

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

February 9, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

February 2, 2021

Board of Supervisors
Stonegate Community Development District

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

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on February 9, 2021 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Update: Amenity Management Transition
4. Update: Pond 3 Remediation and Landscaping Plan – Permit in Progress (Will Begin February/March)
5. Discussion: Fountains for Ponds 4, 5 and 6
6. Discussion: Fence Ownership and Maintenance Responsibility
7. Consideration: Change of Date for Budget Public Hearing; September 14, 2021
8. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of December 31, 2020
 - B. Approval of November 17, 2020 Regular Meeting Minutes
9. Staff Reports
 - A. Clubhouse Manager: *UNUS Property Management*
 - B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - C. District Engineer: *Alvarez Engineers*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 11, 2021 at 6:30 P.M.

○ QUORUM CHECK

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

10. Supervisors' Requests

11. Adjournment

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

Sincerely,



Howard McGaffney
District Manager

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6



CFN 2010RO160581
 DR Bk 27209 Pgs 0318 - 3297 (12pgs)
 RECORDED 03/10/2010 11:35:27
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

PREPARED BY AND RETURN TO:

Michael J. Pawelczyk, Esq.
 Billing, Cochran, Lyles, Mauro & Ramsey, P.A..
 SunTrust Center, Sixth Floor
 515 East Las Olas Boulevard
 Fort Lauderdale, Florida 33301

ENCROACHMENT AND LICENSE AGREEMENT

THIS IS AN ENCROACHMENT AND LICENSE AGREEMENT, entered into this 25th day of February, 2010 (the "Agreement"), by and between:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in unincorporated Palm Beach County, Florida, and whose mailing address is 5701 N. Pine Island Road, Suite 370, Fort Lauderdale, Florida 33321 (the "District"),

and

ESTATES AT MENDOCINO AT MALIBU BAY NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is c/o M&E Associates of Miami, Inc., 13055 SW 42 Street, Suite 203, Miami, Florida 33175 (the "Association").

RECITALS:

WHEREAS, Association owns the following described property within Homestead, Miami-Dade County, Florida:

Tract F of the Estates at Mendocino Plat, as recorded at Plat Book 162, Page 45 of the public records of Miami-Dade County, Florida, which is a portion of Folio No. 10-7910-010-1440 (the "Association Property"); and

WHEREAS, District owns the following described property within Homestead, Miami-Dade County, Florida:

Tracts B and C of the Estates at Mendocino Plat, as recorded at Plat Book 162, Page 45 of the public records of Miami-Dade County, Florida, which is a portion of Folio No. 10-7910-010-1450 (the "District Property"); and

WHEREAS, Association desires permission from District to encroach into and over the District Property for purposes of constructing and maintaining a green, chain-link fence with gates (the "Encroachment") at the two locations (the "Encroachment Area"), as more particularly described and shown in **Composite Exhibit A**, attached hereto and incorporated herein; and

WHEREAS, the District has determined that the proposed Encroachment into and over the District Property will not presently impact District operations, and the District desires to authorize the Encroachment and to grant a revocable license to Association for the limited purposes of constructing, installing, maintaining, repairing and replacing the fence, as more particularly described herein; and

WHEREAS, the District, by motion adopted by the District Board of Supervisors at its meeting of November 19, 2009, granted the Association's request to encroach into the District Property and grant a license therefor, as limited by this instrument, and authorized the proper District officials to execute this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and the conditions contained in this Agreement, and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and are herein adopted.
2. **Grant of License by District and Easement by Association**. District hereby grants to Association the revocable right, license and privilege of using and encroaching upon a portion of the District Property subject to the limitations, conditions, and purposes hereinafter set forth, and as more particularly shown on the attached **Composite Exhibit A**, incorporated herein. The Encroachment may not be expanded, modified or altered within or beyond the Encroachment Area or as depicted on **Composite Exhibit A** without the express written consent of the District, which consent shall be evidenced by a written amendment to this Agreement, executed by District and Association, and recorded in the public records of Miami-Dade County, Florida. Until this Encroachment and License Agreement expires or is otherwise terminated by either party in accordance herewith, Association hereby grants an easement to District over Association property for purposes of ingress and egress so that District and its agents can access the required gates that must be installed as part of the approved Encroachment, and as more particularly described in **Composite**

Exhibit A.

3. Term. The term of this Agreement shall commence on the Effective Date, and shall expire ten (10) years from that date (the "Initial Term"), unless terminated earlier as hereafter set forth. Upon the mutual agreement of the parties, this revocable license may be renewed, upon the expiration of the Initial Term, for renewal terms of five (5) years each until and unless terminated as provided herein.

4. Use of Encroachment Area. Association shall use and occupy the Encroachment Area only for the purpose of constructing, installing, and maintaining the fences and gates constituting the Encroachment. The Encroachment Area shall not be used for any other purpose by Association without the advance written amendment of this Agreement.

5. Limitations on Use. Association agrees that it shall NOT (1) permit the Encroachment Area, without the advance written consent of the District, to be used or occupied by any person, firm, entity or corporation other than Association and its agents; permit the Encroachment Area to be used for any purpose other than that which is provided in this Agreement, (3) permit or commit any waste, injury or damage to the Encroachment Area; (4) permit the Encroachment Area to be used or occupied in any manner which violates any laws, rules, policies or regulations of any federal, state, or local governmental entity, including District; and (5) permit, install, or construct any other structures other than the approved Encroachment or make any alterations, additions, or enhancements to the Encroachment, excepting routine maintenance, without the prior approval and consent of the District Board of Supervisors.

6. Property Right. Association expressly acknowledges that it gains no property or contract right to the continued maintenance of the Encroachment or Encroachment Area contemplated herein and further acknowledges that the license and permission granted herein is revocable by the District and as determined by District for convenience and without liability therefor.

7. Damage to Premises. The Association shall not, by its use or occupancy, cause damage to the Encroachment Area or the District Property. Association agrees that all personal property placed upon the Encroachment Area shall remain the property of Association and shall be placed upon the Encroachment Area at the sole risk of Association. Association shall give the District, or its designated agent, prompt written notice, in the manner provided herein, of any occurrence, incident or accident occurring on the Encroachment Area.

8. Permits. Association shall obtain any and all required permits from governmental entities having jurisdiction thereof, and is further responsible for any and all fees, costs, and expenses related to the design, permitting, approval, and construction or repairs associated with or in any way connected to the Encroachment.

9. Inspection of Encroachment Area. The District, its agents and its authorized employees or representatives may enter upon the Encroachment Area at anytime to examine same to determine if

Association is properly maintaining the Encroachment Area and Encroachment allowed by this Agreement.

10. Indemnification.

a. Association shall indemnify, defend and hold harmless the District, its officers, agents and employees, from and against any and all claims, suits, actions, damages, liabilities, expenditures or causes of action of any kind arising directly or indirectly from this Agreement and resulting or accruing from any intentional act or any negligent act, omission or error of Association, its officers, agents, or employees, which in turn results in or relates to injuries to body, life, limb or property sustained in, about or upon the Encroachment Area, the Encroachment, or the District Property, arising from the use of the Encroachment Area.

b. Association shall defend, at its sole cost and expense, any legal action, claim or proceeding instituted by any person against the District as a result of any claim, suit or cause of action accruing or in any way arising out of this Agreement for injuries to body, life, limb or property as set forth above.

c. Association shall save the District harmless from and against all judgments, orders, decrees, attorneys' fees, costs, expenses and liabilities incurred in and about any claim, and the investigation or defense of them, which maybe entered, incurred or assessed as result of the foregoing.

11. Insurance.

a. Without limiting any of the other obligations or liabilities of Association, Association shall provide, pay for, and maintain in force the insurance coverages set forth in this paragraph, at all times as well assure the District coverage of the protection contained in the foregoing indemnification provision undertaken by the Association.

b. Comprehensive general liability with minimum limits of five hundred thousand dollars (\$500,000.00) per occurrence, combined single limit for body injury liability and property damage liability coverage, must be afforded and must include:

- (1) premises, operations or both.
- (2) District is to be included as an "additional named insured".
- (3) Notice of Cancellation and/or Restriction – the policy(ies) must be endorsed to provide District with thirty (30) days advance written notice of cancellation or restriction.

c. Association shall provide the District with a copy of all insurance policies required by

this paragraph showing that District has been named as an additional named insured under such policies.

d. Renewal of the insurance and provision of a copy of such renewal to the District on an annual basis is the responsibility of the Association.

12. Maintenance and Repair of Encroachment Area and Encroachment.

a. It shall be the responsibility of Association to keep the Encroachment clean, properly painted, sanitary and free from trash, debris, and graffiti. The upkeep and maintenance of the Encroachment licensed under this Agreement shall be borne solely by Association, and Association agrees to maintain the Encroachment in accordance with the terms and conditions of this Agreement and consistent with prudent and reasonable maintenance procedures and techniques. Association specifically agrees to install and maintain the Encroachment in a manner that will not pose a hazard.

b. Association agrees that it will replace any and all landscaping and District improvements which are damaged as a result of the maintenance and upkeep of the Encroachment by Association, its officers, agents, and employees, utilizing the same quality of materials and workmanship as approved by the District Manager of District or his/her designee.

c. Association acknowledges that it will bear any and all costs and expenses associated with removal of any improvements not permitted or authorized under this Agreement and which encroach on the Encroachment Area within thirty (30) calendar days of receipt of notice to remove from District. In the event Association fails to remove all or any part of such improvement or encroachment within said time period, District is authorized to remove the encroachment or any portion thereof and all costs and expenses associated with the removal shall become a lien against the Association Property, which lien may be enforced through foreclosure or any other lawful means and shall include court costs and reasonable attorney's fees.

13. Termination/Revocation of License. Either party may terminate this Agreement after thirty (30) days notice to the other party, said notice to be provided in accordance with this Agreement. Association shall peaceably surrender and deliver the Encroachment Area to the District immediately upon the effective date of the termination of this Agreement or expiration of the Initial Term or any renewal term of this Agreement. In any event, upon termination or expiration of the Initial Term or a renewal term, Association agrees to bear the full cost of removal of the Encroachment or a portion thereof and waives any and all claims Association may have or may have had against District with regard to the cost of removal of such Encroachment. In the event Association removes the Encroachment, Association shall restore Encroachment Area at Association's cost and expense. In the event Association fails to remove all or any part of such Encroachment within thirty (30) days after written demand by the District to do so, the District is

hereby authorized to remove the Encroachment or any portion thereof and all costs associated with the removal shall become a lien against the Association Property owned by Association, which lien may be enforced through foreclosure or any other lawful means and shall include the award of costs and reasonable attorneys' fees incurred by the District.

14. Special Exception. It is agreed that this Agreement constitutes a revocable license is granted to Association for Association's sole benefit and is a special exception to the policy of the District and that this revocable license and Agreement shall be construed most strictly in favor of the District and against Association and in accordance with the laws of the State of Florida.

15. Observance of Laws. Association shall observe all rules, laws, and ordinances of the City of Homestead, Miami-Dade County, the State of Florida, and the United States, their respective agencies and departments, having jurisdiction. Association is responsible for assuring that its agents observe all such laws, rules, and ordinances.

16. Assignment. Association shall have no authority to assign any of its rights under this Agreement at any time during any term of this Agreement without a written amendment to this Agreement. Should Association attempt to assign this Agreement or any portion of this Agreement, then the Agreement shall be terminated immediately without prior notice to Association.

17. Amendment. No modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed by both parties with the same formality and of equal dignity herewith.

18. Waiver. Failure of the District to insist upon strict performance of any covenant or condition of this Agreement or to exercise any right contained in this Agreement shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right, but the same shall remain in full force and effect. None of the conditions, covenants or provisions of this Agreement shall be waived or modified except in writing by the parties to this Agreement.

19. Notice. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

AS TO THE DISTRICT: Stonegate Community Development District
5701 N. Pine Island Road, Suite 370
Fort Lauderdale, Florida 33321
Attention: District Manager

With a copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis E. Lyles

AS TO ASSOCIATION: Estates at Mendocino at Malibu Bay Neighborhood Association, Inc.
c/o M&E Associates of Miami, Inc.
13055 SW 42 Street, Suite 203
Miami, Florida 33175
Attention: Property Manager

With a copy to: Siegfried, Rivera, Lerner, DeLaTorre & Sobel, P.A.
201 Alhambra Circle, Suite 1102
Coral Gables, FL 33134
Attention: Caridad Rusconi, Esq.

20. Taxes, Assessments; Operating Costs and Utility Charges. Association shall pay or cause to be paid all real estate taxes, assessments and other similar payments, usual or unusual, extraordinary as well as ordinary, which shall during the term of this Agreement or any renewal thereof, be imposed upon, become due and payable, or become a lien upon the Encroachment Area or any part thereof, but specifically limited to such taxes or assessments which accrue after the Effective Date hereof, by virtue of any present or any future law of the United States of America or of the State of Florida or of any county, municipal or local government authority. Association shall, upon request, exhibit receipt for such payments to the District annually. Further, Association shall pay or cause to be paid all operating expenses, such as those for light, electricity, charges for water, and all costs attributable to the maintenance and operation of the Encroachment to be erected upon the Encroachment Area.

21. License, not Lease. It is acknowledged and stipulated by and between the parties hereto that this Agreement shall NOT be deemed a lease of the Encroachment Area by Association but rather a license granted to Association by District to use and occupy the Encroachment Area under the terms and conditions stated herein.

22. Recordation. This Agreement shall not be effective until it has been executed by all parties and recorded at Association's expense in the Public Records of Miami-Dade County, Florida.

23. Covenants running with the land. The provisions of this Agreement are covenants running with the lands described herein, and are binding upon Association and its respective successors and assigns.

24. Venue. Venue for purposes of any litigation arising out of this Agreement shall be Miami-Encroachment Agreement (Estates at Mendocino Fence)

Dade County. To the extent authorized by Florida law, the prevailing party in litigation arising out of this Agreement shall be entitled to recover reasonable attorney's fees.

25. Entire Agreement. This Agreement represents the entire and integrated agreement between the District and the Association and supersedes all prior negotiations, representations or agreements, either written or oral.

26. Execution of Agreement. This Agreement shall be of no force and effect if not properly executed by all parties within ninety (90) days from the date first appearing above unless the parties by mutual agreement in writing shall, for good cause, extend the time for execution.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

ATTEST:

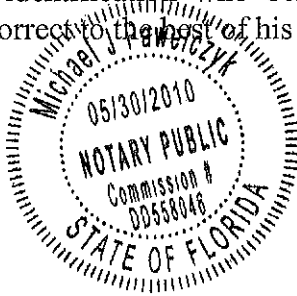
STONEGATE COMMUNITY
DEVELOPMENT DISTRICT

[Signature]
Secretary/Assistant Secretary

By: [Signature]
Chair/Vice-Chair

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 25th day of February, 2010, by Dianne Prendergast, as Chair/Vice-Chair of the Board of Supervisors for **STONEGATE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced — as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.

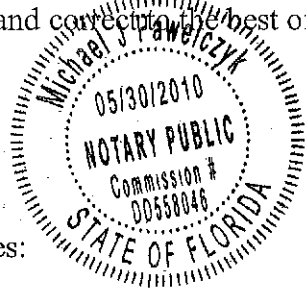


[Signature]
Notary Public, State of Florida [signature]
Michael J. Pawelczyk
Name of Notary [Typed, Printed or Stamped]

My Commission Expires:
May 30, 2010
Commission No.:

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 25th day of February, 2010, by Paul Winkler, as Secretary/Assistant Secretary of the Board of Supervisors for **STONEGATE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced — as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his/her knowledge.



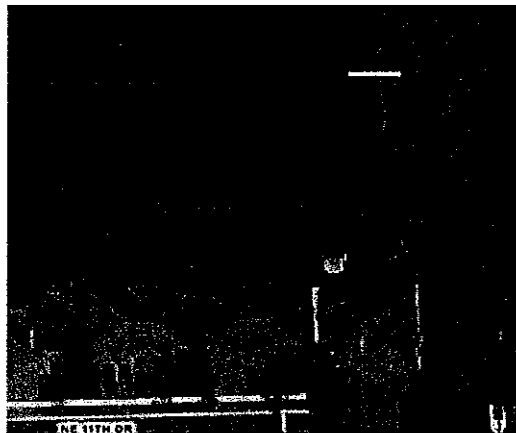
[Signature]
Notary Public, State of Florida [signature]
Michael J. Pawelczyk
Name of Notary [Typed, Printed or Stamped]

My Commission Expires:
May 30, 2010
Commission No.:

COMPOSITE EXHIBIT A

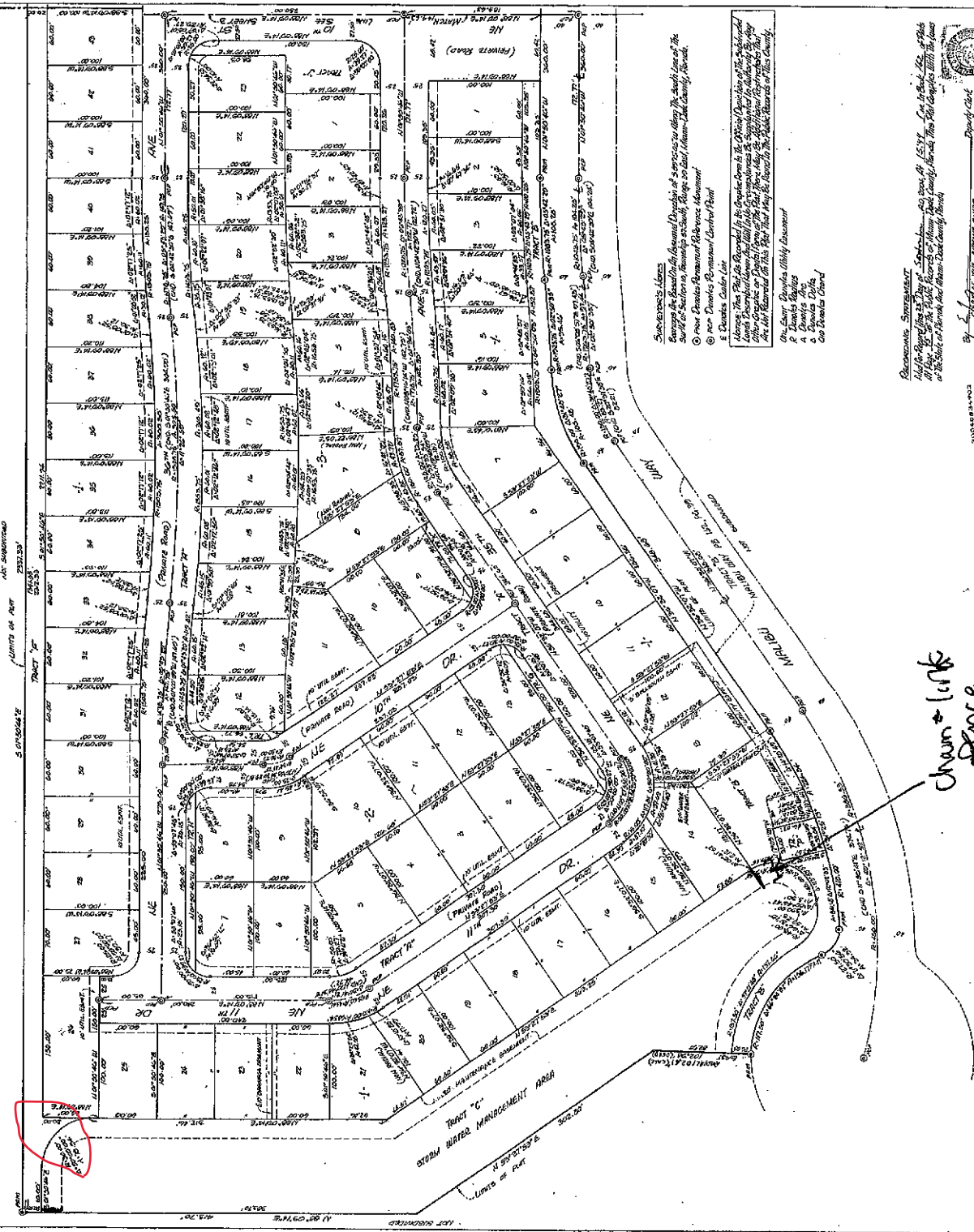
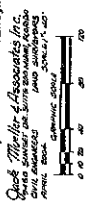
ENCROACHMENT AND ENCROACHMENT AREA

Permitted Encroachment – green coated chain-link style fence with bottom resistance bar, no more than six (6’) feet in height. Each fence encroachment as shown in this Exhibit shall also have a gate at least 6 feet wide and the District (and its agents) shall be provided with free ingress and egress through said gates for purposes of maintaining District property and property interests. Gates may be located on District or Association Property and Association hereby grants to District an ingress/egress easement over Association Property so that District and its agents can utilize the gate(s). For each of the aerial photographs below, the blue line represents the fence (wood or chain link) that will be installed on Association Property or private property and the white represents the area over District property in which the Association is requesting to install a chain link style fence (green coated) with a bottom resistance bar.



D.B. 162 Pg 45³
SHEET 2 OF 3

ESTATES AT MENDICINO
A SUBDIVISION Lying in the WEST 3/4 of the SW 1/4 of SECTION 10,
TOWNSHIP 37 NORTH, RANGE 57 EAST, CITY OF HENNING, WASHINGTON COUNTY, OREGON



Surveyor's Notes
 The survey is based on the assumed direction of a survey as shown on the south line of the
 Survey of Section 10, Township 37 North, Range 57 East, Union-Clark County, Oregon.
 © 1997 Dennis R. Remond, Professional Surveyor
 © 1997 Dennis R. Remond, Licensed Professional Surveyor
 & Dennis Carter, Licensed Professional Surveyor
 All rights reserved. This plat is recorded for the purpose of the Official Survey of the Subdivision
 and does not constitute a warranty of any kind. The surveyor is not responsible for the accuracy
 of the information shown on this plat. The plat may be used for any purpose for which it is intended.
 D. Remond, Dennis Carter
 A. Dennis Carter
 D. Dennis Carter
 C. Dennis Carter

Recorders Statement
 This is a plat of a subdivision of land in the West 3/4 of the SW 1/4 of Section 10,
 Township 37 North, Range 57 East, City of Henning, Washington County, Oregon, as shown on the
 Official Survey of Section 10, Township 37 North, Range 57 East, Union-Clark County, Oregon,
 recorded in Official Book 27209, Page 0329, of the Official Public Records of Washington County, Oregon.
 The plat is recorded for the purpose of the Official Survey of the Subdivision.
 D. Remond, Dennis Carter
 A. Dennis Carter
 D. Dennis Carter
 C. Dennis Carter

Chain-link fence

RECORDERS NOTE
 This document was received in
 poor condition.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 17, 2020*	Regular Meeting	6:30 PM
February 9, 2021	Regular Meeting	6:30 PM
May 11, 2021	Regular Meeting	6:30 PM
July 6, 2021	Regular Meeting	6:30 PM
September 14, 2021	Public Hearing & Regular Meeting	6:30 PM
September 21, 2021 <i>rescheduled to September 14, 2021</i>	Public Hearing & Regular Meeting	6:30 PM

Exception:

**November meeting is two (2) weeks later to accommodate Election Day.*

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8A

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2020**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America	\$ 1,006,679	\$ -	\$ -	\$ -	\$ 1,006,679
FineMark Bank - money mkt	258,526	-	-	-	258,526
Investments					
State Board of Administration	11	-	-	-	11
Revenue 2013	-	421,521	-	-	421,521
Reserve 2013	-	25,000	-	-	25,000
Sinking fund 2013	-	1	-	-	1
Prepayment 2013	-	3	-	-	3
Revenue 2020	-	-	339,564	-	339,564
Reserve 2020	-	-	159,500	-	159,500
Interest 2020	-	-	5,300	-	5,300
Construction 2020	-	-	-	507,186	507,186
Undeposited funds	1,708	-	-	-	1,708
Due from other	116	-	-	-	116
Due from other funds					
General fund	-	39,808	21,331	-	61,139
Total assets	<u>\$ 1,267,040</u>	<u>\$ 486,333</u>	<u>\$525,695</u>	<u>\$ 507,186</u>	<u>\$ 2,786,254</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable - clubhouse	3,578	-	-	-	3,578
Due to other funds					
Debt service - series 2013	39,809	-	-	-	39,809
Debt service - series 2020	21,331	-	-	-	21,331
Total liabilities	<u>64,718</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>64,718</u>
Fund Balance					
Restricted					
Debt service	-	486,333	525,695	-	1,012,028
Construction	-	-	-	507,186	507,186
Committed					
Clubhouse renewal & replaceme	155,000	-	-	-	155,000
Assigned					
3 months working capital	159,023	-	-	-	159,023
Disaster	225,000	-	-	-	225,000
Unassigned	664,509	-	-	-	664,509
Total fund balance	<u>1,203,532</u>	<u>486,333</u>	<u>525,695</u>	<u>507,186</u>	<u>2,722,746</u>
Total liabilities & fund balances	<u>\$ 1,268,250</u>	<u>\$ 486,333</u>	<u>\$525,695</u>	<u>\$ 507,186</u>	<u>\$ 2,787,464</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 424,995	\$ 536,535	\$ 715,602	75%
Interest	248	474	1,000	47%
Clubhouse rental fees	-	-	1,092	0%
Miscellaneous	190	715	5,000	14%
Total revenues	<u>425,433</u>	<u>537,724</u>	<u>722,694</u>	74%
EXPENDITURES				
Administrative				
Supervisors	-	1,000	6,000	17%
Payroll taxes	-	76	459	17%
Management/recording/accounting	3,549	10,648	42,590	25%
Legal	-	1,192	20,000	6%
Engineering	-	-	1,000	0%
Audit	-	-	6,730	0%
Assessment roll preparation	444	1,333	5,332	25%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	88	263	1,051	25%
Trustee	-	-	6,500	0%
ADA website compliance	-	-	210	0%
Website enhancement	-	-	1,220	0%
Postage	49	96	2,000	5%
Legal advertising	-	171	1,225	14%
Office supplies	-	-	300	0%
Other current charges	127	381	1,500	25%
Annual special district fee	-	175	175	100%
Insurance	-	6,895	6,950	99%
Property taxes	-	-	178	0%
Total administrative expenses	<u>4,257</u>	<u>22,230</u>	<u>104,670</u>	21%
Field Operations				
Landscape maintenance	16,092	29,382	77,158	38%
Landscape replacement	3,330	3,705	10,000	37%
Playground maintenance	-	-	3,000	0%
Clubhouse irrigation	-	-	6,000	0%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	-	3,000	0%
Lake maintenance	175	175	20,000	1%
Aeration maintenance	-	-	1,700	0%
Contingency	-	-	5,000	0%
Holiday decorations	-	7,175	14,350	50%
Animal control	500	1,635	7,500	22%
Operating supplies	-	-	2,000	0%
Total field operations	<u>20,097</u>	<u>42,072</u>	<u>154,208</u>	27%

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Clubhouse				
Telephone	517	1,039	7,200	14%
Utilities	3,664	8,365	63,000	13%
Insurance	-	16,922	14,575	116%
Flood insurance	-	-	2,819	0%
Alarm monitoring	-	345	1,775	19%
Fire monitoring	150	211	540	39%
Pool maintenance	-	2,050	24,600	8%
Pool repair	743	743	7,500	10%
Pool health inspections	-	-	750	0%
Air conditioning R&M	-	-	4,500	0%
Clubhouse operation and management				
Clubhouse management	18,259	36,517	194,103	19%
Special events	-	-	25,000	0%
Fitness equipment maintenance	360	1,506	5,500	27%
Office supplies	75	75	1,800	4%
Repairs and maintenance	3,905	14,886	15,000	99%
Pressure cleaning	-	2,070	3,000	69%
Janitorial supplies	735	2,529	15,700	16%
Contingencies	-	-	9,000	0%
Total clubhouse	<u>28,408</u>	<u>87,258</u>	<u>396,362</u>	22%
Infrastructure reinvestment				
Capital outlay				
General	-	7,605	60,000	13%
Total clubhouse reserves	<u>-</u>	<u>7,605</u>	<u>60,000</u>	13%
Other fees and charges				
Property appraiser	-	-	3,727	0%
Tax collector	4,250	4,250	3,727	114%
Total other fees and charges	<u>4,250</u>	<u>4,250</u>	<u>7,454</u>	57%
Total expenditures	<u>57,012</u>	<u>163,415</u>	<u>722,694</u>	23%
Net increase/(decrease) of fund balance	368,421	374,309	-	
Fund balances - beginning	833,996	829,223	781,759	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	155,000	155,000	155,000	
Assigned				
3 months working capital	159,023	159,023	159,023	
Disaster	225,000	225,000	225,000	
Unassigned	663,394	664,509	291,302	
Total Fund balance - ending	<u>\$ 1,202,417</u>	<u>\$ 1,203,532</u>	<u>\$ 781,759</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2013 (REFUNDED SERIES 2004)
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 357,578	\$ 451,425	\$ 601,516	75%
Interest	-	2	-	N/A
Total revenues	<u>357,578</u>	<u>451,427</u>	<u>601,516</u>	75%
EXPENDITURES				
Debt service				
Principal	-	-	310,000	0%
Interest 11/1	-	142,625	142,625	100%
Interest 5/1	-	-	142,625	0%
Property appraiser	-	-	3,133	0%
Tax collector	3,576	4,514	3,133	144%
Total expenditures	<u>3,576</u>	<u>147,139</u>	<u>601,516</u>	24%
Net increase/(decrease) of fund balance	354,002	304,288	-	
Fund balances - beginning	132,331	182,045	173,351	
Fund balances - ending	<u>\$ 486,333</u>	<u>\$ 486,333</u>	<u>\$ 173,351</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 191,608	\$ 241,895	\$ 322,360	75%
Interest	1	5	-	N.A
Total revenues	<u>191,609</u>	<u>241,900</u>	<u>322,360</u>	75%
EXPENDITURES				
Debt service				
Principal	-	-	180,000	0%
Interest 11/1	-	95,694	95,694	100%
Interest 5/1	-	-	68,625	0%
Property appraiser	-	-	1,679	0%
Tax collector	1,916	2,419	1,679	144%
Total debt service	<u>1,916</u>	<u>98,113</u>	<u>347,677</u>	28%
Net increase/(decrease) of fund balance	189,693	143,787	(25,317)	
Fund balances - beginning	336,002	381,908	322,765	
Fund balances - ending	<u>\$ 525,695</u>	<u>\$ 525,695</u>	<u>\$ 297,448</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 4	\$ 10
Total revenues	<u>4</u>	<u>10</u>
EXPENDITURES		
Capital outlay	96,933	103,064
Total expenditures	<u>96,933</u>	<u>103,064</u>
Excess/(deficiency) of revenues over/(under) expenditures	(96,929)	(103,054)
Fund balances - beginning	604,115	610,240
Fund balances - ending	<u>\$ 507,186</u>	<u>\$ 507,186</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
DECEMBER 31, 2020**

**Stonegate CDD
Check Detail
December 2020**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBP	12/03/2020	CITY OF HOMESTEAD	101.000 · Bank of ...		-3,071.07
Bill	000351215 112420	12/02/2020		536.010 · Utilities	-2,784.07	2,784.07
Bill	000363973 120120	12/02/2020		536.010 · Utilities	-287.00	287.00
TOTAL					-3,071.07	3,071.07
Bill Pmt -Check	CBP	12/10/2020	COMCAST CORPORATION	101.000 · Bank of ...		-352.30
Bill	0760104 112220	12/09/2020		536.010 · Utilities	-352.30	352.30
TOTAL					-352.30	352.30
Bill Pmt -Check	CBP	12/17/2020	AT & T	101.000 · Bank of ...		-517.45
Bill	305 247-4094 112920	12/16/2020		536.411 · Clubhous...	-517.45	517.45
TOTAL					-517.45	517.45
Bill Pmt -Check	13692	12/03/2020	WRATHELL, HUNT & ASSOCIATES, LLC	101.000 · Bank of ...		-4,081.08
Bill	2019-1760	12/02/2020		512.311 · Managem...	-3,549.17	3,549.17
				513.310 · Assessm...	-444.33	444.33
				513.315 · Dissemin...	-87.58	87.58
TOTAL					-4,081.08	4,081.08
Bill Pmt -Check	13693	12/03/2020	ALLSTATE RESOURCE MANAGEMENT, INC.	101.000 · Bank of ...		-175.00
Bill	172742	12/02/2020		537.003 · Lake Mai...	-175.00	175.00
TOTAL					-175.00	175.00
Bill Pmt -Check	13694	12/10/2020	FEDEX	101.000 · Bank of ...		-26.98
Bill	7-184-30906	12/09/2020		519.410 · Postage	-15.35	15.35
Bill	7-198-52065	12/09/2020		519.410 · Postage	-11.63	11.63
TOTAL					-26.98	26.98

Stonegate CDD
Check Detail
 December 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13695	12/10/2020	CHI ALARMS, INC.	101.000 · Bank of ...		-150.00
Bill	266307	12/09/2020		536.009 · Fire Monit...	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	13696	12/10/2020	GALLOWAY OFFICE SUPPLIES & FURNITU...	101.000 · Bank of ...		-343.18
Bill	1243611-0	12/09/2020		536.011 · Janitorial ...	-343.18	343.18
TOTAL					-343.18	343.18
Bill Pmt -Check	13697	12/10/2020	POOL QUALITY SERVICES	101.000 · Bank of ...		-220.00
Bill	15535A	12/09/2020		536.013 · Pool Repair	-220.00	220.00
TOTAL					-220.00	220.00
Check	13698	12/17/2020	STONEGATE CDD	101.000 · Bank of ...		0.00
TOTAL					0.00	0.00
Check	13699	12/17/2020	STONEGATE CDD	101.000 · Bank of ...		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	13700	12/17/2020	ANIMAL REMOVAL SERVICES	101.000 · Bank of ...		-500.00
Bill	120520	12/16/2020		537.500 · Animal C...	-500.00	500.00
TOTAL					-500.00	500.00
Bill Pmt -Check	13701	12/17/2020	ARMANDO GARCIA LAND SERVICE INC	101.000 · Bank of ...		-2,220.00
Bill	761931	12/16/2020		537.004 · Landscap...	-2,220.00	2,220.00
TOTAL					-2,220.00	2,220.00

Stonegate CDD
Check Detail
December 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13702	12/17/2020	FITNESS SOURCE	101.000 · Bank of ...		-180.00
Bill	50385	12/16/2020		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00
Check	13703	12/17/2020	STONEGATE CDD	101.000 · Bank of ...		-407,101.59
				207.203 · Due to D...	-407,101.59	407,101.59
TOTAL					-407,101.59	407,101.59
Check	13704	12/17/2020	STONEGATE CDD	101.000 · Bank of ...		-218,144.92
				207.204 · Due to D...	-218,144.92	218,144.92
TOTAL					-218,144.92	218,144.92
Bill Pmt -Check	13705	12/28/2020	FEDEX	101.000 · Bank of ...		-22.06
Bill	7-206-35414	12/23/2020		519.410 · Postage	-7.10	7.10
Bill	7-213-55919	12/23/2020		519.410 · Postage	-14.96	14.96
TOTAL					-22.06	22.06
Bill Pmt -Check	13706	12/28/2020	GALLOWAY OFFICE SUPPLIES & FURNITU...	101.000 · Bank of ...		-74.97
Bill	1245072-0	12/23/2020		536.007 · Office Su...	-74.97	74.97
TOTAL					-74.97	74.97
Bill Pmt -Check	13707	12/28/2020	ARMANDO GARCIA LAND SERVICE INC	101.000 · Bank of ...		-17,202.25
Bill	761844	12/23/2020		537.440 · Mulch	-5,062.50	5,062.50
				537.440 · Mulch	-1,413.75	1,413.75
Bill	761842	12/23/2020		537.400 · Lawn Cut...	-1,600.00	1,600.00
				537.470 · Tract C	-340.00	340.00
				537.450 · Irrigation ...	-333.00	333.00
Bill	761808	12/23/2020		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
Bill	761933	12/23/2020		537.004 · Landscap...	-1,110.00	1,110.00

**Stonegate CDD
Check Detail
December 2020**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	761932	12/23/2020		537.460 · Trimming	-1,500.00	1,500.00
Bill	761942	12/23/2020		537.001 · Landscap...	-2,600.00	2,600.00
TOTAL					-17,202.25	17,202.25
Bill Pmt -Check	13708	12/28/2020	K&R PAINTING AND REMODELING	101.000 · Bank of ...		-3,410.00
Bill	000716	12/23/2020		536.003 · Repairs &...	-2,000.00	2,000.00
Bill	000726	12/23/2020		536.003 · Repairs &...	-1,410.00	1,410.00
TOTAL					-3,410.00	3,410.00
Bill Pmt -Check	13709	12/28/2020	POOL QUALITY SERVICES	101.000 · Bank of ...		-523.07
Bill	15651A	12/23/2020		536.013 · Pool Repair	-195.00	195.00
Bill	15645A	12/23/2020		536.013 · Pool Repair	-328.07	328.07
TOTAL					-523.07	523.07
Bill Pmt -Check	13710	12/28/2020	ROTO-ROOTER	101.000 · Bank of ...		-495.00
Bill	44-21585158	12/23/2020		536.003 · Repairs &...	-495.00	495.00
TOTAL					-495.00	495.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
DECEMBER 31, 2020**

Your HPS Utilities Statement

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

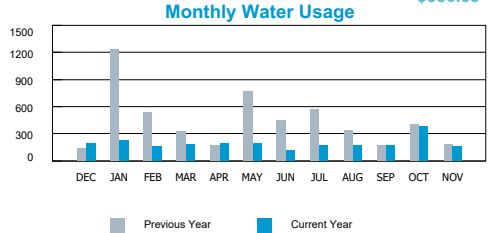
Rate Class: INDUSTRIAL
Service Period:
 10/21/2020-11/20/2020
Bill Date: 11/24/2020
Due Date: 12/21/2020



WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$51.29
Water Gallons Consumed (1,000s)	13.00	\$20.02
Irrigation Service Charge		\$51.29
Irrigation Gallons Consumed (1,000s)	152.00	\$234.08
Water Total		\$356.68

CURRENT USAGE	
Meter 18533391	
Days	30
Reading	535.00
Multiplier	1
Consumption	165.00
Avg / Day	5.50



OTHER CHARGES

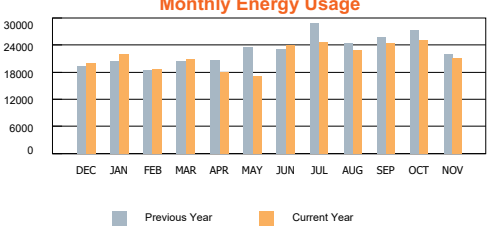
Hurricane Fee	\$1.02
Other Total	\$1.02
TAXES	
Dade Co Util Tx Elec	\$146.67
Fl Gross Receipts Tx	\$48.32
Dade Co Util Tx Watr	\$35.67
Dade Co Derm (Water & Sewer)	\$29.16
Taxes Total	\$259.82
Previous Bill Amount	\$3,656.18
Payments	-\$3,656.18
Adjustments	\$0.00

536.010
 001
 202.005

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$35.67
Electric Consumption @ .0571	21,180.00	\$1,209.38
Demand Consumption @ 6.37	34.80	\$221.68
Electric Fuel Cost Adj. @ .02200	21,180.00	\$465.96
Electric Total		\$1,932.69

CURRENT USAGE	
Meter 64310165	
Days	30
Reading	15,933.00
Multiplier	60
Consumption	21,180.00
Avg / Day	706.00



SUMMARY OF CHARGES

Water Total	\$356.68
Energy Total	\$1,932.69
Sanitation Total	\$233.86
Other Total	\$1.02
Taxes Total	\$259.82
Current Charges	\$2,784.07
Balance Forward	\$0.00
Total Amount Due	\$2,784.07

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$75.30
Gallons Consumed (1,000s)	13.00	\$54.08
Sewer Total		\$129.38
Garbage Solid Waste		\$101.70
Recycling Fee (Cans)		\$2.78
Solid Waste Total		\$104.48
Sanitation Total		\$233.86

Comments:

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	10/21/2020-11/20/2020	12/21/2020	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$2,784.07	\$2,784.07

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

AUTOMIXED AADC 750 6 MAAD 121997AA24-A-1
 1193 1 MB 0.436



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

0010468370003512150278407

General Billing Information



ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

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



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224-4800 or (305) 247-6532 (TTY)
Email: CustomerService@cityofhomestead.com

www.cityofhomestead.com
Para información en español
llama al: (305) 224-4800
Pou enfòmasyon an kreyòl
kontakte: (305) 224-4800

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

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

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

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

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

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

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

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

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

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

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

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

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

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

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

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

Your HPS Utilities Statement

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

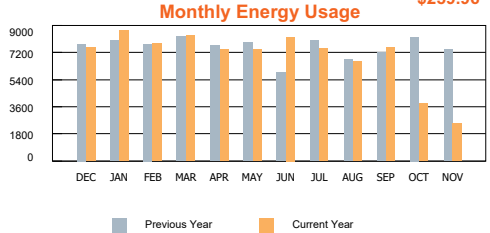
Rate Class: COMMERCIAL
Service Period:
 10/21/2020-11/20/2020
Bill Date: 12/01/2020
Due Date: 12/28/2020



ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	2,481.00	\$197.74
Electric Fuel Cost Adj. @ .02200	2,481.00	\$54.58
Electric Total		\$259.96

CURRENT USAGE	
Meter 60997545	
Days	30
Reading	1,796.00
Multiplier	1
Consumption	2,481.00
Avg / Day	82.70



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$20.54
FI Gross Receipts Tx	\$6.50
Taxes Total	\$27.04
Previous Bill Amount	\$438.14
Payments	-\$438.14
Adjustments	\$0.00

536.010
 001
 202.005

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$259.96
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$27.04
Current Charges	\$287.00
Balance Forward	\$0.00
Total Amount Due	\$287.00

Comments:

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

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



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	10/21/2020-11/20/2020	12/28/2020	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$287.00	\$287.00

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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

AUTOMIXED AADC 750 7 MAAD 121997AA01-A-1
 1695 1 MB 0.436



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

0010468370003639730028700

General Billing Information



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Emergency water service line break or sewer backup:	(305) 248-5201	



Community-Owned Services Since 1916

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Phone: (305) 224-4800 or (305) 247-6532 (TTY)
Email: CustomerService@cityofhomestead.com

www.cityofhomestead.com
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llama al: (305) 224-4800
Pou enfòmasyon an kreyòl
kontakte: (305) 224-4800

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

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

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

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

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

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

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

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

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

Hello,

Thanks for choosing Comcast Business.

536.101
001
202.005

Your bill at a glance

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

Previous balance		\$595.73
One-time EFT Payment - thank you	Nov 12	-\$303.30
Balance forward due now		\$292.43
Regular monthly charges	Page 3	\$291.10
One-time charges	Page 3	\$59.00
Taxes, fees and other charges	Page 3	\$2.20
New charges due Dec 13, 2020		\$352.30

Amount due \$644.73

! Your account is past due

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

Need help?

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

Your bill explained

- Pricing update: Your bill this month includes information about upcoming changes to our pricing. You can find more information at business.comcast.com/understand-your-bill.
- The charge on your bill is different this month because you have some one-time charges on your account. See One-time charges for more details.
- Any payments received or account activity after Nov 22, 2020 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.



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

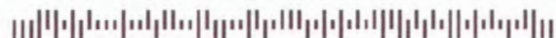
Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96330350 NO RP 22 20201122 NNNNNNNY 0001758 0006

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



Account number	8495 60 060 0760104
Balance forward due now	\$292.43
New charges due Dec 13, 2020	\$352.30
Total amount due	\$644.73
Amount enclosed	\$

Make checks payable to Comcast
Do not send cash

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



849560060076010400644732

Regular monthly charges \$291.10

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

Equipment & services \$59.45

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

Service fees \$26.85

Broadcast TV Fee	\$13.60
Regional Sports Fee	\$8.25
Voice Network Investment	\$3.00
Directory Listing Management Fee	\$2.00

One-time charges \$59.00

Installation fees	\$49.00	
Install Fee - Bundle	Nov 20	\$0.00
With 2 Year Service Contract		
Install Fee	Nov 20	\$49.00

Other charges \$10.00

Late Fee	Nov 22	\$10.00
----------	--------	---------

Taxes, fees and other charges \$2.20

Other charges	\$2.20
Regulatory Cost Recovery	\$0.79
Federal Universal Service Fund	\$1.41

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (786)349-4735

Visit business.comcast.com/myaccount for more details



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

Additional information

COMCAST
BUSINESS

**Important Information Regarding
Comcast Business Services and Pricing**

Effective January 1, 2021



Dear Comcast Business TV Customer:

At Comcast Business, we continue to be proud of the improvements we make to bring you the best in technology and communications that help run and grow your business. There are many service options out there – and we thank you for being our valued customer.

As programmers charge more to carry their networks, our business costs continue to rise. Therefore, we are writing to let you know about **upcoming price changes** associated with Business TV services.

In addition to the pricing changes below, the Broadcast TV Fee and Regional Sports Network Fee will also change and are identified in a separate message within this bill.

Among the changes, we'll also no longer charge for High Definition (HD) service.

To learn more about Comcast Business fees, please visit business.comcast.com/understand-your-bill or contact us at **800-391-3000**.

The following Comcast Business TV price changes will be implemented effective January 1, 2021:

	Today		Starting 1/1
TV Basic	\$9.95	>	\$29.95
TV Select	\$19.95	>	\$39.95
TV Variety	\$29.95	>	\$54.95
TV Standard	\$59.95	>	\$74.95
TV Preferred	\$74.95	>	\$99.95
Sports & Entertainment Pack	\$8.95	>	\$34.95
High Definition (HD) Technology Fee	\$9.95	>	Included
TV Adapter <i>(First outlet)</i>	\$0.50	>	\$9.95
TV Box + Remote <i>(First outlet)</i>	\$5.00	>	\$9.95
Service to Additional TV - with TV Adapter <i>(Each additional outlet)</i>	\$7.75	>	\$9.95
Service to Additional TV - with TV Box + Remote <i>(Each additional outlet)</i>	\$9.95	>	No Change
Service to Additional TV - reflects a customer- owned equipment credit <i>(Each additional outlet)</i>	\$4.95	>	\$7.25

Thank you for being a valued Comcast Business customer.

Note: Applicable taxes and other fees extra. No changes will take place to the channel lineup included with your Comcast Business TV service.

Excludes full feature lines. Restrictions apply. Gig speed may not be available in your area. Connection type, device capabilities and other factors affect speed. Actual speeds vary and are not guaranteed. Credit applies to accounts in good standing that maintain current level of service. Prices exclude applicable taxes and fees, including Broadcast TV Fee and Regional Sports Fee. Pricing subject to change. ©2020 Comcast. All rights reserved. S001AW20

**AT&T**536.411
001
202.005STONEGATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556Page 1 of 2
Account Number 305 247-4094 157 0445
Billing Date Nov 29, 2020

Web Site att.com

Monthly Statement

ENJOY GREAT VALUE.

Find out how you can save by bundling premium services such as TV, Wireless, and Internet with AT&T. Call 866.261.8766

Bill-At-A-Glance

Previous Bill	521.86
Payment Received 11-13 Thank You!	521.86CR
Adjustments	.00
Balance	.00
Current Charges	517.45
Total Amount Due	\$517.45
Amount Due in Full by	Dec 21, 2020

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	495.89
1 800 321-2000 PIN: 0552		
Repair Service:		
1 866 620-6900		
AT&T Long Distance Service	2	21.56
1 800 321-2000		
Total Current Charges		517.45

News You Can Use Summary

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

Plans and Services**Promotions and Discounts**

Item No.	Description	
1.	Discount for BLC Inside Wire Protection for Bill Period Nov 29, 2020 EET000078.	10.50CR

Monthly Service - Nov 29 thru Dec 28

Item No.	Description	Quantity	
2.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	132.00
3.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	132.00
4.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	132.00
5.	Inside Wire Protection	3	25.50

Total Monthly Service 421.50**Surcharges and Other Fees**

Item No.	Description	Quantity	
6.	Cost Assessment Charge	3	22.50
7.	Federal Subscriber Line Charge	3	35.49
8.	Federal Universal Svc Fee-Mult	3	11.64
Total Surcharges and Other Fees			69.63

Government Fees and Taxes

Item No.	Description	Quantity	
9.	Federal Excise Tax		12.98
10.	Telecommunications Access System Act Surcharge	3	.36
11.	Emergency 911 Service		1.20
12.	Dade County Manhole Ord #83-3	3	.72
Total Government Fees and Taxes			15.26

Total Plans and Services 495.89

Local Services provided by AT&T Florida.

Return bottom portion with your check in the enclosed envelope.

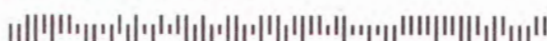
Printed on Recyclable Paper

DUE BY: Dec 21, 2020 \$517.45Amount After Dec 29, 2020 **\$532.45**

Billing Date Nov 29, 2020

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

Make checks payable to:

AT&T
PO BOX 105262
ATLANTA GA 30348-5262

3900 30524740941573 3001500999920 044021000000000000000000051745



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

Page 2 of 2
 Account Number 305 247-4094 157 0445
 Billing Date Nov 29, 2020

AT&T Long Distance Service

Monthly Service

Charges for 305 247-4094

Type of Service	Period	
1. All For Less Unlimited 3 Plan Monthly Fee	11/11-12/10	18.00

Surcharges and Other Fees

2. Federal Universal Service Fee		2.75
3. Federal Regulatory Fee		.81
Total Surcharges and Other Fees		3.56

Total AT&T Long Distance Service 21.56

News You Can Use

PREVENT DISCONNECT

Thank you for being a valued customer. Please be aware that all charges must be paid each month to keep your account current and prevent collection activities. We are required to inform you that certain charges must be paid in order to prevent interruption of local service. **THESE CHARGES ARE ALREADY INCLUDED IN THE TOTAL AMOUNT DUE AND ARE \$517.45.** Also, neglecting to pay for remaining charges may result in interruption or removal of these remaining services or further collection action, but will not result in disconnection of your local service. For more information, call the Plans and Services number listed in the Billing Summary section on page 1.

CARRIER INFORMATION

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

PAPERLESS BILLING

Want to stop receiving paper bills and enjoy the convenience of paperless billing? Enroll at att.com/paperless.

FEE DESCRIPTIONS

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

COST ASSESSMENT CHRG

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

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4101.003.026388.01.01.0000000 NNNNNNNY 012599.012599



4101.3.106.26388 1 AV 0.389 mp

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

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
12/1/2020	2019-1760

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

Description		Amount
Management	512.311	3,549.17
Assessment Services	513.310	444.33
Dissemination Agent	513.315	87.58
	001	
	2000	
<i>Building client relationships one step at a time ...</i>		Total \$4,081.08



537.003
001
202.005

Invoice

172742

Bill To

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

Contact Us

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

Please retain this portion for your records

Due Date 12/30/2020
Terms Net 30
Account # 3782
PO #

Description	Amount Due
Fountain/Aerator Maintenance Services Recurring Service Date 8/3/2020	175.00

Total \$175.00

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

Invoice # 172742
Account # 3782

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

Amount Enclosed: \$ _____

Please return this portion with your payment



Invoice Number	Invoice Date	Account Number
7-184-30906	Nov 17, 2020	

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	\$15.35
TOTAL THIS INVOICE	USD	\$15.35

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
7-184-30906	USD \$15.35	

Remittance Advice

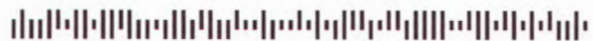
Your payment is due by Jan 01, 2021

7184309065000001535429321877310000000000000000153540

0004050 01 AV 0.386 **AUTO T9 1 1321 33431-855643 -C01-P04054-11



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



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



61014210009482

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Nov 12, 2020 **Cust. Ref.:** NO REFERENCE INFORMATION **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33186 zip code

Automation	AWB	Sender	Recipient	
Tracking ID	814846318837	MARTHA AGUAELO	STEPHANIE SPIDELL	
Service Type	FedEx Priority Overnight	STONE GATE CDD	WHATHELL ASSOCIATES	
Package Type	FedEx Envelope	2300 GLADES RD STE 410W	2300 GLADES RD STE 410 W	
Zone	02	BOCA RATON FL 33431-8556 US	BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	N/A			
Delivered	Nov 13, 2020 10:01	Transportation Charge		6.89
Svc Area	A1	Fuel Surcharge		0.21
Signed by	E.LUZABETH	Courier Pickup Charge		0.00
FedEx Use	031788016/71279/_	Total Charge	USD	\$7.10
			Shipper Subtotal	USD
				\$7.10

Ship Date: Nov 12, 2020 **Cust. Ref.:** SGCCDD 11.17.2020 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.00% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	772069707575	Howard McGaffney	Attn: Martha Agudelo	
Service Type	FedEx Priority Overnight	WHA	Malibu Bay Clubhouse	
Package Type	Customer Packaging	2300 Glades Road	1020 NE 34th Avenue	
Zone	02	BOCA RATON FL 33431 US	HOMESTEAD FL 33033 US	
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs			
Delivered	Nov 13, 2020 13:24	Transportation Charge		8.01
Svc Area	A2	Fuel Surcharge		0.24
Signed by	M.MARTHA	Total Charge	USD	\$8.25
FedEx Use	000000000/271627/_			
			Third Party Subtotal	USD
				\$8.25
			Total FedEx Express	USD
				\$15.35

FedEx® Billing Online

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



Invoice Number	Invoice Date	Account Number	Page
7-198-52065	Dec 01, 2020		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	\$11.63
TOTAL THIS INVOICE	USD	\$11.63

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
7-198-52065	USD \$11.63	

Remittance Advice

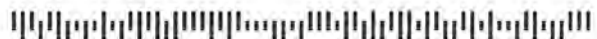
Your payment is due by Jan 15, 2021

7198520657000001163529321877310000000000000000116350

0028288 01 AB 0.416 **AUTO T2 0 1335 33431-855643 -C01-P28316-11



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



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



61024350008523

Invoice Number
7-198-52065

Invoice Date
Dec 01, 2020

Account Number

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Nov 24, 2020 **Cust. Ref.:** SGCDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.00% to this shipment.
- Weather delay - Thunderstorm.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772169367080	Daphne Gillyard	Juan Galo	
Service Type	FedEx Priority Overnight	WHA	GAPA Property Management	
Package Type	FedEx Envelope	2300 Glades Road	1940 NE 36 Avenue	
Zone	02	BOCA RATON FL 33431 US	HOMESTEAD FL 33033 US	
Packages	1			
Rated Weight	N/A			
Delivered	Nov 25, 2020 13:04	Transportation Charge		6.89
Svc Area	A2	Fuel Surcharge		0.34
Signed by	see above	Residential Delivery		4.40
FedEx Use	000000000/71279/02	Total Charge	USD	\$11.63
			Third Party Subtotal	USD \$11.63
			Total FedEx Express	USD \$11.63



FedEx® Billing Online

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

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

536.009

Invoice

Date	Invoice #
12/2/2020	266307

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

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

W.O. No.	FSR No.	P.O. No.	Terms	Due Date	Rep
	292037		Due upon receipt	12/2/2020	Ai

Item	Description	Qty	Rate	Serviced	Amount
Certification	Semi-Annual Fire Alarm Test & Certification. FACP left clear and working normal.	1	150.00	11/30/2020	150.00

For Visa, MasterCard or American Express payments contact our office. Please note that a 2.5% convenience fee will be applied to all credit card transactions.

Sales Tax (7.0%)	\$0.00
Balance Due	\$150.00

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

CHI ALARMS, INC.

14070 N.W. 82nd Ave. • Miami Lakes, FL 33016
 Phone: (305) 827-2856 • Fax: (305) 825-2144
 State License #EF0000876

FIELD SERVICE REPORT

292937

Date: 11/30/20

BILL TO

Name _____

Street _____

City _____ State _____ Zip _____

C/O _____

SHIP TO Malibu Bay Clubhouse

Name _____

1020 Malibu Bay

Street _____

Homestead FL

City _____ State _____ Zip _____

C/O _____

CUSTOMER PO No.	TERMS	COO	<input type="checkbox"/> NET 15	<input type="checkbox"/> NET 30	REP NAME Dwayne Heriberto M
SERVICE ON:	<input checked="" type="checkbox"/> 1 FIRE ALARM	<input type="checkbox"/> 2 CCTV	<input type="checkbox"/> 3 SECURITY ALARM	<input type="checkbox"/> 4 OTHERS	
QUANTITY	PART NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE	
1		Sem.annual inspection			
2					
3					
4					
5					
6					
7					
8					
9	1	SALES TAX			
SERVICES:			TOTAL PRICE		

We came to do the sem.annual inspection of the fire alarm system We checked batteries and they're working properly
 *No sprinkler system

Batteries
 FACP: 2X12X7 #1, 13.71 #2, 13.73 10/17/19

Left FACP clear

CUSTOMER SIGNATURE <i>[Signature]</i>	PRINT NAME Carlos Martinez	ADDITIONAL INFO
SERVICE REQUESTED BY:	CUSTOMER PHONE NO.	
ARRIVAL TIME 1:40 AM	DEPARTURE TIME 2:40 AM	Notifier NFW-100X
TRAVEL TIME	TOTAL TIME 1h	
No. OF REPS: 1-2-3-4-5-6-7-8-9-10		
TYPE OF SERVICE 1-NEW INSTALLATION 2-SERVICE CALL		
3-REPAIRS	4-ANNUAL CERTIFICATION Sem.	5-MODIFICATIONS
		6-OTHER

WHITE=SHOP COPY YELLOW=CUSTOMER COPY

GALLOWAY

Office Supplies & Furniture

Est. 1984

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

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

Website: gallowayofficesupply.com

536.011

SALESMAN 169 TIME 17:13:05 INV# 1243611

WRITER CYBR PAGE 1

FEDERAL # 59-2524876

PO# INVOICE DATE: 11/23/2

CUSTOMER # 10380

BILLING ADDRESS

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

ROUTE #
CHARGE
INVOICE

SHIPPING ADDRESS

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

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
Who Called : Martha Agudelo									
00706	RAC	CLEANER,CARPET,FOAM,RES	* EA	2		2	7.890	C	15.78
01534	GJO	LINER,LD,39X46,45G,1.5M	S CT	1		1	25.650	C	25.65
1042727	TMS	REFILL,TIMEMIST,VOODOOB	S EA	8		8	7.010	C	56.08
20389	GPC	TOWELS,MULTIFOLD,1PLY	S CT	1		1	47.660	C	47.66
28124	GPC	TOWELS,SOFTPULL,CNTRPUL	S CT	1		1	61.960	C	61.96
301168	SJN	POLISH,FURNITURE,LMN,PL	S EA	2		2	9.160	C	18.32
48261	GJO	CLOTH,MICROFIBER,4 ASST	S PK	1		1	9.180	C	9.18
53122EA	CPC	FABULOSO CLEANER, 169DZ	* EA	3		3	11.030	N	33.09
SUGGESTED REPLACEMENT FOR OUT OF STOCK CPC 05253EA									
75352	RAC	CLEANER,ALL PURP,LYSOL,	* EA	2		2	6.380	C	12.76
PLA3350	WBI	BAGS,TRASH,XTRAHVY,31-3	U CT	2		2	31.350	C	62.70
Phone: 305-247-8859 Email: baymalibu1020@live.com									

Emmenda Jansquet

TERMS: NET 30 DAYS OF INVOICE DATE. SUBTOTAL 343.18
 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. TAX TOTAL 343.18

ANIMAL REMOVAL SERVICES

INVOICE

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

(786)380-9693

537-500
001
202.005

Stonegate CDD
1020 Malibu Way
Homestead Fl. 33033

INVOICE DATE | December 5th 2020

[305-247-8859](tel:305-247-8859)



QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	THIS INVOICE IS FOR THE MONTHLY DUCK REMOVAL SERVICE AT THE ABOVE PROPERTY FOR THE MONTH OF DECEMBER. 9 DUCKS WERE REMOVED FROM THE PROPERTY		\$500.00
			500.00

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

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



IK 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

537.004
 001
 202.005

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSURE
761931	12/10/2020	\$2,220.00	01/09/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Remove 6 Allexanders and grind the trunk located (1 in front of the clubhouse and the rest by the Malibu Walkway)	6	80.00	480.00
Install. 6 Allexanders of 10 - 12 feet's total height (1 in front of the clubhouse and the rest by the Malibu Walkway)	6	250.00	1,500.00
Install. 1 Tabebuia located (by 312 to the east of the entrance)	1	240.00	240.00
BALANCE DUE			\$2,220.00

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
 1686 12/09/2020

ACTIVITY	QTY	UNIT PRICE	TOTAL
Remove 6 Allexanders and grind the trunk located (1 in front of the clubhouse and the rest by the Malibu Walkway)	6	80.00	480.00
Install. 6 Allexanders of 10 - 12 feet's total height (1 in front of the clubhouse and the rest by the Malibu Walkway)	6	250.00	1,500.00
Install. 1 Tabebuia located (by 312 to the east of the entrance)	1	240.00	240.00
TOTAL			\$2,220.00

Accepted By

Accepted Date

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 #
12/4/2020	50385

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

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		MDM	12/3/2020

Quantity	Item Code	Description	Price Each	Amount
1	PM 2XMONTH	PM Service on Fitness Equipment, 2 times per month December 2020 1st visit of month	180.00	180.00

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

Total \$180.00



Invoice Number	Invoice Date	Account Number	Page
7-206-35414	Dec 08, 2020		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	\$7.10
TOTAL THIS INVOICE	USD	\$7.10

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
7-206-35414	USD \$7.10	

Remittance Advice

Your payment is due by Jan 22, 2021

7206354149000000710429321877310000000000000000000071040

0002193 01 AV 0.386 **AUTO T1 1 1342 33431-855643 -C01-P02195-11



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



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



61029420010226

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 03, 2020 **Cust. Ref.:** NO REFERENCE INFORMATION **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33186 zip code

Automation	AWB	Sender	Recipient	
Tracking ID	814846318826	MARTHA GUARELO	STEPHANIE SPIDELL	
Service Type	FedEx Priority Overnight	STONE GATE CDD	WHAT HELL ASSOCIATES	
Package Type	FedEx Envelope	2300 GLADES RD STE 410W	2300 GLADES RD STE 410 W	
Zone	02	BOCA RATON FL 33431-8556 US	BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	N/A			
Delivered	Dec 04, 2020 10:45	Transportation Charge		6.89
Svc Area	A1	Fuel Surcharge		0.21
Signed by	E.ELIZABETH	Courier Pickup Charge		0.00
FedEx Use	033868002/71279/_	Total Charge	USD	\$7.10
			Shipper Subtotal	USD \$7.10
			Total FedEx Express	USD \$7.10



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FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 08, 2020 **Cust. Ref.:** NO REFERENCE INFORMATION **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 4.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33186 zip code

Automation	AWB	Sender	Recipient	
Tracking ID	814846318790	MARTHA AGUDELO	DAPHNE GILLYARD	
Service Type	FedEx Priority Overnight	STONE GATE CDD	WHATNELL ASSOCAITES	
Package Type	FedEx Envelope	2300 GLADES RD STE 410W	2300 GLADES RD STE 410 W	
Zone	02	BOCA RATON FL 33431-8556 US	BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	N/A			
Delivered	Dec 09, 2020 10:44	Transportation Charge		7.16
Svc Area	A1	Fuel Surcharge		0.32
Signed by	E.ELIZABETH	Courier Pickup Charge		0.00
FedEx Use	034391415/74620/_	Total Charge	USD	\$7.48

Ship Date: Dec 08, 2020 **Cust. Ref.:** NO REFERENCE INFORMATION **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 4.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33186 zip code

Automation	AWB	Sender	Recipient	
Tracking ID	814846318804	MARTHA AGUDELO	JUAN ALVAREZ	
Service Type	FedEx Priority Overnight	STONE GATE CDD	ALVAREZ ENGINEERS INC	
Package Type	FedEx Envelope	2300 GLADES RD STE 410W	8935 NW 35 LN	
Zone	02	BOCA RATON FL 33431-8556 US	MIAMI FL 33172 US	
Packages	1			
Rated Weight	N/A			
Delivered	Dec 09, 2020 13:17	Transportation Charge		7.16
Svc Area	A1	Fuel Surcharge		0.32
Signed by	E.EDDIE	Courier Pickup Charge		0.00
FedEx Use	034391449/74620/_	Total Charge	USD	\$7.48

Shipper Subtotal	USD	\$14.96
Total FedEx Express	USD	\$14.96

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Office Supplies & Furniture

Est. 1984

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

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

Website: gallowayofficesupply.com

536.007

001

2000

X

SALESMAN 169 TIME 17:16:34 INV# 1245072-
WRITERCYBR PAGE 1
FEDERAL # 59-2524876
PO# INVOICE DATE: 12/15/20

CUSTOMER # 10380

BILLING ADDRESS

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

ROUTE #
CHARGE
INVOICE

SHIPPING ADDRESS

STONEGATE COMMUNITY CDD

1020 N.E. 34 AVE
HOMESTEAD FL 33033

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
LC3037C	BRT	Who Called : Martha Agudelo CRTDG,TNK,INKVSTMT,CYN,	U EA	1		1	24.990	C	24.99
LC3037M	BRT	CRTDG,TANK,INKVSTMT,MA,	U EA	1		1	24.990	C	24.99
LC3037Y	BRT	CRTDG,TANK,INKVSTMT,YW, Phone: 305-247-8859 Email: baymalibu1020@live.com	U EA	1		1	24.990	C	24.99

Emeralda Jesquez

TERMS: NET 30 DAYS OF INVOICE DATE.

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

SUBTOTAL

74.97

TAX TOTAL

74.97



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
761844	11/05/2020	\$6,476.25	12/05/2020	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Install. Install Mulch (1350 bags) (First Fiscal Year 2021) #537.440	1,350	3.75	5,062.50
Install. Install Mulch to Tract C (377 bags) (First Fiscal Year 2021) Past Due: Pending Payment 2020! #537.440	377	3.75	1,413.75
BALANCE DUE			\$6,476.25

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	ENCLOSURE
761842	11/05/2020	\$2,273.00	12/05/2020	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Cut the Grass Cut the Grass 11/06/2020. 11/20/2020. #537.400	2	800.00	1,600.00
Cut the Grass Tract C. Maintenance 11/06/2020. 11/20/2020. #537.470	2	170.00	340.00
Irrigation System First payment of Maintenance of the Irrigation System/ Fiscal Year 2021 #537.450 Past Due: Pending Payment 2020!	1	333.00	333.00
#537.400 #537.470 #537.450			
		BALANCE DUE	\$2,273.00

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

WAS sent on
 September 17/20
 October 8/20 & Invoice
 today December 17/20

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
761808	10/01/2020	\$3,243.00	10/31/2020	Net 30	

DESCRIPTION	QTY	PRICE	AMOUNT
Cut the Grass Cut the Grass 10/01/2020. 10/09/2020. 10/19/2020 #537.400	3	800.00	2,400.00
Cut the Grass Tract C. Maintenance 10/01/2020. 10/09/2020. 10/19/2020 #537.470	3	170.00	510.00
Irrigation System Twelve payment of Maintenance of the Irrigation System/ Fiscal Year 2020 #537.450	1	333.00	333.00
Past Due: Pending Payment 2020! #537.400 #537.470 #537.450 #537.460			
BALANCE DUE			\$3,243.00

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

Invoice

\$37.004

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSURE
761933	12/17/2020	\$1,110.00	01/16/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Replace 2 Gardens in the Malibu Walkway between Mendocino and the water pump.			
Install. 120 Fichus green Island	120	7.75	930.00
Install. 2 yards of soil	2	90.00	180.00
BALANCE DUE			\$1,110.00

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

Invoice

537.460

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
761932	12/17/2020	\$1,500.00	01/16/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Trim. 10 Coconut Palm	10	40.00	400.00
Trim. 55 Veitchia Palms of 35 Feet's height by the Malibu walkway	55	20.00	1,100.00
BALANCE DUE			\$1,500.00

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

537.001

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSURE
761942	12/17/2020	\$2,600.00	01/16/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Services			
Clean up, remove weeds and apply herbicide. Section/Project 1, 2 & 3 of Lake 5	1	0.00	0.00
Total	1	2,600.00	2,600.00
BALANCE DUE			\$2,600.00

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

537.001

Estimate

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

ESTIMATE # DATE
1697 12/15/2020

ACTIVITY	QUANTITY	RATE	AMOUNT
Services	1	0.00	0.00
Clean up, remove weeds and apply herbicide. Section/Project 1, 2 & 3 of Lake 5			
Total	1	2,600.00	2,600.00
TOTAL			\$2,600.00

Accepted By

Accepted Date

536.003

Stone Gate CDD
1020 Malibu Way
Homestead, FL 33033



K&R Painting and Services Corp.

14061 SW 270th Terrace
Homestead, FL 33032
Phone: (786) 310-9798
Email: kandrremodelingservices@hotmail.com
Web: www.kandrpaintingandremodeling.com

Payment Terms Due upon receipt
Invoice # 000716
Date 12/16/2020
Business / Tax # License # 14BS00272

Description

Total

Pergolas (Front Club House) \$2,000.00

Pergola NORTH SIDE

Removal and disposal of existing pergola
Installation and assemble of new pergola (p t wood) keeping existing design
including : 7 pieces of 10 ft long by 7" width
2 pieces of 6 ft long by 10" width
2 pieces of 14 ft long by 7" width

Painting pergola are included in the total price
Materials are included in the total price
Color : Same Brown
K&R is responsible for proper clean up after job is completed
Length of the project : Four days if weather permits.
Payment schedule :
50% \$ 2000.00 is required to start the project .
50% \$ 2000.00 when the project is completed .

First payment of \$ 2000.00 has been received.
Outstanding balance: \$2000.00

Subtotal \$2,000.00

Total **\$2,000.00**



536.003

Stone Gate CDD
1020 Malibu Way
Homestead, FL 33033

K&R Painting and Services Corp.

14061 SW 270th Terrace
Homestead, FL 33032

Phone: (786) 310-9798

Email: kandrremodelingservices@hotmail.com

Web: www.kandrpaintingandremodeling.com

Payment Terms Due upon receipt
Invoice # 000726
Date 12/16/2020
Business / Tax # License # 14BS00272

Description

Total

Pergola (South side)

\$1,410.00

Pergola

Removal and disposal of existing damaged wood (6 pieces).
Installation and assemble of new pergola (pressure treaded) keeping existing design .
including : 5 pieces of 8 ft long by 7" width x 3 inches wide
1 piece of 14 ft long by 3' wide .

Painting pergola are included in the total price
Materials (pressure treated wood , paint and sealer) are included in the total price
Color : Same Brown
K&R is responsible for proper clean up after job is completed
Length of the project : Four days if weather permits.
Payment schedule :
50% \$ 1410.00 required to star the project .
50% \$ 1410.00 when the project is completed .

Outstanding balance :
\$ 1410.00

Subtotal \$1,410.00
Total **\$1,410.00**

POOL QUALITY SERVICES INC

536.013

Invoice

305-223-2727
 info@poolquality.com
 14261 SW 42ND STREET

Date	Invoice #
12/18/2020	15651A

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
3	REPLACEMENT OF (3) INTERNAL TUBING FOR THE CHEMICAL FEEDERS OF THE POOL: - THE EXISTING INTERNAL TUBING OF THE FEEDERS WERE CALCIFIED AND NOT ALLOWING THE FEEDERS TO DO THEIR JOB	65.00	195.00
	Sale tax	7.00%	0.00
		Total	\$195.00

POOL QUALITY SERVICES INC

536.013

Invoice

305-223-2727
 info@poolquality.com
 14261 SW 42ND STREET

Date	Invoice #
12/18/2020	15645A

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	REPLACEMENT OF (1) PUMP FOR FOUNTAIN: - REMOVE THE EXISTING PUMP THAT IS DAMAGED. - SUPPLY (1) NEW SUBMERSIBLE PUMP FOR FOUNTAIN - LABOR OF INSTALLATION	153.07 95.00	153.07 95.00
	RECOVERY OF ELECTRICAL CABLE BOX AND ELECTRICAL CABLES	80.00	80.00
	NOTE: PAYMENT TERMS: 100% 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. - 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.		
	Sale tax	7.00%	0.00
Total			\$328.07

536-003



Roto-Rooter Services Company
 (Consultance Address)
 5672 Collections Center Drive
 Chicago, IL 60693

INVOICE DATE	P.O. NUMBER
12/14/20	N/A
INVOICE NUMBER	SERVICE DATE
44-21585158	12/14/20

Bill to:
 MALIBU BAY CLUB HOUSE
 1020 NE 34TH AVE
 HOMESTEAD, FL 33033
 EMAIL: MALIBUBAYCH1020@YAHOO.COM

CFC# 1429187
Service Address:
 MALIBU BAY CLUB HOUSE
 1020 NE 34TH AVE
 HOMESTEAD, FL 33033

JOB CODE	DESCRIPTION OF SERVICE PERFORMED	GUARANTEE
329	LABOR RPL VALVE & FLAPPER - LABOR TO REMOVE AND RESET TOILE	90 DAYS

Billing Questions?

Call 786-464-1080 Ext 21702 or email
lisset.palmero@rrse.com

LABOR 570
 DISCOUNT -75

Need Service?

Call 1-800-GET-ROTO (438-7686) 24 Hours A Day, 365 Days A Year
NO OVERTIME CHARGES FOR NIGHTS, WEEKENDS OR HOLIDAYS!
 TERMS: Net 10 days

INVOICE AMOUNT 495
 TOTAL 495

Bill to:
 ELLEM PETERSON
 2560 SUNSET DR
 MIAMI BEACH, FL 33140

Service Address:
 ELLEM PETERSON
 2560 SUNSET DR
 MIAMI BEACH, FL 33140

INVOICE NUMBER	TOTAL DUE
44-21585158	\$495.00

Method of Payment:

Check # _____

Circle one:

Am Ex Visa Discover Master Card

Card# _____

Exp Date _____

Authorized Signature _____

Remit To:
 Roto-Rooter Services Company
 5672 Collections Center Drive
 Chicago, IL 60693

(Please return stub with payment)



STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8B

DRAFT

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on November 17, 2020 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present at the meeting were:

Joe McGuinness	Chair
Alberto Eiras	Vice Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary
Michael Granobles (via telephone)	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Michael Pawelczyk	District Counsel
Juan Galo	Clubhouse Manager
Victor Castro	UNUS Property Management
Anja Gutierrez	Resident
Arnaldo Sosa	Resident
Jessica Eiras	Resident
Sindo Canales	Resident
Rachel Elras	Resident
John Gutierrez	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 6:33 p.m. Supervisors McGuinness, Figueroa, Goessel and Eiras were present. Supervisor Granobles was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

Resident Anja Gutierrez wanted to know the status of the large clock that she previously asked for in the pool area. She questioned a late payment fee in the September billing and

40 expressed her opinion that the District website should be “professionally-managed” and include
41 dates and election information. She asked why there was no response to her emails requesting
42 permission to use the pool prior to the scheduled opening time of 8:30 a.m.

43 Mr. McGaffney stated the clock was delayed due to the pandemic but one would be
44 installed. Posting election information on the CDD website is a Board decision that would be
45 discussed later in the meeting. He had not received the emails and asked Ms. Gutierrez to
46 provide her email address. Regarding the late fees, all bills are paid via check and processed
47 within seven days of receipt at Management’s office. Any delays were likely caused by the
48 postal service; he would check on the late fee for a credit and provide an update at the next
49 meeting.

50

51 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
Elected Supervisors, Alberto Eiras [SEAT 1]
and Mariela Figueroa [SEAT 5] (*the
following to be provided in a separate
package*)**

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53

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56

57 Mr. McGaffney, a Notary of the State of Florida and duly authorized, administered the
58 Oath of Office to Mr. Eiras and Ms. Figueroa. Mr. Pawelczyk briefly explained the following
59 items:

60 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

61 **B. Membership, Obligations and Responsibilities**

62 **C. Financial Disclosure Forms**

63 **I. Form 1: Statement of Financial Interests**

64 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

65 **III Form 1F: Final Statement of Financial Interests**

66 **D. Form 8B – Memorandum of Voting Conflict**

67 Discussion ensued regarding public record requests, the proper way to forward emails
68 to District Staff, Board Member obligations and filing financial forms.

69

70 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-01,
Designating a Chair, a Vice Chair, a**

71

72 Secretary, Assistant Secretaries, a
 73 Treasurer and an Assistant Treasurer of the
 74 Stonegate Community Development
 75 District, and Providing for an Effective Date
 76

77 Mr. McGaffney presented Resolution 2021-01.

78 Mr. Granobles nominated Mr. McGuinness for Chair. No other nominations were made.

79

80 **On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor,**
 81 **the appointment of Mr. McGuinness as Chair, was approved.**

82

83

84 Ms. Figueroa nominated herself for Vice Chair.

85 Mr. Eiras nominated himself for Vice Chair. Mr. McGuinness nominated Mr. Eiras for
 86 Vice Chair. No other nominations were made.

87 Given that there were multiple nominations for Vice Chair, the nominees were asked to
 88 expound on their credentials and community experience. Ms. Figueroa listed her qualifications.
 89 Mr. Eiras listed his qualifications.

90

91 **On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with Mr.**
 92 **McGuinness, Mr. Eiras and Mr. Granobles in favor and Mr. Goessel and Ms.**
 93 **Figueroa dissenting, the appointment of Mr. Eiras as Vice Chair, was approved.**
 94 **(Motion passed 3-2)**

95

96

97 Mr. Pawelczyk pointed out that Assistant Secretaries have as much power as the Chair,
 98 except that the Chair executes documents/agreements. The following slate of officers was
 99 named:

- | | | |
|-----|-------------------|---------------------|
| 100 | Joe McGuinness | Chair |
| 101 | Alberto Eiras | Vice Chair |
| 102 | Craig Wrathell | Secretary |
| 103 | Mariela Figueroa | Assistant Secretary |
| 104 | Michael Granobles | Assistant Secretary |
| 105 | Arthur Goessel | Assistant Secretary |

106	Howard McGaffney	Assistant Secretary
107	Craig Wrathell	Treasurer
108	Jeff Pinder	Assistant Treasurer

109

110 **On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in**
 111 **favor, Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary,**
 112 **Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Stonegate**
 113 **Community Development District, as nominated, and Providing for an Effective**
 114 **Date, was adopted.**

115

116

FIFTH ORDER OF BUSINESS

Consent Agenda Items

118

- 119 **A. Acceptance of Unaudited Financial Statements as of September 30, 2020**
- 120 **B. Approval of September 15, 2020 Virtual Public Hearing and Regular Meeting Minutes**

121 Mr. McGaffney presented the Consent Agenda Items.

122

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

125

126

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-02,
Ratifying and Approving Actions Taken by
the Board of Supervisors at Meetings Held
Via Media Communications Technology
Pursuant to Executive Order No. 20-69, as
Amended and Extended, as a Result of the
COVID-19 Pandemic

134

135 Mr. Pawelczyk presented Resolution 2021-02.

136

137 **On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor,**
 138 **Resolution 2021-02, Ratifying and Approving Actions Taken by the Board of**
 139 **Supervisors at Meetings Held Via Media Communications Technology Pursuant**
 140 **to Executive Order No. 20-69, as Amended and Extended, as a Result of the**
 141 **COVID-19 Pandemic, in substantial form, was adopted.**

142

143

144 **SEVENTH ORDER OF BUSINESS** **Consideration of Responses to RFP for**
 145 **Amenity Management Services**

146
 147 **A. Affidavit/Proof of Publication**

148 The proof of publication was provided for informational purposes.

149 **B. Evaluation Criteria**

150 A sample of the Evaluation Criteria was provided for informational purposes.

151 **C. Respondent**

152 **I. GAPA Property Management Corp.**

153 Mr. Galo presented the GAPA Property Management (GAPA) proposal and responded to
 154 questions regarding annual costs, OSHA regulations, staffing, CPR certification, the pricing form
 155 and budgeted events.

156 **II. UNUS Property Management**

157 Mr. Victor Castro presented the UNUS Property Management (UNUS) proposal and
 158 responded to questions regarding the obligations of UNUS to residents, CRM implementation,
 159 CPR certification, staffing and the Base Costs of Operations.

160 **D. Supervisor Evaluation/Ranking Sheet**

161 The Board of Supervisors completed the Evaluation/Ranking sheets. Mr. McGaffney
 162 assisted Mr. Granobles with his evaluations, as he was attending telephonically.

163 **The meeting recessed at 9:05 p.m.**

164 The Board took a short recess while the District Manager and District Counsel reviewed
 165 the ranking sheets.

166 **The meeting reconvened at 9:09 p.m.**

167 Mr. McGaffney explained to the Board that, when adding up the individual Supervisors'
 168 scorings, the following were the cumulative totals:

169 GAPA 420 cumulative points

170 UNUS 412 cumulative points

171 Supervisor Granobles attended the meeting telephonically and instructed the District
 172 Manager on how to score his individual Supervisor ranking sheet. Mr. McGaffney further
 173 explained that three of the Supervisors individually scored UNUS higher than GAPA. Because of

174 these two facts, the Board of Supervisors would now need to discuss, among themselves, and
175 determine who they, collectively, ranked as the #1 firm and the #2 firm. After extended
176 conversations, it was determined, by unanimous decision and by motion, that UNUS was
177 ranked #1 and GAPA was ranked #2.

178

179 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in**
180 **favor, ranking UNUS as the #1 ranked firm and GAPA as #2, was approved.**

181

182

183 **E. Authorization to Engage Amenity Management Services Firm**

184

185 **On MOTION by McGuinness and seconded by Ms. Figueroa, with all in favor,**
186 **terminating the GAPA month-to-month Agreement, authorizing Management**
187 **to coordinate the terms of termination with GAPA, engaging UNUS as the**
188 **District's Property Manager, establishing a start date and authorizing District**
189 **Counsel to prepare a form of agreement, subject to the RFP, was approved.**

190

191

192 **EIGHTH ORDER OF BUSINESS**

Staff Reports

193

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

195 Mr. Galo presented the Malibu Bay Clubhouse October Management Report.

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

197 Mr. Pawelczyk urged the newly elected Board Members to contact District Staff with
198 questions or concerns. He reported that Board Meetings could go back to being virtual; updates
199 would be provided. Regarding posting election results on the CDD website, the CDD website is
200 managed by the criteria required by Chapter 189 Florida Statutes. Election information could be
201 accessed via a link to the Supervisor of Elections (SOE) website.

202 Mr. Castro thanked the Board for engaging UNUS and stated he looked forward to
203 servicing the CDD.

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

205 Mr. McGaffney stated that he conferred with Mr. Alvarez and the permitting process for
206 the pool deck area is ongoing. Staff was finalizing the agreement between Armando Garcia

207 Landscaping and the District. Upon execution, the lake bank restoration project to stabilize the
208 lake banks would commence and an e-blast would be sent informing residents of the project.
209 The District Engineer would coordinate with Mr. Galo, Mr. Castro and the District Manager in
210 overseeing the project.

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

212 Asked who manages the CDD website, Mr. McGaffney stated the District has a contract
213 with a webmaster but Staff oversees the District operations and periodically updates the
214 managing company. Discussion ensued regarding frivolous lawsuits, website compliance,
215 federal laws, insurance guidelines, Americans with Disabilities Act (ADA) requirements, etc.

- 216 • **NEXT MEETING DATE: February 9, 2021 at 6:30 P.M.**

- 217 ○ **QUORUM CHECK**

218 The next meeting would be held on February 9, 2021 at 6:30 p.m.

219

220 **NINTH ORDER OF BUSINESS**

Supervisors' Requests

221

222 There being no Supervisors' requests, the next item followed.

223

224 **TENTH ORDER OF BUSINESS**

Adjournment

225

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

227

228 **On MOTION by Mr. Goessel and seconded by Ms. Figueroa, with all in favor,**
229 **the meeting adjourned at approximately 9:52 p.m.**

230

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

236
237
238
239
240
241

Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

9D

STONEGATE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE		
LOCATION		
<i>Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 17, 2020*	Regular Meeting	6:30 PM
February 9, 2021	Regular Meeting	6:30 PM
May 11, 2021	Regular Meeting	6:30 PM
July 6, 2021	Regular Meeting	6:30 PM
September 14, 2021	Public Hearing & Regular Meeting	6:30 PM
September 21, 2021 <i>rescheduled to September 14, 2021</i>	Public Hearing & Regular Meeting	6:30 PM

Exception:

**November meeting is two (2) weeks later to accommodate Election Day.*