

# **STONEGATE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**January 14, 2020**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING AND**

**REGULAR MEETING**

**AGENDA**

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

January 7, 2020

Board of Supervisors  
Stonegate Community Development District

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Public Hearing and Regular Meeting on January 14, 2020 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033. The agenda is as follows:

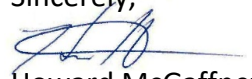
1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Public Hearing to Hear Comments and Objections on the Refunding of Series 2008 Bonds to be Secured by Non-Ad Valorem Special Assessments, Pursuant to Sections 170.07, 190 and 197, Florida Statutes
  - A. Third Supplemental Engineer's Report (*for informational purposes*)
  - B. Series 2020 Special Assessment Methodology Report (*for informational purposes*)
  - C. Mailed Notice to Property Owners
    - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
    - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
  - D. Affidavit/Proof of Publication
4. Consideration of 2020 Project
  - A. Procurement and Installation of Aeration Systems in Two District-Owned Lakes
  - B. Planting of Wetland and Transitional Vegetation in Littoral Shelf and Side Slopes of Lakes Three and Five

- C. Extension of the Clubhouse Pool Deck and Ancillary Landscaping and Outdoor Furnishing
  
5. Consideration of Resolution 2020-05, Authorizing the Refinancing of Certain District Projects; Setting Forth the Costs of Refinancing Certain Public Infrastructure Projects; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefitted By Such Projects to Pay the Cost Thereof; Confirming and Adopting a Third Supplemental Special Assessment Methodology Report for the Special Assessment Bonds Series 2020; Confirming the Series 2020 Assessment Lien; Providing for the Payment of the 2020 Assessments; Providing for the Collection of the 2020 Assessments; Making Provisions for Transfers of Real Property to Governmental Bodies and Treatment of Property Exempt From Special Assessment; Providing for the Supplement to the Improvement Lien Book; Providing for Severability, Conflicts and an Effective Date
  
6. Acceptance of Unaudited Financial Statements as of November 30, 2019
  
7. Approval of November 5, 2019 Regular Meeting Minutes
  
8. Staff Reports
  - A. Clubhouse Manager: *GAPA Property Management Corp.*
    - I. Fitness Equipment
    - II. Pool Quality Services, Inc., Pool Inspection Report/Proposals
    - III. Impact Double French Door Estimates
      - a. FB Doors
      - b. Elite Impact Glass LLC
  - B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: February 11, 2020 at 6:30 P.M.
      - QUORUM CHECK
 

Michael Granobles	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Joe McGuinness	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Arthus Goessel	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Raider Ferro	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Mariela Fugueroa	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
  
9. Supervisors' Requests

10. Adjournment

Please do not hesitate to contact me directly at 904-386-0186 with any questions.

Sincerely,  
  
Howard McGaffney  
District Manager

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

**CALL-IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 7491428**



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

**3A**

**Stonegate Community Development District**

**Third Supplemental Engineer's Report**  
The 2019 Project

Prepared for  
**Stonegate Community Development District**  
**Board of Supervisors**  
Homestead, Florida

Prepared by  
**Alvarez Engineers, Inc.**

8935 NW 35 Lane, Suite 101  
Miami, FL 33172  
Telephone 305-640-1345  
Facsimile 305-640-1346  
E-Mail Address: [Info@Alvarezeng.com](mailto:Info@Alvarezeng.com)

**Accepted**  
**November 5, 2019**

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**I. Introduction**

The Stonegate Community Development District (the “District” or “CDD”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended. The District is located in the City of Homestead, Miami-Dade County, Florida, and encompasses 1,055 dwelling units within approximately 137 acres of land. The District is bounded by Campbell Drive (SW 312 St.) on the south, Baptist Hospital and State Road 821 (Homestead Extension of Florida’s Turnpike) to the west and north, and South Dade Venture Community Development District to the east. Refer to Exhibits 1 and 2.

A comprehensive description of the District and the original infrastructure improvements previously financed by the District is contained in the original Engineer’s Report dated April 16, 2003 prepared by Kimley-Horn and Associates, Inc. (the “Original Engineer’s Report”) and in the First Supplement to the Engineer’s Report, dated February 20, 2004 prepared by the same firm. In May of 2008 the District issued Special Assessment Revenue Bonds, Series 2008 (the “Series 2008 Bonds”) for the purpose of acquiring the Malibu Bay Clubhouse as described in the Second Supplemental Engineer’s Report prepared by Alvarez Engineer’s Inc. dated October 23, 2008.

**II. Purpose of the Third Supplemental Engineer’s Report**

The District is in the process of refunding the Series 2008 Bonds. It is estimated that the refunding will generate approximately \$600,000 in proceeds, which the District intends to use for financing additional public infrastructure, namely, the installation of aeration systems in two District-owned lakes; the planting of wetland and transitional vegetation on the side slopes of the two lakes, and; the extension of the pool deck and ancillary landscaping and outdoor furnishings for the Malibu Bay Clubhouse. Together, this additional infrastructure is referred hereafter as the “2020 Project”.

This Third Supplemental Engineer’s Report is being prepared for the purpose of describing in more detail the 2020 Project and to give an opinion of its probable construction cost. The 2020 Project will provide a special benefit to the properties within the boundaries of the District.

**III. Description of the 2020 Project**

The 2020 Project to be financed with proceeds from refunding the Series 2008 Bonds consists of the following three components:

1. **Procurement and Installation of Aeration Systems** in two of the six lakes owned by the District. The aeration systems will be installed in lakes Three and Five, located as shown in Exhibits 3, 4 and 5 attached to this report. The aerators will be installed in the bottom of the lakes to promote the growth of beneficial nutrient-consumption bacteria by increasing the amount of dissolved oxygen throughout the water column, thus reducing the nutrients that promote the growth of algae.

The aeration system for Lake Three is expected to consist of one compressor cabinet, an air station, valves and tubing to connect four aerators. The system installed and connected to Florida Power and Light (“FPL”) facilities, is expected to cost \$20,000.

The aeration system for Lake Five is expected to consist of one compressor cabinet, an air station, valves and tubing to connect four aerators. The system installed and connected to FPL facilities is expected to cost \$20,000.

2. **Planting of Wetland and Transitional Vegetation in the Littoral Shelf and Side Slopes of Lakes Three and Five.** The work will consist of planting wetland vegetation in the littoral shelf of Lake Five only and wetland vegetation and transitional vegetation in the littoral shelf and side slopes of Lake Three. The transitional vegetation in Lake Five was planted several years ago and is in good order and condition. Refer to the cross section on Exhibit 6 for a depiction of the proposed littoral and transitional vegetation zones. Exhibits 4 and 5 show the zones in plan view. The planting will be done in selective areas of the zones with varying patterns and colors to maximize the aesthetical value of the improvement.

The estimated budgets for the plantings are \$25 per linear foot of lake perimeter for littoral zones, and \$55 per linear foot of lake perimeter for transitional zones. Therefore, the estimated budgets for each lake are:

Lake Number	Perimeter Length (LF)	Planting Type	Unit Price \$/LF)	Estimated Cost
Three	2840	Littoral	\$25	\$71,000
Three	2840	Transitional	\$55	\$156,200
Five	3050	Littoral	\$25	\$76,250
Total (Roundup to Nearest \$1,000)				\$304,000

3. **Extension of the Clubhouse Pool Deck and ancillary Landscaping and Outdoor Furnishing.** A preliminary plan view of the pool deck extension is shown in Exhibit 7. It is estimated that the pool deck extension, together with ancillary landscaping, irrigation, lighting, outdoor furnishings, design and contingency will cost approximately \$266,000 as detailed below:

Description	Quantity	Unit	Unit Price	Estimated Cost
Excavation	150	CY	\$20	\$3,000
Import Fill	225	CY	\$30	\$6,750
Lake Side Harmonization	125	SY	\$15	\$1,875
Subgrade Compaction	425	SY	\$5	\$2,125
Base Placement and Compaction	425	SY	\$30	\$12,750
Sand Bedding	425	SY	\$10	\$4,250
Pavers	425	SY	\$100	\$42,500
Concrete Retaining Wall	31	CY	\$570	\$17,670

Description	Quantity	Unit	Unit Price	Estimated Cost
Handrail	225	LF	\$30	\$6,750
Landscaping	1	LS	\$40,000	\$40,000
Irrigation	1	LS	\$10,000	\$10,000
Lighting	1	LS	\$25,000	\$25,000
Furnishings	1	LS	\$40,000	\$40,000
Sub-Total				\$212,670
Design	15%	%	\$31,901	\$31,901
Contingency	10%	%	\$21,267	\$21,267
Total (Round up to Nearest \$1,000)				\$266,000

**IV. Ownership and Maintenance**

The District will own and maintain the 2020 Project improvements.

**V. Summary of Costs**

The three public improvement components of the 2020 Project are estimated to cost as follows:

Component ID	Description	Estimated Cost
1	Lake Aeration Systems	\$40,000
2	Lakes Littoral and Transitional Zones Plantings	\$304,000
3	Clubhouse Pool Deck Expansion and Ancillary Improvements	\$266,000
Total		\$610,000

The cost of the 2020 Project will be allocated to each residential unit within the development in the form of special assessments in accordance with the approved methodology described in the Assessment Methodology prepared for Stonegate Community Development District by Wrathell, Hunt and Associates, LLC.

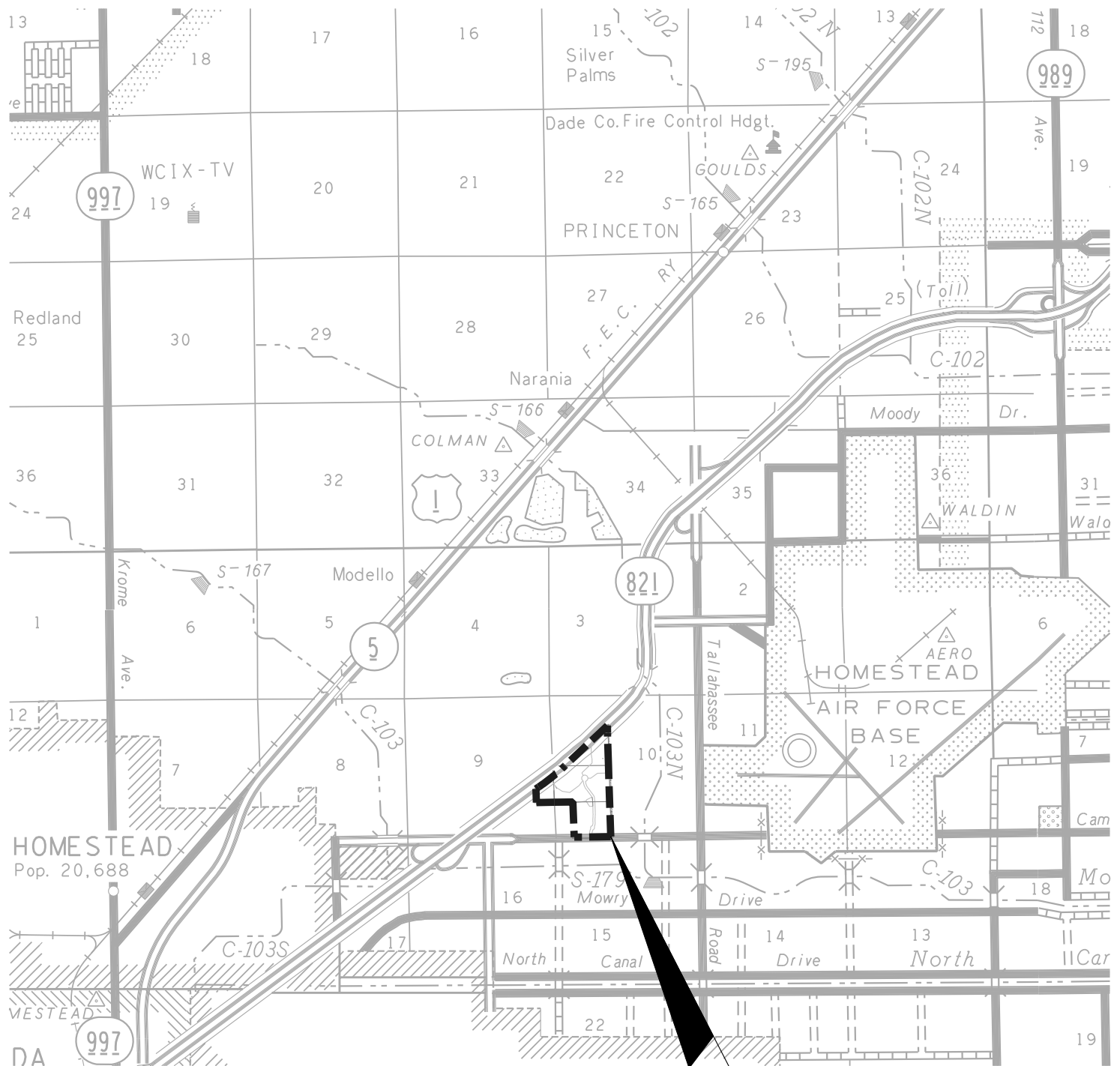
**VI. Engineer's Certification**

It is our opinion that the proposed improvements constituting the 2020 Project and their estimated costs are fair and reasonable, and that the residential lots within the assessment area will receive a special benefit equal to, or greater, than the cost of such improvements. We believe that the improvements can be permitted, constructed and installed at the costs described in this report.

I hereby certify that the foregoing is a true and correct copy of the Third Supplemental Engineer's Report for the Stonegate Community Development District.

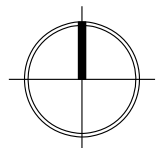
Juan R. Alvarez, PE  
 Florida Registration No. 38522  
 Alvarez Engineers Inc.  
 November 5, 2019

**EXHIBITS**



**LOCATION OF PROJECT**  
**HOMESTEAD, MIAMI-DADE COUNTY**

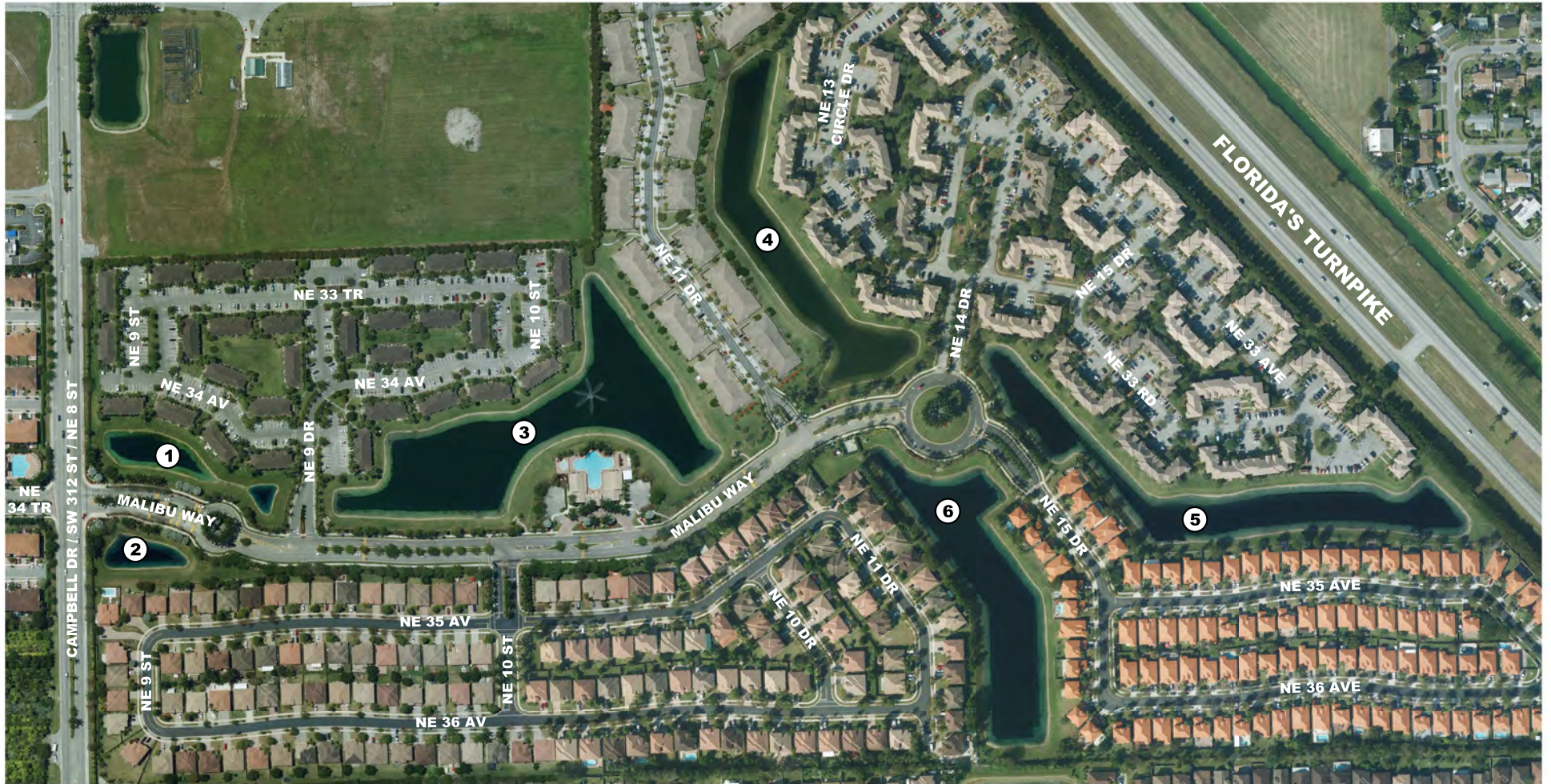
**ALVAREZ ENGINEERS, INC.**  
**STONEGATE C.D.D.**  
**LOCATION MAP**



1 MILE







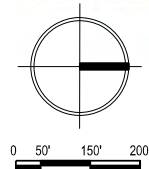
## ALVAREZ ENGINEERS, INC.

STONEGATE C.D.D.

### LAKES IDENTIFICATION MAP

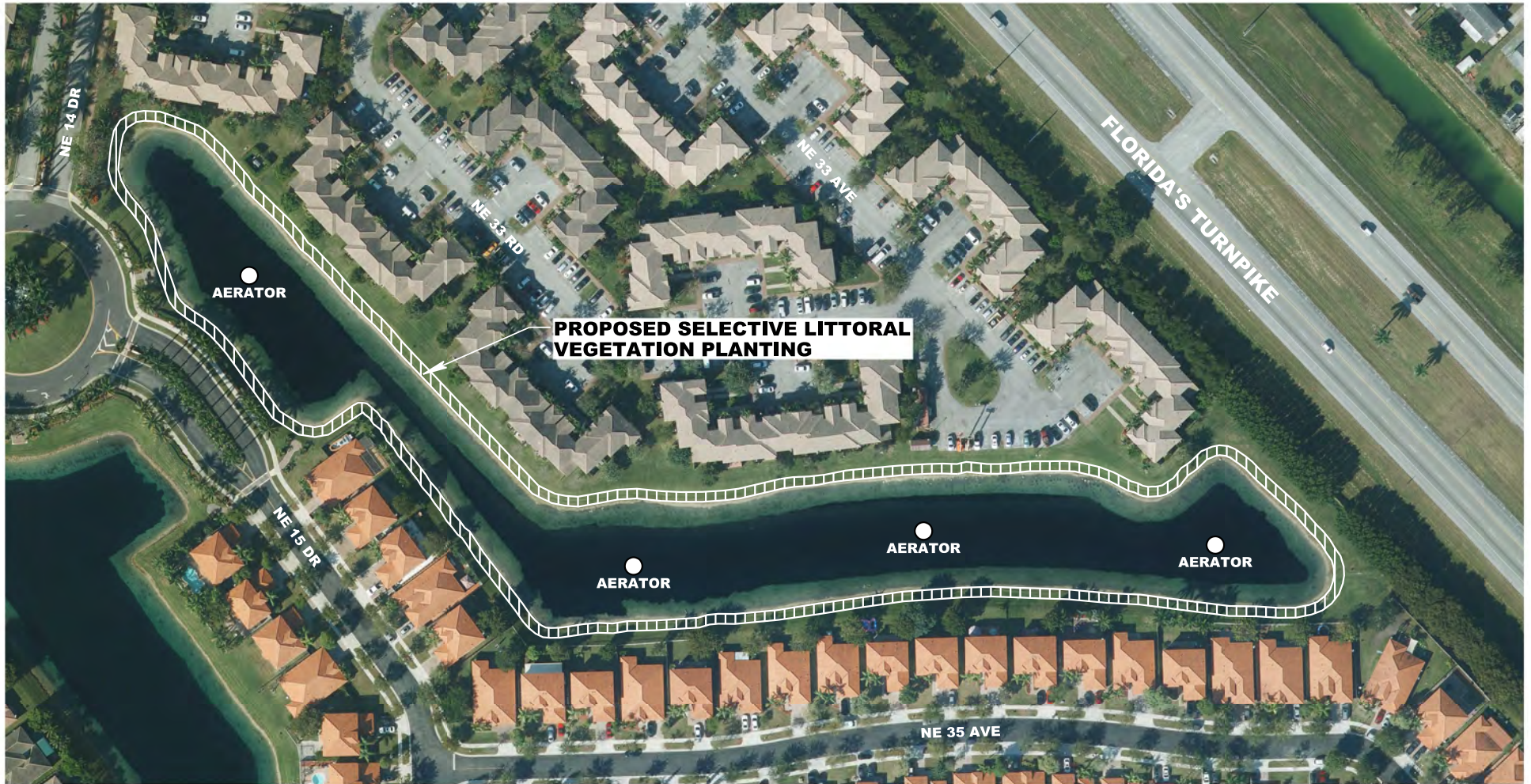
#### LEGEND

# LAKE NUMBER



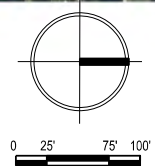
#### EXHIBIT 3





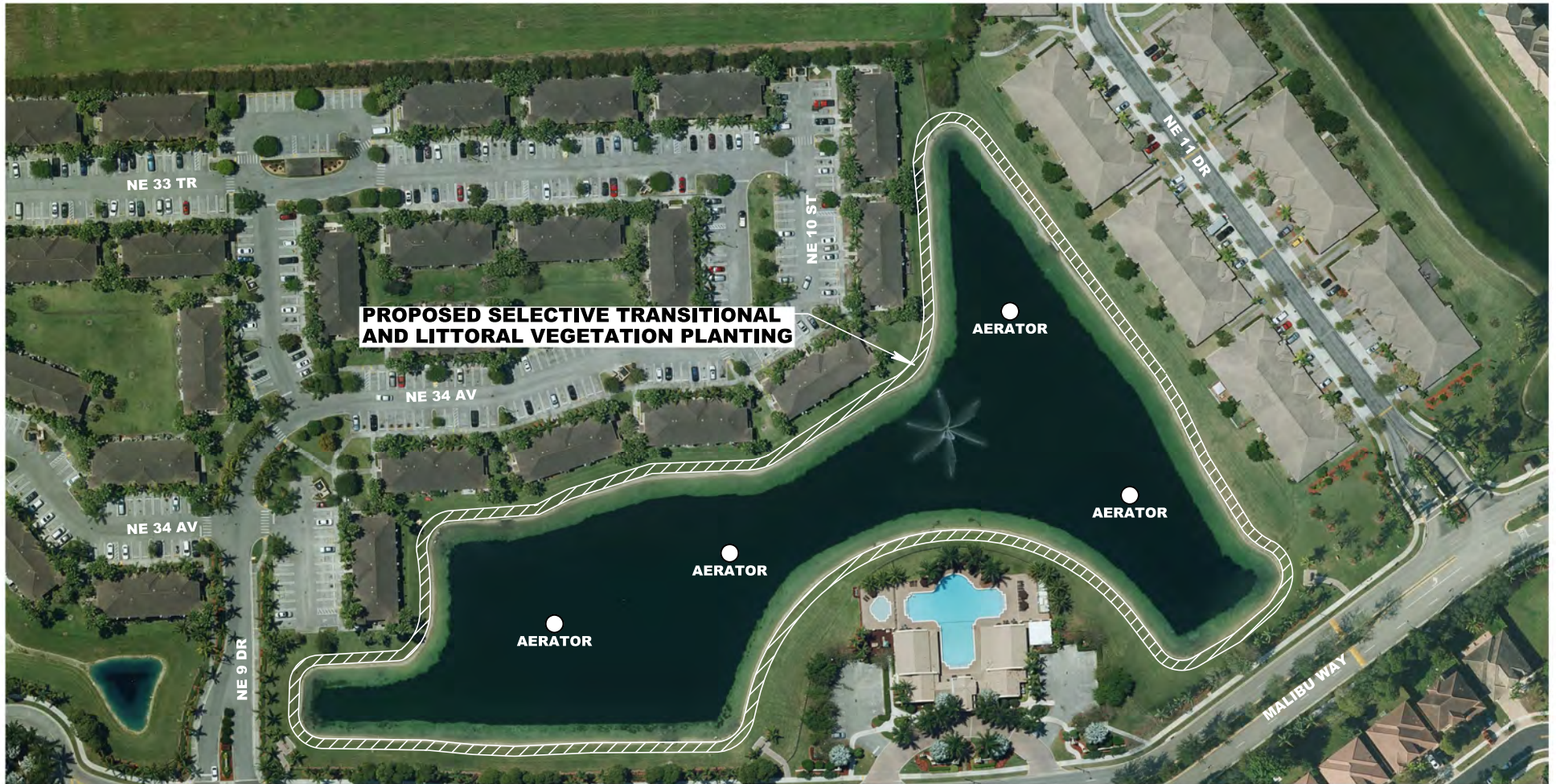
**LAKE NO. 5**

**ALVAREZ ENGINEERS, INC.**  
 STONEGATE C.D.D.  
**PROPOSED LAKE 5 IMPROVEMENTS**



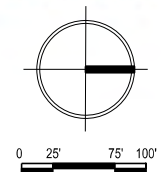
**EXHIBIT 4**



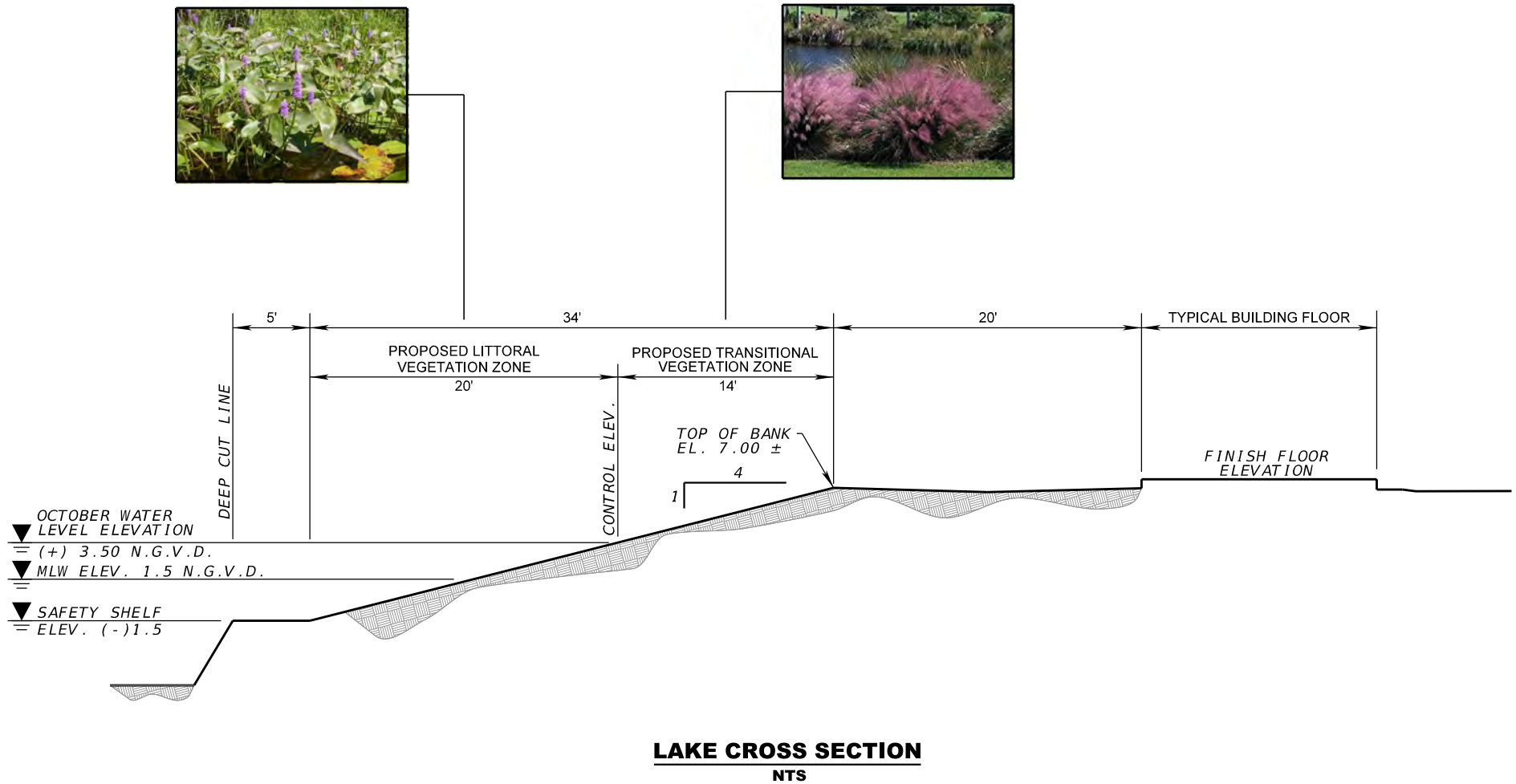


**LAKE NO. 3**

**ALVAREZ ENGINEERS, INC.**  
 STONEGATE C.D.D.  
**PROPOSED LAKE 3 IMPROVEMENTS**



**EXHIBIT 5**

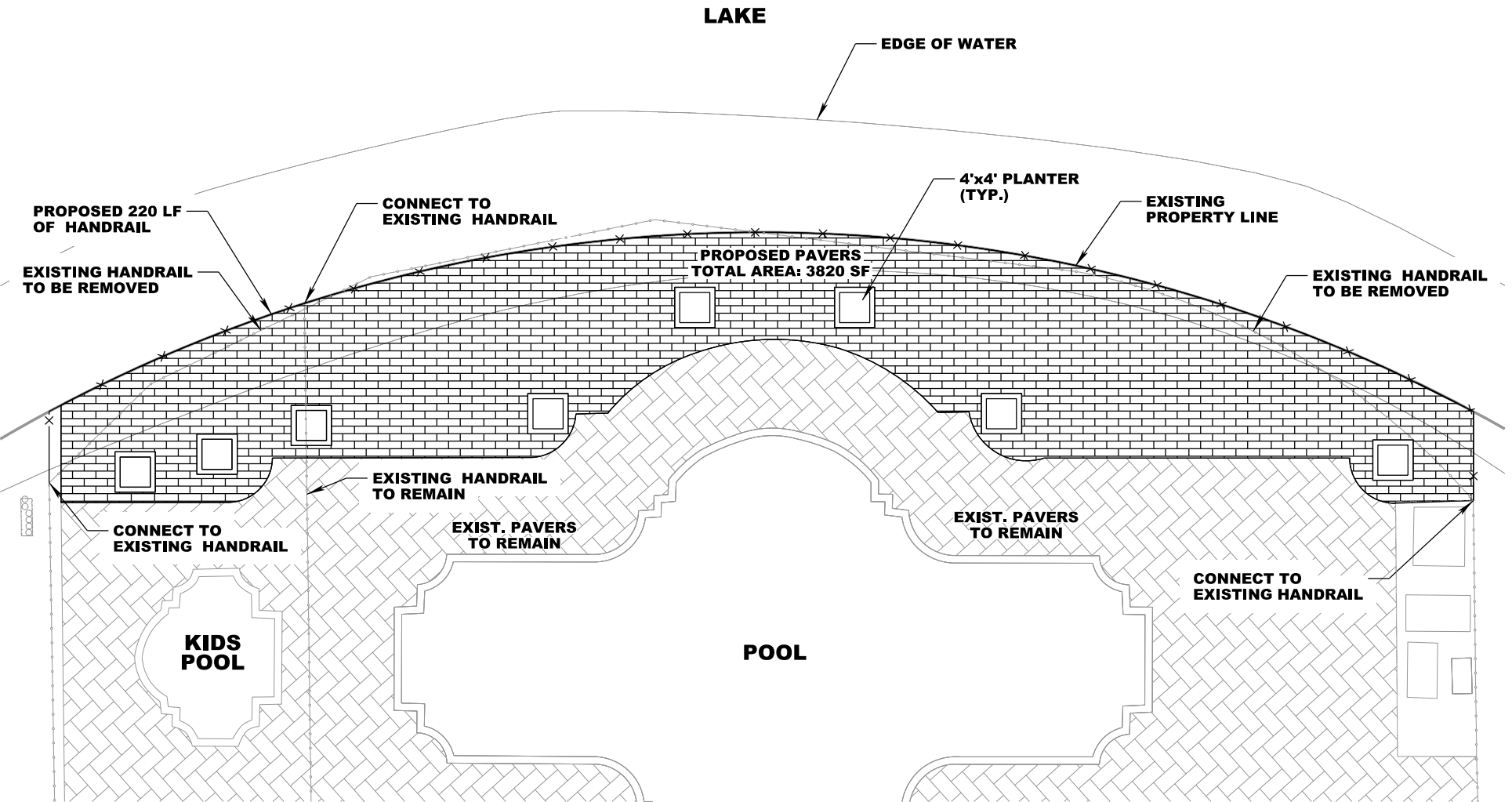


**ALVAREZ ENGINEERS, INC.**

STONEGATE C.D.D.

**PROPOSED LAKE LITTORAL AND TRANSITIONAL ZONES PLANTING**

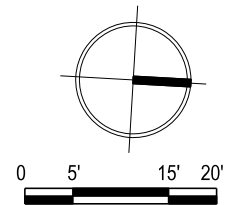
EXHIBIT 6



**ALVAREZ ENGINEERS, INC.**

STONEGATE C.D.D.

**PROPOSED CLUBHOUSE POOL DECK EXPANSION**



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

**3B**

# Stonegate

## COMMUNITY DEVELOPMENT DISTRICT

### Series 2020 Special Assessment Methodology Report

December 13, 2019



Provided by:

**Wrathell, Hunt and Associates, LLC**  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
Phone: 561-571-0010  
Fax: 561-571-0013  
Website: [www.whhassociates.com](http://www.whhassociates.com)



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## **1.0 Introduction**

### **1.1 Purpose**

This Series 2019 Special Assessment Methodology Report (the “Report”) for the Stonegate Community Development District (the “District”) was developed to provide a revision to the Assessment Methodology dated November 3, 2008 and prepared by Governmental Management Services-South Florida, LLC (the “Original Report”). This Report has been prepared specifically for the District’s Series 2008 Bonds (the “Original Bonds”) which will be refinanced in their entirety with proceeds of the District’s Special Assessment Refunding and Improvement Bonds, Series 2020 (the “New Bonds”). This Report will additionally provide the method of allocating the benefit and apportioning special assessments related to a portion of the New Bonds which will fund additional capital improvements (the “2020 Project”) contemplated to be provided by the District.

### **1.2 Scope of the Report**

This Report presents the method of allocation of benefits of the infrastructure that was funded with proceeds of the Original Bonds (the “Original Improvements”), as well as the 2020 Project described in the Third Supplemental Engineer’s Report dated October 28, 2019 and prepared by Alvarez Engineer’s, Inc. (the “District Engineer”). This Report also describes the method for apportionment of special assessment debt resulting from the provision and funding of Original Improvements, the refinancing of the Original Bonds with the New Bonds, and funding of the 2020 Project with New Bonds.

### **1.3 Special Benefits and General Benefits**

Improvements that have been undertaken by the District in the past and funded with proceeds of the Original Bonds created special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. Similarly, the improvements which are part of the 2020 Project are expected to create special benefits, different in kind and degree than general benefits, for properties within District’s borders, as well as general benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The past infrastructure program funded by the District with proceeds of the Original Bonds enabled by then already developed residential properties within District boundaries to receive special benefits related to recreational facilities acquired with proceeds of the Original Bonds. Similarly, the improvements which are part of the 2020 Project are expected to enhance the existing improvements and add new benefit to the assessable lands within the District and provide support of the existing development within the District.

There is no doubt that the general public, property owners, and property outside the District benefit from the provision of the District's existing infrastructure and will also benefit from the provision of the 2020 Project. However, these are incidental to the District's infrastructure programs, which is solely designed to provide special benefits peculiar to the assessable properties within the District. Properties outside the District do not depend upon the District's existing improvements and planned improvements comprising the 2020 Project to obtain, or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

By providing recreational facilities acquired with proceeds of the Original Bonds, and through the provision of the 2020 Project to enhance the infrastructure improvements available to assessable properties within the District, the value of the lands within the District increases by more than the sum of the refinanced and financed cost of the improvements. Even though the exact value of the benefits provided by the improvements is hard to estimate, it is nevertheless equal to or greater than the costs associated with providing same.

#### **1.4 Organization of the Supplemental Report**

*Section Two* describes the original development program as implemented within the District.

*Section Three* provides a summary of the Original Improvements financed with proceeds of the Original Bonds as well as the 2020 Project.

*Section Four* discusses the proposed refinancing of the Original Bonds with the New Bonds.

*Section Five* describes the revised assessment methodology for the New Bonds.

### **2.0 Development Program**

#### **2.1 Overview**

The District serves the Malibu Bay development (the "Development" or "Malibu Bay"), a master planned, residential development consisting of approximately 137 +/- acres located within the City of Homestead, Miami-Dade County, Florida. The land within the District is generally east of the Florida Turnpike and north of Campbell Drive (SW 312th Street).

#### **2.2 The Malibu Bay Development**

The development of Malibu Bay commenced in 2004 and has concluded. The Development includes a total of 1,055 residential units in four (4) categories: 624 MF units (240 Pod A units and 384 Pod C units), 180 TH

units (Pod B units), 108 SF units (Pod D units), and 143 SF units (Pod E units). All units have been constructed and the title transferred by the developer/builder for the Development to residential owners. Please note that the owner of one (1) residential unit made a recent full prepayment of the principal balance of the Original Bonds, resulting in the remaining number of residential dwelling units subject to assessment lien for the Original Bonds equal to 1,054. Please note that the one (1) residential unit mentioned above will nevertheless be subject to special assessments related to the portion of the New Bonds related to the 2020 Project.

### **3.0 The Capital Improvement Programs**

#### **3.1 Overview**

The original infrastructure costs funded by the District with proceeds of the Original Bonds were determined by the District Engineer in their Second Supplemental Engineer's Report dated September 29, 2008 as amended on October 23, 2008.

#### **3.2 Original Improvements**

The Original Improvements consisted of a clubhouse building with two swimming pools, a deck, a playground, driveway, parking, sidewalks, decorative fountain, lighting, fencing, as well as all furniture and fixtures within the building, all of which can be classified as recreational improvements. The District Engineer estimated the cost of the Original Improvements at \$3,881,500 in 2008, however, the District's total acquisition cost, including real estate closing costs and a maintenance allocation was \$3,786,054.

#### **3.2 2020 Project**

As stated beforehand in this Report, the District intends to fund the provision of additional capital improvements as more fully described in the Third Supplemental Engineer's Report as part of the refinancing of its Original Bonds. The total cost of the 2020 Project has been estimated by the District Engineer at a total of \$610,000 and consists of the installation of aeration systems in two District-owned lakes; the planting of wetland and transitional vegetation on the side slopes of the two lakes, and; the extension of the pool deck and ancillary landscaping and outdoor furnishings for the Malibu Bay Clubhouse. Table 1 in the *Appendix* illustrates the components of the 2020 Project and their costs as estimated by the District Engineer.

### **4.0 Financing Program**

#### **4.1 Overview**

The District funded its Original Improvements with proceeds of the Original Bonds in the initial principal amount of \$4,815,000. The Original

Bonds are currently outstanding in the principal amount of \$4,230,000, and after accounting for a recent prepayment of the Original Bonds by the owner of one (1) residential unit, an effective principal amount of \$4,225,000, which would have been the principal amount of the Original Bonds had the District prepaid \$5,000 in principal amount of the Original Bonds utilizing \$3,924.17 in prepayment funds and another \$1,075.83 in surplus revenue account funds. The District proposes to refinance the currently outstanding Original Bonds as well as fund \$610,000 in 2020 Project costs with proceeds of the New Bonds in the principal amount of \$5,005,000. The New Bonds will be repaid by the District with the levy of annual debt service assessments on all assessable properties described in more detail herein. The term of the New Bonds will be identical to the term of the Original Bonds and they will mature on May 1, 2039, however, they will have lower coupon rates, resulting in annual debt service assessment savings to the property owners paying debt service assessments commencing in the Fiscal Year 2021.

#### **4.2 Types of Bonds Proposed**

Under the proposed plan of refinancing, the New Bonds will have an average coupon rate of approximately 3.53% and final maturity date of May 1, 2039. The New Bonds will be issued in the initial principal amount of \$5,005,000, will pay principal payments on every May 1, beginning May 1, 2020, will pay interest payments on every May 1 and November 1, beginning May 1, 2020. Table 2 in the *Appendix* illustrates the preliminary sources and uses of funds for the New Bonds.

### **5.0 Assessment Methodology**

#### **5.1 Overview**

The issuance of the Original Bonds provided the District with the funds needed to construct improvements that lead to special and general benefits, with special benefits accruing generally to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District and being only incidental in nature. Similarly, the improvements that are part of the 2020 Project are expected to create special benefits, different in kind and degree than general benefits, for properties within District's borders, as well as general benefits to the public at large. The debt incurred by issuance of the New Bonds will be paid off by assessing properties that derive special benefits from the Original Improvement, which were funded with proceeds of the Original Bonds now proposed to be refinanced with proceeds of the New Bonds, as well as and 2020 Project, also funded with proceeds of the New Bonds. All properties that receive special benefits from the District's improvements will be assessed.

#### **5.2 Benefit Allocation**

As previously stated in Section 2.2, there are currently 1,055 existing residential units, 1,054 of which are subject to assessment lien for the

Original Bonds after a recent prepayment of the full balance of the Original Bonds by the owner of one (1) residential unit. The past infrastructure program funded by the District with proceeds of the Original Bonds enabled developed residential properties within District boundaries to receive special benefits related to recreational facilities acquired with proceeds of the Original Bonds. Similarly, the improvements which are part of the 2020 Project are expected to enhance the existing improvements and add new benefit to the assessable lands within the District and provide support of the existing development within the District.

The provision of the Original Improvements has made and anticipated provision of the 2020 Project improvements will make the lands in the District more valuable to its owners. The increase in the value of the land is the logical connection of improvements to the assessable parcels within the District. Consequently, the District's improvements have a logical connection to the special and peculiar benefits received by lands within the District as without these improvements the increase in the value of the assessable land within the District would not be possible. Based on that connection between the improvements and the special and peculiar benefit to parcels of land within the District, the District can assign or apportion to lands receiving such special and peculiar benefits a portion of the District's debt or assessments. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot be calculated with mathematical certainty. However, each is by order of magnitude more valuable than the cost of, or the actual non-ad valorem assessment amount which was levied on that parcel.

The proposed refinancing of the Original Bonds with the New Bonds will not affect the benefit derived by any of the properties in the District, and if the effect of funding of the 2020 Project is considered, the benefit derived by all properties within the District will in fact only increase. The issuance of the New Bonds is not only a purely financial transaction meant to lower the costs of debt service to assessment payers, but also a funding transaction meant to finance the provision of 2020 Project, most of which relate the Original Improvements. Therefore, this Report proposes to maintain the assessment apportionment established in the Original Report.

Table 3 in the *Appendix* illustrates the assessments for residential units in the District prior to the proposed refinancing, with per unit principal and per unit annual debt service figures for the Original Bonds. Table 4 in the *Appendix* illustrates the assessments for residential units in the District after the proposed refinancing, with per unit principal and per unit annual debt service figures for the New Bonds. Please note that one (1) residential unit whose owner recently made a full prepayment of the principal balance of the Original Bonds will still be subject to the New Bonds, however, only to the extent related to the portion of the New Bonds attributable to the costs of the 2020 Project funded with proceeds of the New Bonds.

### 5.3 Assessment Roll

The Assessment Roll for the District is presented in Exhibit “A”.

## 6.0 Additional Stipulations

### 6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s original and proposed capital improvement programs. Certain financing, development and engineering data was provided by members of District Staff and the Developers. The allocation Methodology described herein was based on information provided by those persons. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

**Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.**

## 7.0 Appendix

Table 1

# Stonegate

## Community Development District

### 2020 Project

Improvement	Cost
Lake Aeration Systems	\$40,000
Lakes Littoral and Transitional Zones Plantings	\$304,000
Clubhouse Pool Deck Expansion and Ancillary Improvements	\$266,000
<b>Total</b>	<b>\$610,000</b>

Table 2

# Stonegate

## Community Development District

### Preliminary Sources and Uses of Funds

#### Sources

##### Bond Proceeds:

Par Amount	\$5,005,000.00
Net Original Issue Discount	<u>(\$4,853.05)</u>
	\$5,000,146.95

##### Other Sources of Funds:

Transfer of Reserve Fund	\$430,031.25
Transfer of Prepayment Fund	\$3,924.17
Transfer of Revenue Fund	<u>\$1,075.83</u>
	\$435,031.25

<b>Total Sources</b>	<b>\$5,435,178.20</b>
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#### Uses

##### Project Fund Deposits:

Construction Fund	\$610,000.00
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##### Refunding Escrow Deposits:

Cash Deposit	\$4,307,642.01
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##### Other Fund Deposits:

Debt Service Reserve Fund	\$267,343.75
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##### Delivery Date Expenses:

Costs of Issuance	\$175,000.00
Underwriter's Discount	<u>\$75,150.00</u>
	\$250,150.00

Rounding	\$42.44
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<b>Total Uses</b>	<b>\$5,435,178.20</b>
-------------------	-----------------------



Table 3

## Stonegate

### Community Development District

#### Bond Assessment Apportionment - Original Bonds (Series 2008)

Unit	Number of Units	Total Original Bonds*	Original Bonds per Unit*	Total Annual Debt Service Assessment**	Annual Debt Service Assessment per Unit**
Residential Unit	1,054	\$4,225,000.00	\$4,008.54	\$467,122.26	\$443.19
Prepaid Residential Unit	1	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>1,055</b>	<b>\$4,225,000.00</b>			

\* Assumes prepayment/principal reduction of the Original Bonds in the principal amount of \$5,000

\*\* Included costs of collection and early payment discount allowance

Table 4

## Stonegate

### Community Development District

#### Bond Assessment Apportionment - New Bonds (Series 2020)

Unit	Number of Units	Total New Bonds	New Bonds per Unit	Total Annual Debt Service Assessment*	Annual Debt Service Assessment per Unit*
Residential Unit	1,054	\$5,004,401.47	\$4,748.01	\$373,310.62	\$354.18
Prepaid Residential Unit	1	\$598.53	\$598.53	\$44.65	\$44.65
<b>Total</b>	<b>1,055</b>	<b>\$5,005,000.00</b>			

\* Included costs of collection and early payment discount allowance

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

**3C**

**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**

December13, 2019

**THIS IS NOT A BILL - DO NOT PAY**

XXX

**By US Mail, First Class Delivery**

XXX

XXX

XXX

XXX

**Folio Number: XX-XXXX-XXX-XXXX**

RE: Stonegate Community Development District  
Refunding/Refinancing of Outstanding Series 2008 Bonds

Dear Property Owner:

You are receiving this notice because the Miami-Dade County tax records show that you are a property owner within the Stonegate Community Development District ("District"). The District is a local unit of special-purpose government and was established pursuant to Chapter 190, Florida Statutes. The property you own that is the subject of this notice is identified by the Folio Number listed above.

**Please note that the actions proposed by the District, if approved as proposed, will increase the principal amount of bond debt, but the refinancing of the bond debt at a lower interest rate will also result in an overall decrease in the total amount of annual assessment for debt service on your property. Your annual payment will be decrease from \$443.19 to \$353.89 and there will not be a change to the length of the repayment period. For more information, please refer to the table on the other side of this page.**

**Upcoming Public Hearing**

Pursuant to Chapters 190, 197 and 170, Florida Statutes, the District will hold a public hearing and a Board of Supervisors' ("Board") meeting on **January 14, 2020 at 6:30 p.m. at the Malibu Bay Clubhouse located at 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033**, for the purpose of considering the imposition of non-ad valorem debt special assessments (including those related to a proposed refinancing of the Outstanding Series 2008 Special Assessment Bonds of the District) (the "Debt Special Assessments") on benefited lands within the District.

All public hearings and meetings are open to the public and will be conducted in

accordance with Florida law. A copy of the agenda for the hearings and meetings may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Office**"). The public hearings and meetings may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "H. McGaffney", with a long horizontal flourish extending to the right.

Howard G. McGaffney  
District Manager

**Attachment:**

*Exhibit A - Summary of Proposed Debt Special Assessments*

**EXHIBIT A**  
**Summary of Debt Special Assessments**

1. **Proposed Total Revenue.** For all Debt Special Assessments levied, the District expects to collect no more than **\$5,010,000** in gross revenue in principal and no more than **\$7,093,750** in combined gross principal and interest payments.
2. **Unit of Measurement.** The Debt Special Assessments are allocated on a per Residential Unit basis for all residential units. Your property is classified as **1 Residential Unit**.
3. **Schedule of Debt Special Assessments:**

Land Use	Total # of Units	Proposed Annual Amount of Debt Special Assessment*	Proposed Amount of Debt Special Assessment (Principal Only)
Residential Unit	1,055	\$353.89	\$4,748.82

\* Including collection costs / early payment discounts

Note that the Debt Special Assessments do not include any Operation and Maintenance Special Assessments levied each year by the District, as well as previously levied Series 2008 Special Assessment. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for Debt Special Assessments, such that no assessment hearing shall be held or notice provided in future years unless the Debt Special Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed Debt Special Assessments for Your Property.**

Current Annual Debt Special Assessments	Proposed Annual Debt Special Assessments	Dollar Change
\$443.19	\$353.89	(\$89.30)

Current Debt Special Assessments (Principal Only)	Proposed Debt Special Assessments (Principal Only)	Dollar Change
\$4,009.48	\$4,748.82	\$739.34

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2020/2021, the District intends to have the County Tax Collector collect the assessments. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE.**

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

**3D**

## MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

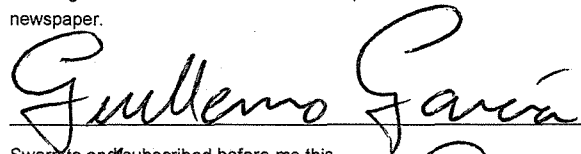
STONEGATE COMMUNITY DEVELOPMENT DISTRICT - PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL AND IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO CHAPTERS 170, 190, AND 197 - NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING - JAN. 14, 2019

in the XXXX Court,  
was published in said newspaper in the issues of

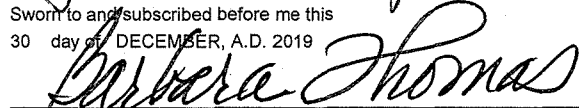
12/23/2019 12/30/2019

**SEE ATTACHED**

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

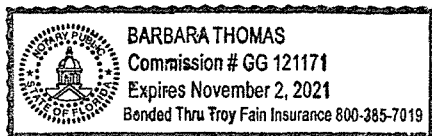


Sworn to and subscribed before me this  
30 day of DECEMBER, A.D. 2019



(SEAL)

GUILLERMO GARCIA personally known to me



**STONEGATE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION  
OF ASSESSMENT ROLL AND IMPOSITION OF SPECIAL  
ASSESSMENTS PURSUANT TO CHAPTERS 170, 190,  
AND 197, FLORIDA STATUTES, AND NOTICE OF  
REGULAR BOARD OF SUPERVISORS MEETING**

The Board of Supervisors (the "Board") of the Stonegate Community Development District (the "District") will hold a public hearing on Tuesday, January 14, 2020 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033 for the purpose of hearing public comment and objections to the proposed special assessment program for refunding the District's outstanding Series 2008 Bonds, financing new public improvements constituting the 2020 Project, as described in the Series 2020 Special Assessment Methodology Report, dated October 29, 2019 and the preliminary assessment roll set forth therein, a copy of which is on file at the office of the District Manager located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Office").

At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the special assessments on all benefited lands within the District. The proposed refunding bonds will fund the public improvements described in the Third Supplemental Engineer's Report, dated October 28, 2019. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

Please note that the actions proposed by the District, if approved as proposed, will increase the principal amount of bond debt, but the refinancing of the bond debt at a lower interest rate will also result in an overall decrease in the total amount of annual assessment for debt service.

The Series 2008 Bonds are currently outstanding in the principal amount of \$4,230,000. The District proposes to refinance the currently outstanding Series 2008 Bonds as well as fund \$610,000 in 2020 Project costs with proceeds of the New Bonds in the principal amount of \$5,010,000. The New Bonds will be repaid by the District with the levy of annual debt service assessments on all assessable properties described in more detail herein. The term of the New Bonds will be identical to the term of the Series 2008 Bonds and they will mature on May 1, 2039, however, they will have lower coupon rates, resulting in annual debt service assessment savings to the property owners paying debt service assessments commencing in the Fiscal Year 2021. The Debt Special Assessments are allocated on a per Residential Unit basis for all residential units. The proposed schedules of assessments are as follows:

Land Use	Total # of Units	Proposed Annual Amount of Debt Special Assessment*	Proposed Amount of Debt Special Assessment (Principal Only)
Residential Unit	1,055	\$353.89	\$4,748.82

Current Annual Debt Special Assessments	Proposed Annual Debt Special Assessments	Dollar Change
\$443.19	\$353.89	(\$89.30)

Current Debt Special Assessments (Principal Only)	Proposed Debt Special Assessments (Principal Only)	Dollar Change
\$4,009.48	\$4,748.82	\$739.34

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

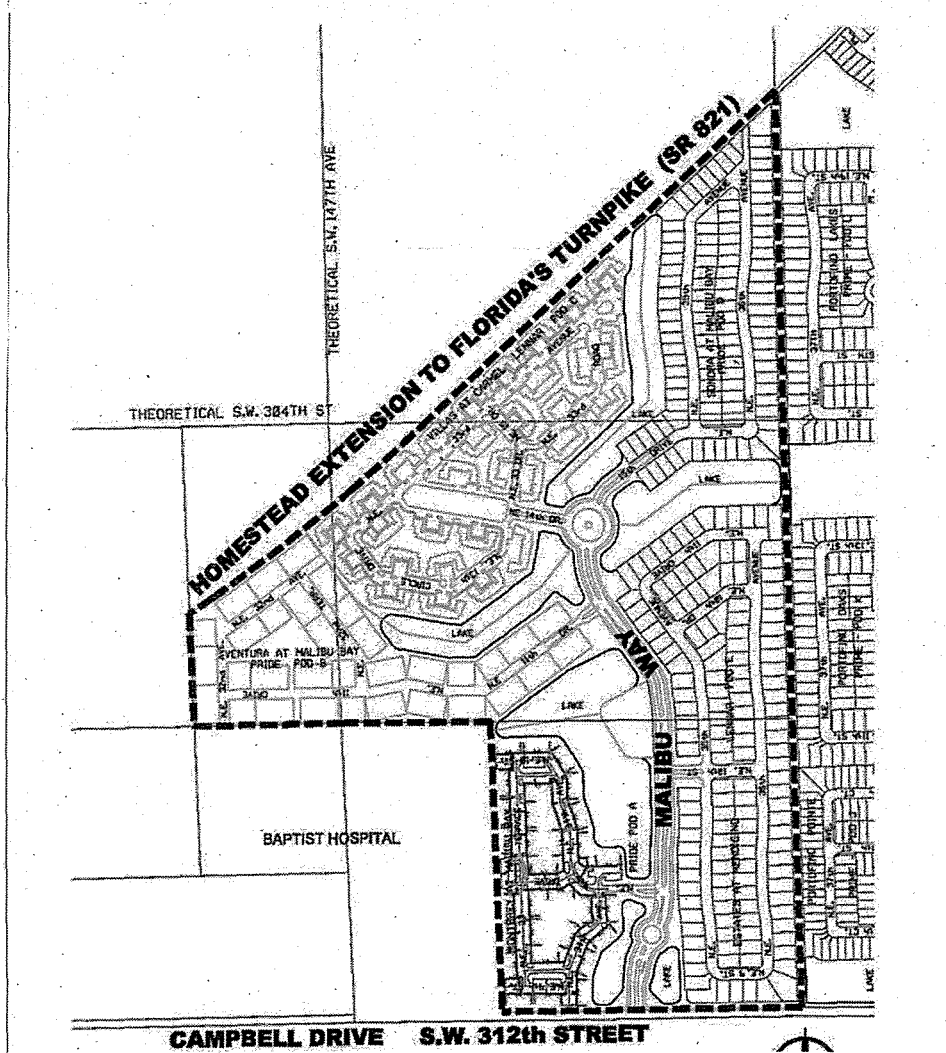
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

2/4



Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**District Manager**  
**Stonegate Community Development District**



**RESOLUTION 2020-03**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE REFUNDING OF THE OUTSTANDING SERIES 2008 BONDS, THE FUNDING OF CERTAIN INFRASTRUCTURE IMPROVEMENTS, AND SETTING A PUBLIC HEARING TO BE HELD ON JANUARY 14, 2020 AT 6:30 P.M., AT THE MALIBU BAY CLUBHOUSE, 1020 NE 34TH AVENUE, HOMESTEAD, FLORIDA 33033 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Stonegate Community Development District, (the "Board") has previously adopted Resolution 2020-02, entitled

3/4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE REFUNDING OF THE OUTSTANDING SERIES 2008 BONDS, THE FUNDING OF CERTAIN INFRASTRUCTURE IMPROVEMENTS, AND DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND COST OF THOSE IMPROVEMENTS WHICH COST IS BEING FINANCED AND SUCH FINANCING IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2020-02, a preliminary Series 2020 Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office") and at Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033 ("Local Records Office"); and

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

1. There is hereby declared a public hearing to be held at 6:30 P.M., on January 14, 2020 at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033, for the purpose of hearing public comment and objections to the proposed special assessment program for refunding the District's outstanding Series 2008 Bonds, financing new public improvements constituting the 2020 Project, as described in the Series 2020 Assessment Report and the preliminary assessment roll set forth therein, all as such capitalized terms are defined in Resolution 2020-02 of the District. Copies of the Series 2020 Assessment Report and Resolution 2020-02 are on file and available for inspection at the District Records Office and the Local Records Office. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Miami-Dade County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 5th day of November, 2019.

ATTEST:

Howard McGaffney  
Assistant Secretary  
12/23-30

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

Joe McGuiness  
Chair of the Board of Supervisors

19-46/0000445539M

4/4

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

**4**

**I. Introduction**

The Stonegate Community Development District (the “District” or “CDD”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended. The District is located in the City of Homestead, Miami-Dade County, Florida, and encompasses 1,055 dwelling units within approximately 137 acres of land. The District is bounded by Campbell Drive (SW 312 St.) on the south, Baptist Hospital and State Road 821 (Homestead Extension of Florida’s Turnpike) to the west and north, and South Dade Venture Community Development District to the east. Refer to Exhibits 1 and 2.

A comprehensive description of the District and the original infrastructure improvements previously financed by the District is contained in the original Engineer’s Report dated April 16, 2003 prepared by Kimley-Horn and Associates, Inc. (the “Original Engineer’s Report”) and in the First Supplement to the Engineer’s Report, dated February 20, 2004 prepared by the same firm. In May of 2008 the District issued Special Assessment Revenue Bonds, Series 2008 (the “Series 2008 Bonds”) for the purpose of acquiring the Malibu Bay Clubhouse as described in the Second Supplemental Engineer’s Report prepared by Alvarez Engineer’s Inc. dated October 23, 2008.

**II. Purpose of the Third Supplemental Engineer’s Report**

The District is in the process of refunding the Series 2008 Bonds. It is estimated that the refunding will generate approximately \$600,000 in proceeds, which the District intends to use for financing additional public infrastructure, namely, the installation of aeration systems in two District-owned lakes; the planting of wetland and transitional vegetation on the side slopes of the two lakes, and; the extension of the pool deck and ancillary landscaping and outdoor furnishings for the Malibu Bay Clubhouse. Together, this additional infrastructure is referred hereafter as the “2020 Project”.

This Third Supplemental Engineer’s Report is being prepared for the purpose of describing in more detail the 2020 Project and to give an opinion of its probable construction cost. The 2020 Project will provide a special benefit to the properties within the boundaries of the District.

**III. Description of the 2020 Project**

The 2020 Project to be financed with proceeds from refunding the Series 2008 Bonds consists of the following three components:

1. **Procurement and Installation of Aeration Systems** in two of the six lakes owned by the District. The aeration systems will be installed in lakes Three and Five, located as shown in Exhibits 3, 4 and 5 attached to this report. The aerators will be installed in the bottom of the lakes to promote the growth of beneficial nutrient-consumption bacteria by increasing the amount of dissolved oxygen throughout the water column, thus reducing the nutrients that promote the growth of algae.

The aeration system for Lake Three is expected to consist of one compressor cabinet, an air station, valves and tubing to connect four aerators. The system installed and connected to Florida Power and Light (“FPL”) facilities, is expected to cost \$20,000.

The aeration system for Lake Five is expected to consist of one compressor cabinet, an air station, valves and tubing to connect four aerators. The system installed and connected to FPL facilities is expected to cost \$20,000.

2. **Planting of Wetland and Transitional Vegetation in the Littoral Shelf and Side Slopes of Lakes Three and Five.** The work will consist of planting wetland vegetation in the littoral shelf of Lake Five only and wetland vegetation and transitional vegetation in the littoral shelf and side slopes of Lake Three. The transitional vegetation in Lake Five was planted several years ago and is in good order and condition. Refer to the cross section on Exhibit 6 for a depiction of the proposed littoral and transitional vegetation zones. Exhibits 4 and 5 show the zones in plan view. The planting will be done in selective areas of the zones with varying patterns and colors to maximize the aesthetical value of the improvement.

The estimated budgets for the plantings are \$25 per linear foot of lake perimeter for littoral zones, and \$55 per linear foot of lake perimeter for transitional zones. Therefore, the estimated budgets for each lake are:

Lake Number	Perimeter Length (LF)	Planting Type	Unit Price \$/LF)	Estimated Cost
Three	2840	Littoral	\$25	\$71,000
Three	2840	Transitional	\$55	\$156,200
Five	3050	Littoral	\$25	\$76,250
Total (Roundup to Nearest \$1,000)				\$304,000

3. **Extension of the Clubhouse Pool Deck and ancillary Landscaping and Outdoor Furnishing.** A preliminary plan view of the pool deck extension is shown in Exhibit 7. It is estimated that the pool deck extension, together with ancillary landscaping, irrigation, lighting, outdoor furnishings, design and contingency will cost approximately \$266,000 as detailed below:

Description	Quantity	Unit	Unit Price	Estimated Cost
Excavation	150	CY	\$20	\$3,000
Import Fill	225	CY	\$30	\$6,750
Lake Side Harmonization	125	SY	\$15	\$1,875
Subgrade Compaction	425	SY	\$5	\$2,125
Base Placement and Compaction	425	SY	\$30	\$12,750
Sand Bedding	425	SY	\$10	\$4,250
Pavers	425	SY	\$100	\$42,500
Concrete Retaining Wall	31	CY	\$570	\$17,670

Description	Quantity	Unit	Unit Price	Estimated Cost
Handrail	225	LF	\$30	\$6,750
Landscaping	1	LS	\$40,000	\$40,000
Irrigation	1	LS	\$10,000	\$10,000
Lighting	1	LS	\$25,000	\$25,000
Furnishings	1	LS	\$40,000	\$40,000
Sub-Total				\$212,670
Design	15%	%	\$31,901	\$31,901
Contingency	10%	%	\$21,267	\$21,267
Total (Round up to Nearest \$1,000)				\$266,000

**IV. Ownership and Maintenance**

The District will own and maintain the 2020 Project improvements.

**V. Summary of Costs**

The three public improvement components of the 2020 Project are estimated to cost as follows:

Component ID	Description	Estimated Cost
1	Lake Aeration Systems	\$40,000
2	Lakes Littoral and Transitional Zones Plantings	\$304,000
3	Clubhouse Pool Deck Expansion and Ancillary Improvements	\$266,000
Total		\$610,000

The cost of the 2020 Project will be allocated to each residential unit within the development in the form of special assessments in accordance with the approved methodology described in the Assessment Methodology prepared for Stonegate Community Development District by Wrathell, Hunt and Associates, LLC.

**VI. Engineer's Certification**

It is our opinion that the proposed improvements constituting the 2020 Project and their estimated costs are fair and reasonable, and that the residential lots within the assessment area will receive a special benefit equal to, or greater, than the cost of such improvements. We believe that the improvements can be permitted, constructed and installed at the costs described in this report.

I hereby certify that the foregoing is a true and correct copy of the Third Supplemental Engineer's Report for the Stonegate Community Development District.

Juan R. Alvarez, PE  
 Florida Registration No. 38522  
 Alvarez Engineers Inc.  
 October 28, 2019

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

**5**

## RESOLUTION 2020-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE REFINANCING OF CERTAIN DISTRICT PROJECTS FUNDED BY THE OUTSTANDING SERIES 2008 BONDS AND THE FUNDING OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS DESCRIBED AS THE 2020 PROJECT; SETTING FORTH THE COSTS OF REFINANCING AND FINANCING OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITTED BY SUCH PROJECTS TO PAY THE COST THEREOF; CONFIRMING AND ADOPTING A SERIES 2020 SPECIAL ASSESSMENT METHODOLOGY REPORT FOR THE SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS, SERIES 2020; CONFIRMING THE 2020 ASSESSMENT LIEN; PROVIDING FOR THE PAYMENT OF THE 2020 ASSESSMENTS; PROVIDING FOR THE COLLECTION OF THE 2020 ASSESSMENTS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES AND TREATMENT OF PROPERTY EXEMPT FROM SPECIAL ASSESSMENT; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Stonegate Community Development District (“District”) is a local unit of special-purpose government located in Miami-Dade County, Florida, and established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Uniform Act”), and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District has previously indicated its intention to construct the 2008 Project, as defined below, and to finance such 2008 Project through the issuance of its Special Assessment Bonds, Series 2008 (the “Series 2008 Bonds”), which Series 2008 Bonds are currently being repaid by the imposition of the Series 2008 Assessments, as defined below, on benefited property within the District; and

**WHEREAS**, the District previously adopted its Stonegate Community Development District Second Supplemental Engineer’s Report, prepared by Alvarez Engineers. Inc., dated October 23, 2008, which details those certain improvements that were to be constructed, installed and/or acquired by the District (the “2008 Project”), as such report has been and may be further be amended and supplemented from time to time by the District Board of Supervisors, incorporated herein by reference, and which report is on file at the District Manager’s Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District



Records Office”) and at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033 (the “Local Records Office”); and

**WHEREAS**, the Series 2008 Bonds are secured by the herein defined 2008 Assessments levied on the assessable lands located within the boundaries of the District; and

**WHEREAS**, in connection with the issuance of the Series 2008 Bonds, the District adopted Resolutions 2008-07, 2008-08 and 2009-02 which levied debt assessments securing the Series 2008 Bonds (the “2008 Assessments”); and

**WHEREAS**, the Series 2008 Bonds were issued by the District and the 2008 Assessments were levied to pay the costs of the 2008 Project; and

**WHEREAS**, the District has previously determined, through the Board’s adoption of Resolution 2020-02, that it is in the best interest of the District and its residents to refinance the 2008 Project financed with the Series 2008 Bonds by refunding the outstanding Series 2008 Bonds and using a portion of the resulting savings to finance additional public infrastructure, including, but not limited to, certain improvements to the stormwater management system and facilities and the recreational areas and facilities of the District (the “2020 Project”), as such 2020 Project is more particularly described in the plans and specifications and in the Third Supplemental Engineer’s Report, The 2020 Project, prepared by Alvarez Engineers, Inc., dated and accepted by the Board on November 5, 2019, which report is on file at the District Records Office and the Local Records Office; and

**WHEREAS**, the District has previously declared in Resolution 2020-02 its intent to allocate replacement debt ( i.e. the debt issued to refund the outstanding Series 2008 Bonds) to the lots and lands within the District that have benefitted from the 2008 Project and thereby decrease the amount of the annual special assessments imposed thereon; with the amount of the proposed debt assessments to be levied by the District on such residential lots and lands to fund items including, but not limited to, the debt service reserve and costs of issuance on the Special Assessment Refunding and Improvement Bonds, Series 2020 (the “Series 2020 Bonds”) to be issued to refund the Series 2008 Bonds and finance the 2020 Project ( the “2020 Assessments”); and

**WHEREAS**, notwithstanding that the principal amount of the 2020 Assessments will increase due to the cost of the refunding and the financing of the 2020 Project, the total annual 2020 Assessments levied against each lot and parcel of land will be less than the total annual amount of 2008 Assessments now being paid by such property owners; and

**WHEREAS**, the District is refinancing the Series 2008 Bonds in order to reflect the current economic environment by issuing the Series 2020 Bonds; and

**WHEREAS**, the Board hereby determines it is in the best interests of the District, its residents and landowners, to refund the Series 2008 Bonds and finance the 2020 Project via the issuance of its proposed Series 2020 Bonds; and

**WHEREAS**, this Resolution, together with the exhibit hereto, confirms the lien of the levy of the 2020 Assessments; and

**WHEREAS**, this Resolution establishes the maximum lien amount of the assessments as set forth in that certain *Series 2020 Special Assessment Methodology Report*, dated December 13, 2020, as such report may be amended and supplemented by the Board (the “Assessment Methodology Report”) (attached hereto as **Exhibit A** and incorporated herein by this reference), and which is on file at the District Records Office and the Local Records Office; and

**WHEREAS**, this Resolution shall serve as the resolution approving, authorizing, and levying the 2020 Assessments,” contemplated by Section 170.08, Florida Statutes; and

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

**SECTION 1. AUTHORITY FOR THIS RESOLUTION** This Resolution is adopted pursuant to Chapters 170, 190 and 197, Florida Statutes, including without limitation, Section 170.08, Florida Statutes.

**SECTION 2. FINDINGS.** The Board hereby finds and determines as follows:

(a) the District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct infrastructure projects and services necessitated by the development of, and serving lands within the District, including the 2008 Project and the 2020 Project.

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy and impose the 2020 Assessments to defray the refinanced cost of a portion of the public improvements comprising the 2008 Project and the cost of the public improvements comprising the 2020 Project, and to issue the Series 2020 Bonds payable from the 2020 Assessments as provided in Chapters 170, 190 and 197, Florida Statutes.

(d) It is in the best interests of the District that (i) the District refund the Series 2008 Bonds that financed a portion of the Series 2008 Project and to finance the 2020 Project, the nature and location of which is described in the Third Supplemental Engineer’s Report and the plans and specifications on file in the District Records Office and the Local Records Office; (ii) the cost of the refinanced 2008 Project and the cost of financing the 2020 Project are to be assessed against the lands specially benefited by such projects; and (iii) the District issue its Series 2020 Bonds to refund the Series 2008 Bonds to provide funds for such purposes pending the receipt of such 2020

Assessments.

(e) The provisions of the 2008 Project and the 2020 Project, the levying of the 2020 Assessments, and the sale, issuance or utilization of such Series 2020 Bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to refund the Series 2008 Bonds, pay the costs of the 2020 Project which are to be assessed against the benefitted properties within the District, pending the collection of such 2020 Assessments, it is necessary for the District to sell and issue the Series 2020 Bonds.

(g) Pursuant to Resolution 2020-02, the Board determined to provide for the refinancing of a portion of the 2008 Project and the funding of the 2020 Project, to defray the costs thereof by levying the 2020 Assessments on benefitted property within the District, and expressed an intention to issue the Series 2020 Bonds to provide the funds needed for the refinancing of a portion of the 2008 Project and the financing of the 2020 Project prior to the collection of such special assessments. Resolution 2020-02 was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and prior to the time it was adopted, the requirements of Section 170.04, Florida Statutes, had been met.

(h) As directed by Resolution 2020-02, said Resolution 2020-02 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board at the District Records Office.

(i) As directed by Resolution 2020-02, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2020-03 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of refunding the Series 2008 Bonds and initiating and completing the improvements comprising the 2020 Project, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefitted property or parcel, and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, Florida Statutes.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, Florida Statutes. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On January 14, 2020, at the time and place specified in Resolution 2020-03 and the notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above and as

required by Section 170.08, Florida Statutes. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the refinancing of a portion of the 2008 Project and the funding of the 2020 Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) it is reasonable, proper, just and right to assess the cost of the refinancing of a portion of the 2008 Project and the cost of funding the 2020 Project against the assessable properties within the District specially benefitted thereby using the methodology determined by the Board set forth in the Assessment Methodology Report, which results in the 2020 Assessments set forth on the final assessment roll;

(ii) it is hereby declared that the refinancing of a portion of the 2008 Project and the funding of the 2020 Project does and will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the 2020 Assessments thereon when allocated as set forth in **Exhibit A**; and

(iii) the Series 2020 Bonds are anticipated to provide economic savings to the District and the sale and issuance of the Series 2020 Bonds is in the best interests of the District, its landowners and residents.

**SECTION 3. AUTHORIZATION OF DISTRICT PROJECT.** The 2020 Project is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Series 2020 Bonds referred to herein.

**SECTION 4. ESTIMATED COST OF REFINANCING OF IMPROVEMENTS.** The total estimated costs of the refinancing of the 2008 Project and the financing of the 2020 Project and the costs to be paid by the 2020 Assessments on all specially benefitted property are set forth in the Third Supplemental Engineer's Report and in the Assessment Methodology Report.

**SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SERIES 2020 SPECIAL ASSESSMENTS.**

(a) The 2020 Assessments on the parcels specially benefitted by the refinanced 2008 Project and the 2020 Project, all as specified in the final assessment roll set forth in **Exhibit A**, attached hereto, are hereby equalized, approved, confirmed and levied. The 2020 Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other non-federal liens, titles, and claims.

(b) The Assessment Methodology Report confirms that the benefits of the refinanced 2008 Project and the 2020 Project exceed the costs when allocated in accordance with **Exhibit A**. The Assessment Methodology Report is hereby approved, adopted and confirmed. The District approves its use in connection with the sale of the Series 2020 Bonds.

(c) The 2020 Assessments shall be allocated in accordance with **Exhibit A**. The Assessment Methodology Report, considered herein, reflects the maximum terms of the issuance of the District's Series 2020 Bonds. The estimated costs of collection and required gross up for early payment discount of the 2020 Assessments are as set forth in the Assessment Methodology Report; however, in any given year, such actual costs and required gross up amounts shall be included in the 2020 Assessments collected by the District under any method authorized by law.

(d) The lien of the 2020 Assessments includes all platted lots and other parcels within the District that originally secured the Series 2008 Bonds, as reflected in **Exhibit A**. To the extent additional land is added to the District, the District may, by supplemental resolution after conducting any public hearing required by law, determine such land to be benefitted and reallocate the 2020 Assessments and impose the 2020 Assessments on the newly added and benefitted property.

(e) Prior to the issuance, extension or amendment of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance, extension or amendment of bonds, including refunding bonds, by the District would result in a decrease of the 2020 Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 6. CONFIRMATION OF ASSESSMENT LIEN FOR SERIES 2020 BONDS.** The lien of the 2020 Assessments on platted lots and other parcels identified in **Exhibit A** shall be the maximum principal amount that may be due on the Series 2020 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and all costs of collection. The maximum lien amount of the 2020 Assessments shall be as set forth in the Assessment Methodology Report.

**SECTION 7. PAYMENT OF 2020 ASSESSMENTS.**

(a) The 2020 Assessments may be paid in not more than nineteen (19) substantially equal

consecutive annual installments of principal and interest which will commence in Fiscal Year 2021 as further detailed in the Assessment Methodology Report, or such other schedule as may be set by the amortization schedule for the Series 2020 Bonds. The owner of property subject to the 2020 Assessments may prepay the entire remaining balance of the 2020 Assessments at any time, or a portion of the remaining balance of the 2020 Assessments at any time if there is also paid, in addition to the prepaid principal balance of the 2020 Assessments, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date for the Bonds, or, if prepaid during the forty-five day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of the 2020 Assessments does not entitle the property owner to any discounts for early payment.

#### **SECTION 8. ALLOCATION OF ASSESSMENTS SECURING THE SERIES 2020 BONDS.**

(a) The special assessments for the Series 2020 Bonds shall be allocated in accordance with **Exhibit A**. The Assessment Methodology Report, considered herein, reflects the maximum terms of the issuance of the District's Series 2020 Bonds. The estimated costs of collection and required gross up for early payment discount of the 2020 Assessments for the Series 2020 Bonds are as set forth in the Assessment Methodology Report; however, in any given year, such actual costs and required gross up amounts shall be included in the 2020 Assessments collected by the District under any method authorized by law.

(b) The lien of the 2020 Assessments securing the Series 2020 Bonds is being imposed on that certain infrastructure improvements comprising the 2008 Project and the 2020 Project within the District, as more particularly described in the Assessment Methodology Report. To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Project and reallocate the special assessments securing the Series 2020 Bonds and impose special assessments on the newly added and benefited property.

#### **SECTION 9. COLLECTION OF 2020 ASSESSMENTS.**

(a) In connection with the annual collection of 2020 Assessments for debt service payments the District shall use the methods available to it by law.

(b) The District hereby certifies the 2020 Assessments for collection each year and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Miami-Dade County and other Florida law. The District intends, unless inapplicable or unavailable or otherwise not in the District's best interests, to collect the 2020 Assessments using the Uniform Method as authorized pursuant to Chapter 197, Florida Statutes, or any successor statute thereto. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the 2020 Assessments and present same to the District Board as required by law. For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Miami-Dade County who may notify each owner

of a lot or parcel within the District of the amount of the Series 2020 Assessments, including interest thereon, in the manner provided in Section 197.3635, Florida Statutes.

(c) The decision to collect the 2020 Assessments by any particular method does not mean that such method will be used to collect the 2020 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due. The deposit of all 2020 Assessments collected by the District under any allowable method shall be made in accordance with the Trust Indenture entered into in connection with the issuance of the Series 2020 Bonds.

(d) In the event a 2020 Assessment payment directly collected by the District is not made, the whole assessment, including any remaining partially deferred payments for the year in question if any, as well as future installments of the 2020 Assessments, shall immediately become due and payable, shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the 2020 Assessments.

(e) Notwithstanding anything herein to the contrary, the District will collect the 2020 Assessments consistent with what is required under the terms of the Trust Indenture, as amended and supplemented, relating to the Series 2020 Bonds.

**SECTION 10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Property owned by units of local, state, and federal government shall not be subject to the 2020 Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the 2020 Assessments. If at any time, any real property on which the 2020 Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of the 2020 Assessments thereon), all future unpaid 2020 Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 11. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the 2020 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book.

**SECTION 12. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon

the section or part of a section so held to be invalid or unconstitutional.

**SECTION 13. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 14. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of January, 2020.

Attest:

**STONEGATE COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Series 2020 Special Assessment Methodology Report



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

6

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2019**

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 2019**

	General Fund	Debt Service Fund 2008	Debt Service Fund 2013	Total Governmental Funds
<b>ASSETS</b>				
Bank of America	\$ 591,916	\$ -	\$ -	\$ 591,916
FineMark Bank - money mkt	257,746	-	-	257,746
Investments				
State Board of Administration	11	-	-	11
Revenue 2008	-	114,193	-	114,193
Reserve 2008	-	430,031	-	430,031
Interest 2008	-	8	-	8
Sinking fund 2008	-	10	-	10
Reserve 2013	-	-	25,000	25,000
Interest 2013	-	-	7	7
Sinking fund 2013	-	-	39	39
Prepayment 2013	-	-	12,630	12,630
Undeposited funds	654	-	-	654
Due from other	185	-	-	185
General fund	-	53,617	38,559	92,176
Total assets	<u>\$ 850,512</u>	<u>\$ 597,859</u>	<u>\$ 76,235</u>	<u>\$ 1,524,606</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 3,520	\$ -	\$ -	\$ 3,520
Accounts payable - clubhouse	8,766	-	-	8,766
Due to other funds				
Debt service - series 2008	53,617	-	-	53,617
Debt service - series 2013	38,559	-	-	38,559
Due to other	69	-	-	69
Total liabilities	<u>104,531</u>	<u>-</u>	<u>-</u>	<u>104,531</u>
<b>Fund Balance</b>				
Restricted				
Debt service	-	597,859	76,235	674,094
Committed				
Clubhouse renewal & replacement	155,000	-	-	155,000
Assigned				
3 months working capital	159,023	-	-	159,023
Disaster	225,000	-	-	225,000
Unassigned	206,958	-	-	206,958
Total fund balance	<u>745,981</u>	<u>597,859</u>	<u>76,235</u>	<u>1,420,075</u>
<b>Total liabilities &amp; fund balances</b>	<u>\$ 850,512</u>	<u>\$ 597,859</u>	<u>\$ 76,235</u>	<u>\$ 1,524,606</u>

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED NOVEMBER 30, 2019**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments	\$ 63,692	\$ 63,692	\$ 716,866	9%
Interest	212	437	1,000	44%
Clubhouse rental fees	780	2,060	1,092	189%
Miscellaneous	480	755	5,000	15%
Total revenues	<u>65,164</u>	<u>66,944</u>	<u>723,958</u>	9%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,000	1,000	6,000	17%
Payroll taxes	77	77	459	17%
Management/recording/accounting	3,549	7,098	42,590	17%
Legal	-	-	12,000	0%
Engineering	-	-	1,000	0%
Audit	-	-	6,430	0%
Assessment roll preparation	434	867	5,202	17%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	85	171	1,025	17%
Trustee	3,500	3,500	6,500	54%
ADA website compliance	-	-	200	0%
Website enhancement	-	-	1,220	0%
Postage	93	146	1,500	10%
Legal advertising	-	93	1,000	9%
Office supplies	-	-	300	0%
Other current charges	206	593	1,000	59%
Annual special district fee	175	175	175	100%
Insurance	-	6,670	6,950	96%
Property taxes	-	-	178	0%
Total administrative expenses	<u>9,119</u>	<u>20,390</u>	<u>94,979</u>	21%
<b>Field Operations</b>				
Landscape maintenance	18,868	18,868	77,158	24%
Landscape replacement	-	575	10,000	6%
Playground maintenance	-	-	3,000	0%
Clubhouse irrigation	-	-	6,000	0%
Pump maintenance/repair	-	1,785	4,000	45%
Electrical repairs	-	-	3,000	0%
Lake maintenance	3,463	3,463	39,144	9%
Aeration maintenance	-	-	1,432	0%
Contingency	-	-	5,000	0%
Holiday decorations	-	-	14,350	0%
Animal control	635	1,135	7,500	15%
Operating supplies	-	-	2,000	0%
Total field operations	<u>22,966</u>	<u>25,826</u>	<u>172,584</u>	15%

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED NOVEMBER 30, 2019**

	Current Month	Year to Date	Budget	% of Budget
<b>Clubhouse</b>				
Telephone	690	690	4,800	14%
Utilities	5,593	5,881	44,000	13%
Insurance	-	14,173	14,575	97%
Flood insurance	-	-	2,819	0%
Alarm monitoring	-	334	1,775	19%
Fire monitoring	-	195	540	36%
Pool maintenance	2,215	2,215	24,600	9%
Pool repair	2,963	2,963	7,500	40%
Pool health inspections	-	-	750	0%
Air conditioning R&M	-	-	4,500	0%
Clubhouse operation and management				
Clubhouse management	18,259	18,259	219,103	8%
Fitness equipment maintenance	360	540	5,500	10%
Office supplies	-	-	1,800	0%
Repairs and maintenance	250	2,758	15,000	18%
Pressure cleaning	-	-	3,000	0%
Janitorial supplies	671	1,265	5,700	22%
Contingencies	-	-	5,100	0%
Total clubhouse	<u>31,001</u>	<u>49,273</u>	<u>361,062</u>	14%
<b>Infrastructure reinvestment</b>				
Capital outlay				
General	-	9,848	33,625	29%
Lake bank erosion	-	-	54,240	0%
Total clubhouse reserves	<u>-</u>	<u>9,848</u>	<u>87,865</u>	11%
<b>Other fees and charges</b>				
Property appraiser	-	-	3,734	0%
Tax collector	637	637	3,734	17%
Total other fees and charges	<u>637</u>	<u>637</u>	<u>7,468</u>	9%
Total expenditures	<u>63,723</u>	<u>105,974</u>	<u>723,958</u>	15%
Net increase/(decrease) of fund balance	1,441	(39,030)	-	
Fund balances - beginning	744,540	785,011	830,325	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	155,000	155,000	155,000	
Assigned				
3 months working capital	159,023	159,023	159,023	
Disaster	225,000	225,000	225,000	
Unassigned	206,958	206,958	291,302	
Total Fund balance - ending	<u>\$ 745,981</u>	<u>\$ 745,981</u>	<u>\$ 830,325</u>	

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND: SERIES 2008  
FOR THE PERIOD ENDED NOVEMBER 30, 2019**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments	\$ 54,158	\$ 54,158	\$ 438,254	12%
Interest	1,053	2,213	-	N/A
Total revenues	<u>55,211</u>	<u>56,371</u>	<u>438,254</u>	13%
<b>EXPENDITURES</b>				
Principal 5/1	-	-	90,000	0%
Interest 11/1	171,844	171,844	171,844	100%
Interest 5/1	-	-	171,844	0%
Property appraiser	-	-	2,283	0%
Tax collector	542	542	2,283	24%
Total expenditures	<u>172,386</u>	<u>172,386</u>	<u>438,254</u>	39%
Net increase/(decrease) of fund balance	(117,175)	(116,015)	-	
Fund balances - beginning	715,034	713,874	704,004	
Fund balances - ending	<u>\$ 597,859</u>	<u>\$ 597,859</u>	<u>\$ 704,004</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 NOVEMBER 30, 2019**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments	\$ 38,949	\$ 38,949	\$ 609,498	6%
Interest	274	577	-	N/A
Total revenues	<u>39,223</u>	<u>39,526</u>	<u>609,498</u>	N/A
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	305,000	0%
Interest 11/1	149,225	149,225	149,075	100%
Interest 5/1	-	-	149,075	0%
Property appraiser	-	-	3,174	0%
Tax collector	389	389	3,174	12%
Total expenditures	<u>149,614</u>	<u>149,614</u>	<u>609,498</u>	25%
Net increase/(decrease) of fund balance	(110,391)	(110,088)	-	
Fund balances - beginning	186,626	186,323	342,782	
Fund balances - ending	<u>\$ 76,235</u>	<u>\$ 76,235</u>	<u>\$ 342,782</u>	

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
NOVEMBER 30, 2019**



9:32 AM

12/09/19

# Stonegate CDD

## Check Detail

### November 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>13311</b>	<b>11/05/2019</b>	<b>FIREMAX FIRESA...</b>	<b>101.000 · Bank of ...</b>		<b>-132.50</b>
Bill	5183	09/30/2019		536.009 · Fire Monit...	-132.50	132.50
TOTAL					-132.50	132.50
<b>Bill Pmt -Check</b>	<b>13312</b>	<b>11/08/2019</b>	<b>DEPARTMENT OF ...</b>	<b>101.000 · Bank of ...</b>		<b>-175.00</b>
Bill	74062	11/06/2019		519.540 · Annual Di...	-175.00	175.00
TOTAL					-175.00	175.00
<b>Bill Pmt -Check</b>	<b>13313</b>	<b>11/08/2019</b>	<b>FEDEX</b>	<b>101.000 · Bank of ...</b>		<b>-14.27</b>
Bill	6-821-56092	11/06/2019		519.410 · Postage	-14.27	14.27
TOTAL					-14.27	14.27
<b>Bill Pmt -Check</b>	<b>13314</b>	<b>11/08/2019</b>	<b>GAPA PROPERTY ...</b>	<b>101.000 · Bank of ...</b>		<b>-18,258.58</b>
Bill	101001	11/06/2019		536.022 · Clubhous...	-18,258.58	18,258.58
TOTAL					-18,258.58	18,258.58
<b>Bill Pmt -Check</b>	<b>13315</b>	<b>11/08/2019</b>	<b>WRATHELL, HUNT...</b>	<b>101.000 · Bank of ...</b>		<b>-4,068.09</b>
Bill	2019-0641	11/06/2019		512.311 · Managem... 513.310 · Assessm... 513.315 · Dissemin...	-3,549.17 -433.50 -85.42	3,549.17 433.50 85.42
TOTAL					-4,068.09	4,068.09
<b>Bill Pmt -Check</b>	<b>13316</b>	<b>11/08/2019</b>	<b>AL-FLEX EXTERMI...</b>	<b>101.000 · Bank of ...</b>		<b>-135.00</b>
Bill	234095	11/06/2019		537.500 · Animal C...	-135.00	135.00
TOTAL					-135.00	135.00
<b>Bill Pmt -Check</b>	<b>13317</b>	<b>11/08/2019</b>	<b>AQUATIC SYSTEM...</b>	<b>101.000 · Bank of ...</b>		<b>-3,463.00</b>
Bill	0000459593	11/06/2019		537.003 · Lake Mai...	-3,463.00	3,463.00
TOTAL					-3,463.00	3,463.00

9:32 AM

12/09/19

# Stonegate CDD

## Check Detail

### November 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>13318</b>	<b>11/08/2019</b>	<b>ARMANDO GARCI...</b>	<b>101.000 · Bank of ...</b>		<b>-7,243.00</b>
Bill	761321	11/06/2019		537.460 · Trimming	-2,000.00	2,000.00
Bill	761320	11/06/2019		537.460 · Trimming	-2,000.00	2,000.00
Bill	761299	11/06/2019		537.400 · Lawn Cut...	-2,400.00	2,400.00
				537.470 · Tract C	-510.00	510.00
				537.450 · Irrigation ...	-333.00	333.00
<b>TOTAL</b>					<b>-7,243.00</b>	<b>7,243.00</b>
<b>Bill Pmt -Check</b>	<b>13319</b>	<b>11/08/2019</b>	<b>CITY OF HOMEST...</b>	<b>101.000 · Bank of ...</b>		<b>-5,305.07</b>
Bill	000363973 102519	11/06/2019		536.010 · Utilities	-949.15	949.15
Bill	000351215 102519	11/06/2019		536.010 · Utilities	-4,355.92	4,355.92
<b>TOTAL</b>					<b>-5,305.07</b>	<b>5,305.07</b>
<b>Bill Pmt -Check</b>	<b>13320</b>	<b>11/08/2019</b>	<b>COMCAST CORPO...</b>	<b>101.000 · Bank of ...</b>		<b>-288.15</b>
Bill	0760104 102219	11/06/2019		536.010 · Utilities	-288.15	288.15
<b>TOTAL</b>					<b>-288.15</b>	<b>288.15</b>
<b>Bill Pmt -Check</b>	<b>13321</b>	<b>11/08/2019</b>	<b>FITNESS SOURCE</b>	<b>101.000 · Bank of ...</b>		<b>-180.00</b>
Bill	47810	11/06/2019		536.006 · Fitness E...	-180.00	180.00
<b>TOTAL</b>					<b>-180.00</b>	<b>180.00</b>
<b>Bill Pmt -Check</b>	<b>13322</b>	<b>11/08/2019</b>	<b>HAMPTON INN &amp; ...</b>	<b>101.000 · Bank of ...</b>		<b>-75.00</b>
Bill	110619	11/07/2019		519.490 · Continge...	-75.00	75.00
<b>TOTAL</b>					<b>-75.00</b>	<b>75.00</b>
<b>Bill Pmt -Check</b>	<b>13323</b>	<b>11/08/2019</b>	<b>POOL QUALITY S...</b>	<b>101.000 · Bank of ...</b>		<b>-2,050.00</b>
Bill	13958	11/06/2019		536.004 · Pool Main...	-2,050.00	2,050.00
<b>TOTAL</b>					<b>-2,050.00</b>	<b>2,050.00</b>
<b>Check</b>	<b>13324</b>	<b>11/13/2019</b>	<b>Michael A. Granob...</b>	<b>101.000 · Bank of ...</b>		<b>-184.70</b>

9:32 AM

12/09/19

# Stonegate CDD

## Check Detail

### November 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	13325	11/13/2019	Joseph M McGuin...	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	13326	11/13/2019	Arthur D. Goessel	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	13327	11/13/2019	Mariela C. Figueroa	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	13328	11/13/2019	Raider Ferro	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	13329	11/14/2019	FEDEX	101.000 · Bank of ...		-52.70
Bill	6-829-47443	11/13/2019		519.410 · Postage	-52.70	52.70
TOTAL					-52.70	52.70
Bill Pmt -Check	13330	11/14/2019	ARMANDO GARCI...	101.000 · Bank of ...		-1,650.00
Bill	761322	11/13/2019		537.410 · Fertilize	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
Bill Pmt -Check	13331	11/14/2019	AT & T	101.000 · Bank of ...		-690.06
Bill	305 247-8860 102919	11/13/2019		536.411 · Clubhous...	-502.16	502.16

9:32 AM

12/09/19

# Stonegate CDD

## Check Detail

### November 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	305 247-4094 102919	11/13/2019		536.411 · Clubhous...	-187.90	187.90
TOTAL					-690.06	690.06
<b>Bill Pmt -Check</b>	<b>13332</b>	<b>11/14/2019</b>	<b>POOL QUALITY S...</b>	<b>101.000 · Bank of ...</b>		<b>-2,640.00</b>
Bill	14264	11/13/2019		536.012 · Pool Heal...	-1,110.00	1,110.00
Bill	80025	11/13/2019		536.013 · Pool Repair	-1,365.00	1,365.00
Bill	14270	11/13/2019		536.004 · Pool Main...	-165.00	165.00
TOTAL					-2,640.00	2,640.00
<b>Bill Pmt -Check</b>	<b>13333</b>	<b>11/21/2019</b>	<b>FEDEX</b>	<b>101.000 · Bank of ...</b>		<b>-14.62</b>
Bill	6-835-99584	11/20/2019		519.410 · Postage	-14.62	14.62
TOTAL					-14.62	14.62
<b>Bill Pmt -Check</b>	<b>13334</b>	<b>11/21/2019</b>	<b>ARMANDO GARCI...</b>	<b>101.000 · Bank of ...</b>		<b>-6,720.00</b>
Bill	761346	11/20/2019		537.430 · Plant Ann...	-6,720.00	6,720.00
TOTAL					-6,720.00	6,720.00
<b>Bill Pmt -Check</b>	<b>13335</b>	<b>11/21/2019</b>	<b>FITNESS SOURCE</b>	<b>101.000 · Bank of ...</b>		<b>-180.00</b>
Bill	48005	11/20/2019		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00
<b>Bill Pmt -Check</b>	<b>13336</b>	<b>11/21/2019</b>	<b>GALLOWAY OFFI...</b>	<b>101.000 · Bank of ...</b>		<b>-117.46</b>
Bill	1210293-0	11/20/2019		536.011 · Janitorial ...	-117.46	117.46
TOTAL					-117.46	117.46
<b>Bill Pmt -Check</b>	<b>13337</b>	<b>11/21/2019</b>	<b>RELIABLE DOOR ...</b>	<b>101.000 · Bank of ...</b>		<b>-250.00</b>
Bill	341	11/20/2019		536.003 · Repairs &...	-250.00	250.00
TOTAL					-250.00	250.00

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
INVOICES  
NOVEMBER 30, 2019**

13275 SW 136 St • Unit 6  
Miami, FL 33186  
Tel: 305-969-0629  
Fax: 305-969-0651  
Lic. # FED17-000012 / # FED17-000011  
D.O.T. RIN # 1784

# INVOICE

№ 5183 \*

REFER TO THIS No.

## REMIT PAYMENT TO:

13275 SW 136 Street, Unit 6  
Miami, FL 33186

**PAST DUE**

SOLD TO:

STONEGATE CDD (CURBHOUSE)

1020 NE 34 AVE

HOMESTEAD FL 33033

ATTN:

HOWARD MCGAFFNEY / JUAN CARLOS

TEL. #

3-247-8859

3-247-8860

561-571-0013

JOB SITE:

gapapmc@gmail.com

— mgilibbaych1020@yahoo.com

malibubaych1020@  
Yahoo.com

— MARTHA

FAX

~~FAX~~  
JOB PHONE # 3-747-8860 / 954-426-2147

[illegible]

**PLEASE PAY FROM THIS INVOICE**

\$132.50

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2019/2020 Special District Fee Invoice and Update Form**  
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74062			Date Invoiced: 10/01/2019
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2019: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**

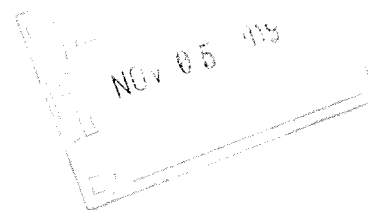
**Stonegate Community Development District**

Mr. Dennis Lyles  
SunTrust Center, Sixth Floor  
515 East Las Olas Boulevard  
Fort Lauderdale, FL 33301



519.540  
001  
2000

**2. Telephone:** (954) 764-7150  
**3. Fax:** (954) 764-7279  
**4. Email:** dlyles@bclmr.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** www.malibubaycdd.com  
**8. County(ies):** Miami-Dade  
**9. Function(s):** Community Development  
**10. Boundary Map on File:** 04/03/2003  
**11. Creation Document on File:** 01/05/2015  
**12. Date Established:** 12/13/2002  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** Miami-Dade County  
**15. Creation Document(s):** County Ordinance 02-258  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments  
**19. Most Recent Update:** 10/11/2018



I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: Dennis Lyles Date 10/28/19

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1.\_\_\_\_ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2.\_\_\_\_ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3.\_\_\_\_ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



Invoice Number	Invoice Date	Account Number	Page
6-821-56092	Oct 29, 2019		1 of 2

FedEx Tax ID: 71-0427007

**Billing Address:**

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

**Shipping Address:**

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

**Invoice Questions?**

**Contact FedEx Revenue Services**

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: fedex.com/usgovt

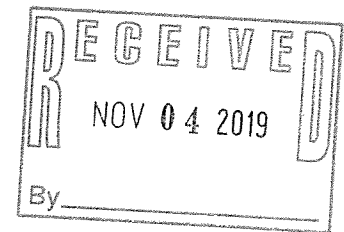
**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$14.27
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$14.27</b>

Other discounts may apply.

519.410  
001  
2000



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.

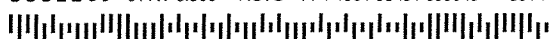
Invoice Number	Invoice Amount	Account Number
6-821-56092	USD \$14.27	

**Remittance Advice**

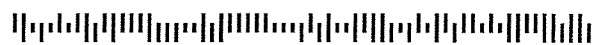
**Your payment is due by Dec 13, 2019**

6821560924000001427429321877310000000000000000142740

0002265 01 AV 0.380 \*\*AUTO T1 1 1301 33431-855643 -C01-P02267-11



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



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



6821560924000001427429321877310000000000000000142740

1301-01-00-0002265-0001-0003867



Invoice Number	Invoice Date	Account Number	Page
6-821-56092	Oct 29, 2019		2 of 2

## FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Oct 24, 2019      Cust. Ref.: NO REFERENCE INFORMATION      Ref.#2:  
Payor: Shipper      Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33186 zip code

Automation	AWB	Sender	Recipient
Tracking ID	813670814702	MARTHA AGOENR	STEHE90R SPEDELL
Service Type	FedEx Priority Overnight	STONE GATE CDD	WGGERRK ASIS
Package Type	FedEx Envelope	2300 GLADES RD STE 410W	2300 GERN R
Zone	02	BOCA RATON FL 33431-8556 US	BOCA RATON FL 33431 US
Packages	1		
Rated Weight	N/A		
Delivered	Oct 25, 2019 09:29	Transportation Charge	6.63
Svc Area	A1	Fuel Surcharge	0.40
Signed by	A.A	Courier Pickup Charge	0.00
FedEx Use	029762998/68667/_	Total Charge	USD \$7.03
Shipper Subtotal			USD \$7.03

Ship Date: Oct 22, 2019      Cust. Ref.: Stonegate CDD      Ref.#2:  
Payor: Third Party      Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	776779579346	Daphne Gillyard	Fitness Source, Inc.
Service Type	FedEx Priority Overnight	WHA	20141 SW 70th Avenue, #D-10
Package Type	FedEx Pak	2300 GLADES ROAD	FORT LAUDERDALE FL 33317 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Oct 23, 2019 08:53	Transportation Charge	6.83
Svc Area	A1	Fuel Surcharge	0.41
Signed by	B.BLAU	Total Charge	USD \$7.24
FedEx Use	000000000/261014/_		
Third Party Subtotal			USD \$7.24
Total FedEx Express			USD \$14.27

## FedEx® Billing Online

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

# INVOICE

536.022  
001  
2000

**Bill To:**

RECEIVED  
OCT 25 2019  
By \_\_\_\_\_

Make all checks payable to Gapa Property Management Corp.

THANK YOU FOR YOUR BUSINESS!

# Wrathell, Hunt & Associates, LLC

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

## Invoice

Date	Invoice #
11/1/2019	2019-0641

**Bill To:**

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

Description	Amount
Management 512.311	3,549.17
Assessment Services 513.310	433.50
Dissemination Agent 513.315	85.42
001	
2000	
<i>Building client relationships one step at a time ...</i>	<b>Total</b> \$4,068.09

**AL-FLEX, EXTERMINATORS, INC. (R)**

P.O. BOX 650213  
MIAMI, FL 33265  
U.S.A.

Voice: 305-552-0141

Fax: 305-227-1797

**INVOICE**

Invoice Number: 234095

Invoice Date: Oct 1, 2019

Page: 1

537-500  
001

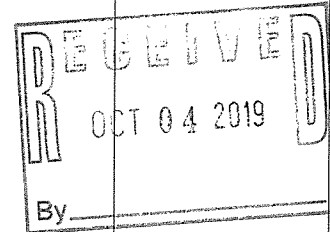
202.005

**Bill To:**

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

Customer ID	Customer PO	Payment Terms	
13-305-C12		Due at end of Month	
Sales Rep ID	Shipping Method		Due Date
52	Courier		10/31/19

Quantity	Item	Description	Unit Price	Amount
		MONTHLY PEST CONTROL SERVICES FOR PROPERTY LOCATED @ 1020 MALIBU BAY		135.00
Subtotal				135.00
Sales Tax				
Total Invoice Amount				135.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>135.00</b>



Check/Credit Memo No:

**Aquatic Systems, Inc.,  
a SOLitude Lake Management Company**

Lake & Wetland Management Services  
2100 NW 33<sup>rd</sup> Street Pompano Beach, FL 33069  
800-432-4302

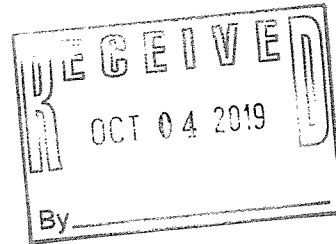
537.003  
✓  
2001  
2001.003

# Invoice

INVOICE DATE: 10/1/2019  
INVOICE NUMBER: 0000459593  
CUSTOMER NUMBER: 0228711  
PO NUMBER:  
PAYMENT TERMS: Net 30

Stonegate CDD(Malibu Bay)  
1020 NE Malibu Way  
Homestead, FL 33033

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - October		3,463.00	3,463.00



SALES TAX: (0.0%) \$0.00  
LESS PAYMENT: \$0.00  
TOTAL DUE: \$3,463.00

***A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE***

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)  
\*Please include contact name and phone number\*

DATE: 10/1/2019  
INVOICE NUMBER: 0000459593  
CUSTOMER NUMBER: 0228711  
TOTAL AMOUNT DUE: ✓ \$3,463.00

Aquatic Systems, Inc., a Solitude Lake  
Management Company  
2100 NW 33rd Street  
Pompano Beach, FL 33069

AMOUNT PAID:

**THANK YOU FOR YOUR BUSINESS!**

**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
761321	10/30/2019	\$2,000.00	11/29/2019	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
<b>Services</b> Clean up, remove weeds and apply herbicide. Section/Project 2 Lake 5 537.410	1	0.00	0.00
<b>Trim.</b> Existing Spartina Grass 537.460	1	0.00	0.00
<b>Total</b>	1	2,000.00	2,000.00
BALANCE DUE			<b>\$2,000.00</b>

001  
202.005



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

## Estimate

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

ESTIMATE #      DATE  
1548              10/29/2019

ACTIVITY	QTY	RATE	AMOUNT
<b>Services</b>			
Clean up, remove weeds and apply herbicide. Section/Project 2 Lake 5 ✓	1	0.00	0.00
<b>Trim.</b>			
Existing Spartina Grass	1	0.00	0.00
<b>Total</b>	1	2,000.00	2,000.00
<b>TOTAL</b>			<b>\$2,000.00</b>

Accepted By

Accepted Date

**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
761320	10/30/2019	\$2,000.00	11/29/2019	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
<b>Services</b> Clean up, remove weeds and apply herbicide. Section/Project 1 Lake 5 <i>537.410</i>	1	0.00	0.00
<b>Trim.</b> Existing Spartina Grass <i>537.460</i>	1	0.00	0.00
<b>Total</b>	1	2,000.00	2,000.00
BALANCE DUE			<b>\$2,000.00</b>

*601*  
*202.005*





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

## Estimate

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

ESTIMATE #      DATE  
1549              10/29/2019

ACTIVITY	QTY	RATE	AMOUNT
<b>Services</b>	1	0.00	0.00
Clean up, remove weeds and apply herbicide. Section/Project 1 Lake 5			
<b>Trim.</b>	1	0.00	0.00
Existing Spartina Grass			
<b>Total</b>	1	2,000.00	2,000.00
<b>TOTAL</b>			<b>\$2,000.00</b>

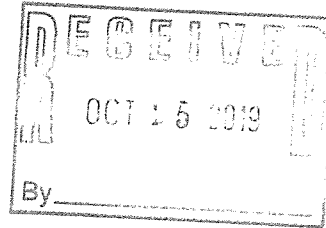
Accepted By

Accepted Date

**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
761299	10/07/2019	\$3,243.00	11/06/2019	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
<b>Cut the Grass</b> Cut the Grass 10/07/2019, 10/17/2019, 10/25/2019 #537.400	3	800.00	2,400.00
<b>Cut the Grass</b> Tract C. Maintenance 10/07/2019, 10/17/2019, 10/25/2019 #537.470	3	170.00	510.00
<b>Irrigation System</b> Twelve payment of Maintenance of the Irrigation System/ Fiscal Year 2019 #537.450	1	333.00	333.00
#537.400 #537.470 #537.450			
BALANCE DUE			<b>\$3,243.00</b>



001  
202.005

# Your HPS Utilities Statement

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

Rate Class: COMMERCIAL  
Service Period:  
09/20/2019-10/23/2019  
Bill Date: 10/25/2019  
Due Date: 11/19/2019



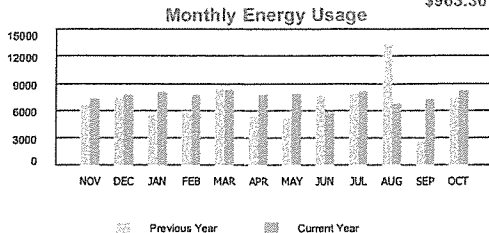
Community Owned Services Since 1916

## ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	8,215.00	\$654.74
Electric Fuel Cost Adj. @ .03663	8,215.00	\$300.92
Electric Total		\$963.30

### CURRENT USAGE

Meter 60997545  
Days 33  
Reading 11,120.00  
Multiplier 1  
Consumption 8,215.00  
Avg / Day 248.94



## OTHER CHARGES

Other Total	\$0.00
<b>TAXES</b>	
Dade Co Util Tx Elec	\$66.24
Fl Gross Receipts Tx	\$24.08
<b>Taxes Total</b>	<b>\$90.32</b>
Previous Bill Amount	-\$104.47
Payments	\$0.00
Adjustments	\$0.00

## SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$963.30
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$90.32
Current Charges	\$1,053.62
Balance Forward	-\$104.47
<b>Total Amount Due</b>	<b>\$949.15</b>

## Comments:

July 1, 2019 you will be able to view the City of Homestead's annual water quality report online @ [www.cityofhomestead.com](http://www.cityofhomestead.com). This report contains important information about the source and quality of your drinking water. Please call (305)224-4770 if you have any questions.

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	09/20/2019-10/23/2019	11/19/2019	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	-\$104.47	\$1,053.62	\$949.15

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

0010468370003639730094915

\*\*AUTO\*\*MIXED AADC 750 10 MAAD 116007AA25-A-1  
2266 1 MB 0.425



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

# Your HPS Utilities Statement

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

Rate Class: INDUSTRIAL  
Service Period:  
09/20/2019-10/23/2019  
Bill Date: 10/25/2019  
Due Date: 11/19/2019

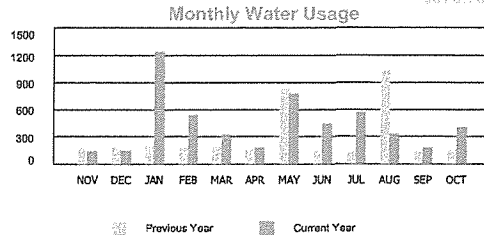


Community-Owned Services Since 1916

## WATER SERVICE CHARGES

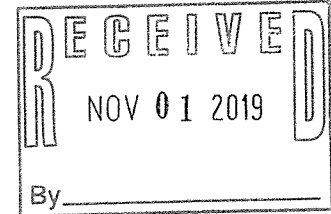
SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$48.22
Water Gallons Consumed (1,000s)	46.00	\$66.24
Irrigation Service Charge		\$48.22
Irrigation Gallons Consumed (1,000s)	357.00	\$514.08
Water Total		\$676.76

**CURRENT USAGE**  
Meter 18533391  
Days 33  
Reading 216.00  
Multiplier 1  
Consumption 403.00  
Avg / Day 12.21



## OTHER CHARGES

Hurricane Fee	\$1.02
Other Total	\$1.02
<b>TAXES</b>	
Dade Co Util Tx Elec	\$193.51
FI Gross Receipts Tx	\$73.32
Dade Co Util Tx Watr	\$67.68
Dade Co Derm (Water & Sewer)	\$55.65
Taxes Total	\$390.16
Previous Bill Amount	\$3,752.08
Payments	-\$3,752.08
Adjustments	\$0.00



## SUMMARY OF CHARGES

Water Total	\$676.76
Energy Total	\$2,932.85
Sanitation Total	\$355.13
Other Total	\$1.02
Taxes Total	\$390.16
Current Charges	\$4,355.92
Balance Forward	\$0.00

**Total Amount Due \$4,355.92**

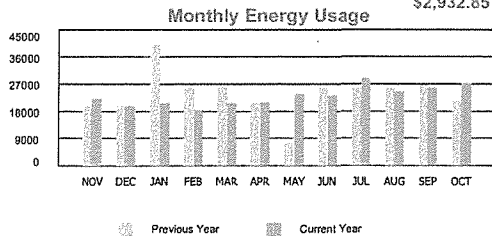
## Comments:

July 1, 2019 you will be able to view the City of Homestead's annual water quality report online @ [www.cityofhomestead.com](http://www.cityofhomestead.com). This report contains important information about the source and quality of your drinking water. Please call (305)224-4770 if you have any questions.

## ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$35.67
Electric Consumption @ .0571	27,240.00	\$1,555.40
Demand Consumption @ 6.37	54.00	\$343.98
Electric Fuel Cost Adj. @ .03663	27,240.00	\$997.80
Electric Total		\$2,932.85

**CURRENT USAGE**  
Meter 64310165  
Days 33  
Reading 11,257.00  
Multiplier 60  
Consumption 27,240.00  
Avg / Day 825.45



## SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$70.79
Gallons Consumed (1,000s)	46.00	\$179.86
Sewer Total		\$250.65
Garbage Solid Waste		\$101.70
Recycling Fee (Cans)		\$2.78
Solid Waste Total		\$104.48
Sanitation Total		\$355.13

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	09/20/2019-10/23/2019	11/19/2019	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$4,355.92	\$4,355.92

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.

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

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

0010468370003512150435592

Hello,

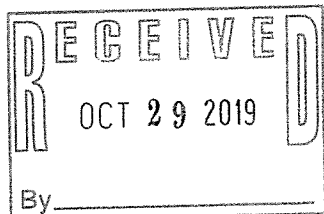
Thanks for choosing Comcast Business.

536.010  
001  
202.005

## Your bill at a glance

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

Previous balance		\$288.13
Payment - thank you	Oct 09	-\$288.13
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$286.50
Taxes, fees and other charges	Page 3	\$1.65
<b>New charges</b>		<b>\$288.15</b>

**Amount due Nov 12, 2019 \$288.15**

## 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 Oct 22, 2019 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](http://business.comcast.com/myaccount).

## Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS141 NW 16TH ST  
POMPANO BEACH FL 33060-5250  
96330350 NO RP 22 20191022 NNNNNNNY 0001885 0006STONEGATE COMM DEV DIST  
ATTN CARLOS GALO  
2300 GLADES RD STE 410W  
BOCA RATON, FL 33431-8556

Account number

8495 60 060 0760104

Payment due

Nov 12, 2019

Please pay

**\$288.15**

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849560060076010400288159

**Regular monthly charges \$286.50**

<b>Comcast Business services</b>	<b>\$204.80</b>
TV Preferred	\$74.95
Business Video	
HD Technology Fee	\$9.95
Business Internet 75	\$89.95
Includes \$60.00 Service Discount	
Mobility Voice Line	\$29.95
Business Voice	
Includes \$15.00 Service Discount	

**Equipment & services \$59.45**

TV Box + Remote	\$2.70
Service To Additional TV	\$39.80
With TV Box and Remote	
Qty 4 @ \$9.95 each	
Equipment Fee	\$16.95
Voice	

**Service fees \$22.25**

Broadcast TV Fee	\$10.00
Regional Sports Fee	\$8.25
Voice Network Investment	\$2.00
Directory Listing Management Fee	\$2.00

**Taxes, fees and other charges \$1.65****Other charges \$1.65**

Regulatory Cost Recovery	\$0.37
Federal Universal Service Fund	\$1.28

**What's included?****Internet:** Fast, reliable internet on our Gig-speed network**TV:** Keep your employees informed and customers entertained**Voice Numbers:** (786)349-4735Visit [business.comcast.com/myaccount](http://business.comcast.com/myaccount) for more details

You've saved \$75.00 this month with your service 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.

The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services as the Federal Universal Service Fund at the FCC's approved rate. See: <http://www.fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support> A new rate becomes effective 10/01/2019.

Beginning October 14, 2019, Comcast Business will apply a monthly equipment rental fee for unreturned equipment. The charge is based on the rental cost of the equipment and will remain on the account until the equipment is returned. Monthly Rental Charges: Unreturned TV Adapter \$0.50, Unreturned TV Box \$2.70, Unreturned advanced TV equipment \$200.00-\$450.00 depending on model, Unreturned Equipment Fee Internet \$16.95, Unreturned Equipment Security Equipment \$10 (1080p) and Unreturned Equipment Security Equipment \$14.95 (720p).

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 866.216.8634

# Fitness Source

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

536.006  
001  
202.005

## Invoice

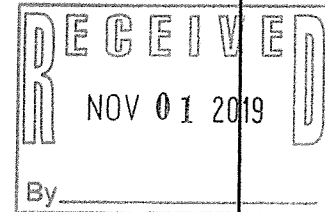
Date	Invoice #
10/29/2019	47810

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30	RMG	10/23/2019			

Quantity	Item Code	Description	Price Each	Amount
1	PM 2XMONTH	PM Service on Fitness Equipment, 2 times per month October 2019 2nd visit	180.00	180.00



It's been a pleasure working with you! Thank you for your business.

**Total**

\$180.00



United States of America  
EPHONE 305-257-7000 • FAX 305-257-7200  
Reservations  
www.hilton.com or 1 800 HILTONS

STONEGATE

Room No: H 353  
Arrival Date: 10/2/2019 12:00:00 AM  
Departure Date: 11/5/2019 12:00:00 AM  
Adult/Child:  
Cashier ID: JESTRADA1117  
Room Rate:  
AL:  
HH #  
VAT #  
Folio No/Che 275929 A

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766.005

STONEGATE CDD

HAMPTON INN & SUITES HOMESTEAD/S. MIAMI 11/7/2019 1:40:00 PM

DATE	REF NO	DESCRIPTION	CHARGES
10/2/2019	985203	CHECK-13273	(\$246.44)
11/5/2019	993106	MEETING ROOM REEF I	\$200.00
11/5/2019	993106	DISTRICT FEE	\$2.00
11/5/2019	993107	SERVICE CHARGE - MEETING ROOM	\$44.00
11/5/2019	993107	DISTRICT FEE	\$0.44
11/7/2019	993653	POLYCOM 1-4HRS	\$75.00
11/7/2019	993654	Direct Bill - STONEGATE	(\$75.00)
**BALANCE**			\$0.00

EXPENSE REPORT SUMMARY

	11/5/2019	11/6/2019	STAY TOTAL
MISCELLANEOUS	\$244.00	\$75.00	\$319.00
OTHER	\$2.44	\$0.00	\$2.44
DAILY TOTAL	\$246.44	\$75.00	\$321.44

I AGREE THAT MY LIABILITY FOR THIS BILL IS NOT WAIVED AND AGREE TO BE HELD PERSONALLY LIABLE IN THE EVENT THAT THE INDICATED PERSON, COMPANY OR ASSOCIATION FAILS TO PAY FOR ANY PART OR THE FULL AMOUNT OF THESE CHARGES.



POOL QUALITY SERVICES INC

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

536.004  
009  
202.005

# Invoice

Date	Invoice #
9/20/2019	13958

Bill To
STONEGATE CDDMALIBU BAY COMMTY 1020 MALIBU WAY HOMESTEAD, FL 33033

Ship To
STONEGATE CDDMALIBU BAY COMMTY 1020 MALIBU WAY HOMESTEAD, FL 33033

Account #	P.O. No.	Terms	Project
1359		15TH OF THE MON...	

Quantity	Description	Rate	Amount
	POOL MAINTENANCE SERVICE FOR OCTOBER 2019	2,050.00	2,050.00
	Sale tax	7.00%	0.00
		<div data-bbox="1120 1192 1453 1411" data-label="Image"> </div>	
		<b>Total</b>	\$2,050.00



Invoice Number	Invoice Date	Account Number	Page
6-829-47443	Nov 05, 2019		1 of 3

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	\$52.70
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$52.70</b>

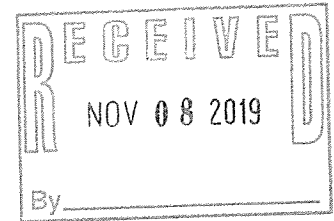
Other discounts may apply.

Hamal CDD - \$8.79

519.490

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2000



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
6-829-47443	USD \$52.70	

**Remittance Advice**

**Your payment is due by Dec 20, 2019**

682947443300000527042932187731000000000000000527040

0004571 01 AV 0.380 \*\*AUTO T4 1 1308 33431-855643 -C01-P04575-11



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



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



Invoice Number	Invoice Date	Account Number	Page
6-829-47443	Nov 05, 2019		2 of 3

## FedEx Express Shipment Detail By Payor Type (Original)

**Ship Date:** Oct 31, 2019      **Cust. Ref.:** NO REFERENCE INFORMATION      **Ref.#2:**  
**Payor:** Shipper      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33186 zip code

<b>Automation</b>	AWB	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	813670814698	MARTHA AGUDELO	STEPHANIEE SPIDELL	
<b>Service Type</b>	FedEx Priority Overnight	STONE GATE CDD	WHATNELL ASSOCIATES	
<b>Package Type</b>	FedEx Envelope	2300 GLADES RD STE 410W	2300 GLADES RD STE 1410 W	
<b>Zone</b>	02	BOCA RATON FL 33431-8556 US	BOCA RATON FL 33431 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	N/A			
<b>Delivered</b>	Nov 01, 2019 09:30	<b>Transportation Charge</b>		6.63
<b>Svc Area</b>	A1	<b>Fuel Surcharge</b>		0.40
<b>Signed by</b>	E.TERRERO	<b>Courier Pickup Charge</b>		0.00
<b>FedEx Use</b>	030446896/68667/_	<b>Total Charge</b>	<b>USD</b>	<b>\$7.03</b>
<b>Shipper Subtotal</b>				<b>USD</b>
				<b>\$7.03</b>

**Ship Date:** Oct 25, 2019      **Cust. Ref.:** Stonegate CDD      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.00% to this shipment.
- Return: Original Tracking ID 776779579346
- Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	791000721480	Fitness Source, Inc.	Daphne Gillyard	
<b>Service Type</b>	FedEx Priority Overnight	20141 SW 70th Avenue, #D-10	WHA	
<b>Package Type</b>	FedEx Envelope	FORT LAUDERDALE FL 33317 US	2300 GLADES ROAD	
<b>Zone</b>	02		BOCA RATON FL 33431 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	N/A			
<b>Delivered</b>	Oct 28, 2019 09:09	<b>Transportation Charge</b>		6.63
<b>Svc Area</b>	A1	<b>Fuel Surcharge</b>		0.40
<b>Signed by</b>	D.TUDOR	<b>Print Return Label</b>		0.50
<b>FedEx Use</b>	000000000/68667/_	<b>Total Charge</b>	<b>USD</b>	<b>\$7.53</b>

## FedEx® Billing Online

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



Invoice Number	Invoice Date	Account Number	Page
6-829-47443	Nov 05, 2019		3 of 3

Ship Date: Oct 28, 2019

Payor: Third Party

Cust. Ref.: SGCCDD Agreement for sign

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET  
Tracking ID 776828045287  
Service Type FedEx Priority Overnight  
Package Type FedEx Pak  
Zone 02  
Packages 1  
Rated Weight 2.0 lbs, 0.9 kgs  
Delivered Oct 29, 2019 10:11  
Svc Area A2  
Signed by M.MARTHA  
FedEx Use 000000000/261014/\_

**Sender**  
Daphne Gillyard  
WHA  
2300 GLADES ROAD  
BOCA RATON FL 33431 US

**Recipient**  
Juan Galo  
Stonegate CDD  
1020 NE 34TH AVE  
HOMESTEAD FL 33033 US

Transportation Charge 6.83  
Fuel Surcharge 0.41  
**Total Charge** USD **\$7.24**

Ship Date: Oct 30, 2019

Payor: Third Party

Cust. Ref.: HCDD & SGCCDD agenda pkgs

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.00% to this shipment.
- Weather delay - Thunderstorm.
- Distance Based Pricing, Zone 3
- Package Delivered to Recipient Address - Release Authorized

Automation INET  
Tracking ID 776855235116  
Service Type FedEx Priority Overnight  
Package Type Customer Packaging  
Zone 03  
Packages 1  
Rated Weight 7.0 lbs, 3.2 kgs  
Delivered Oct 31, 2019 12:06  
Svc Area A5  
Signed by see above  
FedEx Use 000000000/261016/02

**Sender**  
Elizabeth Terrero  
WHA  
2300 GLADES ROAD  
BOCA RATON FL 33431 US

**Recipient**  
Howard (Mac) McGaffney  
Wrathell, Hunt & Associates, L  
162 S PRAIRIE LAKES DR  
SAINT AUGUSTINE FL 32084 US

Transportation Charge 12.43  
Fuel Surcharge 0.99  
Residential Delivery 4.15  
**Total Charge** USD **\$17.57**

Ship Date: Oct 30, 2019

Payor: Third Party

Cust. Ref.: SGCCDD 11.05.19 Agenda Pk

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.00% to this shipment.
- Weather delay - Thunderstorm.
- Distance Based Pricing, Zone 2

Automation INET  
Tracking ID 776855488836  
Service Type FedEx Priority Overnight  
Package Type Customer Packaging  
Zone 02  
Packages 1  
Rated Weight 16.0 lbs, 7.3 kgs  
Delivered Oct 31, 2019 11:15  
Svc Area A2  
Signed by M.MARTHA  
FedEx Use 000000000/261014/\_

**Sender**  
Howard McGaffney  
WHA  
2300 GLADES ROAD  
BOCA RATON FL 33431 US

**Recipient**  
Attn: Martha Agudelo  
Malibu Bay Clubhouse  
1020 NE 34th Avenue  
HOMESTEAD FL 33033 US

Transportation Charge 12.58  
Fuel Surcharge 0.75  
**Total Charge** USD **\$13.33**

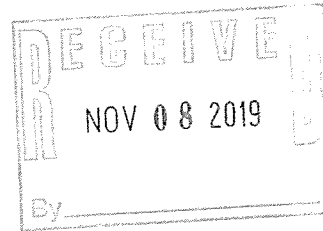
**Third Party Subtotal** USD **\$45.67**

**Total FedEx Express** USD **\$52.70**

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
761322	10/30/2019	\$1,650.00	11/29/2019	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
<b>Fertilization</b> Fertilize Palms, Trees, Hedges, and grass. (Third of Fiscal Year 2019) #537.410 #537.410	1	1,650.00	1,650.00
BALANCE DUE			<b>\$1,650.00</b>

001  
202.005



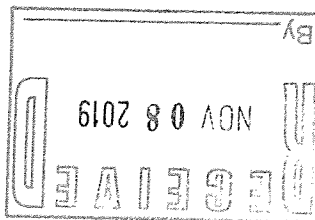
AT&amp;T

## Monthly Statement

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

Page 1 of 2  
Account Number 305 247-8860 743 0446  
Billing Date Oct 29, 2019

Web Site att.com



536-411  
001  
202.005

## Bill-At-A-Glance

Previous Bill	468.61
Payment Received 10-19 Thank You!	468.61CR
Adjustments	.00
Balance	.00
Current Charges	502.16
<b>Total Amount Due</b>	<b>\$502.16</b>
Amount Due in Full by	Nov 20, 2019

## Billing Summary

Online: att.com/myatt	Page	
<b>Plans and Services</b>	1	303.02
1 800 321-2000		
PIN: 8069		
Repair Service:		
1 800 321-2000		
<b>AT&amp;T Long Distance Service</b>	2	199.14
1 800 321-2000		
<b>Total Current Charges</b>		<b>502.16</b>

## News You Can Use Summary

- PREVENT DISCONNECT
- INTERCEPT CHANGE
- COST ASSESSMENT CHRG
- BUSINESS RATE CHANGE
- CARRIER INFORMATION
- FEE DESCRIPTIONS
- RATE INCREASE

See "News You Can Use" for additional information.

## Plans and Services

## Monthly Service - Oct 29 thru Nov 28

	Quantity	
1. <b>Complete Choice® 2 Line</b>	1	224.00
Business Line		
3Way Calling with Transfer		
Call Forwarding		
Call Forwarding Busy Line		
Call Forwarding Don't Answer		
Ring Control		
Message Waiting Indication		
-Audio/Visual		
Enhanced Caller ID Anonymous		
Call Blocking		
Caller-ID Name-Number Delivery		
Anonymous Call Blocking		
Star 98 to Voice Mail		
2. <b>Complete Choice® Mntce 2 Lines</b>	1	8.25
Equipment Maintenance Plan		
Inside Wire Protection		
3. <b>Complete Choice®</b>	1	9.75
Total Messaging		
Voice Mail Service		

**Total Monthly Service** 242.00

## Additions and Changes to Service

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

Item	Quantity	Monthly Rate	Amount Billed
<b>Activity on Sep 30, 2019</b>			
<b>Charges for 305 247-8860</b>			
Your bill reflects a charge for a change in rates:			
(Monthly Charges are prorated from Oct 1, 2019 through Oct 28, 2019)			
4. Monthly Charges	1	3.54	3.30
5. Monthly Charges	1	3.54	3.30
6. Federal Universal Service Fee	1	.43	.40
7. Federal Universal Service Fee	1	.43	.40
8. Federal Subscriber Line Charge	1	1.16	1.08
9. Federal Subscriber Line Charge	1	1.16	1.08
<b>Total Charges for 305 247-8860</b>			<b>9.56</b>
<b>Total Additions and Changes to Service</b>			<b>9.56</b>

## Surcharges and Other Fees

Item	Quantity	
10. Cost Assessment Charge	2	15.00
11. Federal Subscriber Line Charge	2	21.02

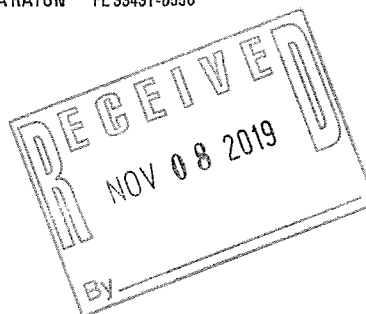
Local Services provided by AT&amp;T Florida.



# AT&T

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

Page 1 of 2  
Account Number 305 247-4094 157 0445  
Billing Date Oct 29, 2019  
Web Site att.com



## Monthly Statement

### Bill-At-A-Glance

Previous Bill	167.95
Payment Received 10-19 Thank You!	167.95CR
Adjustments	.00
Balance	.00
Current Charges	187.90

**Total Amount Due \$187.90**

Amount Due in Full by **Nov 20, 2019**

### Billing Summary

Online: att.com/myatt

Page

Plans and Services 1 187.90  
1 800 321-2000  
PIN: 0552

Repair Service:  
1 800 321-2000

**Total Current Charges 187.90**

536.411  
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202.005

### News You Can Use Summary

- PREVENT DISCONNECT
- INTERCEPT CHANGE
- COST ASSESSMENT CHRG
- BUSINESS RATE CHANGE
- CARRIER INFORMATION
- FEE DESCRIPTIONS
- RATE INCREASE

See "News You Can Use" for additional information.

### Plans and Services

#### Promotions and Discounts

Item	No.	Description	
	1.	Discount for Business Local Calling for Bill Period Oct 29, 2019 EE416XLDC.	104.00CR
	2.	Discount for BLC Inside Wire Protection for Bill Period Oct 29, 2019 EET0000C6.	7.00CR

**Total Promotions and Discounts 111.00CR**

#### Monthly Service - Oct 29 thru Nov 28

	Quantity	
3. <b>Bus Local Call Unlimited A</b>	1	112.00
Business Line		
Three-Way Calling		
Remote Activation of Call Forwarding		
Caller-ID Name-Number Delivery		
Anonymous Call Blocking		
4. <b>Bus Local Call Unlimited A</b>	1	112.00
Business Line		
Three-Way Calling		
Remote Activation of Call Forwarding		
Caller-ID Name-Number Delivery		
Anonymous Call Blocking		
5. Inside Wire Protection	2	17.00

**Total Monthly Service 241.00**

#### Additions and Changes to Service

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

Item	No.	Description	Quantity	Monthly Rate	Amount Billed
<b>Activity on Sep 30, 2019</b>					
<b>Charges for 305 247-4094</b>					
Your bill reflects a charge for a change in rates:					
(Monthly Charges are prorated from Oct 1, 2019 through Oct 28, 2019)					
6. Monthly Charges	1		3.54		3.30
7. Monthly Charges	1		3.54		3.30
8. Federal Universal Service Fee	1		.43		.40
9. Federal Universal Service Fee	1		.43		.40
10. Federal Subscriber Line Charge	1		1.16		1.08
11. Federal Subscriber Line Charge	1		1.16		1.08

**Total Charges for 305 247-4094 9.56**

**Total Additions and Changes to Service 9.56**

Local Services provided by AT&T Florida.

POOL QUALITY SERVICES INC

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

# Invoice

Date	Invoice #
11/4/2019	14264

536-012-  
001  
202.005

Bill To
STONEGATE CDD MALIBU BAY COMMUNITY 1020 MALIBU WAY HOMESTEAD, FL 33033

Ship To
STONEGATE CDD MALIBU BAY COMMUNITY 1020 MALIBU WAY HOMESTEAD, FL 33033

Account #	P.O. No.	Terms	Project
1359		Due on receipt	

Quantity	Description	Rate	Amount
8	<p>CORRECTIONS AS PER HEALTH DEPARTMENT INSPECTION REPORT DATED 9/18/2019:</p> <p>POOL:</p> <p>VIOLATION #4 DEPTH MARKERS</p> <p>REPLACEMENT OF (8) DEPTH MARKERS</p> <p>- REPLACE (3) NUMBER 3 DEPTH MARKER AT 3FT 5 IN AT THE ENTRANCE OF THE POOL</p> <p>- REPLACE (1) NUMBER 4 DEPTH MARKER</p> <p>- REPLACE (1) FT AT THE END OF THE POOL AT 6 FT</p> <p>- REPLACE TO THE LEFT OF THE POOL THE 3FT 5 IN MARKER</p> <p>VIOLATION #36 EQUIP ROOM</p> <p>- REPAIR BROKEN HINGES ON VAK PAK</p> <p>- COMPLETION OF THE MAIN DRAIN FORM DH4157: POOL OWNER/OPERATOR VERIFICATION OF ENTRAPMENT SAFETY FEATURES</p> <p>KIDDIE POOL:</p> <p>VIOLATION #17 RULES POSTED</p> <p>- ADJUST BATHING LOAD TO 13</p> <p>VIOLATION #36 EQUIP ROOM</p> <p>- REPAIR BROKEN HINGES ON VAK PAK</p> <p>- COMPLETION OF THE MAIN DRAIN FORM DH4157: KIDDIE POOL OWNER/OPERATOR VERIFICATION OF ENTRAPMENT SAFETY FEATURES</p> <p>NOTE:</p> <p>PAYMENT TERMS:</p> <p>- FIFTY PERCENT DOWN PAYMENT DUE UPON APPROVAL</p> <p>- FIFTY PERCENT FINAL PAYMENT DUE UPON COMPLETION OF THE WORK</p> <p>- IF THE FINAL PAYMENT HASN'T BEEN RECEIVED BY OUR OFFICE 10 DAYS AFTER COMPLETION OF THE WORK, A LATE FEE OF \$100.00 WILL BE ADDED TO THE FINAL BALANCE.</p>	<p>50.00</p> <p>250.00</p> <p>105.00</p> <p>0.00</p> <p>250.00</p> <p>105.00</p>	<p>400.00</p> <p>250.00</p> <p>105.00</p> <p>0.00</p> <p>250.00</p> <p>105.00</p>
		<b>Total</b>	



POOL QUALITY SERVICES INC

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

536.012

# Invoice

Date	Invoice #
11/4/2019	14264

Bill To
STONEGATE CDD MALIBU BAY COMMUNITY 1020 MALIBU WAY HOMESTEAD, FL 33033

Ship To
STONEGATE CDD MALIBU BAY COMMUNITY 1020 MALIBU WAY HOMESTEAD, FL 33033

Account #	P.O. No.	Terms	Project
1359		Due on receipt	

Quantity	Description	Rate	Amount
	<p>-SHOULD THE BALANCE REMAIN UNPAID 15 DAYS AFTER THE FIRST LATE FEE IS APPLIED, THE AMOUNT OF \$100.00 WILL BE ADDED TO THE EXISTING BALANCE EVERY 15 DAYS CONSECUTIVELY.</p> <p>-IN THE EVENT IT BECOMES NECESSARY FOR EITHER PARTY HEREIN TO SEEK LEGAL MEANS TO ENFORCE THE TERMS OF THIS INVOICE, THE NON-PREVAILING PARTY WILL BE LIABLE FOR ALL REASONABLE ATTORNEY'S FEES AND ANY OTHER COST OF WHATEVER NATURE REASONABLY AND NECESSARY BY THE PREVAILING PARTY AS A NECESSARY INCIDENT TO THE PROSECUTION OR DEFENSE OF SUCH ACTION OR IN ANY POST JUDGMENT OR COLLECTION PROCEEDING COURT COSTS.</p> <p>Sale tax</p>	7.00%	0.00
<b>Total</b>			\$1,110.00



DOH Permit No. 13-60-08613 County Miami-Dade

### Pool Owner/Operator Verification of Entrapment Safety Features

1. Name of Facility Pool: Malibu Bay Community  
2. Street Address: 1020 NE 34 Avenue  
City: Homestead Zip: 33035 Facility Phone: 305-247-8859

3. Owner's Name: \_\_\_\_\_  
(Print Name)

4. Owner's Phone: \_\_\_\_\_ Email: \_\_\_\_\_

5. Suction Outlet Drain Cover(s) as required by section 514.0315(1), FS:

Make & Model Number: 9x9 CHP 25508-090-000L  
(You may use additional sheets if facility has more than one device or system.)

Installation Date: 6/19/19 FL Approved Flow (GPM): 170 Life Years: 7

6. Type of Safety Device installed as required by section 514.0315(2), FS: (Check one)

☐ a. Safety Vacuum Release System

Make & Model Number: \_\_\_\_\_  
(Use additional sheets if facility has more than one device or system.)

☐ b. Suction Limiting Vent System w/Tamper-Resistant Atmospheric Opening

☐ c. Automatic Pump Shut-off System

Make & Model Number: \_\_\_\_\_  
(Use additional sheets if facility has more than one device or system.)

☐ d. Dual Drains (must be on the same drain line & 36" apart on center)

☐ e. Drain Disablement (requires a construction or modification permit)

☒ f. Gravity Drainage with Collector Tank (requires a construction or modification permit)

Installation Date: \_\_\_\_\_

Licensed pool contractor that installed the device/system:

(Installation by a FL licensed pool contractor is a requirement of s. 514.0315(2), Florida Statutes)

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ License Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

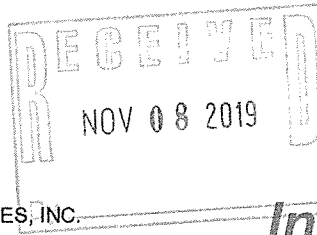
7. Owner's commitment to have all safety device operation & maintenance manuals on site and readily available, and to conduct routine testing of the device/system in accordance with the manufacturer's recommendations or in accordance with state code testing requirements:

\_\_\_\_\_  
Signature of Duly Authorized Person (owner, permittee, corporate officer or registered agent.)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

536.013  
001  
202.005



POOL QUALITY SERVICES, INC.  
14261 SW 42 STREET  
MIAMI, FL 33175

# Invoice

Number 80025

Date 10/31/2019

Bill To  
STONEGATE CDD MALIBU BAY  
1020 MALIBU WAY  
HOMESTEAD, FL, 33033

Ship To  
STONEGATE CDD MALIBU BAY  
1020 MALIBU WAY  
HOMESTEAD, FL, 33033

PO Number	Terms	Customer #	Service Rep	Project
REMAINING BALANC		1359		381

Description	Quantity/Hours	Price/Rate	Amount
FIFTY PERCENT REMAINING BALANCE FOR APPROVED PROPOSAL 381 REPARATION OF TWO LEAKS FOUND IN TWO OF THE GUTTERS:		\$1,365.00	\$1,365.00

Amount Paid	\$0.00	Discount	\$0.00
Amount Due	\$1,365.00	Shipping Cost	\$0.00
		Sub Total	\$1,365.00
		Total	\$1,365.00

POOL QUALITY SERVICES INC

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

536.004

001 202.065

RECEIVED  
NOV 08 2019

# Invoice

Date	Invoice #
11/5/2019	14270

Bill To
STONEGATE CDD MALIBU BAY COMMUNITY 1020 MALIBU WAY HOMESTEAD, FL 33033

Ship To
STONEGATE CDD MALIBU BAY COMMUNITY 1020 MALIBU WAY HOMESTEAD, FL 33033

Account #	P.O. No.	Terms	Project
1359		Due on receipt	

Quantity	Description	Rate	Amount
1	SUPPLY (1) 50LB CONTAINER OF GRANULAR ALGAE OUT	165.00	165.00
	Sale tax	7.00%	0.00
		<b>Total</b>	\$165.00



Invoice Number	Invoice Date	Account Number
6-835-99584	Nov 12, 2019	

Page  
1 of 2

FedEx Tax ID: 71-0427007

**Billing Address:**

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

**Shipping Address:**

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

**Invoice Questions?**

Contact **FedEx Revenue Services**

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: [fedex.com/usgovt](http://fedex.com/usgovt)

**Invoice Summary**

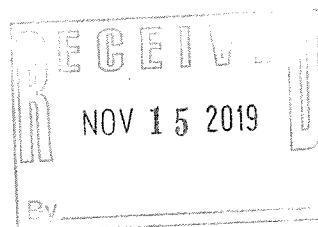
**FedEx Express Services**

Total Charges USD \$14.62

**TOTAL THIS INVOICE USD \$14.62**

Other discounts may apply.

519.410  
001  
2000



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

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

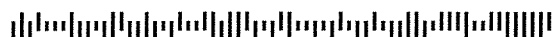
Invoice Number	Invoice Amount	Account Number
6-835-99584	USD \$14.62	

**Remittance Advice**

Your payment is due by Dec 27, 2019

6835995843000001462129321877310000000000000000146210

0004913 01 AV 0.380 \*\*AUTO T4 1 1315 33431-855643 -C01-P04917-11



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



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



Invoice Number	Invoice Date	Account Number	Page
6-835-99584	Nov 12, 2019		2 of 2

## FedEx Express Shipment Detail By Payor Type (Original)

<b>Ship Date:</b> Nov 07, 2019	<b>Cust. Ref.:</b> NO REFERENCE INFORMATION	<b>Ref.#2:</b>
<b>Payor:</b> Shipper	<b>Ref.#3:</b>	

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33186 zip code

<b>Automation</b>	AWB	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	813670814687	MARTHA AGUDELO	STEPHANIE SPIDELL
<b>Service Type</b>	FedEx Priority Overnight	STONE GATE CDD	WHATHELL ASSOCIATES
<b>Package Type</b>	FedEx Envelope	2300 GLADES RD STE 410W	2300 GLADES RD STE 410W
<b>Zone</b>	02	BOCA RATON FL 33431-8556 US	BOCA RATON FL 33431 US
<b>Packages</b>	1		
<b>Rated Weight</b>	N/A		
<b>Delivered</b>	Nov 08, 2019 09:09	<b>Transportation Charge</b>	6.63
<b>Svc Area</b>	A1	<b>Fuel Surcharge</b>	0.43
<b>Signed by</b>	D.DAPHNE	<b>Courier Pickup Charge</b>	0.00
<b>FedEx Use</b>	031189116/68667/_	<b>Total Charge</b>	USD \$7.06
		<b>Shipper Subtotal</b>	USD \$7.06

<b>Ship Date:</b> Nov 07, 2019	<b>Cust. Ref.:</b> Stonegate	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.50% to this shipment.
- Return: Original Tracking ID 776828045287
- Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	791002179540	Juan Galo	Daphne Gillyard
<b>Service Type</b>	FedEx Priority Overnight	Stonegate CDD	WHA
<b>Package Type</b>	FedEx Envelope	1020 NE 34TH AVE	2300 GLADES ROAD
<b>Zone</b>	02	HOMESTEAD FL 33033 US	BOCA RATON FL 33431 US
<b>Packages</b>	1		
<b>Rated Weight</b>	2.0 lbs, 0.9 kgs		
<b>Delivered</b>	Nov 08, 2019 09:09	<b>Transportation Charge</b>	6.63
<b>Svc Area</b>	A1	<b>Fuel Surcharge</b>	0.43
<b>Signed by</b>	D.DAPHNE	<b>Print Return Label</b>	0.50
<b>FedEx Use</b>	000000000/68667/_	<b>Total Charge</b>	USD \$7.56
		<b>Third Party Subtotal</b>	USD \$7.56
		<b>Total FedEx Express</b>	USD \$14.62

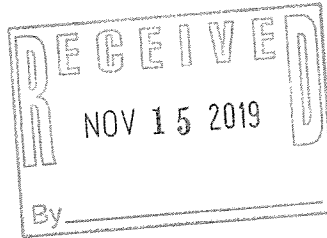
### FedEx® Billing Online

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

**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
761346	11/12/2019	\$6,720.00	12/12/2019	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
<b>Install.</b> Install 280 Poincianas #537.430	280	5.25	1,470.00
<b>Install.</b> Install 1000 Poincianas #537.430	1,000	5.25	5,250.00

#537.430

BALANCE DUE

**\$6,720.00**

001  
202.005

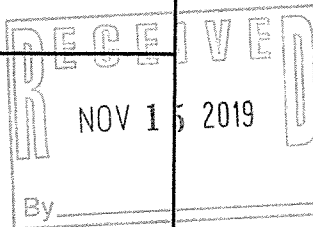
# Fitness Source

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

## Invoice

Date	Invoice #
11/11/2019	48005

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



Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30	RMG	11/5/2019			

Quantity	Item Code	Description	Price Each	Amount
1	PM 2XMONTH	PM Service on Fitness Equipment, 2 times per month November 2019 1st visit	180.00	180.00

It's been a pleasure working with you! Thank you for your business.

**Total**

\$180.00





Office Supplies & Furniture

Est. 1984

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

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

Website: gallowayofficesupply.com

SALESMAN 169 TIME 17:46:19 INV# 1210293-0  
WRITER CYBR PAGE 1

FEDERAL #59-2524876

PO# INVOICE DATE: 11/07/19

CUSTOMER # 10380

BILLING ADDRESS

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

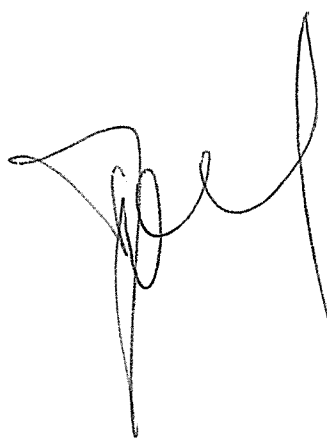
ROUTE #

CHARGE  
INVOICE

SHIPPING ADDRESS

STONE GATE COMMUNITY CCD  
1020 N.E. 34 AVE  
HOMESTEAD FL 33033

✓3

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
58550	GJO	CUP, 8 OZ, FOAM	* CT	2		2	30.420 C		60.84
82038CT	PGC	PAD, CLEANING, XTRPOWER, W	* CT	1		1	56.620 N		56.62
SUGGESTED REPLACEMENT FOR DISCONTINUED PGC 82027CT									
Phone: 305-247-8859									
Email: baymalibu1020@live.com									
<div>RECEIVED NOV 15 2019 By _____</div>  <p>536.011 001 202.005</p>									
SUBTOTAL							117.46		
TAX TOTAL									117.46

TERMS: NET 30 DAYS OF INVOICE DATE.

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

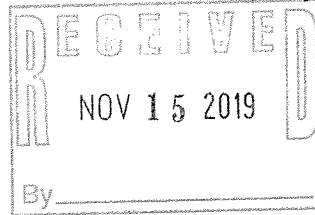
1640 e sunrise blvd unit 2304 Fort Lauderdale 33304

# INVOICE

## Reliable Door Repair

(954) 401-3715  
Reliabledoorrepair@gmail.com

**Bill To** Stonegate Cdd Malibu Bay Club House  
1020 Ne 34 Ave Homestead Fl , 33033



**Invoice Num** 341  
**Date** Nov 8, 2019  
**Due Date** Dec 8, 2019  
**Terms** 30 days

Description	Quantity	Rate	Amount
* Hurricane door handle adjustment	1	\$250.00	\$250.00
* Indicates non-taxable item			
*No refunds or exchanges *			
*By signing this invoice I acknowledge that I received the services to my satisfaction*			
	Subtotal		\$250.00
	Tax (8%)		\$0.00
	Total		\$250.00
	Paid		\$0.00
	<b>Balance Due</b>		<b>\$250.00</b>

Thank you for your business.  
Signed by Martha Agudelo

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

**7**

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

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on November 5, 2019 at 6:30 p.m., at the Hampton Inn & Suites, 2855 N.E. 9<sup>th</sup> Street, Homestead, Florida 33033.

**Present at the meeting were:**

Joe McGuinness	Chair
Raider Ferro	Vice Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary
Michael Granobles	Assistant Secretary

**Also present were:**

Howard McGaffney	District Manager
Michael Pawelczyk	District Counsel
Steve Sanford (via telephone)	Bond Counsel
Juan Alvarez (via telephone)	District Engineer
Juan Galo	Clubhouse Manager
Arnaldo Sosa	Resident
Sara and Mario Ogliastri	Resident
Alberto Eiras	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

The meeting was called to order at 6:01 p.m. All Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration of Certain Documents Related to Bond Refinancing**

**A. Presentation of Third Supplemental Engineer's Report**

Mr. Alvarez presented the Third Supplemental Engineer's Report. Refinancing would produce approximately \$600,000 for additional public infrastructure. The funds would be used for three projects benefitting residents of the CDD, collectively described as the "2020 Project",

including aeration systems in two lakes, planting of wetland and transitional vegetation and the extension of the Clubhouse pool deck.

**On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the Third Supplemental Engineer's Report, dated October 28, 2019, was approved.**

**B. Presentation of Third Supplemental Special Assessment Methodology Report**

Mr. McGaffney presented the Methodology Report. Mr. Pawelczyk stated the maximum per unit Annual Debt Service Assessment would be \$353.89; a lower interest rate may reduce that amount. The correct title was "Series 2020 Special Assessment Methodology".

**On MOTION by Mr. Granobles and seconded by Mr. Ferro, with all in favor, the Series 2020 Special Assessment Methodology Report, was approved.**

**C. Consideration of Resolution 2020-01, Authorizing the Issuance of Stonegate Community Development District, Special Assessment Refunding and Improvement Bonds, Series 2020 (The "Bonds") in the Principal Amount of Not Exceeding \$5,000,000 To Pay and Defease the District's Outstanding Special Assessment Revenue Bonds, Series 2008 (the 'Refunded Bonds') and to Finance Certain Public Infrastructure; Approving the Form of and Authorizing the Execution and Delivery of a Trust Indenture; Determining the Need for a Negotiated Sale of the Bonds and Providing for a Delegated Award of Such Bonds; Ratifying the Appointment of the Underwriter for the Sale of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect To the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Official Statement; Approving the Execution and Delivery of a Final Official Statement; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Approving the Form of and Authorizing the Execution and Delivery of an Escrow Deposit Agreement; Approving the Application of Bond Proceeds and Other Available Moneys; Appointing a Trustee; Appointing an Escrow Agent; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials To Do All Things Deemed**

Necessary in Connection With the Issuance, Sale and Delivery of the Bonds;  
Designating the Bonds as “Qualified Tax-Exempt Obligations” Within the Meaning of  
Section 265(B)(3) of the Internal Revenue Code of 1986, as Amended; and Providing an  
Effective Date

Mr. Sanford stated that, as Bond Counsel, he was representing the District and  
bondholders. At close he would deliver a legal opinion stating the bonds were validly issued  
and the interest on the bonds was tax-exempt. He presented Resolution 2020-01, the  
“Delegation Resolution”, which included certain parameters that would authorize the Chair or  
Vice Chair to execute the Bond Purchase Contract, without requiring a special meeting.

The following changes were made to Resolution 2020-01:

Section 2: Change “\$5,000,000” to “\$5,010,000”

Section 2: Change “\$600,000” to \$610,000”

Mr. Sanford discussed the Exhibits that would be approved, in substantially final form,  
as part of Resolution 2020-01.

**On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in  
favor, Resolution 2020-01, as amended, Authorizing the Issuance of Stonegate  
Community Development District, Special Assessment Refunding and  
Improvement Bonds, Series 2020 (The “Bonds”) in the Principal Amount of Not  
Exceeding \$5,010,000 To Pay and Defease the District’s Outstanding Special  
Assessment Revenue Bonds, Series 2008 (the ‘Refunded Bonds”) and to  
Finance Certain Public Infrastructure; Approving the Form of and Authorizing  
the Execution and Delivery of a Trust Indenture; Determining the Need for a  
Negotiated Sale of the Bonds and Providing for a Delegated Award of Such  
Bonds; Ratifying the Appointment of the Underwriter for the Sale of the Bonds;  
Approving the Form of and Authorizing the Execution and Delivery of a Bond  
Purchase Contract With Respect To the Bonds; Approving the Form of and  
Authorizing the Distribution of a Preliminary Official Statement; Approving the  
Execution and Delivery of a Final Official Statement; Approving the Form of and  
Authorizing the Execution and Delivery of a Continuing Disclosure Agreement;  
Approving the Form of and Authorizing the Execution and Delivery of an  
Escrow Deposit Agreement; Approving the Application of Bond Proceeds and  
Other Available Moneys; Appointing a Trustee; Appointing an Escrow Agent;  
Making Certain Declarations; Providing for the Registration of the Bonds  
Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials  
To Do All Things Deemed Necessary in Connection With the Issuance, Sale and  
Delivery of the Bonds; Designating the Bonds as “Qualified Tax-Exempt  
Obligations” Within the Meaning of Section 265(B)(3) of the Internal Revenue  
Code of 1986, as Amended; and Providing an Effective Date, was accepted.**

Mr. Sanford and Mr. Alvarez left the meeting.

- D. **Consideration of Resolution 2020-02, Relating to the Refunding of the Outstanding Series 2008 Bonds and Declaring Special Assessments; Indicating the Location, Nature and Cost of Those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

Mr. Pawelczyk presented Resolution 2020-02, which acknowledged the Capital Improvement project, as described in the Engineer's Report, adopts the assessment roll and begins the assessment process.

**On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Resolution 2020-02, Relating to the Refunding of the Outstanding Series 2008 Bonds and Declaring Special Assessments; Indicating the Location, Nature and Cost of Those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, in substantially final form pending changes from District Counsel and Bond Counsel, was adopted.**

- E. **Consideration of Resolution 2020-03, Relating to the Refunding of the Outstanding Series 2008 Bonds, the Funding of Certain Infrastructure Improvements, and Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District**

Mr. Pawelczyk presented Resolution 2020-03.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, 2020-03, Relating to the Refunding of the Outstanding Series 2008 Bonds, the Funding of Certain Infrastructure Improvements, and Setting a Public Hearing for January 14, 2020 at 6:30 p.m. at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033, subject to availability, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District, was adopted.

**FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2020-04,  
Relating to the Amendment of the Annual  
Budget for the Fiscal Year Beginning  
October 1, 2018 and Ending September 30,  
2019

Mr. McGaffney presented Resolution 2020-04. It was necessary to amend the Fiscal Year 2019 budget due to increased legal, landscaping, lake management, repairs and maintenance and utilities expenditures. The utilities expenditures would be researched to determine the reason for the budget variance.

On MOTION by Mr. Ferro and seconded by Mr. Goessel, with all in favor, Resolution 2020-04, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2018 and Ending September 30, 2019, was adopted.

**FIFTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial  
Statements as of September 30, 2019

Mr. McGaffney presented the Unaudited Financial Statements as of September 30, 2019.

On MOTION by Mr. Granobles and seconded by Mr. Goessel, with all in favor, the Unaudited Financial Statements as of September 30, 2019, were accepted.

**SIXTH ORDER OF BUSINESS**

Approval of September 10, 2019 Public  
Hearing and Regular Meeting Minutes

Mr. McGaffney presented the September 10, 2019 Public Hearing and Regular Meeting Minutes. The following changes were made:

Line 10 and throughout: Change "McGuiness" to "McGuinness"



Line 235: Change "McGuinness" to "McGuinness" and "McGuinness" to "McGuinness"

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the September 10, 2019 Public Hearing and Regular Meeting Minutes, as amended, were approved.

## SEVENTH ORDER OF BUSINESS

### Staff Reports

#### A. Clubhouse Manager: *GAPA Property Management Corp.*

Mr. Galo reported the following:

➤ Staff met with Mr. Alvarez regarding the lakes and extending the deck.

➤ Allstate requested an official map of drains to clean, so the next report would have more information.

➤ The number of trick-or-treaters was about double the number from last year.

Mr. McGaffney suggested it would benefit the District to update the Amenity Manager's contract to reflect a budget for Special Events.

Mr. McGuinness voiced his opinion that transparency was important in terms of stating what the Clubhouse Manager was providing and demonstrating the benefits to residents. He felt it was important to examine the District's needs and provide clear direction for managing the Clubhouse. Discussion ensued regarding partnering with the Master Association, further defining the Board's vision and policy on Special Events and reviewing the Clubhouse events, amenities and budget.

Mr. McGaffney would present the Clubhouse hours, staffing levels, special event expenditures and other options at a future meeting.

Mr. Goessel stated he was disappointed the Clubhouse doors and broken tile were not repaired. Mr. Galo stated a new door frame was ordered. Discussion ensued regarding issues with replacing the broken tile; the consensus was to replace the entire bullnose tile area. Mr. Galo would obtain a proposal for tile repairs and, if it was beyond the District Manager's spending authority, it would be presented at the next meeting. Mr. Galo discussed issues with the door repairs and stated a custom frame was ordered.

Mr. Goessel stated he was disappointed with the turnout at the garage sale. Discussion ensued regarding signs and banners, the number of sellers compared to the previous sale and community garage sales in general.

Mr. Galo stated 21 tables were rented at the first garage sale and 12 were rented at the second. The City would not allow banners on Campbell Drive without a permit. The consensus was to limit garage sales to twice a year and utilize A-frame signs to promote the events.

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

There being no report, the next item followed.

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

- **NEXT MEETING DATE: February 11, 2020 at 6:30 P.M.**

- **QUORUM CHECK**

The next meeting would be a Public Hearing on January 14, 2020 at 6:30 p.m., rather than February 11, 2020; all Supervisors confirmed their attendance at the January 14, 2020 meeting.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being no Supervisor's requests, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

<p><b>On MOTION by Ms. Figueroa and seconded by Mr. Ferro, with all in favor, the meeting adjourned at 8:21 p.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

---

Chair/Vice Chair

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

**8A1**

**From:** [Juan Galo](#)  
**To:** [Daphne Gillyard](#)  
**Cc:** [Mac McGaffney](#); [Juan Galo](#); [Malibu Bay](#)  
**Subject:** Fwd: Fitness Equipment  
**Date:** Monday, January 6, 2020 12:20:28 PM

---

Good afternoon Daphne,

Hope you had an amazing New Years.

Can you put this report under management report tab.

If you have any questions let me know.

Thank you,

Juan Galo

----- Forwarded message -----

From: Fitness Source <[fitness.source@gmail.com](mailto:fitness.source@gmail.com)>  
To: Malibu Bay Clubhouse <[malibubaych1020@yahoo.com](mailto:malibubaych1020@yahoo.com)>  
Cc: Juan Galo <[gapapmc@gmail.com](mailto:gapapmc@gmail.com)>  
Date: Friday, January 3, 2020, 8:55 AM -0500  
Subject: Fitness Equipment

Good Morning,

Based upon our visits to the clubhouse at Malibu Bay we can provide the following information.

The treadmills were manufactured in 2009 and are still supported by the manufacturer. They are used and in fair condition and should provide at least 2 more years of service with minimal mechanical breakdowns. The treadmills do have wear items (the walking belt, deck and drive belt) which will need to be replaced on 2 units within the next year.

The Ellipticals were manufactured in 2007 and the manufacturer is beginning the process of retiring support of the units. They are in fair condition. It would probably be best for Malibu Bay to budget for replacement Ellipticals within the next two years.

The three bikes are from 2014 or 2016 and are in good condition. The bikes should provide at least five years of service with minimal to no mechanical breakdowns. The bikes do not have any wear items.

Of all the strength units we have found the dumbbells, the dumbbell rack and

one adjustable bench should be considered for replacement . The dumbbell rack is in poor condition and the dumbbells are a mixed set in poor condition.

Thanks,  
Doug

**Fitness Source**

2041 SW 70th Ave. #D-10

Davie, FL 33317

954-587-7823

fax 954-587-8914

outside Broward 800-932-6692

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

**8A11**



**POOL QUALITY SERVICES, INC**  
*BETTER PRICE*

14261 SW 42<sup>nd</sup> ST. MIAMI, FL 33175

Phone (305) 223-2727 / Fax: (305) 226-7647

E-MAIL: [INFO@POOLQUALITY.COM](mailto:INFO@POOLQUALITY.COM)

WEB SITE: [WWW.POOLQUALITY.COM](http://WWW.POOLQUALITY.COM)

December 9, 2019

## **POOL INSPECTION REPORT FOR (1) COMMERCIAL POOL AND (1) KIDDIE POOL**

**NAME: STONEGATE CDD MALIBU BAY COMMUNITY**

MAILING ADDRESS: 1020 MALIBU WAY, HOMESTEAD, FL 33033

CONTACT PERSON: JUAN GALO

JOB LOCATION: 1020 MALIBU WAY, HOMESTEAD, FL 33033

---

## **POOL INSPECTION REPORT**

In my visit to the property on December 4, 2019 the following items were observed, and recommendations presented:

### **POOL EQUIPMENT:**

- The pump that is used to be able to clean the filters of the pool is in poor condition and it is recommended to install a new 2hp pump because the existing pump is very old and it could stop working at any point in the near future. You may refer to proposal 921 for your consideration.
- We recommend painting the 4 collector tanks where the pool equipment is housed with specialized paint for fiberglass. The area where the collector tanks are located is clean and aesthetically pleasing except for the current condition of the collector tanks since the color is not uniform and is need of new paint. You may refer to proposal 922 for your consideration.
- The existing 84 grids for the filtration of the pool need to be replaced with new grids for better filtration. The existing grids have been in use for a very long time and they are old. You may refer to proposal 919 for your consideration.



**SPA EQUIPMENT:**

- The pressure gauges need to be replaced. There is one pressure gauge that is rotted, and the other pressure gauge is missing. The pressure gauge before and after the filter is something that Health Department inspectors look for in their inspections. You may refer to proposal 923 for your consideration.
- It is recommended to install an automatic water refill valve. The existing refill valve is broken and not operational. You may refer to proposal 923 for your consideration.
- It is recommended to replace the pump for the kiddie pool as the existing pump is old and worn out due to usage. As a result, this pump could cease to function properly at any time. Remember that this is a pump that is in constant use 24 hours a day. You may refer to proposal 920 for your consideration.

**SPA:**

- Remove stains. There are stains in the spa due to fertilizer that has entered the spa. These stains need to be removed in order to protect the diamond brite material and to maintain the aesthetic of the spa. You may refer to proposal 923 for your consideration.

**POOL DECK:**

- Two vacuum breakers need to be installed for the hose bibs. The vacuum breakers are not present, and this is something that the Health Department inspectors look for in their inspections. You may refer to proposal 923 for your consideration.

Recent improvements have been completed which have improved the aesthetics, functionality and promoted a safe and healthy swimming pool, such as:

- New personalized U.S. Coast approved life rings with buoy holders and heaving lines
- New wiring from the breakers to the 15hp pump and installation of protector
- Installation of submersible thermoplastic sump pump to remove excess water from collector tank due to rainfall
- Installation of new ph/orp monitor system for the kiddie pool
- Replacement of eight depth markers of the pool that were faded with new depth markers
- Replacement of motor for the kiddie pool pump
- Replacement of the cartridge for the filter of the kiddie pool

**POOL QUALITY SERVICES INC**

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

**PROPOSAL****Date****Number**

12/9/2019

919

**Name / Address**STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033**Ship To**STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033**Account #****Project**

1359

Description	Qty	Rate	Total
REPLACEMENT OF 84 FILTER GRIDS FOR POOL FILTER: - REMOVE THE EXISTING 84 GRIDS OF THE COLLECTOR TANK - CLEAN THE COLLECTOR TANK - SUPPLY 84 NEW GRIDS - LABOR AND INSTALLATION - REFILL THE COLLECTOR TANK - SET- UP  NOTE: THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE ON THIS PROPOSAL. PAYMENT TERMS: FIFTY PERCENT DOWN PAYMENT DUE UPON APPROVAL FIFTY PERCENT FINAL PAYMENT DUE UPON COMPLETION OF THE WORK -IF THE FINAL PAYMENT HASN'T BEEN RECEIVED BY OUR OFFICE 10 DAYS AFTER COMPLETION OF THE WORK, A LATE FEE OF \$100.00 WILL BE ADDED TO THE FINAL BALANCE. -SHOULD THE BALANCE REMAIN UNPAID 15 DAYS AFTER THE FIRST LATE FEE IS APPLIED, THE AMOUNT OF \$100.00 WILL BE ADDED TO THE EXISTING BALANCE EVERY 15 DAYS CONSECUTIVELY.	84	22.30 550.00	1,873.20 550.00
		<b>Subtotal</b>	
		<b>Sales Tax (7.0%)</b>	
		<b>Total</b>	



POOL QUALITY SERVICES INC

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

PROPOSAL

Date	Number
12/9/2019	919

Name / Address
STONEGATE CDD MALIBU BAY COMMUNITY 1020 MALIBU WAY HOMESTEAD, FL 33033

Ship To
STONEGATE CDD MALIBU BAY COMMUNITY 1020 MALIBU WAY HOMESTEAD, FL 33033

Account #	Project
1359	

Description	Qty	Rate	Total
- IN THE EVENT IT BECOMES NECESSARY FOR EITHER PARTY HEREIN TO SEEK LEGAL MEANS TO ENFORCE THE TERMS OF THIS INVOICE, THE NON-PREVAILING PARTY WILL BE LIABLE FOR ALL REASONABLE ATTORNEY'S FEES AND ANY OTHER COST OF WHATEVER NATURE REASONABLY AND NECESSARY BY THE PREVAILING PARTY AS A NECESSARY INCIDENT TO THE PROSECUTION OR DEFENSE OF SUCH ACTION OR IN ANY POST JUDGMENT OR COLLECTION PROCEEDING COURT COSTS.			
		<b>Subtotal</b>	\$2,423.20
		<b>Sales Tax (7.0%)</b>	\$0.00
		<b>Total</b>	\$2,423.20



**POOL QUALITY SERVICES INC**

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

**PROPOSAL**

Date

Number

12/9/2019

920

**Name / Address**STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033**Ship To**STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033

Account #

Project

1359

Description	Qty	Rate	Total
SUPPLY AND INSTALLATION OF (1) NEW 1HP SUPERFLO PUMP FOR KIDDIE POOL: - REMOVE THE EXISTING PUMP - SUPPLY (1) NEW 1HP SUPERFLO PUMP - INSTALLATION OF NEW PUMP AND PLUMBING - SET- UP  NOTE: THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE ON THIS PROPOSAL. - THE MANUFACTURER WARRANTY FOR THE NEW PUMP IS FOR ONE YEAR FROM THE DATE ON THE INVOICE. - THE WARRANTY FOR LABOR IS FOR 30 DAYS FROM THE DATE ON THE INVOICE. PAYMENT TERMS: FIFTY PERCENT DOWN PAYMENT DUE UPON APPROVAL FIFTY PERCENT FINAL PAYMENT DUE UPON COMPLETION OF THE WORK -IF THE FINAL PAYMENT HASN'T BEEN RECEIVED BY OUR OFFICE 10 DAYS AFTER COMPLETION OF THE WORK, A LATE FEE OF \$100.00 WILL BE ADDED TO THE FINAL BALANCE.	1	694.31 195.00	694.31 195.00
		<b>Subtotal</b>	
		<b>Sales Tax (7.0%)</b>	
		<b>Total</b>	

**POOL QUALITY SERVICES INC**

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

**PROPOSAL****Date****Number**

12/9/2019

920

**Name / Address**STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033**Ship To**STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033**Account #****Project**

1359

Description	Qty	Rate	Total
<p>-SHOULD THE BALANCE REMAIN UNPAID 15 DAYS AFTER THE FIRST LATE FEE IS APPLIED, THE AMOUNT OF \$100.00 WILL BE ADDED TO THE EXISTING BALANCE EVERY 15 DAYS CONSECUTIVELY.</p> <p>- IN THE EVENT IT BECOMES NECESSARY FOR EITHER PARTY HEREIN TO SEEK LEGAL MEANS TO ENFORCE THE TERMS OF THIS INVOICE, THE NON-PREVAILING PARTY WILL BE LIABLE FOR ALL REASONABLE ATTORNEY'S FEES AND ANY OTHER COST OF WHATEVER NATURE REASONABLY AND NECESSARY BY THE PREVAILING PARTY AS A NECESSARY INCIDENT TO THE PROSECUTION OR DEFENSE OF SUCH ACTION OR IN ANY POST JUDGMENT OR COLLECTION PROCEEDING COURT COSTS.</p>			
		<b>Subtotal</b>	\$889.31
		<b>Sales Tax (7.0%)</b>	\$0.00
		<b>Total</b>	\$889.31

**POOL QUALITY SERVICES INC**

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

**PROPOSAL****Date****Number**

12/9/2019

921

**Name / Address**STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033**Ship To**STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033**Account #****Project**

1359

Description	Qty	Rate	Total
SUPPLY AND INSTALLATION OF (1) NEW 2HP SUPERFLO PUMP TO CLEAN THE FILTERS OF THE POOL: - REMOVE THE EXISTING PUMP - SUPPLY (1) NEW 2HP SUPERFLO PUMP - INSTALLATION OF NEW PUMP AND PLUMBING - SET- UP  NOTE: THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE ON THIS PROPOSAL. - THE MANUFACTURER WARRANTY FOR THE NEW PUMP IS FOR ONE YEAR FROM THE DATE ON THE INVOICE. - THE WARRANTY FOR LABOR IS FOR 30 DAYS FROM THE DATE ON THE INVOICE. PAYMENT TERMS: FIFTY PERCENT DOWN PAYMENT DUE UPON APPROVAL FIFTY PERCENT FINAL PAYMENT DUE UPON COMPLETION OF THE WORK -IF THE FINAL PAYMENT HASN'T BEEN RECEIVED BY OUR OFFICE 10 DAYS AFTER COMPLETION OF THE WORK, A LATE FEE OF \$100.00 WILL BE ADDED TO THE FINAL BALANCE.	1	896.06 195.00	896.06 195.00
		<b>Subtotal</b>	
		<b>Sales Tax (7.0%)</b>	
		<b>Total</b>	



**POOL QUALITY SERVICES INC**

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

**PROPOSAL**

**Date**

**Number**

12/9/2019

921

**Name / Address**

STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033

**Ship To**

STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033

**Account #**

**Project**

1359

Description	Qty	Rate	Total
-SHOULD THE BALANCE REMAIN UNPAID 15 DAYS AFTER THE FIRST LATE FEE IS APPLIED, THE AMOUNT OF \$100.00 WILL BE ADDED TO THE EXISTING BALANCE EVERY 15 DAYS CONSECUTIVELY. - IN THE EVENT IT BECOMES NECESSARY FOR EITHER PARTY HEREIN TO SEEK LEGAL MEANS TO ENFORCE THE TERMS OF THIS INVOICE, THE NON-PREVAILING PARTY WILL BE LIABLE FOR ALL REASONABLE ATTORNEY'S FEES AND ANY OTHER COST OF WHATEVER NATURE REASONABLY AND NECESSARY BY THE PREVAILING PARTY AS A NECESSARY INCIDENT TO THE PROSECUTION OR DEFENSE OF SUCH ACTION OR IN ANY POST JUDGMENT OR COLLECTION PROCEEDING COURT COSTS.			
		<b>Subtotal</b>	\$1,091.06
		<b>Sales Tax (7.0%)</b>	\$0.00
		<b>Total</b>	\$1,091.06





**POOL QUALITY SERVICES INC**

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

**PROPOSAL**

**Date**

**Number**

12/9/2019

922

**Name / Address**

STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033

**Ship To**

STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033

**Account #**

**Project**

1359

Description	Qty	Rate	Total
PAINT THE OUTSIDE OF THE COLLECTOR TANK WITH SPECIALIZED PAINT FOR FIBER GLASS: - MATERIALS AND LABOR INCLUDED  NOTE: THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE ON THIS PROPOSAL. PAYMENT TERMS: FIFTY PERCENT DOWN PAYMENT DUE UPON APPROVAL FIFTY PERCENT FINAL PAYMENT DUE UPON COMPLETION OF THE WORK -IF THE FINAL PAYMENT HASN'T BEEN RECEIVED BY OUR OFFICE 10 DAYS AFTER COMPLETION OF THE WORK, A LATE FEE OF \$100.00 WILL BE ADDED TO THE FINAL BALANCE. -SHOULD THE BALANCE REMAIN UNPAID 15 DAYS AFTER THE FIRST LATE FEE IS APPLIED, THE AMOUNT OF \$100.00 WILL BE ADDED TO THE EXISTING BALANCE EVERY 15 DAYS CONSECUTIVELY.		611.24	611.24
		<b>Subtotal</b>	
		<b>Sales Tax (7.0%)</b>	
		<b>Total</b>	



**POOL QUALITY SERVICES INC**

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

**PROPOSAL****Date****Number**

12/9/2019

922

**Name / Address**STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033**Ship To**STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033**Account #****Project**

1359

Description	Qty	Rate	Total
- IN THE EVENT IT BECOMES NECESSARY FOR EITHER PARTY HEREIN TO SEEK LEGAL MEANS TO ENFORCE THE TERMS OF THIS INVOICE, THE NON-PREVAILING PARTY WILL BE LIABLE FOR ALL REASONABLE ATTORNEY'S FEES AND ANY OTHER COST OF WHATEVER NATURE REASONABLY AND NECESSARY BY THE PREVAILING PARTY AS A NECESSARY INCIDENT TO THE PROSECUTION OR DEFENSE OF SUCH ACTION OR IN ANY POST JUDGMENT OR COLLECTION PROCEEDING COURT COSTS.			
		<b>Subtotal</b>	\$611.24
		<b>Sales Tax (7.0%)</b>	\$0.00
		<b>Total</b>	\$611.24

**POOL QUALITY SERVICES INC**

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

**PROPOSAL**

Date

Number

12/9/2019

923

**Name / Address**STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033**Ship To**STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033

Account #

Project

1359

Description	Qty	Rate	Total
SPA EQUIPMENT:			
- SUPPLY AND INSTALLATION OF AUTO WATER FILL VALVE FOR KIDDIE POOL:	1	322.40	322.40
- STAIN REMOVAL TO ELIMINATE THE FERTILIZER STAIN THAT CAME IN CONTACT WITH KIDDIE POOL	1	85.60	85.60
- SUPPLY (1) PRESSURE GAUGE	1	90.95	90.95
- SUPPLY (2) VACUUM BREAKER	2	38.91	77.82
- LABOR		110.00	110.00
NOTE: THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE ON THIS PROPOSAL. PAYMENT TERMS: FIFTY PERCENT DOWN PAYMENT DUE UPON APPROVAL FIFTY PERCENT FINAL PAYMENT DUE UPON COMPLETION OF THE WORK -IF THE FINAL PAYMENT HASN'T BEEN RECEIVED BY OUR OFFICE 10 DAYS AFTER COMPLETION OF THE WORK, A LATE FEE OF \$100.00 WILL BE ADDED TO THE FINAL BALANCE. -SHOULD THE BALANCE REMAIN UNPAID 15 DAYS AFTER THE FIRST LATE FEE IS APPLIED, THE AMOUNT OF \$100.00 WILL BE ADDED TO THE EXISTING BALANCE EVERY 15 DAYS CONSECUTIVELY.			
<b>Subtotal</b>			
<b>Sales Tax (7.0%)</b>			
<b>Total</b>			



POOL QUALITY SERVICES INC

305-223-2727

info@poolquality.com

14261 SW 42ND STREET

PROPOSAL

Date

Number

12/9/2019

923

Name / Address

STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033

Ship To

STONEGATE CDD MALIBU BAY COMMUNITY  
1020 MALIBU WAY  
HOMESTEAD, FL 33033

Account #

Project

1359

Description	Qty	Rate	Total
- IN THE EVENT IT BECOMES NECESSARY FOR EITHER PARTY HEREIN TO SEEK LEGAL MEANS TO ENFORCE THE TERMS OF THIS INVOICE, THE NON-PREVAILING PARTY WILL BE LIABLE FOR ALL REASONABLE ATTORNEY'S FEES AND ANY OTHER COST OF WHATEVER NATURE REASONABLY AND NECESSARY BY THE PREVAILING PARTY AS A NECESSARY INCIDENT TO THE PROSECUTION OR DEFENSE OF SUCH ACTION OR IN ANY POST JUDGMENT OR COLLECTION PROCEEDING COURT COSTS.			
		<b>Subtotal</b>	\$686.77
		<b>Sales Tax (7.0%)</b>	\$0.00
		<b>Total</b>	\$686.77

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

**8A111a**



JUAN CARLOS  
305-338-1428  
Cell

# DOOR and WINDOW Schedule

<b>FB</b> .....		<b>Elevation</b>	<b>Brand</b>	<b>Frame</b>	<b>Glass</b>
Customer Name <u>STONE GATE</u>		SH: Single Hung	- PGT	Material	Type
Address <u>1020 NE 34 AVE.</u>		HR: Horizontal Roller	- CGI	- AL: Aluminum	- LA: Laminated
Ph: <u>305-247-8859</u>		PW: Picture Window	- ECO	- VY: Vinyl	- IG: Insulated
e-mail: <u>Malibu Bay Club House</u>		AW: Architectural Window	- LAWSON		
		CA: Casement Window	- BHI	Color	Color
		FD: French Door	- AMARR	- WH: White	- CLEAR
		SGD: Sliding Glass Door	- CLOPAY	- BZ: Bronze	- GRAY
			- LFMSTER	- CN: Clear Anodized	- BRONZE
					- GREEN



Mark #	Location	Egress Y/N	Opening Size	Elevation	Brand	Frame Material	Frame Color	Glass Type	Glass Color	LowE Y/N	Configuration	Grid Y/N	Unit Price
1													
2													
3													
4													
5													
6													
7	Entry	Y	75X96		ECO	Alum w/ht	LA	CIR. N			-		6939
8													
9													
10													
11	Pool	Y	75X96		ECO	Alum w/ht	LA	CIR. N			-		5927
12													
13													
14													
15 <sup>x</sup>	Side	Y	72X96		ECO	Alum w/ht	LA	CLR. N			-		5750
16													
17													
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
29													
30													
31													
32													
33													
34													
35													

18,617

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

**8A1111b**

**ESTIMATE**

ELITE IMPACT GLASS LLC  
 10775 SW 190 STREET #24 CUTLER BAY FL 33157  
 P:786-525-9936  
 F:

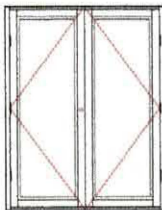
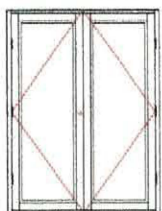
**Prepared By**

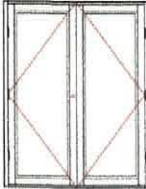
Mike Artigez

**Email**

mike@eliteimpactglass.com

**Estimate #**      **Name**  
 279472      Stonegate CDD

Mark	Description	Image	Qty	Unit Price	Subtotal
1st BK Dr	Eco Window Systems French Door 600 - L.M.I. XX White Left Active Standard Threshold Size: 75 X 96 Glass Makeup: 3/16 HS + .090 PVB + 3/16 HS Glass Color: Clear Glass Interlayer: Clear Glass Coating: None Glass Texture: None 4FB+Act Handle + Deadbolt Prep.+Inact Handle Prep. Grid: Full View (No Muntin) PSF: +70.0 -75.0		1	\$2075.79	\$2075.79
3	Eco Window Systems French Door 600 - L.M.I. XX White Left Active Standard Threshold Size: 72 X 96 Glass Makeup: 3/16 HS + .090 PVB + 3/16 HS Glass Color: Clear Glass Interlayer: Clear Glass Coating: None Glass Texture: None 4FB+Act Handle + Deadbolt Prep.+Inact Handle Prep. Grid: Full View (No Muntin) PSF: +70.0 -75.0		1	\$2005.88	\$2005.88

Front Door	Eco Window Systems Series 845 Aluminum Outswing Door - L.M.I. XX White Left Active ADA Threshold Size: 75 X 96 Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS Glass Color: Clear Glass Interlayer: Clear Glass Coating: None Glass Texture: None Act:3P-Lock/Inact:2P-Lock + C Handle + Push Bar Grid: Full View (No Muntin) PSF: +70.0 -75.0		1	\$2401.39	\$2401.39
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Comments

Total Units	3
Total Material	\$6483.06
Tax	7.00
Installation	\$1850.00
Permit Fees	\$750.00
Other Fees	\$0.00
Total	\$9536.88



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

**8C**

STONEGATE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE		
LOCATION		
<i>Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2019 <b>CANCELED</b>	Regular Meeting	6:30 PM
November 5, 2019 *	Regular Meeting	6:30 PM
January 14, 2020	Public Hearing and Regular Meeting	6:30 PM
February 11, 2020	Regular Meeting	6:30 PM
May 12, 2020	Regular Meeting	6:30 PM
July 7, 2020	Regular Meeting	6:30 PM
September 15, 2020	Public Hearing & Regular Meeting	6:30 PM

Exception:

\*November meeting location: *(Hampton Inn & Suites, 2855 N.E. 9<sup>th</sup> Street, Homestead, 33033)*