

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

May 7, 2024

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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 30, 2024

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 7, 2024 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. Update: Pool Project
4. Consideration of Luxe Control LLC, Estimate No. 588 [Security Cameras for Exterior]
5. Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
6. Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
7. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of March 31, 2024
 - B. Approval of February 6, 2024 Regular Meeting Minutes
8. Staff Reports
 - A. Operations Manager: *UNUS Property Management*
 - B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - C. District Engineer: *Alvarez Engineers, Inc.*

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

- NEXT MEETING DATE: June 4, 2024 at 6:30 PM

- QUORUM CHECK

SEAT 1	ALBERTO EIRAS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOE MCGUINNESS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	YONIEL BOZA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ART GOESSEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	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

4

LUXE CONTROL LLC

Estimate No: 588
Date: 04/23/2024
For: Stonegate CDD. /Deck Expansion/BBQ Cameras Rev1.
manager@unusmgmt.com
1020 Malibu Way
Homestead, FL, 33033

Estimate

3912 NE 20th Cir
Homestead, FL, 33033-5116
luxcontrol@yahoo.com
7862099331

Description	Quantity	Rate	Amount
NVR88P4KSAT2-E2 (8-CH), 2-SATA Interface, 8-PoE, 4K, UL Listed. Video Input: 8-channel input Hard Drive: 2 SATA HDDs, up to 10TB for each HDD Device will be installed inside of a new wiring panel Located in the GYM area.	1	\$785.00	\$785.00*
Exterior bullet 4MP Color View Wide Angle up to 160.00°, Dual 4.0mm Lens, 98ft. LED Range, H.265, 48vPoE 12VDC UL Listed. (2) Cameras for the North Side Parking and Grill. (2) Cameras for the South Side Parking and Playground.	4	\$350.00	\$1,400.00*
Interior Dome - IP 4MP 2.8mm Fixed Lens, Color View, Microphone & Speaker, Active Deterrence. (1) Camera for the Office hallway to maintenance closet hallway (1) Camera for the Main entrance to gym corridor hallway. (1) Camera for the Gym corridor hallway to bathroom hallway	3	\$233.00	\$699.00*
8-Port Gigabit Ethernet PoE+ Switch. For internet network distribution to the gym and for the deck expansion.	1	\$135.00	\$135.00*
30-48" Structure Wiring & Distribution Panel W/Cover. For the wiring of the new deck expansion/grill cameras.	1	\$254.00	\$254.00*
Surveillance Hard Disk Drive. 6 TB	1	\$298.00	\$298.00*

Description	Quantity	Rate	Amount
Wire need for new interior camera locations and for the new deck expansion area. (CAT5E), 24AWG.	5	\$189.00	\$945.00*
Parts Subtotal			\$4,516.00

Description	Quantity	Rate	Amount
Camera System Labor Description-	20	\$165.00	\$3,300.00*
<ul style="list-style-type: none"> - Relocate & Wire (4) existing exterior cameras, from the north and south side parking areas to the new deck expansion/ grill area. - Install (4) new exterior wide angle lens cameras for the north and south side parking area. - Wire & Install (3) new interior cameras for the office hallway , gym hallway , and the bathroom hallway. - Relocate/ Reposition (3) interior cameras to view blind areas. - Relocate / Install & Terminate (14) Camera. -Programming / Setup / Align (14) Cameras. -Train on New Camera System. - Labor Includes connectors , pipes , boxes and miscellaneous materials to complete the installations. 			
Labor Subtotal			\$3,300.00

*Indicates non-taxable item

Subtotal \$7,816.00
 Total \$7,816.00

Total \$7,816.00



STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 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, 2024, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); 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 2024/2025 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: _____

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 7TH DAY OF MAY, 2024.

ATTEST:

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1-3
Definitions of General Fund Expenditures	4-8
Debt Service Fund Budget - Series 2013 (refunded Series 2004)	9
Debt Service Schedule - Series 2013	10
Debt Service Fund Budget - Series 2020	11
Debt Service Schedule - Series 2020	12
Proposed Assessments	13

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 1,138,612				\$ 1,138,607
Allowable discounts	(45,544)				(45,544)
Assessment levy - net	1,093,068	\$ 1,086,428	\$ -	\$ 1,086,428	1,093,063
Interest	1,000	7,221	-	7,221	1,000
Miscellaneous	5,000	5,995	-	5,995	5,000
Clubhouse rental fees	2,000	-	2,000	2,000	2,000
Total revenues	1,101,068	1,099,644	2,000	1,101,644	1,101,063
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	800	3,000	3,800	6,000
Payroll taxes	459	62	230	292	459
Management/recording/accounting	43,655	21,828	21,827	43,655	44,528
Legal	20,000	5,105	4,500	9,605	20,000
Engineering	10,000	1,679	5,200	6,879	10,000
Audit	7,100	-	7,100	7,100	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	-	210	210	210
Postage	2,000	194	1,806	2,000	2,000
Legal advertising	1,225	133	1,092	1,225	3,600
Office supplies	300	367	-	367	300
Other current charges	1,500	510	990	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,500	7,939	-	7,939	8,733
Property taxes	178	-	-	-	-
Total professional & administrative	116,655	46,514	53,586	100,100	119,958

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Field Operations					
Landscape maintenance	101,613	68,511	33,102	101,613	101,613
Landscape replacement	10,000	5,335	4,665	10,000	10,000
Tree maintenance	-	8,525	-	8,525	-
Lake plant maintenance	8,800	8,150	8,150	16,300	24,450
Irrigation Repairs	3,000	-	3,000	3,000	3,000
Clubhouse landscape rejuvenation	-	-	-	-	-
Playground maintenance	1,500	-	500	500	1,500
Pump maintenance/repair	4,500	-	-	-	4,500
Electrical repairs	1,000	441	559	1,000	1,000
Lake maintenance	26,681	11,744	14,937	26,681	28,015
Aeration maintenance	9,000	-	-	-	3,000
Aeration utilities	12,000	-	7,200	7,200	14,400
Lake bank degradation	106,657	-	-	-	106,657
Contingency	5,000	-	5,000	5,000	5,000
Holiday decorations	8,175	8,175	8,175	16,350	16,350
Animal control	1,500	810	825	1,635	1,500
Operating supplies	-	905	-	905	-
Total field operations	<u>299,426</u>	<u>112,596</u>	<u>86,113</u>	<u>198,709</u>	<u>320,985</u>
Clubhouse					
Telephone	3,480	-	3,480	3,480	6,678
Utilities	63,000	25,405	30,395	55,800	54,000
Insurance property	28,901	22,702	-	22,702	25,653
Flood Insurance	4,037	-	4,037	4,037	4,723
Alarm monitoring	720	383	337	720	720
Fire monitoring	540	270	270	540	540
Pool attendant	7,906	-	-	-	7,906
Pool maintenance	15,000	14,280	6,900	21,180	15,000
Pool health inspections	750	-	750	750	750
Air conditioning R&M	1,000	7,611	-	7,611	1,000
Clubhouse operation and management:					
Clubhouse mgmt	250,467	125,233	119,234	244,467	260,486
Special events	35,000	32,547	-	32,547	35,000
Gym maintenance	1,500	-	1,500	1,500	1,500
Gym equipment lease	8,400	-	8,400	8,400	8,400
Office supplies	4,000	1,331	2,669	4,000	4,000
Repairs and maintenance	15,000	3,039	19,961	23,000	15,000
New access yearly fee	2,000	-	2,000	2,000	2,000
Wall paint and repairs	10,000	1,132	8,868	10,000	10,000
Pool system upgrade	275,000	-	-	-	192,500
Pool permit inspection & repair	-	4,500	-	4,500	-
Pressure cleaning	1,000	1,113	-	1,113	1,000
Janitorial supplies	15,700	4,038	11,662	15,700	15,700
Stormdrain cleanout	7,000	-	7,000	7,000	7,000
Contingencies	9,000	884	8,116	9,000	9,000
Total clubhouse	<u>759,401</u>	<u>244,468</u>	<u>235,579</u>	<u>480,047</u>	<u>678,256</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
Infrastructure Reinvestment					
Capital Outlay					
General	15,000	-	-	-	21,500
Total capital outlay	<u>15,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>21,500</u>
Other fees and charges					
Property appraiser & tax collector	11,386	10,852	534	11,386	11,386
Total other fees and charges	<u>11,386</u>	<u>10,852</u>	<u>534</u>	<u>11,386</u>	<u>11,386</u>
Total expenditures	<u>1,201,868</u>	<u>414,430</u>	<u>375,812</u>	<u>790,242</u>	<u>1,152,385</u>
Excess/(deficiency) of revenues over/(under) expenditures	(100,800)	685,214	(373,812)	311,403	(51,322)
Fund balance - beginning (unaudited)	972,840	986,497	1,671,711	986,497	1,297,900
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	296,717	296,717	296,717	296,717	282,721
Disaster	225,000	225,000	225,000	225,000	225,000
Unassigned	195,323	994,994	621,183	621,183	583,857
Fund balance - ending (projected)	<u>\$ 872,040</u>	<u>\$ 1,671,711</u>	<u>\$ 1,297,900</u>	<u>\$ 1,297,900</u>	<u>\$ 1,246,578</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
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	
Payroll Taxes	459
FICA payroll taxes.	
Management/recording/accounting	44,528
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.	
Legal	20,000
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.	
Engineering	10,000
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.	
Audit	7,100
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.	
Assessment roll preparation	5,332
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.	
Arbitrage rebate calculation	1,250
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,051
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.	
Trustee	6,500
Annual fees are paid to Wells Fargo for services provided as trustee, paying agent and registrar.	
Website and E-blast Communication	1,220
Constant Contact for Eblast Communication \$60/month and Website enhancement \$500 annually.	
ADA website compliance	210

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

EXPENDITURES (continued)

Postage	2,000
Staff agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	3,600
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	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	8,733
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.	
Field Operations	
Landscape maintenance	101,613
Armando Garcia Land Service, Inc. 10.1.2023 third amendment to agreement	
Landscape replacement	10,000
Replacement of landscaping around common areas owned by the District.	
Lake plant maintenance	24,450
Planting cuts for Lake 3 and Lake 5; as per Armando 2nd Amendment Agreement. Board agreed in 9/2023 for only as-requested cuts as opposed to scheduled cuts	
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 irrigation pump 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	28,015
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	3,000
The aerator units require semiannual maintenance at \$250/unit. There are 16 units in lakes 3-6. An additional \$1,000 included for repairs to aerator units.	
Aeration utilities	14,400
1 Fountain and 4 compressor systems. Using estimate of 15 cents per kWh at 24/7 operation for electric	
Lake bank degradation	106,657
Contingency	5,000
This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.	
Holiday decorations	16,350
VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year)	
Animal control	1,500
The District anticipates engaging a vendor to remove ducks and rodents.	
Clubhouse	
Telephone	6,678
Telephone, cable and internet is consolidated to this booking.	
Utilities	54,000
The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,	
Insurance property	25,653
Includes property insurance for the District's clubhouse and physical assets.	
Flood Insurance	4,723
Due to FEMA's 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)	
Pool attendant	7,906
67 days of two pool attendant in Summer provided by Unus Property Mgmt.	
Pool maintenance	15,000
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 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	1,000
For regular maintenance and repairs to the Clubhouse A/C units	
Clubhouse mgmt	260,486
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	35,000
Gym maintenance	1,500
Gym equipment lease	8,400
Lease purchase of new gym equipment 2023. 5.99% interest for 60 months	
Office supplies	4,000
Supplies needed for the operation of the clubhouse. Examples of office supplies include but are not limited to coffee, 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
Pool system upgrade	192,500
Pool construction project	
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.	
Stormdrain cleanout	7,000
25% of stormdrain cleanout annually as per 20 yr stormwater needs analysis so 100% cleaned out every five years. \$35,000 amount as per 2019 Allstate Management contract	
Contingencies	9,0007

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

EXPENDITURES (continued)

Clubhouse renewal & replacement

Capital Outlay
General

21,500

Other fees and charges

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

11,386

Total expenditures

\$ 1,152,385

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004)
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUE					
Assessment levy - gross	\$625,948				\$621,738
Allowable discounts	(25,038)				(24,870)
Assessment levy - net	\$600,910	\$ 473,106	\$127,804	\$ 600,910	596,868
Interest	-	6,290	-	6,290	-
Assessment prepayments	-	4,121	-	4,121	-
Total revenue	<u>600,910</u>	<u>483,517</u>	<u>127,804</u>	<u>611,321</u>	<u>596,868</u>
EXPENDITURES					
Debt service					
Principal 5/1	350,000	-	350,000	350,000	360,000
Interest 11/1	122,325	122,325	-	122,325	115,325
Interest 5/1	122,325	-	122,325	122,325	115,325
Total debt service	<u>594,650</u>	<u>122,325</u>	<u>472,325</u>	<u>594,650</u>	<u>590,650</u>
Other fees & charges					
Property appraiser & tax collector	6,260	4,726	1,534	6,260	6,218
Total other fees & charges	<u>6,260</u>	<u>4,726</u>	<u>1,534</u>	<u>6,260</u>	<u>6,218</u>
Total expenditures	<u>600,910</u>	<u>127,051</u>	<u>473,859</u>	<u>600,910</u>	<u>596,868</u>
Net increase/(decrease) in fund balance	-	356,466	(346,055)	10,411	-
Beginning fund balance (unaudited)	160,429	179,249	535,715	179,249	189,660
Ending fund balance (projected)	<u>\$ 160,429</u>	<u>\$ 535,715</u>	<u>\$189,660</u>	<u>\$ 189,660</u>	<u>189,660</u>
Use of fund balance:					
Debt service reserve account balance (required)					(25,000)
Interest expense - November 1, 2025					(108,125)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 56,535</u>

Stonegate
Community Development District
Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	115,325.00	115,325.00
05/01/2025	360,000.00	4.000%	115,325.00	475,325.00
11/01/2025	-	-	108,125.00	108,125.00
05/01/2026	390,000.00	5.000%	108,125.00	498,125.00
11/01/2026	-	-	98,375.00	98,375.00
05/01/2027	410,000.00	5.000%	98,375.00	508,375.00
11/01/2027	-	-	88,125.00	88,125.00
05/01/2028	430,000.00	5.000%	88,125.00	518,125.00
11/01/2028	-	-	77,375.00	77,375.00
05/01/2029	455,000.00	5.000%	77,375.00	532,375.00
11/01/2029	-	-	66,000.00	66,000.00
05/01/2030	475,000.00	5.000%	66,000.00	541,000.00
11/01/2030	-	-	54,125.00	54,125.00
05/01/2031	500,000.00	5.000%	54,125.00	554,125.00
11/01/2031	-	-	41,625.00	41,625.00
05/01/2032	525,000.00	5.000%	41,625.00	566,625.00
11/01/2032	-	-	28,500.00	28,500.00
05/01/2033	555,000.00	5.000%	28,500.00	583,500.00
11/01/2033	-	-	14,625.00	14,625.00
05/01/2034	585,000.00	5.000%	14,625.00	599,625.00
Total	\$5,035,000.00	-	\$1,629,050.00	\$6,664,050.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
REVENUE					
Assessment levy - gross	\$ 335,792				\$ 335,792
Allowable discounts (4%)	(13,432)				(13,432)
Assessment levy - net	322,360	\$ 253,800	\$ 68,560	\$ 322,360	322,360
Interest	-	10,513	-	10,513	-
Assessment prepayments	-	3,624	-	3,624	-
Total revenue	322,360	267,937	68,560	336,497	322,360
EXPENDITURES					
Debt service					
Principal 5/1	195,000	-	195,000	195,000	205,000
Principal Prepayment	-	-	-	-	10,000
Interest 11/1	60,225	60,225	-	60,225	57,300
Interest 5/1	60,225	-	60,225	60,225	57,150
Total debt service	315,450	60,225	255,225	315,450	329,450
Other fees & charges					
Property appraiser	1,679	-	1,679	1,679	1,679
Tax collector	1,679	2,535	-	2,535	1,679
Total other fees & charges	3,358	2,535	1,679	4,214	3,358
Total expenditures	318,808	62,760	256,904	319,664	332,808
Net increase/(decrease) in fund balance	3,552	205,177	(188,344)	16,833	(10,448)
Beginning fund balance (unaudited)	370,040	388,166	593,343	388,166	404,999
Ending fund balance (projected)	<u>\$373,592</u>	<u>\$ 593,343</u>	<u>\$ 404,999</u>	<u>\$ 404,999</u>	<u>394,551</u>
Use of fund balance:					
Debt service reserve account balance (required)					(159,500)
Interest expense - November 1, 2025					(54,075)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 180,976</u>

Stonegate

Community Development District

Series 2020, Special Assessment Refunding and Improvement Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+
11/01/2024	-	-	57,300.00	57,300.00
05/01/2025	205,000.00	3.000%	57,150.00	262,150.00
11/01/2025	-	-	54,075.00	54,075.00
05/01/2026	210,000.00	3.000%	54,075.00	264,075.00
11/01/2026	-	-	50,925.00	50,925.00
05/01/2027	215,000.00	3.000%	50,925.00	265,925.00
11/01/2027	-	-	47,700.00	47,700.00
05/01/2028	225,000.00	3.000%	47,700.00	272,700.00
11/01/2028	-	-	44,325.00	44,325.00
05/01/2029	230,000.00	3.000%	44,325.00	274,325.00
11/01/2029	-	-	40,875.00	40,875.00
05/01/2030	235,000.00	3.000%	40,875.00	275,875.00
11/01/2030	-	-	37,350.00	37,350.00
05/01/2031	245,000.00	3.000%	37,350.00	282,350.00
11/01/2031	-	-	33,675.00	33,675.00
05/01/2032	250,000.00	3.000%	33,675.00	283,675.00
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	\$3,810,000.00	-	\$978,600.00	\$4,788,600.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Product	Total Projected Units	Proposed FY 2025				% Change FY 24' to FY 25'
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment	
Monterey at Malibu Bay	240	\$ 546.89	\$ 318.55	\$ 1,079.25	\$ 1,944.69	-0.19%
Ventura at Malibu Bay	179	586.81	318.55	1,079.25	1,984.61	-0.20%
Ventura at Malibu Bay-PrePay	1	-	40.16	1,079.25	1,119.41	0.00%
Villas at Carmel Condos	384	546.89	318.55	1,079.25	1,944.69	-0.19%
Sonara at Malibu Bay	108	687.44	318.55	1,079.25	2,085.24	-0.22%
Estates at Mendocino	143	707.67	318.55	1,079.25	2,105.47	-0.23%
	<u>1,055</u>					

Product	Total Projected Units	Adopted FY 2024 - Detail			
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment
Monterey at Malibu Bay	240	\$ 550.59	\$ 318.55	\$ 1,079.25	\$ 1,948.39
Ventura at Malibu Bay	179	590.78	318.55	1,079.25	1,988.59
Ventura at Malibu Bay-PrePay	1	-	40.16	1,079.25	1,119.41
Villas at Carmel Condos	384	550.59	318.55	1,079.25	1,948.39
Sonara at Malibu Bay	108	692.09	318.55	1,079.25	2,089.90
Estates at Mendocino	143	712.47	318.55	1,079.25	2,110.27
	<u>1,055</u>				

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2024-05

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 2024/2025 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 2024/2025 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 7th day of May, 2024.

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 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2024	Regular Meeting	6:30 PM
November 5, 2024	Regular Meeting	6:30 PM
December 3, 2024	Regular Meeting	6:30 PM
January 7, 2024	Regular Meeting	6:30 PM
February 4, 2025	Regular Meeting	6:30 PM
March 4, 2025	Regular Meeting	6:30 PM
April 1, 2025	Regular Meeting	6:30 PM
May 6, 2025	Regular Meeting	6:30 PM
June 3, 2025	Regular Meeting	6:30 PM
July 1, 2025	Regular Meeting	6:30 PM
August 5, 2025	Regular Meeting	6:30 PM
September 2, 2025	Regular Meeting	6:30 PM

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

CONSENT
AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America	\$ 1,433,333	\$ -	\$ -	\$ -	\$ 1,433,333
FineMark Bank - money mkt*	265,933	-	-	-	265,933
Investments					
State Board of Administration	12	-	-	-	12
Revenue 2013	-	456,973	-	-	456,973
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	105	-	-	105
Sinking fund 2013	-	178	-	-	178
Prepayment 2013	-	33,724	-	-	33,724
Revenue 2020	-	-	413,130	-	413,130
Reserve 2020	-	-	159,500	-	159,500
Prepayment 2020	-	-	7,337	-	7,337
Construction 2020	-	-	-	304,800	304,800
Undeposited funds	670	4,121	-	-	4,791
Due from other	141	-	-	-	141
Due from other funds					
General fund	-	15,614	8,376	-	23,990
Total assets	\$ 1,700,089	\$ 535,715	\$588,343	\$ 304,800	\$ 3,128,947
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 3,266	\$ -	\$ -	\$ -	\$ 3,266
Contracts payable	-	-	-	6,753	6,753
FICA payable	122	-	-	-	122
Due to other funds					
Debt service - series 2013	15,614	-	-	-	15,614
Debt service - series 2020	8,376	-	-	-	8,376
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	28,378	-	-	6,753	35,131
Fund Balance					
Restricted					
Debt service	-	535,715	588,343	-	1,124,058
Construction	-	-	-	298,047	298,047
Committed					
Clubhouse renewal & replacement	155,000	-	-	-	155,000
Assigned					
3 months working capital	303,227	-	-	-	303,227
Disaster	225,000	-	-	-	225,000
Unassigned	988,484	-	-	-	988,484
Total fund balance	1,671,711	535,715	588,343	298,047	3,093,816
Total liabilities & fund balances	\$ 1,700,089	\$ 535,715	\$588,343	\$ 304,800	\$ 3,128,947

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 36,217	\$ 1,086,428	\$ 1,379,906	79%
Interest	1,262	7,221	1,000	722%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	1,800	5,995	5,000	120%
Total revenues	<u>39,279</u>	<u>1,099,644</u>	<u>1,387,906</u>	79%
EXPENDITURES				
Administrative				
Supervisors	-	800	6,000	13%
Payroll taxes	-	62	459	14%
Management/recording/accounting	3,638	21,828	43,655	50%
Legal	3,053	5,105	20,000	26%
Engineering	970	1,679	10,000	17%
Audit	-	-	7,100	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	6,500	62%
ADA website compliance	-	-	210	0%
Website and E-blast communications	-	-	1,220	0%
Postage	38	194	2,000	10%
Legal advertising	-	133	1,225	11%
Office supplies	-	367	300	122%
Other current charges	-	510	1,500	34%
Annual special district fee	-	175	175	100%
Insurance	-	7,939	8,500	93%
Property taxes	-	-	178	0%
Total administrative expenses	<u>8,731</u>	<u>46,514</u>	<u>116,655</u>	40%
Field Operations				
Landscape maintenance	21,189	68,511	96,313	71%
Landscape replacement	-	5,335	10,000	53%
Tree maintenance	2,650	8,525	10,000	85%
Lake Plant Maintenance	-	8,150	27,150	30%
Playground maintenance	-	-	1,500	0%
Clubhouse irrigation	-	-	3,000	0%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	441	1,000	44%
Lake maintenance	1,519	11,744	26,681	44%
Lake bank degradation	-	-	106,657	0%
Aeration maintenance	-	-	9,000	0%
Aeration utilities	-	-	12,000	0%
Contingency	-	-	5,000	0%
Holiday decorations	-	8,175	8,175	100%
Animal control	135	810	1,500	54%
Operating supplies	138	905	-	N/A
Total field operations	<u>25,631</u>	<u>112,596</u>	<u>322,476</u>	35%

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	-	-	3,480	0%
Utilities	4,573	25,405	63,000	40%
Insurance	-	22,702	28,901	79%
Flood insurance	-	-	4,037	0%
Alarm monitoring	64	383	720	53%
Fire monitoring	-	270	540	50%
Pool maintenance	2,300	14,280	15,000	95%
Pool health inspections	-	-	750	0%
Air conditioning R&M	-	7,611	1,000	761%
Clubhouse operation and management				
Clubhouse management	20,872	125,233	250,467	50%
Special events	2,968	32,547	35,000	93%
Gym maintenance	-	-	1,500	0%
Gym equipment lease	-	-	8,400	0%
Pool attendant	-	-	7,906	0%
Office supplies	192	1,331	4,000	33%
Repairs and maintenance	1,336	3,039	15,000	20%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	5	1,132	10,000	11%
Pool system upgrade	-	-	275,000	0%
Pool permit inspection & repair	-	4,500	-	N/A
Pressure cleaning	997	1,113	1,000	111%
Janitorial supplies	561	4,038	15,700	26%
Stormdrain cleanout	-	-	7,000	0%
Contingencies	278	884	9,000	10%
Total clubhouse	<u>34,146</u>	<u>244,468</u>	<u>759,401</u>	<u>32%</u>
Infrastructure reinvestment				
Capital outlay				
General	-	-	15,000	0%
Total clubhouse reserves	<u>-</u>	<u>-</u>	<u>15,000</u>	<u>0%</u>
Other fees and charges				
Property appraiser & tax collector	361	10,852	14,374	75%
Total other fees and charges	<u>361</u>	<u>10,852</u>	<u>14,374</u>	<u>75%</u>
Total expenditures	<u>68,869</u>	<u>414,430</u>	<u>1,227,906</u>	<u>34%</u>
Net increase/(decrease) of fund balance	(29,590)	685,214	160,000	
Fund balances - beginning	1,701,301	986,497	972,840	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	155,000	155,000	155,000	
Assigned				
3 months working capital	303,227	303,227	303,227	
Disaster	225,000	225,000	225,000	
Unassigned	988,484	988,484	449,613	
Fund balance - ending	<u>\$ 1,671,711</u>	<u>\$ 1,671,711</u>	<u>\$ 1,132,840</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, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 15,771	\$ 473,106	\$ 600,910	79%
Prepaid assessments	-	4,121	-	N/A
Interest	2,037	6,290	-	N/A
Total revenues	<u>17,808</u>	<u>483,517</u>	<u>600,910</u>	80%
EXPENDITURES				
Debt service				
Principal	-	-	350,000	0%
Interest 11/1	-	122,325	122,325	100%
Interest 5/1	-	-	122,325	0%
Property appraiser & tax collector	157	4,726	6,260	75%
Total expenditures	<u>157</u>	<u>127,051</u>	<u>600,910</u>	21%
Net increase/(decrease) of fund balance	17,651	356,466	-	
Fund balances - beginning	518,064	179,249	160,429	
Fund balances - ending	<u>\$ 535,715</u>	<u>\$ 535,715</u>	<u>\$ 160,429</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, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 8,460	\$ 253,800	\$ 322,360	79%
Prepaid assessments	-	3,624	-	N/A
Interest	2,204	10,513	-	N/A
Total revenues	<u>10,664</u>	<u>267,937</u>	<u>322,360</u>	83%
EXPENDITURES				
Debt service				
Principal	-	5,000	195,000	3%
Interest 11/1	-	60,225	60,225	100%
Interest 5/1	-	-	60,225	0%
Property appraiser & tax collector	85	2,535	3,358	75%
Total debt service	<u>85</u>	<u>67,760</u>	<u>318,808</u>	21%
Net increase/(decrease) of fund balance	10,579	200,177	3,552	
Fund balances - beginning	577,764	388,166	370,040	
Fund balances - ending	<u>\$ 588,343</u>	<u>\$ 588,343</u>	<u>\$ 373,592</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, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,192	\$ 8,398
Total revenues	1,192	8,398
EXPENDITURES		
Capital outlay	789	66,245
Total expenditures	789	66,245
Excess/(deficiency) of revenues over/(under) expenditures	403	(57,847)
Fund balances - beginning	297,644	355,894
Fund balances - ending	\$ 298,047	\$ 298,047

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
MARCH 31, 2024**

Stonegate CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	03/07/2024	COMCAST CORPORATION	101.000 · Bank of America - Checking		-556.65
Bill	0760...	03/06/2024		536.010 · Utilities	-556.65	556.65
TOTAL					-556.65	556.65
Bill Pmt -Check	CBI	03/14/2024	IMAGENET CONSULTING	101.000 · Bank of America - Checking		-137.79
Bill	8218...	03/13/2024		537.200 · Operating Supplies	-137.79	137.79
TOTAL					-137.79	137.79
Bill Pmt -Check	CBI	03/22/2024	ADT SECURITY SERVICES INC.	101.000 · Bank of America - Checking		-63.79
Bill	1495...	03/20/2024		536.001 · Alarm Monitoring	-63.79	63.79
TOTAL					-63.79	63.79
Bill Pmt -Check	14527	03/07/2024	FEDEX	101.000 · Bank of America - Checking		-37.65
Bill	8-428...	03/06/2024		519.410 · Postage	-15.17	15.17
Bill	8-428...	03/06/2024		519.410 · Postage	-22.48	22.48
TOTAL					-37.65	37.65
Bill Pmt -Check	14528	03/07/2024	AL-FLEX EXTERMINATORS, INC.	101.000 · Bank of America - Checking		-135.00
Bill	6107	03/06/2024		537.500 · Animal Control	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	14529	03/07/2024	ALLSTATE RESOURCE MANAGEMENT, INC.	101.000 · Bank of America - Checking		-1,519.00
Bill	6426	03/06/2024		537.003 · Lake Maintenance	-1,519.00	1,519.00
TOTAL					-1,519.00	1,519.00
Bill Pmt -Check	14530	03/07/2024	ARMANDO GARCIA LAND SERVICE INC	101.000 · Bank of America - Checking		-2,675.00
Bill	763501	03/06/2024		537.470 · Tract C	-2,675.00	2,675.00
TOTAL					-2,675.00	2,675.00

Stonegate CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	14531	03/07/2024	M&M POOL & SPA SERVICES, CORP	101.000 · Bank of America - Checking		-2,300.00
Bill	5607	03/06/2024		536.004 · Pool Maintenance	-2,300.00	2,300.00
TOTAL					-2,300.00	2,300.00
Bill Pmt -Check	14532	03/07/2024	THE PRESSURE CLEANING MAN INC	101.000 · Bank of America - Checking		-996.87
Bill	7634	03/06/2024		536.014 · Pressure Cleaning	-996.87	996.87
TOTAL					-996.87	996.87
Bill Pmt -Check	14533	03/14/2024	ALVAREZ ENGINEERS, INC.	101.000 · Bank of America - Checking		-970.00
Bill	7653	03/13/2024		519.320 · Engineering	-970.00	970.00
TOTAL					-970.00	970.00
Bill Pmt -Check	14534	03/14/2024	BILLING, COCHRAN, MAURO & RAMSEY, P.A.	101.000 · Bank of America - Checking		-3,052.50
Bill	186412	03/13/2024		514.310 · Legal Fees	-3,052.50	3,052.50
TOTAL					-3,052.50	3,052.50
Bill Pmt -Check	14535	03/14/2024	UNUS PROPERTY MANAGEMENT	101.000 · Bank of America - Checking		-2,033.80
Bill	1150	03/13/2024		536.003 · Repairs & Maintenance	-786.20	786.20
				537.350 · Special Events	-1,200.00	1,200.00
				536.038 · Wall paint and repairs	-5.33	5.33
				536.011 · Janitorial Supplies	-42.27	42.27
TOTAL					-2,033.80	2,033.80
Bill Pmt -Check	14536	03/14/2024	WRATHELL, HUNT & ASSOCIATES, LLC	101.000 · Bank of America - Checking		-4,169.83
Bill	2023-...	03/13/2024		512.311 · Management Fees	-3,637.92	3,637.92
				513.310 · Assessment Roll Preparation	-444.33	444.33
				513.315 · Dissemination Fees	-87.58	87.58
TOTAL					-4,169.83	4,169.83
Bill Pmt -Check	14537	03/14/2024	ARMANDO GARCIA LAND SERVICE INC	101.000 · Bank of America - Checking		-21,163.95
Bill	763508	03/13/2024		537.410 · Fertilize	-3,025.00	3,025.00

Stonegate CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	763509	03/13/2024		537.600 · Tree Maintenance	-2,650.00	2,650.00
Bill	763510	03/13/2024		537.440 · Mulch	-8,375.95	8,375.95
Bill	763515	03/13/2024		537.450 · Irrigation Repairs	-168.00	168.00
Bill	763516	03/13/2024		537.420 · Pest Control	-1,975.00	1,975.00
Bill	763517	03/13/2024		537.460 · Trimming	-4,970.00	4,970.00
TOTAL					-21,163.95	21,163.95
Bill Pmt -Check	14538	03/14/2024	CITY OF HOMESTEAD	101.000 · Bank of America - Checking		-4,016.32
Bill	0003...	03/13/2024		536.010 · Utilities	-2,774.27	2,774.27
Bill	0003...	03/13/2024		536.010 · Utilities	-1,242.05	1,242.05
TOTAL					-4,016.32	4,016.32
Bill Pmt -Check	14539	03/14/2024	EJ SYSTEMS & SERVICES	101.000 · Bank of America - Checking		-550.00
Bill	3301	03/13/2024		536.003 · Repairs & Maintenance	-550.00	550.00
TOTAL					-550.00	550.00
Bill Pmt -Check	14540	03/22/2024	UNUS PROPERTY MANAGEMENT	101.000 · Bank of America - Checking		-2,478.37
Bill	1151	03/20/2024		536.007 · Office Supplies	-192.15	192.15
				537.350 · Special Events	-1,767.85	1,767.85
				536.011 · Janitorial Supplies	-518.37	518.37
TOTAL					-2,478.37	2,478.37

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
MARCH 31, 2024**



Invoice Number	Invoice Date	Account Number	Page
8-428-38364	Mar 04, 2024	XXXX-X877-3	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

STONE GATE CDD
BOCA RATON FL 33431-8556

Shipping Address:

STONE GATE CDD
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	\$15.17	
TOTAL THIS INVOICE	USD	\$15.17	519.410 001

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



Invoice Number	Invoice Date	Account Number	Page
8-428-38364	Mar 04, 2024	XXXX-X877-3	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Shipper	1		7.83	7.34			15.17
Total FedEx Express	1		\$7.83	\$7.34			\$15.17

TOTAL THIS INVOICE USD \$15.17

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Feb 28, 2024	Cust. Ref.: NO REFERENCE INFORMATION	Ref.#2:
Payor: Shipper	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
 Distance Based Pricing, Zone 2
 Package sent from: 33186 zip code

		Sender	Recipient	
Automation	AWB	PATRICIA CASTRO	ARCHANA GUJJA	
Tracking ID	805357071791	STONE GATE CDD	WRAHIELL HUNT ASSOCIATES	
Service Type	FedEx Standard Overnight	BOCA RATON FL 33431-8556 US	BOCA RATON FL 33431 US	
Package Type	FedEx Envelope			
Zone	02			
Packages	1			
Rated Weight	N/A	Transportation Charge		7.83
Delivered	Feb 29, 2024 10:23	Fuel Surcharge		0.99
Svc Area	A1	Direct Signature		6.35
Signed by	D.DAPHNE	Courier Pickup Charge		0.00
FedEx Use	005945640/65041/_	Total Charge		USD \$15.17

Shipper Subtotal USD \$15.17
Total FedEx Express USD \$15.17

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Invoice Number	Invoice Date	Account Number
8-428-49486	Mar 05, 2024	5297-2710-0

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 \$22.48

TOTAL THIS INVOICE USD \$22.48

**519.410
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	Invoice Amount	Account Number
8-428-49486	USD \$22.48	5297-2710-0

Remittance Advice

Your payment is due by Apr 19, 2024

8428494861000002248352972710080000000000000000224830



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

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



Invoice Number 8-428-49486	Invoice Date Mar 05, 2024	Account Number 5297-2710-0	Page 2 of 2
--------------------------------------	-------------------------------------	--------------------------------------	----------------

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Feb 29, 2024	Cust. Ref.: stonagate dsf	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 7

		<u>Sender</u>	<u>Recipient</u>
Automation	INET	Archana Gujja	Lockbox Services-12-2657
Tracking ID	775365204817	Wrathell, Hunt & Associates, L	US Bank, NA CDD
Service Type	FedEx Standard Overnight	2300 Glades Road	EP-MN-01LB
Package Type	FedEx Envelope	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Zone	07		
Packages	1		
Rated Weight	N/A		
Delivered	Mar 01, 2024 10:00		
Svc Area	A1	Transportation Charge	10.50
Signed by	S.WHITE	Fuel Surcharge	0.74
FedEx Use	000000000/65046/_	Total Charge	USD \$11.24

Ship Date: Feb 29, 2024	Cust. Ref.: stonagate dsf	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 7

		<u>Sender</u>	<u>Recipient</u>
Automation	INET	Archana Gujja	Mary Dallatore
Tracking ID	775365237624	WHA	Wells Fargo Bank-CTS payment p
Service Type	FedEx Standard Overnight	2300 Glades Road	1801 Parkview Drive, 1st Floor
Package Type	FedEx Envelope	BOCA RATON FL 33431 US	SAINT PAUL MN 55126 US
Zone	07		
Packages	1		
Rated Weight	N/A		
Delivered	Mar 01, 2024 09:10		
Svc Area	A1	Transportation Charge	10.50
Signed by	O.HENRY	Fuel Surcharge	0.74
FedEx Use	000000000/65046/_	Total Charge	USD \$11.24

Third Party Subtotal	USD	\$22.48
Total FedEx Express	USD	\$22.48

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AL-FLEX EXTERMINATORS, INC.
4035 SW 98th Ave
Miami, FL 33165
+1 3055520141
pc@al-flex.com
<https://www.alflexexterminators.com/>

Invoice

537.500



BILL TO
MALIBU BAY CLUBHOUSE
C/O STONEGATE CDD
1020 MALIBU WAY
HOMESTEAD, FL 33033 US

SHIP TO
MALIBU BAY CLUBHOUSE
C/O STONEGATE CDD
1020 MALIBU WAY
HOMESTEAD, FL 33033 US

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
6107	03/01/2024	\$135.00	03/31/2024	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	PEST CONTROL	MONTHLY PEST CONTROL SERVICES @ 1020 MALIBU WAY	1	135.00	135.00

SUBTOTAL 135.00
TAX 0.00
TOTAL 135.00
BALANCE DUE **\$135.00**



Invoice

6426

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

Contact Us
 Phone: (954) 382-9766
 jweinsier@allstatemanagement.com

537.003

Due Date 3/31/2024
 Terms Net 30
 Account # 3782
 PO #

Service Month:
3/1/2024

Description	Amount Due
Lake and Canal Management Services Recurring	1,300.00
Aquascaping Maintenance Services Recurring	219.00
<div style="border: 1px solid black; background-color: #cccccc; padding: 5px; display: inline-block;">There will be a \$25 charge for all returned checks.</div>	
Total	\$1,519.00

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

Invoice # 6426
 Account # 3782

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

Amount Enclosed: \$ _____

Please return this portion with your payment

INVOICE

**Armando Garcia Land Service
INC**
16650 SW 203 AVE
Miami, FL 33187

armando-garcia-
landservice@hotmail.com
(786) 298-7104

Stonegate CDD

Bill to

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

Invoice details

Invoice no.: 763501
Invoice date: 03/05/2024
Due date: 04/04/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.	03/04/2024	Cut the Grass Cut the Grass 3/4, 3/18 #537.400		2	\$950.00	\$1,900.00
2.	03/18/2024	Cut the Grass Tract C. Maintenance #537.470		2	\$200.00	\$400.00
3.	03/04/2024	Irrigation System Fifth payment of Maintenance of the Irrigation System/ Fiscal Year 2024 #537.450		1	\$375.00	\$375.00

Total

\$2,675.00

Note to customer

#537.400
#537.470
#537.450


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	\$1,123.33
One-time EFT Payment - thank you Feb 01	-\$1,123.33
Balance forward	\$0.00
Regular monthly charges Page 3	\$552.55
Taxes, fees and other charges Page 3	\$4.10
New charges	\$556.65
Amount due Mar 14, 2024	\$556.65

← 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, 2024 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.



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

536.010
001



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

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
96330350 NO RP 22 20240222 NNNNNNNY 0001481 0005

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 14, 2024**

Please pay **\$556.65**

Amount enclosed \$

Make checks payable to Comcast
Do not send cash



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



849560060076010400556654

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- Pay your bill and customize billing options
- View upcoming appointments

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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



Comcast Business App

Download the Comcast Business App



In-Store

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



Regular monthly charges		\$552.55
Comcast Business		\$439.85
Connection Pro	\$39.95	
TV Preferred Business Video.	\$99.95	
Sports and Entertainment Package.	\$34.95	
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00	
Bundle Discount	-\$189.00	
Mobility Voice Line Business Voice.	\$44.95	
Voice Credit	-\$19.95	

Equipment & services		\$59.80
TV Box + Remote	\$9.95	
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90	
Equipment Fee Voice and WiFi Pro Expanded Coverage.	\$29.95	

Service fees		\$52.90
Directory Listing Management Fee	\$6.00	
Voice Network Investment	\$6.00	
Broadcast TV Fee	\$24.40	
Regional Sports Fee	\$16.50	

Taxes, fees and other charges		\$4.10
Other charges		\$4.10
Regulatory Cost Recovery	\$2.09	
Federal Universal Service Fund	\$2.01	

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (305)247-4094, (305)247-8859

Visit business.comcast.com/myaccount for more details

You've saved \$208.95 this month with your bundle and voice credit discounts.



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 February 7, 2024, Showtime was renamed Paramount+ with SHOWTIME. This service does not include access to the Paramount+ app.

TV Update: Effective March 31, 2024, TV Japan is ceasing operations and will no longer be available with Xfinity and Comcast Business. The monthly charge for this channel will be removed from your bill.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.

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INVOICE

**M&M POOL & SPA SERVICES,
CORP.**

14304 145th Pl
Miami, FL 33186

mmpoolspaservicescorp@gmail.com
m
+1 (786) 972-8875
www.mmpoolspaservicescorp.com



M&M POOL & SPA SERVICES
Cleaning & Maintenance

STONEGATE CDD / MALIBU BAY CLUB HOUSE

Bill to

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

Ship to

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

Invoice details

Invoice no.: 5607
Terms: NET 5
Invoice date: 03/01/2024
Due date: 03/06/2024

536.004

#	Date	Product or service	SKU	Qty	Rate	Amount
1.	03/01/2024	March Pool Services Monthly Services		1	\$2,300.00	\$2,300.00

Total

\$2,300.00

Ways to pay



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.

[Pay invoice](#)

INVOICE

13476 SW 22nd Street
 Miramar, FL 33027
 Thepressurecleaningman@gmail.com
 www.thepressurecleaningman.com
 Cell: (954)328-8964
 License Dade County No. 14BS00064
 License Broward County No. 11-RP-17299-X
 Office number (954)995-2356

536.014



The Pressure Cleaning Man inc.

Invoice

Bill To: Club Malibu Bay
 manager@unusmgmt.com
 1020 Malibu Way
 Homestead, FL, 33033-5350

Invoice No: 7634
 Date: 03/05/2024
 Terms: NET 0
 Due Date: 03/05/2024

Description	Amount
-------------	--------

Soft wash cleaning of: - Club house roof	\$996.87
---	----------

Soft Wash involves the chemical cleaning of the roof with Sodium Hypochlorite and water. It also includes a LIGHT WASH DOWN of exterior walls, driveways, windows, and patios from dirt and algae that falls down from the roof while cleaning. Rinse down of walls does not remove pre-existing dirt, algae, and or bugs.

DISCLAIMER: The disadvantage with the soft wash is the possibility of damaging surrounding vegetation. When plants are exposed to certain chemicals, they may undergo a state of shock. This can manifest as visible damage, resembling burns on the plants. However, with proper care and time, they typically have the capacity to recover, and new growth can be expected within a period of 2 to 4 weeks. Our team of trained professionals are taught to exercise techniques to mitigate the possible damage to the best our ability against the variables. Part of our process includes our crew members saturating the areas of overspray with water.

Organic Roof Treatment Spray	\$500.00
------------------------------	----------

An environmental friendly solution; all it takes is to pressure clean roof one last time and coat the roof with this organic treatment solution.

A light spray every two years is all that is needed to eliminate mold and algae growth on the roof surfaces and inhibit new growth for a period of at least TWO YEARS.

In the event of algae or mold developing within two years, the roof will be retreated at no extra charge to the customer. Upon retreatment, the warranty will automatically renew itself.

Please be aware that we do not refer to it as a sealer, as it does not leave a glossy finish. The primary feature of the treatment is its ability to keep your roof clean by consistently eliminating any new algae or mold growth.

Payment Details

Please forward your payment through Zelle. You may process the payment using our email address:

thepressurecleaningman@gmail.com, name: Michael Aguilar.

Check payments are to be made payable to The Pressure Cleaning Man, mailing address 13476 SW 22nd St, Miramar, FL 33027.

By engaging in business with The Pressure Cleaning Man, you agree that, in the event of non-payment, we may sell the debt to a third-party collection agency. This may result in additional costs and potential credit score implications, so we encourage prompt communication to resolve outstanding balances directly with us.

Payments done via third parties, i.e. Avid exchange, are subject to a 3.5% processing fee.

Subtotal	\$1,496.87
Discount	-\$500.00
Total	\$996.87
PAID	\$0.00

Balance Due	\$996.87
-------------	----------

Notes

Thank you for your business. We look forward to continue serving you in the future.

The Pressure Cleaning Man
inc.

Client's signature

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. The Pressure Cleaning Man Inc.		
	2 Business name/disregarded entity name, if different from above		
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	<input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____		
	5 Address (number, street, and apt. or suite no.) See instructions. 13746 SW 22 ST		Requester's name and address (optional)
	6 City, state, and ZIP code Miramar, FL 33027		
	7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-			-		
or									
Employer identification number									
6	1	-	1	5	9	7	0	7	1

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ <i>Michael Aguilar</i>	Date ▶ 01/01/2024
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

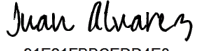
8935 NW 35 Lane, Suite 101
Doral, FL 33172
Phone (305) 640-1345
E-mail silvia.alvarez@alvarezeng.com



Invoice

Date	Invoice No.
3/4/2024	7653

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

DocuSigned by:

91E21FBBCEDD4E0...

Project Number / Name: 080903-3 Stonegate Operations

Juan R. Alvarez, P.E.

Invoice Period: 2/3/24-3/1/24

Description	Qty (hrs)	Rate (\$ / hr)	Amount (\$)
2/5/2024 Electrical Engineer Prepare and attend Stonegate CDD meeting, contact Rock Power Paving and comment on awarding Bid and next steps, help prepare AIA contract	1.00	135.00	135.00
2/6/2024 Principal Review of agenda items for the CDD Board of Supervisors meeting of February 6.	0.25	220.00	55.00
2/6/2024 Electrical Engineer Prepare and attend Stonegate CDD meeting, contact Rock Power Paving and comment on awarding Bid and next steps, help prepare AIA contract	3.00	135.00	405.00
2/7/2024 Electrical Engineer Prepare and attend Stonegate CDD meeting, contact Rock Power Paving and comment on awarding Bid and next steps, help prepare AIA contract	2.25	135.00	303.75
2/20/2024 Senior Admin Asst Review and file Allstate report.	0.25	95.00	23.75
2/29/2024 Senior Admin Asst Review and file Allstate reports.	0.50	95.00	47.50
Amount due this Invoice			\$970.00

Wiring Instructions:

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

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 WRATHELL, HUNT & ASSOCIATES, LLC
 P.O. BOX 810036
 BOCA RATON FL 33481

Page: 1
 02/29/2024
 Account No: 526-030290
 Statement No: 186412

Attn: CRAIG WRATHELL

STONEGATE CDD

514.310
001

Fees

		Hours
02/01/2024		
MJP	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 2/6/24 MEETING OF BOARD OF SUPERVISORS	0.50
02/05/2024		
MJP	RECEIPT AND REVIEW UPDATED AGENDA PACKAGE FOR FEBRUARY 6, 2024 MEETING OF BOARD OF SUPERVISORS	0.30
02/06/2024		
MJP	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	4.40
02/07/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT	0.30
02/09/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT AND REPLY THERETO	0.30
02/14/2024		
MJP	CORRESPONDENCE TO DAPHNE GILLYARD AND DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DAPHNE GILLYARD WITH MULTIPLE (X3) ATTACHMENTS	0.20
02/21/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM CLAUDINE ELIE WITH MULTIPLE (X7) ATTACHMENTS	1.10
02/22/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM	

STONEGATE CDD

		Hours	
	JUAN ALVAREZ	0.10	
02/23/2024			
	MJP REVIEW OF CONSTRUCTION AGREEMENT DOCUMENTS FOR POOL PROJECT; CORRESPONDENCE TO JUAN ALVAREZ AND DANIEL ROM	0.90	
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM CLAUDINE ELIE AND REPLY THERETO	0.20	
02/26/2024			
	MJP RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20	
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT	0.30	
	MJP RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM DANIEL ROM	0.10	
	MJP RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DISTRICT MANAGER	0.10	
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM ANGEL CAMACHO	0.30	
02/27/2024			
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.20	
02/28/2024			
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM ANGEL CAMACHO WITH ATTACHMENT AND REPLY THERETO	0.40	
	MJP RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM ANGEL CAMACHO WITH MULTIPLE (X7) ATTACHMENTS	0.50	
02/29/2024			
	MJP CORRESPONDENCE TO ANGEL CAMACHO AND DANIEL ROM	0.20	
	For Current Services Rendered	11.10	3,052.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	PARTNERS	11.10	\$275.00	\$3,052.50

Previous Balance \$400.00

Total Current Work 3,052.50

Payments

02/29/2024 PAYMENT RECEIVED - THANK YOU -400.00

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

Page: 3
02/29/2024
Account No: 526-030290
Statement No: 186412

STONEGATE CDD

Balance Due

\$3,052.50

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

INVOICE

UNUS Property Management LLC manager@unusmgmt.com
3560 NE 11th Dr +1 (239) 789-7263
Homestead, FL 33033



STONEGATE CDD

Bill to
GENERAL MANAGER
STONEGATE CDD
1020 Malibu Way
Homestead, FL 33033 USA

Invoice details

Invoice no.: 1150
Terms: Due on receipt
Invoice date: 03/13/2024
Due date: 03/13/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Supplies / Repairs - Receipts 536.003, 537.350, 536.011, 536.038		1	\$2,033.80	\$2,033.80

Total **\$2,033.80**

Ways to pay



Pay invoice



9840 NW 77th Ave
Hialeah Gardens, FL 33016
(305) 823-2803
Fax: (305) 823-1106

Invoice # **10-O134520-01**
Date: **03/05/2024**
PO #
Salesperson: **Francisco Diaz**
Ship Via:
Terms: **Due Upon Receipt**

Order No: **10-O134520**

536.003

Sold To: 10-C113010 Phone: 2397897263
UNUS PROPERTY MANAGEMENT
3560 NE 11TH DRIVE
HOMESTEAD, FL 33033

Ship To:

Item # / Type	Shipped	Description	Price	Ext prc
5232100773	10	LANDSCAPE FLOODLIGHT SELECTABLE 120277V BRONZE SWIVELKNUCKLE	60.95	609.50

Total Cube: 0.00	Users: FDIAZ	Total line items: 1	Subtotal: 609.50	
			Tax: 42.67	
			Total: 652.17	
Order amt applied				652.17

WWW.LEDAREUS.COM
NO REFUNDS
3 DAY EXCHANGE ONLY
WITH RECEIPT



BILL TO
Malibu Bay Club HouseManagment
manager@unusmgmt.com

Invoice # 7
Date Mar 12, 2024
Due date Mar 19, 2024

Item	Quantity	Price	Amount
St. Patricks Day Balloons Decoration	1	\$500.00	\$500.00

537.350

Subtotal \$500.00

Total \$500.00

Amount Due

\$500.00

BILL TO
Malibu Bay Club HouseManagment
manager@unusmgmt.com

Invoice # 8
Date Mar 12, 2024
Due date Mar 19, 2024

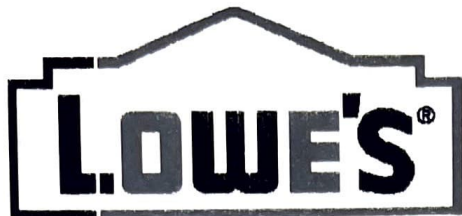
Item	Quantity	Price	Amount
Easter Balloons Decoration	1	\$700.00	\$700.00

537.350

Subtotal \$700.00
Total \$700.00

Amount Due

\$700.00



LOWE'S HOME CENTERS, LLC
1850 N.E. 8TH STREET
HOMESTEAD, FL 33033 (305) 508-3020

- SALE -

SALES#: FSTLAN03 4843590 TRANS#: 920660858 03-02-24

2462858 TRK LED 1200W SWIVEL PHOT 41.96
2 @ 20.98
536.00B
SUBTOTAL: 41.96
TOTAL TAX: 2.94
INVOICE 86399 TOTAL: 44.90
VISA: 44.90

VISA: XXXXX)XXXXXXXX9285 AMOUNT: 44.90 AUTHCD: 034772
TAP REFID:270713339681 03/02/24 10:08:02
*PIN VERIFIED CUSTOMER CODE: electrical supplies
TVR : 0000000000
TSI : 0000

STORE: 2707 TERMINAL: 13 03/02/24 10:08:34

OF ITEMS PURCHASED: 2
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

LOWEST PRICE GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/LOWESTPRICEGUARANTEE

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ¡ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* Y O U R I D #863398 270770 627842 *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 2707 TERMINAL: 13 03/02/24 10:08:34



LOWE'S HOME CENTERS, LLC
1850 N.E. 8TH STREET
HOMESTEAD, FL 33033 (305) 508-3020

536.00B
- SALE -

SALES#: FSTLAN03 4843590 TRANS#: 233869719 02-29-24

72238 1Q METAL 4-HOLE 1/2-IN WP 11.56
2 @ 5.78
76151 1/2-PT LOW VOC SOLVENT CE 5.74
153052 ETN 1Q JUMBO DECO PLATE W 3.36
2 @ 1.68
57978 FHMS W/NUT 6-32X2 8-CT 2.76
2 @ 1.38
57832 RH SLT/PH MS 6-32X3/4 12- 5.52
4 @ 1.38
115888 1/2-IN PVC MALE TERMINAL 2.28
4 @ 0.57
69758 1Q METAL GASKETED BLANK C 29.60
20 @ 1.48
1171463 ID TWISTER PROFLEX CONN 1 22.48

SUBTOTAL: 83.30
TOTAL TAX: 5.83
INVOICE 81333 TOTAL: 89.13
VISA: 89.13

VISA: XXXXXXXXXXXXX9285 AMOUNT: 89.13 AUTHCD: 098376
TAP REFID:270723333294 02/29/24 11:16:42
*PIN VERIFIED CUSTOMER CODE: electrical supplies
TVR : 0000000000
TSI : 0000

STORE: 2707 TERMINAL: 23 02/29/24 11:17:08

OF ITEMS PURCHASED: 36
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

LOWEST PRICE GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/LOWESTPRICEGUARANTEE

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ¡ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

mylowe's Rewards



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

LOWE'S HOME CENTERS, LLC
1850 N.E. 8TH STREET
HOMESTEAD, FL 33033 (305) 508-3020

536.038
- SALE -

SALES#: FSTLAN03 4922010 TRANS#: 770422243 03-10-24

154757 12-IN X 180-FT GREEN MASK 4.98
SUBTOTAL: 4.98
TOTAL TAX: 0.35
INVOICE 79747 TOTAL: 5.33
VISA: 5.33

VISA: XXXXXXXXXXXX9285 AMOUNT: 5.33 AUTHCD: 068485
CHIP REFID:270714747958 03/10/24 09:24:08
CUSTOMER CODE: NA
TUR : 8080088000
TSI : 6800

STORE: 2707 TERMINAL: 14 03/10/24 09:24:23
OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
[LOWES.COM/RETURNS](https://www.lowes.com/returns)
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

MYLOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.
FOR DETAILS VISIT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ¡ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

RaceTrac 2520

3310 NE 8th Street
Homestead, 33033
(305) 248-1370

For Guest Experience, Comments
Please Call 888.636.5589
Or go to [racetrac.com](https://www.racetrac.com)

Tax Description	Qty	Amount
Unl-93	Pump 16	
	10.869 G @ \$3.889/G	\$42.27

As advertised, E20 Flex Fuel may be offered in place of E15 Gasoline

Sub Total \$42.27
Tax: \$0.00
Total \$42.27
Visa: \$42.27
Change \$0.00

536.011

Capture

Visa
XXXXXXXXXXXX9285
Contactless

USD\$ 42.27

US DEBIT
Mode: Issuer
AID: A0000000980840
TVR: 0000000000
IAD: XXXXXXXXXXXXXXX
TSI: 0000
ARC: 00
ARQC:
DFEA9332B781DBCE

02/17/2024 18:24:12

Term: XXXXXXXXX2006
Appr: 027550
Seq#: 048560

REG: 100CSH: ICR TRAN: 2339429
2/17/2024 6:24:18 PM

RaceTrac is hiring!
Visit [RaceTrac.com/Careers](https://www.racetrac.com/careers) to apply!

HOW ARE WE DOING?
GUEST@RACETRAC.COM

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
3/1/2024	2023-2741

Bill To:
Stonegate CDD PO Box 810036 Boca Raton, FL 33481

Description	Amount
Management 512.311	3,637.92
Assessment Services 513.310	444.33
Dissemination Agent 513.315 001	87.58
<i>Building client relationships one step at a time ...</i>	Total \$4,169.83

INVOICE

**Armando Garcia Land Service
INC**
16650 SW 203 AVE
Miami, FL 33187

armando-garcia-
landservice@hotmail.com
(786) 298-7104

Stonegate CDD

Bill to

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

Invoice details

Invoice no.: 763508
Invoice date: 03/12/2024
Due date: 04/11/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Fertilization Fertilize Palms, Trees, Hedges, and grass. (Second of Fiscal Year 2024) #537.410		1	\$3,025.00	\$3,025.00

Total **\$3,025.00**

Note to customer

#537.410

INVOICE

**Armando Garcia Land Service
INC**
16650 SW 203 AVE
Miami, FL 33187

armando-garcia-
landservice@hotmail.com
(786) 298-7104

537.600

Stonegate CDD

Bill to

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

Invoice details

Invoice no.: 763509
Invoice date: 03/12/2024
Due date: 04/11/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Trim. 10 Royal palms & 5 Bismarkias		15	\$50.00	\$750.00
2.		Trim. 38 Coconut Palms		38	\$50.00	\$1,900.00
					Total	\$2,650.00

INVOICE

**Armando Garcia Land Service
INC**
16650 SW 203 AVE
Miami, FL 33187

armando-garcia-
landservice@hotmail.com
(786) 298-7104

Stonegate CDD

Bill to

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

Invoice details

Invoice no.: 763510
Invoice date: 03/12/2024
Due date: 04/11/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Install. Install Mulch (1350 bags) (Second Fiscal Year 2024) #537.440		1350	\$4.85	\$6,547.50
2.		Install. Install Mulch to Tract C (377 bags) (Second Fiscal Year 2024)		377	\$4.85	\$1,828.45
					Total	\$8,375.95

Note to customer

#537.440

INVOICE

**Armando Garcia Land Service
INC**
16650 SW 203 AVE
Miami, FL 33187

armando-garcia-
landservice@hotmail.com
(786) 298-7104

Irrigation Repairs

Stonegate CDD

Bill to

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

Invoice details

Invoice no.: 763515
Invoice date: 03/12/2024
Due date: 04/11/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Service Replace 12 damaged sprinklers of 4 inches		12	\$14.00	\$168.00
					Total	\$168.00

INVOICE

**Armando Garcia Land Service
INC**
16650 SW 203 AVE
Miami, FL 33187

armando-garcia-
landservice@hotmail.com
(786) 298-7104

Stonegate CDD

Bill to

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

Invoice details

Invoice no.: 763516
Invoice date: 03/12/2024
Due date: 04/11/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Application Make an application of Pest Control against the Fungus to all the Hedges in the community.		1	\$1,975.00	\$1,975.00

Total **\$1,975.00**

Note to customer

#537.420

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
763517	03/12/2024	\$4,970.00	04/11/2024	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Trim. All the Trees located in the CDD. #537.460	1	4,970.00	4,970.00

#537.460

SUBTOTAL	4,970.00
TAX	0.00
TOTAL	4,970.00
BALANCE DUE	\$4,970.00

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. EJ SYSTEMS & SERVICES INC.	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 936 NE 36 AVE.	Requester's name and address (optional)
6 City, state, and ZIP code Homestead FL 33033	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
[] [] [] - [] [] - [] [] [] []	
or	
Employer identification number	
20 - 5485406	

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ Clemente Jimenez	Date ▶ 02-13-2024
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Your HPS Utilities Statement

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

Rate Class: INDUSTRIAL
Service Period:
 01/21/2024-02/21/2024
Bill Date: 02/26/2024
Due Date: 03/22/2024



HPS

HOMESTEAD PUBLIC SERVICES
 WATER ENERGY SANITATION

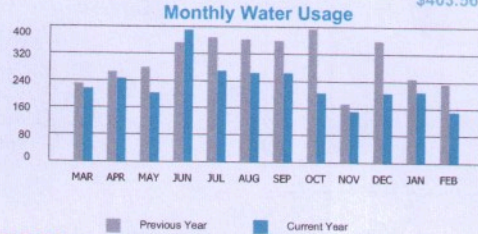
Community-Owned Services Since 1916

WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$58.53
Water Gallons Consumed (1,000s)	8.00	\$15.28
Irrigation Service Charge		\$58.53
Irrigation Gallons Consumed (1,000s)	142.00	\$271.22
Water Total		\$403.56

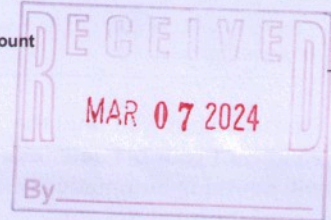
CURRENT USAGE
 Meter 18533391

Days	30
Reading	887.00
Multiplier	1
Consumption	150.00
Avg / Day	5.00



OTHER CHARGES

Hurricane Fee	\$1.25
Other Total	\$1.25
TAXES	
Dade Co Util Tx Elec	\$113.97
FI Gross Receipts Tx	\$43.50
Dade Co Util Tx Watr	\$40.36
Dade Co Derm (Water & Sewer)	\$31.85
Taxes Total	\$229.68
Previous Bill Amount	\$3,027.28
Payments	-\$3,027.28
Adjustments	\$0.00

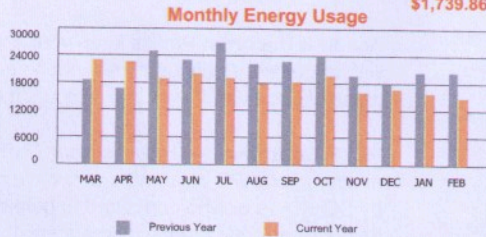


ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$45.00
Electric Consumption @ .0571	14,820.00	\$846.22
Demand Consumption @ 6.37	39.00	\$248.43
Electric Fuel Cost Adj. @ .04050	14,820.00	\$600.21
Electric Total		\$1,739.86

CURRENT USAGE
 Meter 64310165

Days	31
Reading	29,662.00
Multiplier	60
Consumption	14,820.00
Avg / Day	478.06



SUMMARY OF CHARGES

Water Total	\$403.56
Energy Total	\$1,739.86
Sanitation Total	\$399.92
Other Total	\$1.25
Taxes Total	\$229.68
Current Charges	\$2,774.27
Balance Forward	\$0.00
Total Amount Due	\$2,774.27

Comments:

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$85.92
Gallons Consumed (1,000s)	8.00	\$41.44
Sewer Total		\$127.36
Garbage Solid Waste		\$267.00
Recycling Fee (Cans)		\$5.56
Solid Waste Total		\$272.56
Sanitation Total		\$399.92

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

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



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	01/21/2024-02/21/2024	03/22/2024	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$2,774.27	\$2,774.27

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

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



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

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

0010468370003512150277427

General Billing Information



ONLINE ACCOUNT ACCESS

For access to your account, bill payment and other features visit www.cityofhomestead.com/hps



IMPORTANT TELEPHONE NUMBERS

Customer service information, utility account services, billing questions, shut-off for non-pay:	(305) 224-4800	Monday -Friday 8:00 am - 5:00 pm
Garbage and trash pickup questions:	(305) 224-4860	
Emergency Power/Streetlight Outage or downed power lines:	(855) 211-2062	24 Hours
Emergency water service line break or sewer backup:	(855) 211-2062	

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

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

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

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

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

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

This will also result in increased deposits.

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

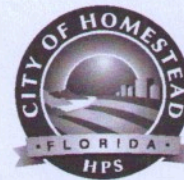
Low Income Payment Assistance: For more information, please visit our website at www.cityofhomestead.com/hps.

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

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

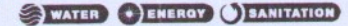
To make donations please visit our website or add it to your payment at www.cityofhomestead.com or contact customer service at (305) 224-4800.

Receipt of HPS utility service is subject to the ordinances, policies and procedures of the City of Homestead, including those adopted pursuant to its tariffs on file with the Florida Public Service Commission.



HPS

HOMESTEAD PUBLIC SERVICES



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224-4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224-4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

- For online payments including automated bill pay (bank draft), please visit us at www.cityofhomestead.com/billpay
- For phone payments, please call us at (888) 703-9186
- Utility payments mailing address: PO Box 900430 Homestead, FL 33030. ONLY checks & money orders, no cash.
- Utility payment depository location: Northwest area of the City Hall parking lot. ONLY checks & money orders, no cash.
- For authorized payment centers: Please visit our website at www.cityofhomestead.com/cs

Your HPS Utilities Statement

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

Rate Class: COMMERCIAL
Service Period:
 01/21/2024-02/20/2024
Bill Date: 02/26/2024
Due Date: 03/22/2024

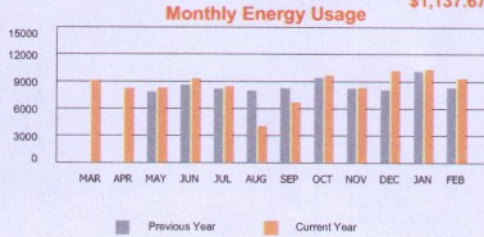


Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$15.00
Electric Consumption @ .0797	9,340.00	\$744.40
Electric Fuel Cost Adj. @ .04050	9,340.00	\$378.27
Electric Total		\$1,137.67

CURRENT USAGE	
Meter 60997545	
Days	30
Reading	90,973.00
Multiplier	1
Consumption	9,340.00
Avg / Day	311.33



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$75.94
FI Gross Receipts Tx	\$28.44
Taxes Total	\$104.38
Previous Bill Amount	\$1,365.49
Payments	-\$1,365.49
Adjustments	\$0.00

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$1,137.67
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$104.38
Current Charges	\$1,242.05
Balance Forward	\$0.00
Total Amount Due	\$1,242.05

Comments:

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

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



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	01/21/2024-02/20/2024	03/22/2024	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$1,242.05	\$1,242.05

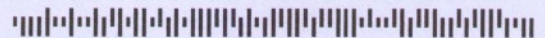
AMOUNT NOT PAID BY DUE DATE IS SUBJECT TO 1.5% LATE FEE.

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

AUTOMIXED AADC 750 5 MAAD 143782AA26-A-1
 1229 1 MB 0.568



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



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

0010468370003639730124205

General Billing Information



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

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

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

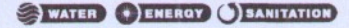
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HPS

HOMESTEAD PUBLIC SERVICES



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224-4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224-4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

This will also result in increased deposits.

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Low Income Payment Assistance: For more information, please visit our website at www.cityofhomestead.com/hps.

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

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

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

Receipt of HPS utility service is subject to the ordinances, policies and procedures of the City of Homestead, including those adopted pursuant to its tariffs on file with the Florida Public Service Commission.

Bill Pay fast, easy, & convenient

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- For authorized payment centers: Please visit our website at www.cityofhomestead.com/cs

IMAGENET CONSULTING, LLC
 PO BOX 41602
 PHILADELPHIA, PA 19101-1602

REMITTANCE SECTION

Invoice Number: 82182952
 Due Date: 04/01/2024
 Due This Period: \$137.79

Amount Enclosed: \$ _____

Please make check payable to:

IMAGENET CONSULTING, LLC
 PO BOX 41602
 PHILADELPHIA, PA 19101-1602



21000000821829520000137791

Detach here. Please include the top payment coupon with your payment. Please allow 5-7 days for U.S. Postal Service delivery.

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

IMAGENET CONSULTING, LLC
 PO BOX 41602
 PHILADELPHIA, PA 19101-1602

WWW.LEASEDIRECT.COM

Contract Number: 500-50396510
 Invoice Number: 82182952
 Account Number: 1626036
 Site Number: 5608077
 Invoice Date: 03/09/2024

Period of Performance: 03/01/2024-03/31/2024
Due This Period: \$137.79

IMPORTANT MESSAGES

MAKING ELECTRONIC PAYMENTS?

*Please review your equipment location(s) for tax purposes.

- ✓ If paying by ACH or Wire, please forward detailed remittance advice to EFT@LEASEDIRECT.COM to ensure timely application of payment.
- ✓ Enroll in direct debit by visiting WWW.LEASEDIRECT.COM and clicking on manage payments

See Reverse For Important Information

INVOICE DETAILS

Description	Payment Amount	Tax	Total Amount	Applied Amount	Remaining Amount Due
PAYMENT	\$110.00	\$7.70	\$117.70	\$0.00	\$117.70
INSURANCE	\$18.77	\$1.32	\$20.09	\$0.00	\$20.09
Billed this Invoice	\$128.77	\$9.02	\$137.79	\$0.00	\$137.79

(Please see the following pages for details.)

ASSET DETAILS

Contract Number	Serial Number	Purchase Order	Make / Model	Asset Number	Install Date	Cost Center	Department	Payment Amount	Tax	Total Amount
500-50396510	MXBCQ3H00R		HP / PageWide Man Color P77650dns	50396510_1				\$110.00	\$7.70	\$117.70

Asset Location: 1020 NE 34TH AVE HOMESTEAD MIAMI-DADE FL 33033 United States

Asset Amount Total: \$117.70

Contact Us

Privacy Notice: We're updating our Privacy Statement to reflect our privacy practices and to comply with new laws and regulations which take effect in 2023. Those changes include updates to your privacy rights and options. This is part of our ongoing commitment to be transparent about the types of personal information we collect, where that information comes from, how we use it, and with whom we disclose it. The new updates will take effect on December 31, 2022, and no further action is required by you. You can learn more about our privacy practices at our website (<https://www.leasedirect.com/usprivacy>).

WWW.LEASEDIRECT.COM

- ✓ View contract and invoice copies
- ✓ View open balances and a Pay History of your contract
- ✓ Update your insurance
- ✓ Update your Billing or Asset Address
- ✓ Enroll in Paperless
- ✓ Enroll in Direct Debit

Correspondence Address

IMAGENET CONSULTING, LLC
1111 OLD EAGLE SCHOOL RD
WAYNE, PA 19087-1453
*Please provide your contract number

Customer Service

800-736-0220

Important Reminder

Enclose remittance slip with your check and send it to the address on the reverse side to ensure accurate and timely processing of your payment. **Please remit payments at least 5 days prior to due date. Please record your Invoice number on the check.**

Explanation of Charges

It is important to us that you understand the charges on your invoice. Please refer to this guide for assistance.

1. **DOCUMENTATION/ORIGINATION FEE** – A one-time fee assessed on new transactions to cover our expenses for preparing financing statements and other documentation costs.
2. **INTERIM PAYMENT** – A charge to account for the partial month, prior to the first full billing cycle, calculated per the terms and conditions in the contract.
3. **INSURANCE CHARGE** – A charge due each billing period as the result of the equipment being insured by the lessor against theft or damage.
4. **PAYMENT** – Amount due each billing period in accordance with the terms of the contract.
5. **LATE FEE** – Assessed when a payment is not received by its due date, as provided by the contract.
6. **FINANCE CHARGE** – Assessed when a payment is not received and is over thirty (30) days past its due date.
7. **PROPERTY TAX** – The lessor, as the owner of the equipment, is assessed and pays property tax to the appropriate taxing authority on an annual basis. Per the contract, the Lessee has agreed to reimburse the Lessor for all property taxes paid on their behalf plus reasonable administrative costs. For questions about taxes, call the Customer Service number above.
8. **RETURNED CHECK FEE** – Assessed each time a check is returned for any reason.
9. **CUSTOMER SERVICE FEE** – Assessed when a request for an amortization schedule, an invoice copy, a pay history or additional contract copy is requested.
10. **ACCOUNT SUMMARY** – Overview of prior billed invoices for which a partial or no payment was received at the time the current invoice was printed.
11. **TAX OR LESSOR SURCHARGE** – Taxes due in accordance with the tax laws of the state(s) where the equipment is located. For tax related questions, call the Customer Service number above.
12. **PURCHASE ORDER** – Reference to purchase order number is for equipment identification purposes only.

INVOICE

UNUS Property Management LLC manager@unusmgmt.com
3560 NE 11th Dr +1 (239) 789-7263
Homestead, FL 33033



STONEGATE CDD

Bill to

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

Invoice details

Invoice no.: 1151
Terms: Due on receipt
Invoice date: 03/20/2024
Due date: 03/20/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Supplies / Repairs - Receipts 536.011, 537.350, 536.007		1	\$2,478.37	\$2,478.37

Total **\$2,478.37**

Ways to pay



Pay invoice



536.007


Invoice

Phone: 320-391-5250
Fax: 320-391-5251
P.O. Box 162 Kensington, MN 56343

Date	Job Number	Invoice #
3/19/2024	90324-2106	90324-2106

Bill To
UNUS Property Management LLC Victor Castro 3560 NE 11th Dr Homestead, FL 33033

Ship To
UNUS Property Management LLC Victor Castro 3560 NE 11th Dr Homestead, FL 33033

	P.O. No.	Terms	Rep	Ship Date
	ClubhouseStickers041824	824		BSDCL
Description	Qty	Rate	Amount	
12.00" x 12.00" vinyl window graphics	7	\$13.22	\$92.54	
3 Business Day Standard	7	\$0.00	\$0.00	
Full Bleed (No Border)	7	\$0.00	\$0.00	
Standard Vinyl (Glossy)	7	\$0.00	\$0.00	
Yes - Back Slit (12" x 12" Max)	7	\$0.00	\$0.00	
Die-Cut	7	\$0.00	\$0.00	
12.00" x 12.00" vinyl window graphics	6	\$13.79	\$82.74	
3 Business Day Standard	6	\$0.00	\$0.00	
Yes - Back Slit (12" x 12" Max)	6	\$0.00	\$0.00	
Standard Vinyl (Glossy)	6	\$0.00	\$0.00	
3/8 inch (0.375) White Border	6	\$0.00	\$0.00	
Die-Cut	6	\$0.00	\$0.00	
Shipping: Economy (5-10 Business Days)	1	\$16.87	\$16.87	
Subtotal			\$192.15	
Sales Tax			\$0.00	
Total			\$192.15	
Payments/Credits			\$192.15	
Balance Due			\$0.00	

Details for Order #113-1294201-1649013

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

Order Placed: March 13, 2024

Amazon.com order number: 113-1294201-1649013

Order Total: \$1,384.45

Items Ordered

Price

1 of: *Kigeli 30 Pcs Easter Bunny Ears Rabbit Headbands Animal Headbands Easter Party Decoration Animal Headbands Bunnies Birthday Decoration for Kid Adults* \$35.99

Sold by: HaedoeRhang ([seller profile](#)) | Product question? [Ask Seller](#)

Supplied by: Other

Condition: New

537.350

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on March 15, 2024

Items Ordered

Price

10 of: *12 Pack Telescopic Suction Cup Screaming Chicken Toy, Sensory Pop Tubes for Toddlers, Educational Fidget Toys Robot Party Favors, Classroom Gifts, Valent* \$21.99

Sold by: ZTBBLUE ([seller profile](#))

Supplied by: ZTBBLUE ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on March 14, 2024

Items Ordered

Price

4 of: *12 Pack Telescopic Suction Cup Screaming Chicken Toy, Sensory Pop Tubes for Toddlers, Educational Fidget Toys Robot Party Favors, Classroom Gifts, Valent* \$21.99

Sold by: ZTBBLUE ([seller profile](#))

Supplied by: ZTBBLUE ([seller profile](#))

Condition: New

2 of: *Kigeli 30 Pcs Easter Bunny Ears Rabbit Headbands Animal Headbands Easter Party Decoration Animal Headbands Bunnies Birthday Decoration for Kid Adults* \$35.99

Sold by: HaedoeRhang ([seller profile](#)) | Product question? [Ask Seller](#)

Supplied by: HaedoeRhang ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on March 15, 2024

Items Ordered

3 of: *12 Pack Telescopic Suction Cup Screaming Chicken Toy, Sensory Pop Tubes for Toddlers, Educational Fidget Toys Robot Party Favors, Classroom Gifts, Valent* **Price**
\$21.99

Sold by: ZTBBLUE ([seller profile](#))

Supplied by: ZTBBLUE ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on March 15, 2024

Items Ordered

3 of: *12 Pack Telescopic Suction Cup Screaming Chicken Toy, Sensory Pop Tubes for Toddlers, Educational Fidget Toys Robot Party Favors, Classroom Gifts, Valent* **Price**
\$21.99

Sold by: ZTBBLUE ([seller profile](#))

Supplied by: ZTBBLUE ([seller profile](#))

Condition: New

1 of: *VKTEN 48Pcs Easter Party Favors Easter Slap Bracelets Rubber Wristbands Assorted Easter Egg Fillers Gifts for Kids Girls Boys Easter Basket Stuffers* **Price**
\$9.99

Sold by: VKTEN ([seller profile](#))

Supplied by: VKTEN ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on March 15, 2024

Items Ordered

5 of: *12 Pack Telescopic Suction Cup Screaming Chicken Toy, Sensory Pop Tubes for Toddlers, Educational Fidget Toys Robot Party Favors, Classroom Gifts, Valent* **Price**
\$21.99

Sold by: ZTBUE ([seller profile](#))

Supplied by: ZTBUE ([seller profile](#))

Condition: New

2 of: *Kigeli 30 Pcs Easter Bunny Ears Rabbit Headbands Animal Headbands Easter Party Decoration Animal Headbands Bunnies Birthday Decoration for Kid Adults* **Price**
\$35.99

Sold by: HaedoeRhang ([seller profile](#)) | Product question? [Ask Seller](#)

Supplied by: HaedoeRhang ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on March 13, 2024

Items Ordered

2 of: *JOYIN 264 PCS 3.15" Plastic Easter Eggs, Empty Easter Eggs Fillable, Colorful Bright Plastic Eggs Bulks for Easter Hunt, Filling Treats, Party Favor,* **Price**
\$37.99

Sold by: JoyinDirect ([seller profile](#))

Supplied by: JoyinDirect ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on March 15, 2024

Items Ordered

1 of: *JOYIN 264 PCS 3.15" Plastic Easter Eggs, Empty Easter Eggs Fillable, Colorful Bright Plastic Eggs Bulks for Easter Hunt, Filling Treats, Party Favor,* **Price**
\$37.99

Sold by: JoyinDirect ([seller profile](#))

Supplied by: JoyinDirect ([seller profile](#))

Condition: New

6 of: JOYIN 48 Pcs Easter Gift PE Bags 11.8" x 11.8", Egg Shaped PE Easter Gift Goodie Bags Party Treat Bags for Easter Egg Hunt, Easter Kids Party Favor Su \$19.99

Sold by: JoyinDirect (seller profile)

Supplied by: JoyinDirect (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on March 14, 2024

Items Ordered

Price

5 of: VKTEN 64Pcs Easter Mini Bubble Wands Assortment 8 Colors 8 Styles Easter Party Favors for Kids, Bath Time, Classroom Prizes Summer Outdoor Gifts for G \$9.99

Sold by: VKTEN (seller profile)

Supplied by: VKTEN (seller profile)

Condition: New

1 of: JOYIN 264 PCS 3.15" Plastic Easter Eggs, Empty Easter Eggs Fillable, Colorful Bright Plastic Eggs Bulks for Easter Hunt, Filling Treats, Party Favor, \$37.99

Sold by: JoyinDirect (seller profile)

Supplied by: Other

Condition: New

1 of: JOYIN 6 Pcs Golden Easter Eggs, 2.3" Metallic Plastic Empty Eggs Fillable, Golden Easter Eggs To Fill, Fake Eggs for Easter Eggs Hunt Supplies, Basket \$16.99

Sold by: JoyinDirect (seller profile)

Supplied by: JoyinDirect (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on March 16, 2024

Items Ordered

Price

6 of: VKTEN 48Pcs Easter Party Favors Easter Slap Bracelets Rubber Wristbands Assorted Easter Egg Fillers Gifts for Kids Girls Boys Easter Basket Stuffers \$9.99

Sold by: VKTEN (seller profile)

Supplied by: VKTEN (seller profile)

Condition: New

4 of: Kigeli 30 Pcs Easter Bunny Ears Rabbit Headbands Animal Headbands Easter Party Decoration Animal Headbands Bunnies Birthday Decoration for Kid Adults(\$35.99

Sold by: HaedoeRhang (seller profile) | Product question? Ask Seller
Supplied by: HaedoeRhang (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on March 18, 2024

Items Ordered

1 of: *Kigeli 30 Pcs Easter Bunny Ears Rabbit Headbands Animal Headbands Easter Party Decoration Animal Headbands Bunnies Birthday Decoration for Kid Adults* **Price** \$35.99

Sold by: HaedoeRhang (seller profile) | Product question? Ask Seller
Supplied by: HaedoeRhang (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 0812

Billing address

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

Credit Card transactions

Item(s) Subtotal:	\$1,318.42
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$1.10

Total before tax:	\$1,317.32
Estimated tax to be collected:	\$67.13

Grand Total:	\$1,384.45
Visa ending in 0812: March 18, 2024:	\$1,348.46

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

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English United States

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LOWE'S HOME CENTERS, LLC
1850 N.E. 8TH STREET
HOMESTEAD, FL 33033 (305) 508-3020

536.011
- SALE -

SALES#: FSTLAN05 4843590 TRANS#: 94402339 03-16-24

5181328 GE LED 40W BC 5.0K CLC 6	263.76
12 @ 21.98	
895128 81-0Z CLOROX GERM BLEACH	20.94
3 @ 6.98	
5388936 RUP DA 365 CONC 320Z/6 (-	107.92
2 @ 53.96	
4977788 GE LED 60W ST19 RLX CL 4C	45.96
2 @ 22.98	
338578 TERRO FRUIT FLY TRAP(+549	14.96
2 @ 7.48	
5381862 ZEVO INST ACTION KILLER(-	6.98
5363671 FABULOSO 128F LAV 2X	23.94
3 @ 7.98	

SUBTOTAL: 484.46

TOTAL TAX: 33.91

INVOICE 98457 TOTAL: 518.37

VISA: 518.37

VISA: XXXXXXXXXXXX0812 AMOUNT: 518.37 AUTHCD: 010458

CHIP REFID: 270714457499 03/16/24 13:17:54

CUSTOMER CODE: janitorial supplies

TUR : 8080088000

TSI : 6800

STORE: 2707 TERMINAL: 14 03/16/24 13:18:24

OF ITEMS PURCHASED: 25

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

Give us feedback @ survey.walmart.com
Thank you! ID #: 7TLE3MPYJPZL

Walmart *

305-242-4447 Name: STEVEN

33501 S DIXIE HWY

FLORIDA CITY FL 33034

ST# 02727 OP# 000513 TEN# 13 TR# 09894

ITEMS SOLD 12

TC# 4259 5693 5798 3276 2464 3



HSY ASSORT	003400099779	F	29.86	X
HSY ASSORT	003400099779	F	29.86	X
HSY ASSORT	003400099779	F	29.86	X
HSY ASSORT	003400099779	F	29.86	X
HSY ASSORT	003400099779	F	29.86	X
HSY ASSORT	003400099779	F	29.86	X
HSY ASSORT	003400099779	F	29.86	X
HSY ASSORT	003400099779	F	29.86	X
MK EST 111.5	004000057725	F	29.86	X
MK EST 111.5	004000057725	F	29.86	X
MK EST 111.5	004000057725	F	29.86	X
MK EST 111.5	004000057725	F	29.86	X

SUBTOTAL 358.32

TAX 1 7.00 % 25.08

TOTAL 383.40

DEBIT TEND 383.40

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

383.40 TOTAL PURCHASE

US DEBIT REF # 407800405935

NETWORK ID. 0056 APPR CODE 575288

US DEBIT

AID A000000980840

AAC C1A793C21281F94A

537.350

*Pin Verified

TERMINAL # 53608831

03/18/24

03/18/24

17:16:08

17:16:12

Walmart *

Become a member

Scan for free 30-day trial



Your account number: **14954058** Security provided for: Stone Gate Cdd Your ADT system is located at: 1020 Malibu Way Homestead FL 33033-5350



Invoice date: **Mar 13, 2024** Service period: **Apr 1 - Apr 30, 2024**

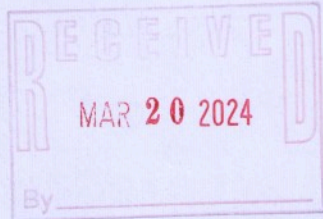
Your total due is: **\$63.79** Due by: **Apr 2, 2024**

Your Bill at-a-glance

Previous Balance	\$63.79
Payments and Adjustments	-\$63.79
Current Charges	\$63.79
Taxes and Fees	\$0.00
Total Due	\$63.79

Would you like more detail? See the back of the bill for your account activity and charges.

Message from ADT



536.001
001

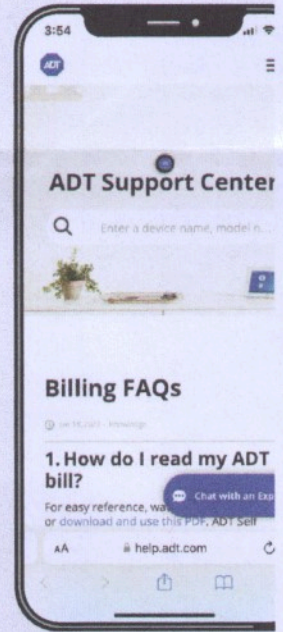
Get help fast - No need to call

ADT's Support Center has your answers and more.

Just scan the QR code below to go to i.adt.com/stmnt



Need additional help? Quickly connect to an ADT agent with the "Chat with an agent" option.



Brilliantly Safe™



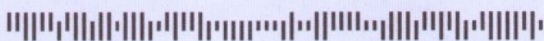
ADT
452 Sable Blvd Unit G
Aurora, CO 80011

Account Number	14954058
Due Date	Apr 2, 2024
Amount Due	\$63.79

Amount Enclosed \$ _____

6230 0020 NO RP 13 03132024 NNNNNNNY 01 009160 0030

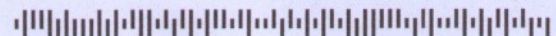
STONE GATE CDD
2300 GLADES RD STE 410
BOCA RATON FL 33431-7386



Please detach and submit this slip with your payment. Do not send cash. Please write your customer Account Number on your check or money order and make payable to: ADT.

Please send payment to:

ADT SECURITY SERVICES
PO BOX 371878
PITTSBURGH, PA 15250-7878



0001495405800000000000000312240000000000000063796

Your account number: **14954058** Security provided for: Stone Gate Cdd Your ADT system is located at: 1020 Malibu Way Homestead FL 33033-5350

📍 Is your billing information incorrect? You can change it on [MyADT.com](https://myadtdotcom.com).

Your Account Activity

Previous Balance		\$63.79
Payments and Adjustments		
Payment Received - Thank You!	Feb 27, 2024	-\$63.79
Current Charges		
<u>RECURRING CHARGES</u>		
Services		
Invoice Number 1051977734	Apr 1 - Apr 30, 2024	\$63.79
Total Non-taxable Charges		\$63.79
Total Due to be paid by Apr 2, 2024		\$63.79

* Taxable charges

- ◀ Any balance left from previous billing periods
- ◀ All payments and adjustments received from you during billing period

About your Services: Cellguard Monitoring, Burglar Alarm Monitoring, Pulse Remote Internet Access, Quality Service Plan



💬 Have questions? Chat with us at [MyADT.com](https://myadtdotcom.com).

📄 Pay your bill online at [MyADT.com](https://myadtdotcom.com).



Keep your contacts up-to-date

Your designated contact list is important. ADT will reach out to your contacts as listed when we receive an emergency alarm signal or need to confirm a false alarm.

Scan the QR code below, or go to i.adt.com/mycontacts to log in. Once logged in, go to Account / Emergency Contacts.



⚠️ **Don't forget to test your system**
Did you know? You should test your alarm system every 30 days to confirm it's sending signals to ADT. It's easier than you think!

- 1 Log into www.myadt.com.
- 2 Click on **Alarm System** from the left menu.
- 3 Click on the **System Test** tab.
- 4 Select the test duration from the dropdown.
- 5 Click **Start Test Mode**.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.
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LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

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

513.312
001

INVOICE # 003333

DATE 03/21/2024

DUE DATE 04/20/2024

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$4,575,000 Stonegate Community Development District Special Assessment Refunding and Improvement Bonds, Series 2020 - Rebate Requirement Calculation for the period ended February 19, 2024.	500.00
BALANCE DUE	\$500.00

Thank You For Your Business

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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 February 6, 2024 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
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary
Yoniel Boza	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Michael Pawelczyk	District Counsel
Angel Camacho	District Engineer
Victor Castro	Field Operations

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:30 p.m.

Supervisors Boza, Goessel and Figueroa were present in person. Supervisor McGuinness was not present at roll call. Supervisor Eiras was not present.

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items

There were no public comments.

THIRD ORDER OF BUSINESS

**Consideration of Bid Response to RFP
Regarding Malibu Bay Clubhouse Pool Deck**

This item was presented following the Eighth Order of Business.

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FOURTH ORDER OF BUSINESS

**Discussion: Allstate Resource Management
Lake 4 Inspection Report**

This item was presented following the Eighth Order of Business.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, 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 Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2024-01. Seats 1 and 5, currently held by Alberto Eiras and Mariela Figueroa, respectively, will be up for election at the November 2024 General Election. Interested parties should contact the Supervisor of Elections (SOE) office. The candidate qualifying period is noon, June 10, 2024 through noon, June 14, 2024.

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, Resolution 2024-01, 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 Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official Record; Providing for Severability; and Providing for an Effective Date

78 Mr. Rom presented Resolution 2024-02 and read the title. Mr. Pawelczyk stated that his
79 office prepared this Resolution and the next one and coordinates with District Management to
80 provide records management services to all their shared clients. The Resolution simplifies the
81 tracking of documents and electronic records.

82

83 **On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor,**
84 **Resolution 2024-02, Providing for the Appointment of a Records Management**
85 **Liaison Officer; Providing the Duties of the Records Management Liaison Officer;**
86 **Adopting a Records Retention Policy; Determining the Electronic Record to be**
87 **the Official Record; Providing for Severability; and Providing for an Effective**
88 **Date, was adopted.**

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91 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2024-03,
Establishing an Electronic Signature Policy,
Providing District Manager with Authority
and Responsibility for Approval of
Electronic Signatures and Implementation
of Control Processes and Procedures to
Ensure Compliance, Integrity, and Security,
in Accordance with Chapter 688, Florida
Statutes; and Providing for Severability and
Effective Date

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Mr. Rom presented Resolution 2024-03 and read the title. Mr. Pawelczyk stated that a
Florida Statute allows for the execution of documents through Docu-sign. This Resolution and
Policy enables District Management to utilize electronic signatures. This also simplifies and
facilitates the execution of certain documents, such as the minutes, by the Chair or Vice Chair.

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor,
Resolution 2024-03, Establishing an Electronic Signature Policy, Providing
District Manager with Authority and Responsibility for Approval of Electronic
Signatures and Implementation of Control Processes and Procedures to Ensure
Compliance, Integrity, and Security, in Accordance with Chapter 688, Florida
Statutes; and Providing for Severability and Effective Date, was adopted.

115 **EIGHTH ORDER OF BUSINESS**116 **Ratification of Miami-Dade County Polling**
117 **Place Agreement**

118 Mr. Rom presented the Miami-Dade County Polling Place Agreement and noted that this
119 is an annual item. The Agreement was previously executed by the Chair.

120

121 **On MOTION by Ms. Figueroa and seconded by Mr. Boza, with all in favor, the**
122 **Miami-Dade County Polling Place Agreement, was ratified.**

123

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125 **▪ Discussion: Allstate Resource Management Lake 4 Inspection Report**

126 **This item, previously the Fourth Order of Business, was presented out of order.**

127 Mr. Rom stated the portion of Lake 4 that accumulates algae has been an ongoing issue
128 and Allstate Resource Management (Allstate) recently performed tests on the lake.

129 Referencing a Lake Maintenance Report, Mr. Castro discussed the test results. Based on
130 the most recent tests, Allstate will try other applications to treat the algae. Mr. Castro will
131 continue to troubleshoot with the vendor.

132 **▪ Consideration of Bid Response to RFP Regarding Malibu Bay Clubhouse Pool Deck and**
133 **Swimming Pool Equipment Improvements**

134 **This item, previously the Third Order of Business, was presented out of order.**

135 Mr. Rom recalled that the Board recently authorized Staff to go out to bid for Clubhouse
136 pool and deck renovations, due to True Blue not being able to meet the bonding requirements.
137 He recently participated in a conference call with Mr. Castro, Mr. Camacho and Mr. McGuinness
138 regarding the Request for Proposals (RFP) bid responses.

139 Mr. Camacho reported the following:

140 ➤ In a November 2023 Engineers Report, Staff estimated that the deck expansion and
141 pavers would cost \$366,000.

142 ➤ Staff had several pricing discussions with True Blue pools, who provided several quotes
143 and made several revisions based on the scope of work. The last proposal received from True
144 Blue, in the amount of \$461,000, was dated March 24, 2023.

145 ➤ Due to True Blue's limited bonding capacity and the amount of the project, Staff had to
146 go out to bid. During the bidding process, True Blue provided a set of mechanical and plumbing
147 plans for the pool, in addition to Staff's civil engineering plans.

148 ➤ The plans were generated after True Blue presented its last proposal for \$461,000. Given
149 the extensive scope of work, there is only one respondent to the RFP, which is Rock Power Paving,
150 Inc. (Rock Power).

151 Mr. Camacho reviewed the Bid Analysis and allocation of funds source for the pool and
152 deck projects, provided by Rock Power, which is a complete proposal, outlining the list of items
153 required to execute the project. The total Rock Power project amount is \$756,803.40.

154 Mr. Camacho and Mr. Rom responded to questions regarding the drastic price differences
155 between the True Blue and Rock Power proposals, the impact of the project costs on the budget,
156 project timelines, construction schedule, the scope of work, if other bids were received, if the
157 project can commence after Labor Day, preventing construction change orders, the pavers, the
158 retaining wall, ideas for cost savings, drainage improvements, debt and the contractors.

159 Mr. Camacho stated, given that the RFP response will likely be made public, the selection
160 of the Contractor should occur during today's meeting. The Miami Daily Business Review asked
161 to be contacted about the award of contract, for publication purposes.

162 Mr. Camacho voiced his belief that Staff has a good enough rapport with True Blue and
163 Rock Power to try and negotiate the terms if they are awarded the contract. Mr. Pawelczyk stated
164 Staff could try to negotiate but it will delay or push back the progress. Staff feels that the bid is
165 competitive so the decision now is whether to award the contact or not and whatever timing is
166 set up in the Agreement needs to be timed such that, when the CDD makes its final payment of
167 \$167,000, it is made from the Fiscal Year 2025 budget; delays will result in additional costs for
168 the CDD, which, technically, has the funds to complete the contract under that timeline.

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On MOTION by Mr. Boza and seconded by Ms. Figueroa, with all in favor, accepting the bid and proposal from Rock Power Paving, Inc., the sole respondent to the RFP related to the Malibu Bay Clubhouse Pool Deck and Swimming Pool Equipment Improvement projects, authorizing District Staff to negotiate a construction agreement with Rock Power and authorizing the Chair or Vice Chair to execute the agreement, were approved.

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NINTH ORDER OF BUSINESS**Consent Agenda Items**

- A. Acceptance of Unaudited Financial Statements as of December 31, 2023**
- B. Approval of September 13, 2023 Public Hearings and Regular Meeting Minutes**

<p>On MOTION by Ms. Figueroa and seconded by Mr. Boza, with all in favor, the Consent Agenda Items, as presented, were accepted and approved, respectively.</p>
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TENTH ORDER OF BUSINESS**Staff Reports**

- A. Operations Manager: UNUS Property Management**

There was no report.

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

- **Required Ethics Training**

Mr. Pawelczyk presented the Memorandum from his firm regarding the Required Ethics Training and Financial Disclosure. He stated that CDD Board Members are not required to file Form 6 but they must file Form 1 electronically in 2025, through a portal received from the Florida Commission of Ethics.

Mr. Pawelczyk responded to questions regarding ethics training course options, how to register for courses and certificates of completion. He urged the Board Members to contact him or Mr. Rom with any further questions.

- C. District Engineer: Alvarez Engineers, Inc.**

Mr. Camacho stated Staff received a past due invoice from SOLitude Lake Management and forwarded it to Mr. Rom's office.

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

- **NEXT MEETING DATE: March 5, 2024 at 6:30 PM**
 - **QUORUM CHECK**

The next meeting will be held on March 5, 2024.

208 **ELEVENTH ORDER OF BUSINESS** **Supervisors' Requests**

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210 There were no Supervisors' requests.

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212 **TWELFTH ORDER OF BUSINESS** **Adjournment**

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215 **On MOTION by Ms. Figueroa and seconded by Mr. Boza, with all in favor, the**
216 **meeting adjourned at 7:27 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2023 CANCELED	Regular Meeting	6:30 PM
November 7, 2023 CANCELED	Regular Meeting	6:30 PM
December 5, 2023 CANCELED	Regular Meeting	6:30 PM
February 6, 2024 CANCELED	Regular Meeting	6:30 PM
March 5, 2024 CANCELED	Regular Meeting	6:30 PM
April 2, 2024 CANCELED	Regular Meeting	6:30 PM
May 7, 2024	Regular Meeting	6:30 PM
June 4, 2024	Regular Meeting	6:30 PM
July 2, 2024	Regular Meeting	6:30 PM
August 6, 2024	Regular Meeting	6:30 PM
September 3, 2024	Regular Meeting	6:30 PM