|-----|---|---|---|----|
| ALGAE TREATMENT | / | | / | | / | / | | | | |
| BORDER GRASSES | | | / | | | / | | | | |
| SUBMERSED AQUATICS | / | | | | | | | | | |
| FLOATING WEEDS | | | | | | | | | | |
| WATER LEVEL | -1' | | -1' | | -1' | -1' | | | | |
| RESTRICTION (# HRS.) | / | | / | | / | / | | | | |

REMARKS: ALGAE, SHORELINE GRASSES AND SUBMERSED AQUATIC WEEDS.

WATER TESTING (COMBINED AVERAGE)

- TEMPERATURE H₂O 80 °F. High Normal Low
- DISSOLVED OXYGEN 7.3 ppm. High Normal Low
- pH READING 8.9 Acid 1-7 Neutral 7 Base 7-14
- WATER CLARITY 10' Good Fair Poor
- WATER SAMPLE TO LAB Yes No Test

REMARKS: WATER TESTS NORMAL

WETLAND AREA MAINTENANCE

- BENEFICIAL VEGETATION NOTED CHARA, AQUASCAPING
- LITTORAL SHELF CARE Manual Removal Algae Treated No Treatment

REMARKS: P/U DEBRIS

FISH/WILDLIFE OBSERVATIONS

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

OTHER WILDLIFE _____

REMARKS: IBIS, EGYPTIAN GEESE













STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8D

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033

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

*Only if necessary