

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

September 14, 2021

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

REGULAR MEETING

AGENDA

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

September 7, 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 Multiple Public Hearings and a Regular Meeting on September 14, 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. Public Hearing on Adoption of Fiscal Year 2021/2022 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2021-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Special Assessments for Operations and Maintenance for Fiscal Year 2021/2022, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2021-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of July 31, 2021
 - B. Approval of August 9, 2021 Regular Meeting Minutes

- 6. Discussion Items
 - A. Update: Open Pool Permits
 - B. Update: Plans for Pool System Upgrade
 - C. Tasks Associated with Second Amendment to Unus Property Management, LLC Amenity Services Agreement (Handyman)

7. Staff Reports

- A. Operations 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: November 2, 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

8. Supervisors' Requests

9. Adjournment

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

Sincerely,



Daniel Rom
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 528 064 2804

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3A

MIAMI DAILY BUSINESS REVIEW

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

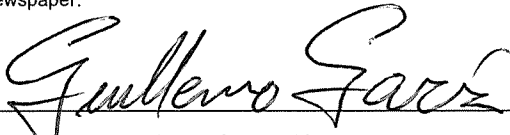
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

STONEGATE COMMUNITY DEVELOPMENT DISTRICT - PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; - SEPT. 14, 2021

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

08/30/2021

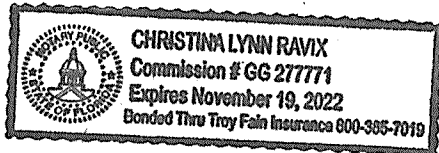
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has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



Sworn to and subscribed before me this
30 day of AUGUST, A.D. 2021



(SEAL)
GUILLERMO GARCIA personally known to me



STONEGATE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (the "Board") of the Stonegate Community Development District (the "District") will hold a public hearing on Tuesday,

September 14, 2021 at 6:30 p.m., for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://stonegateccd.net/>.

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

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

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

District Manager

8/30

21-04/0000547532M

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2021-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Stonegate Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2021 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Stonegate Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$1,716,411 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$792,113
DEBT SERVICE FUND - SERIES 2013 (REFUNDED SERIES 2004)	\$599,090
DEBT SERVICE FUND - SERIES 2020	<u>\$325,208</u>
TOTAL ALL FUNDS	\$ 1,716,411

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF SEPTEMBER, 2021.

ATTEST:

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

EXHIBIT "A"

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
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**Stonegate
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
REVENUES					
Assessment levy - gross	\$ 746,735				\$ 817,730
Allowable discounts	(29,869)				(32,709)
Assessment levy - net	716,866	\$ 624,032	\$ 92,834	\$ 716,866	785,021
Interest	1,000	1,016	1,400	2,416	1,000
Miscellaneous	5,000	1,100	3,900	5,000	5,000
Clubhouse rental fees	1,092	660	-	660	1,092
Total revenues	<u>723,958</u>	<u>626,808</u>	<u>98,134</u>	<u>724,942</u>	<u>792,113</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	2,000	4,000	6,000	6,000
Payroll Taxes	459	153	306	459	459
Management/recording/accounting	42,590	21,295	21,295	42,590	42,590
Legal	20,000	10,400	9,600	20,000	20,000
Engineering	1,000	-	1,000	1,000	10,000
Audit	6,730	2,000	4,730	6,730	6,900
Assessment roll preparation	5,332	2,666	2,666	5,332	5,332
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Dissemination agent	1,051	525	526	1,051	1,051
Trustee	6,500	-	6,500	6,500	6,500
Website and E-blast Communication	1,220	-	1,220	1,220	1,220
ADA website compliance	210	-	-	-	210
Postage	2,000	204	150	354	2,000
Legal advertising	1,225	171	-	171	1,225
Office supplies	300	33	267	300	300
Other current charges	1,500	1,058	442	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,950	6,895	-	6,895	7,585
Property taxes	178	-	178	178	178
Total professional & administrative	<u>104,670</u>	<u>47,575</u>	<u>54,130</u>	<u>101,705</u>	<u>114,475</u>

**Stonegate
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
Field Operations					
Landscape maintenance	77,158	48,625	28,533	77,158	81,868
Landscape replacement	10,000	8,940	1,060	10,000	10,000
Tree Maintenance	-	-	-	-	10,000
Irrigation Repairs	6,000	605	5,395	6,000	3,000
Playground maintenance	3,000	-	3,000	3,000	1,500
Pump maintenance/repair	4,500	-	4,500	4,500	4,500
Electrical repairs	3,000	-	3,000	3,000	1,000
Lake maintenance	20,000	10,802	9,198	20,000	22,050
Aeration maintenance	1,700	-	1,700	1,700	1,700
Contingency	5,000	-	5,000	5,000	5,000
Holiday decorations	14,350	7,175	7,175	14,350	14,350
Animal control	7,500	3,810	3,690	7,500	7,500
Operating supplies	2,000	-	2,000	2,000	2,000
Total field operations	<u>154,208</u>	<u>79,957</u>	<u>74,251</u>	<u>154,208</u>	<u>164,468</u>
Clubhouse					
Telephone	7,200	2,599	4,601	7,200	2,160
Utilities	63,000	20,962	42,038	63,000	63,000
Insurance property	14,575	16,922	-	16,922	18,614
Flood Insurance	2,819	-	2,819	2,819	4,037
Alarm monitoring	1,775	1,296	479	1,775	720
Fire monitoring	540	211	329	540	540
Pool maintenance	24,600	17,425	7,175	24,600	30,000
Pool repair	7,500	2,103	5,397	7,500	7,500
Pool health inspections	750	-	750	750	750
Air conditioning R&M	4,500	850	3,650	4,500	5,000
Clubhouse operation and management:					
Clubhouse Mgmt	194,103	53,567	134,250	187,817	243,171
Special events	25,000	300	24,700	25,000	25,000
Gym maintenance	5,500	3,326	2,174	5,500	5,000
Office supplies	1,800	315	1,485	1,800	1,800
Repairs and maintenance	15,000	23,276	10,000	33,276	15,000
New access yearly fee	-	-	-	-	2,000
Wall paint and repairs	-	-	-	-	10,000
Storage shed and landscape	-	-	-	-	15,000
Wifi system upgrade & camera	-	-	-	-	-
Pressure cleaning	3,000	2,510	490	3,000	1,000
Janitorial supplies	15,700	4,708	10,992	15,700	15,700
Contingencies	9,000	-	19,000	19,000	9,000
Total clubhouse	<u>396,362</u>	<u>150,370</u>	<u>270,329</u>	<u>420,699</u>	<u>474,992</u>

**Stonegate
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
Infrastructure Reinvestment					
Capital Outlay					
General	60,000	10,946	25,000	35,946	30,000
Total capital outlay	<u>60,000</u>	<u>10,946</u>	<u>25,000</u>	<u>35,946</u>	<u>30,000</u>
Other fees and charges					
Property appraiser & tax collector	7,468	6,240	1,228	7,468	8,178
Total other fees and charges	<u>7,468</u>	<u>6,240</u>	<u>1,228</u>	<u>7,468</u>	<u>8,178</u>
Total expenditures	<u>722,708</u>	<u>295,088</u>	<u>424,938</u>	<u>720,026</u>	<u>792,113</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	331,720	(326,804)	4,916	-
Fund balance - beginning (unaudited)	781,759	829,223	1,160,943	829,223	834,139
Fund balance - ending (projected)					
Committed					
Clubhouse renewal & replacement ¹	155,000	155,000	155,000	155,000	155,000
Assigned					
3 months working capital ²	165,674	159,023	165,674	165,674	190,528
Disaster	225,000	225,000	225,000	225,000	225,000
Pool system upgrade	-	-	-	-	175,000
Unassigned	<u>236,085</u>	<u>621,920</u>	<u>236,085</u>	<u>288,465</u>	<u>88,611</u>
Fund balance - ending (projected)	<u>\$ 781,759</u>	<u>\$ 1,160,943</u>	<u>\$ 834,139</u>	<u>\$ 834,139</u>	<u>\$ 834,139</u>

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

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

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

EXPENDITURES

Professional and Administrative Services

Supervisors	\$ 6,000
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates twelve meetings during the fiscal year.</p>	
Payroll Taxes	459
<p>FICA payroll taxes.</p>	
Management/recording/accounting	42,590
<p>Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.</p>	
Legal	20,000
<p>Billing, Cochran, Lyles, Mauro & Ramsey, P.A. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	10,000
<p>Alvarez Engineering provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	6,900
<p>The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Grau and Associates conducts the District audit and an annual 3% CPI increase has been included.</p>	
Assessment roll preparation	5,332
<p>Wrathell, Hunt and Associates, LLC provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.</p>	
Arbitrage rebate calculation	1,250
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,051
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Wrathell, Hunt and Associates, LLC serves as the dissemination agent.</p>	
Trustee	6,500
<p>Annual fees are paid to Wells Fargo for services provided as trustee, paying agent and registrar.</p>	
Website and E-blast Communication	1,220
<p>Constant Contact for Eblast Communication \$60/month and Website enhancement \$500 annually.</p>	
ADA website compliance	210

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

EXPENDITURES (continued)

Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,225
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Office supplies	300
Accounting and administrative supplies.	
Other current charges	1,500
Miscellaneous charges including bank fees and automatic AP routing.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,585
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Property taxes	178
Parcel #1079100101460 has an assessed value of \$100, which results in an annual tax bill of \$2.44. This relates to the lift station. This amount also includes a city clubhouse tax that the District disputes.	
Field Operations	
Landscape maintenance	81,868
Armando Garcia Land Service, Inc. 9/14/2021 amendment to agreement October 1, 2019 through September 30, 2022 for increase. The current scope of general landscaping services provided is as follows:	
Lawn Cutting - 29x/yr	
Fertilize - 3x/yr, Weed Control 2x/yr	
Pest Control - 2x/yr	
Plant Annuals, 1280 4.5" plants 4x per yr	
Mulch, 2097 bags 2x per yr	
Landscape replacement	10,000
Replacement of landscaping around common areas owned by the District.	
Tree Maintenance	10,000
Tree trimming 1/xyr	
Trim Palms (Royals, Coco's & Bizmarkias) 2x/yr	
Trim & apply herbicide section 1,2,3 of lake #5 6x/yr	
Trim & apply herbicide lake #3 6x/yr	
Cleaning (picking up) coconuts lakes #1,2,3,4,5 6x/yr	
Irrigation Repairs	3,000
Represents the labor to replace defective valves as well as replacement of various sprinklers around the clubhouse area and all common areas. Contractor is to provide receipts for actual costs associated with the replacement parts and to be reimbursed for those costs.	
Playground maintenance	1,500
This amount is for annual mulch and equipment repairs necessary for the clubhouse playground area.	

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

EXPENDITURES (continued)

Pump maintenance/repair	4,500
The District uses vendors for preventative maintenance. Additional \$ money has been included in this amount for any repairs needed to the pump.	
Electrical repairs	1,000
Represents electrical repairs on District owned facilities needed from time to time.	
Lake maintenance	22,050
Allstate Resource Management: 24 visits per year for the following: algae and aquatic plant control-\$712.00/month, blue dye application-\$150.00/month, debris removal-\$295.00/month. 12 visits per year for aquatic plantings maintenance-\$195.00/month, quarterly water chemistry testing-\$195.00/quarter per lake= \$14,040/year. Fish stocking as requested, at an additional cost. Additional funds are included for repairs.	
Aeration maintenance	1,700
Allstate Resource Management: \$175/ quarterly Fountain maintenance. Additional \$1,000 has been included in this amount for any repairs needed to the aeration systems.	
Contingency	5,000
This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.	
Holiday decorations	14,350
VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year)	
Animal control	7,500
The District anticipates engaging a vendor to remove ducks and rodents.	
Operating supplies	2,000
Supplies necessary for operating the clubhouse.	
Clubhouse	
Telephone	2,160
The District currently has two accounts with AT&T. The accounts provide telephone and fax service to the clubhouse and alarm line for monitoring.	
Utilities	63,000
The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,	
Insurance property	18,614
Includes property insurance for the District's clubhouse and physical assets.	
Flood Insurance	4,037
Due to FEMAs high hazard flood rating for the clubhouse location, flood insurance was obtained through the National Flood Insurance Program (NFIP). The policy has a \$20,000 deductible and an annual premium of approximately \$3,737, which includes an assumed 10% CPI adjustment.	
Alarm monitoring	720
ADT Security Services provides quarterly alarm monitoring services for the alarms in the clubhouse at a rate of \$176.14/quarter (\$705 annually). Two additional service calls per year have been budgeted at \$40 per occurrence.	

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

EXPENDITURES (continued)

Fire monitoring	540
Chi Alarms, Inc. provides fire monitoring services at a rate of \$135/quarter (\$540 annually). This amount includes UL certification and monitoring.	
Pool maintenance	30,000
Pool Quality Services, Inc. Oct. 1, 2019 - Sept. 30, 2020, option to renew at one additional year increments at same price. \$2,050/month	
Pool repair	7,500
Costs for repairs to the clubhouse pool and wading pool.	
Pool Health Inspection	750
Semi-annual pool inspections (\$250/inspection of large pool & \$125/inspection of wading pool) conducted by Miami-Dade County Department of Health.	
Air conditioning inspections	5,000
For regular maintenance and repairs to the Clubhouse A/C units	
Clubhouse Mgmt	243,171
Clubhouse operation and management:	
UNUS Property Management: Pricing from the October 1, 2021 First Amendment is as follows: 10/1/2021 - 9/30/2022 (\$243,171.20), 2/1/2023 - 1/31/2024 (3% increase), 2/1/2024 - 1/31/2025. The agreement can renew at 1 year increments under mutual agreement. Clubhouse and amenity management, which includes, but is not limited to, the complete operations of the clubhouse, staffing, hiring, custodial cleaning (of the facilities), planning activities & special events for the benefit of the residents and their guests in accordance with the adopted clubhouse policies and procedures.	
Special events	25,000
Gym maintenance	5,000
Office supplies	1,800
Supplies needed for the operation of the clubhouse. Examples of office supplies include but are not limited to copy paper, printer ink, pens, pencils, erasers, calendars, clips, tacks, rubber bands, file folders, storage boxes, plastic bins, etc.	
Repairs and maintenance	15,000
Represents repair costs associated with maintaining District owned facilities, infrastructure and improvements.	
New access yearly fee	2,000
Annual maintenance fee	
Wall paint and repairs	10,000
Storage shed and landscape	15,000
Wifi system upgrade & camera	-
Pressure cleaning	1,000
Represents the cost to pressure clean the District's clubhouse and surrounding infrastructure.	
Janitorial supplies	15,700
Represents supplies needed for the operation of the clubhouse. Examples of janitorial supplies include but are not limited to paper towels, paper tissue, tissue paper, dispensing devices, cleaning products, antibacterial sprays, mops, brooms, brushes, waste bags, waste receptacles, fitness center/gym wipes, etc.	
Contingencies	9,000

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

EXPENDITURES (continued)

Clubhouse renewal & replacement

Capital Outlay

General

30,000

Other fees and charges

Property appraiser & tax collector

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

8,178

Total expenditures

\$ 792,113

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004)
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
REVENUE					
Assessment levy - gross	\$626,579				\$624,052
Allowable discounts	(25,063)				(24,962)
Assessment levy - net	601,516	\$ 525,041	\$ 76,475	\$ 601,516	599,090
Interest	-	11	-	11	-
Total revenue	601,516	525,052	76,475	601,527	599,090
EXPENDITURES					
Debt service					
Principal 5/1	310,000	-	310,000	310,000	320,000
Principal prepayment	-	-	20,000	20,000	-
Interest 11/1	142,625	142,625	-	142,625	136,425
Interest 5/1	142,625	-	149,225	149,225	136,425
*Total debt service	595,250	142,625	479,225	621,850	592,850
Other fees & charges					
Property appraiser & tax collector	6,266	5,250	1,016	6,266	6,240
Total other fees & charges	6,266	5,250	1,016	6,266	6,240
*Total expenditures	601,516	147,875	480,241	628,116	599,090
Net increase/(decrease) in fund balance	-	377,177	(403,766)	(26,589)	-
Beginning fund balance (unaudited)	173,351	182,045	559,222	182,045	155,456
Ending fund balance (projected)	\$ 173,351	\$ 559,222	\$155,456	\$ 155,456	155,456
Use of fund balance:					
Debt service reserve account balance (required)					(25,000)
Interest expense - November 1, 2022					(130,025)
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ 431

Stonegate
Community Development District
Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	136,425.00	136,425.00
05/01/2022	320,000.00	4.000%	136,425.00	456,425.00
11/01/2022	-	-	130,025.00	130,025.00
05/01/2023	335,000.00	4.000%	130,025.00	465,025.00
11/01/2023	-	-	123,325.00	123,325.00
05/01/2024	350,000.00	4.000%	123,325.00	473,325.00
11/01/2024	-	-	116,325.00	116,325.00
05/01/2025	360,000.00	4.000%	116,325.00	476,325.00
11/01/2025	-	-	109,125.00	109,125.00
05/01/2026	395,000.00	5.000%	109,125.00	504,125.00
11/01/2026	-	-	99,250.00	99,250.00
05/01/2027	415,000.00	5.000%	99,250.00	514,250.00
11/01/2027	-	-	88,875.00	88,875.00
05/01/2028	435,000.00	5.000%	88,875.00	523,875.00
11/01/2028	-	-	78,000.00	78,000.00
05/01/2029	455,000.00	5.000%	78,000.00	533,000.00
11/01/2029	-	-	66,625.00	66,625.00
05/01/2030	480,000.00	5.000%	66,625.00	546,625.00
11/01/2030	-	-	54,625.00	54,625.00
05/01/2031	505,000.00	5.000%	54,625.00	559,625.00
11/01/2031	-	-	42,000.00	42,000.00
05/01/2032	530,000.00	5.000%	42,000.00	572,000.00
11/01/2032	-	-	28,750.00	28,750.00
05/01/2033	560,000.00	5.000%	28,750.00	588,750.00
11/01/2033	-	-	14,750.00	14,750.00
05/01/2034	590,000.00	5.000%	14,750.00	604,750.00
Total	\$5,730,000.00	-	\$2,176,200.00	\$7,906,200.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
REVENUE					
Assessment levy - gross	\$ 335,792				\$ 335,792
Allowable discounts (4%)	(13,432)				(13,432)
Assessment levy - net	322,360	\$ 281,343	\$ 40,978	\$ 322,321	322,360
Interest	-	12	-	12	-
Total revenue	322,360	281,355	40,978	322,333	322,360
EXPENDITURES					
Debt service					
Principal 5/1	180,000	-	180,000	180,000	190,000
Interest 11/1	95,694	95,694	-	95,694	65,925
Interest 5/1	68,625	-	68,625	68,625	65,925
Total debt service	344,319	95,694	248,625	344,319	321,850
Other fees & charges					
Property appraiser	1,679	-	1,679	1,679	1,679
Tax collector	1,679	2,814	-	2,814	1,679
Transfer in	-	-	672	672	-
Total other fees & charges	3,358	2,814	1,679	4,493	3,358
Total expenditures	347,677	98,508	250,304	348,812	325,208
Net increase/(decrease) in fund balance	(25,317)	182,847	(209,326)	(26,479)	(2,848)
Beginning fund balance (unaudited)	322,765	381,908	564,755	381,908	355,429
Ending fund balance (projected)	\$297,448	\$ 564,755	\$ 355,429	\$ 355,429	352,581
Use of fund balance:					
Debt service reserve account balance (required)					(159,500)
Interest expense - November 1, 2022					(63,075)
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ 130,006

Stonegate

Community Development District

Series 2020, Special Assessment Refunding and Improvement Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	65,925.00	65,925.00
05/01/2022	190,000.00	3.000%	65,925.00	255,925.00
11/01/2022	-	-	63,075.00	63,075.00
05/01/2023	190,000.00	3.000%	63,075.00	253,075.00
11/01/2023	-	-	60,225.00	60,225.00
05/01/2024	195,000.00	3.000%	60,225.00	255,225.00
11/01/2024	-	-	57,300.00	57,300.00
05/01/2025	205,000.00	3.000%	57,300.00	262,300.00
11/01/2025	-	-	54,225.00	54,225.00
05/01/2026	210,000.00	3.000%	54,225.00	264,225.00
11/01/2026	-	-	51,075.00	51,075.00
05/01/2027	215,000.00	3.000%	51,075.00	266,075.00
11/01/2027	-	-	47,850.00	47,850.00
05/01/2028	225,000.00	3.000%	47,850.00	272,850.00
11/01/2028	-	-	44,475.00	44,475.00
05/01/2029	230,000.00	3.000%	44,475.00	274,475.00
11/01/2029	-	-	41,025.00	41,025.00
05/01/2030	240,000.00	3.000%	41,025.00	281,025.00
11/01/2030	-	-	37,425.00	37,425.00
05/01/2031	245,000.00	3.000%	37,425.00	282,425.00
11/01/2031	-	-	33,750.00	33,750.00
05/01/2032	255,000.00	3.000%	33,750.00	288,750.00
11/01/2032	-	-	29,925.00	29,925.00
05/01/2033	260,000.00	3.000%	29,925.00	289,925.00
11/01/2033	-	-	26,025.00	26,025.00
05/01/2034	270,000.00	3.000%	26,025.00	296,025.00
11/01/2034	-	-	21,975.00	21,975.00
05/01/2035	275,000.00	3.000%	21,975.00	296,975.00
11/01/2035	-	-	17,850.00	17,850.00
05/01/2036	285,000.00	3.000%	17,850.00	302,850.00
11/01/2036	-	-	13,575.00	13,575.00
05/01/2037	295,000.00	3.000%	13,575.00	308,575.00
11/01/2037	-	-	9,150.00	9,150.00
05/01/2038	300,000.00	3.000%	9,150.00	309,150.00
11/01/2038	-	-	4,650.00	4,650.00
05/01/2039	310,000.00	3.000%	4,650.00	314,650.00
Total	\$4,395,000.00	-	\$1,359,000.00	\$5,754,000.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

Product	Total Projected Units	Proposed FY 2022				% Change FY 21' to FY 22'
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment	
Monterey at Malibu Bay	240	\$ 548.92	\$ 318.55	\$ 775.10	\$ 1,642.57	4.21%
Ventura at Malibu Bay	179	588.99	318.55	775.10	1,682.64	4.09%
Ventura at Malibu Bay-PrePay	1	-	40.16	775.10	815.26	9.18%
Villas at Carmel Condos	384	548.92	318.55	775.10	1,642.57	4.21%
Sonara at Malibu Bay	108	690.00	318.55	775.10	1,783.65	3.83%
Estates at Mendocino	143	710.31	318.55	775.10	1,803.96	3.78%
	<u>1,055</u>					

Product	Total Projected Units	Adopted FY 2021 - Detail			
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment
Monterey at Malibu Bay	240	\$ 551.15	\$ 318.55	\$ 706.56	\$ 1,576.26
Ventura at Malibu Bay	179	591.38	318.55	706.56	1,616.49
Ventura at Malibu Bay-PrePay	1	-	40.16	706.56	746.72
Villas at Carmel Condos	384	551.15	318.55	706.56	1,576.26
Sonara at Malibu Bay	108	692.79	318.55	706.56	1,717.90
Estates at Mendocino	143	713.18	318.55	706.56	1,738.29
	<u>1,055</u>				

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4A

MIAMI DAILY BUSINESS REVIEW

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

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

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

STONEGATE COMMUNITY DEVELOPMENT DISTRICT - PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET - SEPT. 14, 2021

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

08/23/2021

SEE ATTACHED

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

Guillermo Garcia

Sworn to and subscribed before me this
23 day of AUGUST, A.D. 2021

C. Ramm

(SEAL)
GUILLERMO GARCIA personally known to me



**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 NOTICE OF PUBLIC HEARING TO CONSIDER THE
 ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET;
 NOTICE OF PUBLIC HEARING TO CONSIDER THE
 IMPOSITION OF OPERATIONS AND MAINTENANCE
 SPECIAL ASSESSMENTS, ADOPTION OF AN
 ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND
 ENFORCEMENT OF THE SAME; AND NOTICE OF
 REGULAR BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors of the Stonegate Community Development District will hold two public hearings and a regular meeting on September 14, 2021 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	1,055	\$775.10

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Miami-Dade County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

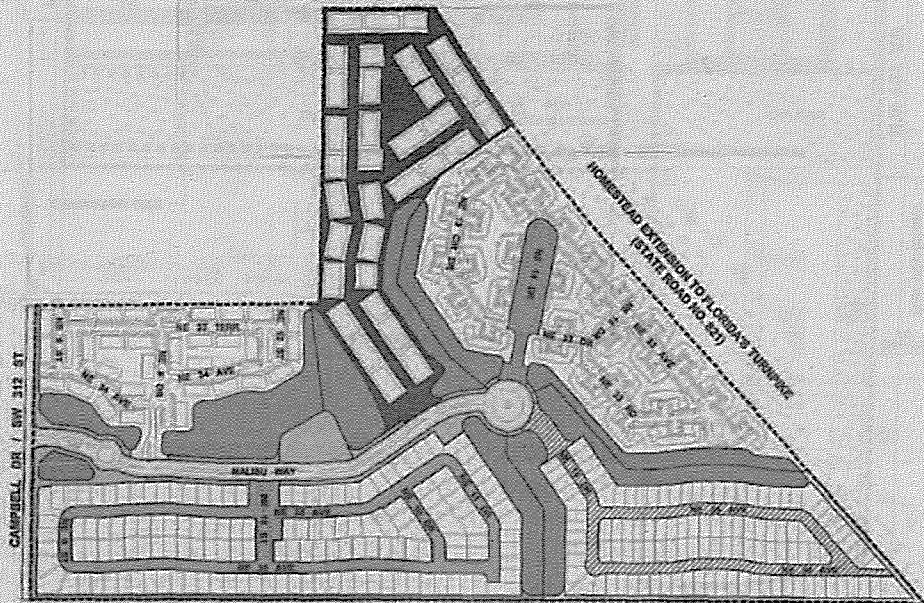
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours or on the District's website at <https://stonegatecdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Stonegate CDD

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings and meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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



District Manager
Stonegate Community Development District
8/23

21-65/0000547363M

2/2

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2021-09

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 14th day of September, 2021.

ATTEST:

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

EXHIBIT "A"

EXHIBIT "B"

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5A

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

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

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America	\$ 619,234	\$ -	\$ -	\$ -	\$ 619,234
FineMark Bank - money mkt	258,631	-	-	-	258,631
Investments					
State Board of Administration	11	-	-	-	11
Revenue 2013	-	150,601	-	-	150,601
Reserve 2013	-	25,000	-	-	25,000
Prepayment 2013	-	3	-	-	3
Revenue 2020	-	-	193,610	-	193,610
Reserve 2020	-	-	159,500	-	159,500
Construction 2020	-	-	-	496,277	496,277
Undeposited funds	670	-	-	-	670
Due from other	116	-	-	-	116
Due from other funds					
General fund	-	13,179	7,062	-	20,241
Total assets	\$ 878,662	\$ 188,783	\$360,172	\$ 496,277	\$ 1,923,894
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable - clubhouse	\$ 2,696	\$ -	\$ -	\$ -	\$ 2,696
Due to other funds					
Debt service - series 2013	13,179	-	-	-	13,179
Debt service - series 2020	7,062	-	-	-	7,062
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	23,937	-	-	-	23,937
Fund Balance					
Restricted					
Debt service	-	188,783	360,172	-	548,955
Construction	-	-	-	496,277	496,277
Committed					
Clubhouse renewal & replacement	155,000	-	-	-	155,000
Assigned					
3 months working capital	159,023	-	-	-	159,023
Disaster	225,000	-	-	-	225,000
Unassigned	315,702	-	-	-	315,702
Total fund balance	854,725	188,783	360,172	496,277	1,899,957
Total liabilities & fund balances	\$ 878,662	\$ 188,783	\$360,172	\$ 496,277	\$ 1,923,894

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 721,701	\$ 715,602	101%
Interest	140	1,608	1,000	161%
Clubhouse rental fees	-	2,675	1,092	245%
Miscellaneous	-	1,515	5,000	30%
Total revenues	<u>140</u>	<u>727,499</u>	<u>722,694</u>	101%
EXPENDITURES				
Administrative				
Supervisors	1,000	5,000	6,000	83%
Payroll taxes	77	383	459	83%
Management/recording/accounting	3,549	35,492	42,590	83%
Legal	1,328	19,985	20,000	100%
Engineering	178	918	1,000	92%
Audit	-	6,730	6,730	100%
Assessment roll preparation	444	4,443	5,332	83%
Arbitrage rebate calculation	500	500	1,250	40%
Dissemination agent	88	876	1,051	83%
Trustee	-	7,531	6,500	116%
ADA website compliance	-	-	210	0%
Website enhancement	-	705	1,220	58%
Postage	19	376	2,000	19%
Legal advertising	-	416	1,225	34%
Office supplies	-	574	300	191%
Other current charges	158	5,498	1,500	367%
Annual special district fee	-	175	175	100%
Insurance	-	6,895	6,950	99%
Property taxes	-	-	178	0%
Total administrative expenses	<u>7,341</u>	<u>96,497</u>	<u>104,670</u>	92%
Field Operations				
Landscape maintenance	-	67,757	77,158	88%
Landscape replacement	-	10,760	10,000	108%
Playground maintenance	-	-	3,000	0%
Clubhouse irrigation	-	880	6,000	15%
Pump maintenance/repair	1,955	2,089	4,500	46%
Electrical repairs	-	-	3,000	0%
Lake maintenance	1,352	54,285	20,000	271%
Aeration maintenance	-	-	1,700	0%
Contingency	-	-	5,000	0%
Holiday decorations	-	15,750	14,350	110%
Animal control	500	6,280	7,500	84%
Operating supplies	-	-	2,000	0%
Total field operations	<u>3,807</u>	<u>157,801</u>	<u>154,208</u>	102%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Clubhouse				
Telephone	372	4,608	7,200	64%
Utilities	4,815	36,473	63,000	58%
Insurance	-	16,922	14,575	116%
Flood insurance	-	-	2,819	0%
Alarm monitoring	998	6,595	1,775	372%
Fire monitoring	-	211	540	39%
Pool maintenance	2,300	27,675	24,600	113%
Pool repair	-	6,083	7,500	81%
Pool health inspections	-	376	750	50%
Air conditioning R&M	-	15,156	4,500	337%
Clubhouse operation and management				
Clubhouse management	14,917	162,534	194,103	84%
Special events	8,398	19,110	25,000	76%
Fitness equipment maintenance	939	5,510	5,500	100%
Office supplies	583	951	1,800	53%
Repairs and maintenance	1,475	24,751	15,000	165%
Pressure cleaning	-	2,510	3,000	84%
Janitorial supplies	-	6,323	15,700	40%
Contingencies	-	-	9,000	0%
Total clubhouse	<u>34,797</u>	<u>335,788</u>	<u>396,362</u>	<u>85%</u>
Infrastructure reinvestment				
Capital outlay				
General	94,725	105,671	60,000	176%
Total clubhouse reserves	<u>94,725</u>	<u>105,671</u>	<u>60,000</u>	<u>176%</u>
Other fees and charges				
Property appraiser	-	-	3,727	0%
Tax collector	-	6,240	3,727	167%
Total other fees and charges	<u>-</u>	<u>6,240</u>	<u>7,454</u>	<u>84%</u>
Total expenditures	<u>140,670</u>	<u>701,997</u>	<u>722,694</u>	<u>97%</u>
Net increase/(decrease) of fund balance	(140,530)	25,502	-	
Fund balances - beginning	995,255	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	315,702	315,702	291,302	
Total Fund balance - ending	<u>\$ 854,725</u>	<u>\$ 854,725</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 JULY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 607,217	\$ 601,516	101%
Interest	-	21	-	N/A
Total revenues	<u>-</u>	<u>607,238</u>	<u>601,516</u>	101%
EXPENDITURES				
Debt service				
Principal	-	310,000	310,000	100%
Interest 11/1	-	142,625	142,625	100%
Interest 5/1	-	142,625	142,625	100%
Property appraiser	-	-	3,133	0%
Tax collector	-	5,250	3,133	168%
Total expenditures	<u>-</u>	<u>600,500</u>	<u>601,516</u>	100%
Net increase/(decrease) of fund balance	-	6,738	-	
Fund balances - beginning	188,783	182,045	173,351	
Fund balances - ending	<u>\$ 188,783</u>	<u>\$ 188,783</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 JULY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 325,377	\$ 322,360	101%
Interest	1	20	-	N/A
Total revenues	<u>1</u>	<u>325,397</u>	<u>322,360</u>	101%
EXPENDITURES				
Debt service				
Principal	-	180,000	180,000	100%
Interest 11/1	-	95,694	95,694	100%
Interest 5/1	-	68,625	68,625	100%
Property appraiser	-	-	1,679	0%
Tax collector	-	2,814	1,679	168%
Total debt service	<u>-</u>	<u>347,133</u>	<u>347,677</u>	100%
Net increase/(decrease) of fund balance	1	(21,736)	(25,317)	
	360,171			
Fund balances - beginning		381,908	322,765	
Fund balances - ending	<u>\$ 360,172</u>	<u>\$ 360,172</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 JULY 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 27
Total revenues	2	27
EXPENDITURES		
Capital outlay	-	113,990
Total expenditures	-	113,990
Excess/(deficiency) of revenues over/(under) expenditures	2	(113,963)
Fund balances - beginning	496,275	610,240
Fund balances - ending	\$ 496,277	\$ 496,277

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

Stonegate CDD Check Detail July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	07/29/2021	FEDEX	101.000 · Bank of ...		-19.28
Bill	7-449-06997	07/28/2021		519.410 · Postage	-19.28	19.28
TOTAL					-19.28	19.28
Bill Pmt -Check	CBP	07/08/2021	AT & T	101.000 · Bank of ...		-372.13
Bill	305 247-4094 062921	07/07/2021		536.411 · Clubhous...	-372.13	372.13
TOTAL					-372.13	372.13
Liability Check	EFTPS	07/01/2021	UNITED STATES T...	101.000 · Bank of ...		-153.00
				216.001 · FICA Pay...	-14.50	14.50
				216.001 · FICA Pay...	-14.50	14.50
				216.001 · FICA Pay...	-62.00	62.00
				216.001 · FICA Pay...	-62.00	62.00
TOTAL					-153.00	153.00
Bill Pmt -Check	13868	07/01/2021	ALVAREZ ENGINE...	101.000 · Bank of ...		-92.50
Bill	6016	06/30/2021		519.320 · Engineeri...	-92.50	92.50
TOTAL					-92.50	92.50
Bill Pmt -Check	13869	07/01/2021	SAFEGUARD BUSI...	101.000 · Bank of ...		-275.56
Bill	034597261	06/30/2021		519.510 · Office Su...	-275.56	275.56
TOTAL					-275.56	275.56
Bill Pmt -Check	13870	07/01/2021	ALLSTATE RESOU...	101.000 · Bank of ...		-175.00
Bill	176428	06/30/2021		537.003 · Lake Mai...	-175.00	175.00
TOTAL					-175.00	175.00

Stonegate CDD Check Detail July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	13871	07/01/2021	Alberto Eiras	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	13872	07/01/2021	Arthur D. Goessel	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	13873	07/01/2021	Joseph M McGuin...	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	13874	07/01/2021	Mariela C. Figueroa	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90

Stonegate CDD Check Detail July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	13875	07/01/2021	Michael A. Granob...	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Check	13876	07/08/2021	STONEGATE CDD	101.000 · Bank of ...		-36,971.63
				207.204 · Due to D...	-36,971.63	36,971.63
TOTAL					-36,971.63	36,971.63
Check	13877	07/08/2021	STONEGATE CDD	101.000 · Bank of ...		-68,996.37
				207.203 · Due to D...	-68,996.37	68,996.37
TOTAL					-68,996.37	68,996.37
Bill Pmt -Check	13878	07/08/2021	UNUS PROPERTY ...	101.000 · Bank of ...		-20,618.01
Bill	1011	07/07/2021		536.007 · Office Su...	-583.09	583.09
Bill	1010	07/07/2021		537.350 · Special E...	-5,118.26	5,118.26
				536.022 · Clubhous...	-14,916.66	14,916.66
TOTAL					-20,618.01	20,618.01
Bill Pmt -Check	13879	07/08/2021	WRATHELL, HUNT...	101.000 · Bank of ...		-4,081.08
Bill	2019-2503	07/07/2021		512.311 · Managem...	-3,549.17	3,549.17
				513.310 · Assessm...	-444.33	444.33
				513.315 · Dissemin...	-87.58	87.58
TOTAL					-4,081.08	4,081.08

Stonegate CDD Check Detail July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13880	07/08/2021	ALLSTATE RESOU...	101.000 · Bank of ...		-1,352.00
Bill	177219	07/07/2021		537.003 · Lake Mai...	-1,352.00	1,352.00
TOTAL					-1,352.00	1,352.00
Bill Pmt -Check	13881	07/08/2021	AT&I SYSTEMS	101.000 · Bank of ...		-997.92
Bill	47316	07/07/2021		536.001 · Alarm Mo...	-997.92	997.92
TOTAL					-997.92	997.92
Bill Pmt -Check	13882	07/08/2021	CITY OF HOMEST...	101.000 · Bank of ...		-4,815.41
Bill	000351215 062421	07/07/2021		536.010 · Utilities	-3,883.53	3,883.53
Bill	000363973 062421	07/07/2021		536.010 · Utilities	-931.88	931.88
TOTAL					-4,815.41	4,815.41
Bill Pmt -Check	13883	07/08/2021	FITNESS SOURCE	101.000 · Bank of ...		-759.00
Bill	51473	07/07/2021		536.006 · Fitness E...	-195.00	195.00
Bill	51403PARTS	07/07/2021		536.006 · Fitness E...	-384.00	384.00
Bill	51403	07/07/2021		536.006 · Fitness E...	-180.00	180.00
TOTAL					-759.00	759.00
Bill Pmt -Check	13884	07/08/2021	LIV305	101.000 · Bank of ...		-3,280.00
Bill	0051	07/07/2021		537.350 · Special E...	-3,280.00	3,280.00
TOTAL					-3,280.00	3,280.00
Bill Pmt -Check	13885	07/08/2021	M&M POOL & SPA...	101.000 · Bank of ...		-2,300.00
Bill	1016	07/07/2021		536.004 · Pool Main...	-2,300.00	2,300.00
TOTAL					-2,300.00	2,300.00

Stonegate CDD Check Detail July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13886	07/08/2021	POWER ENTERPR...	101.000 · Bank of ...		-1,475.00
Bill	20210586	07/07/2021		536.003 · Repairs &...	-1,475.00	1,475.00
TOTAL					-1,475.00	1,475.00
Bill Pmt -Check	13887	07/19/2021	GRAU AND ASSO...	101.000 · Bank of ...		-1,000.00
Bill	21245	06/09/2021		513.320 · Audit	-1,000.00	4,730.00
TOTAL					-1,000.00	4,730.00
Bill Pmt -Check	13888	07/19/2021	ANIMAL REMOVA...	101.000 · Bank of ...		-500.00
Bill	070921	07/14/2021		537.500 · Animal C...	-500.00	500.00
TOTAL					-500.00	500.00
Bill Pmt -Check	13889	07/19/2021	FLORIDA PUMP S...	101.000 · Bank of ...		-1,955.00
Bill	0027116	07/14/2021		537.005 · Pump Re...	-1,955.00	1,955.00
TOTAL					-1,955.00	1,955.00
Check	13890	07/22/2021	LESLIE'S SWIMMI...	101.000 · Bank of ...		-850.83
				536.004 · Pool Main...	-850.83	850.83
TOTAL					-850.83	850.83
Bill Pmt -Check	13891	07/22/2021	ALVAREZ ENGINE...	101.000 · Bank of ...		-177.75
Bill	6046	07/21/2021		519.320 · Engineeri...	-177.75	177.75
TOTAL					-177.75	177.75
Bill Pmt -Check	13892	07/22/2021	ARMANDO GARCI...	101.000 · Bank of ...		-94,725.00
Bill	762195	07/21/2021		536.032 · Capital O...	-94,725.00	94,725.00
TOTAL					-94,725.00	94,725.00

**Stonegate CDD
Check Detail
July 2021**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13893	07/22/2021	FITNESS SOURCE	101.000 · Bank of ...		-180.00
Bill	51616	07/21/2021		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00
Bill Pmt -Check	13894	07/29/2021	BILLING, COCHRA...	101.000 · Bank of ...		-1,327.50
Bill	169731	07/28/2021		514.310 · Legal Fees	-1,327.50	1,327.50
TOTAL					-1,327.50	1,327.50
Bill Pmt -Check	13895	07/29/2021	LLS TAX SOLUTIO...	101.000 · Bank of ...		-500.00
Bill	002352	07/28/2021		513.312 · Arbitrage ...	-500.00	500.00
TOTAL					-500.00	500.00

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

**AT&T**536.411
001
202.005STONEGATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556Page 1 of 4
Account Number 305 247-4094 157 0445
Billing Date Jun 29, 2021

Web Site att.com

Monthly Statement

AT&T IS SO MUCH MORE.Enjoy the best of TV, wireless, internet and other premium services from AT&T. Explore the best deals available to you. Our staff is standing by, eager to assist you: **877.999.0592****Bill-At-A-Glance**

Previous Bill	462.46
Payment Received 6-18 Thank You!	462.46CR
Adjustments	.00
Balance	.00
Current Charges	372.13
Total Amount Due	\$372.13
Amount Due in Full by	Jul 21, 2021

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	198.82
1 800 321-2000 PIN: 0552		
Repair Service:		
1 866 620-6900		
AT&T Long Distance Service	2	26.13
1 800 321-2000		
AT&T Wireless Services	2	147.18
1 800 331-0500		
Total Current Charges		372.13

News You Can Use Summary

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

Return bottom portion with your check in the enclosed envelope.

Plans and Services**Promotions and Discounts**

Item No.	Description	
1.	Discount for All For Less 2018 BLC for Bill Period Jun 29, 2021 EES61J5V9.	135.00CR
2.	Discount for Business Local Calling for Bill Period Jun 29, 2021 EES61J5VC.	225.00CR
3.	Discount for BLC Inside Wire Protection for Bill Period Jun 29, 2021 EET00006M.	10.50CR
Total Promotions and Discounts		370.50CR

Monthly Service - Jun 29 thru Jul 28

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

Surcharges and Other Fees

Item No.	Description	Quantity	
8.	Cost Assessment Charge	3	22.50
9.	Federal Subscriber Line Charge	3	35.49
10.	Federal Universal Svc Fee-Mult	3	14.46
Total Surcharges and Other Fees			72.45

Government Fees and Taxes

Item No.	Description	Quantity	
11.	Federal Excise Tax		4.24
12.	Telecommunications Access System Act Surcharge	3	.36

Local Services provided by AT&T Florida.

Printed on Recyclable Paper

DUE BY: Jul 21, 2021 \$372.13Amount After Jul 29, 2021 **\$387.13**

Billing Date Jun 29, 2021

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

Make checks payable to:

AT&T
PO BOX 105262
ATLANTA GA 30348-5262

3900 30524740941573 900150099921 044021000000000000000000037213



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

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

Plans and Services

Government Fees and Taxes - Continued

Item No.	Description	Quantity	
1.	Emergency 911 Service		1.20
2.	Dade County Manhole Ord #83-3	3	.57
Total Government Fees and Taxes			6.37

Total Plans and Services 198.82

AT&T Long Distance Service

Monthly Service

Charges for 305 247-4094

Type of Service	Period	
3. All For Less Unlimited 3 Plan Monthly Fee	06/11-07/10	21.00

Surcharges and Other Fees

4. Federal Universal Service Fee	4.10
5. Federal Regulatory Fee	1.03
Total Surcharges and Other Fees	5.13

Total AT&T Long Distance Service 26.13

AT&T Wireless Services

Important Information

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

SURCHARGES AND OTHER FEES

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

WIRELESS DIRECTBILL CHARGES

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

911 CALLING WITH TTY AND REAL-TIME TEXT

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

Wireless Summary - 287306239973

Cycle Dates: May 22, 2021 - Jun 21, 2021

FAN: 60122448

Promotions and Discounts	\$50.00CR
Monthly Service	\$190.00
Credits, Adjustments and Other Charges	\$3.90
Taxes	\$3.28
Total Wireless Charges	\$147.18

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9771.004.033627.01.02.0000000 NNNNNNNY 000481.000481

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

9771.4.139.33627 1 AV 0.398 mp



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

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

AT&T Wireless Services

Mobile Charges Summary

786 545-2733 Group: 1

VICTOR MALIBU BAY	
Promotions and Discounts	\$25.00CR
Monthly Service	\$95.00
Credits, Adjustments and Other Charges	\$1.95
Taxes	\$1.64
Charges for this mobile	\$73.59

786 545-2754 Group: 1

VICTOR MALIBU BAY	
Promotions and Discounts	\$25.00CR
Monthly Service	\$95.00
Credits, Adjustments and Other Charges	\$1.95
Taxes	\$1.64
Charges for this mobile	\$73.59

Group Usage Summary - Group: 1

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

786 545-2733 - VICTOR MALIBU BAY

Promotions and Discounts

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

Monthly Service

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

Credits, Adjustments and Other Charges

3. Equipment Credit 1 of 30	3.34CR
4. Smartphone Promo 1 of 30	5.00CR
5. Administrative Fee	1.99
6. Property Tax Allotment	.26
7. Regulatory Cost Recovery Charge	1.25
8. Federal Universal Service Charge	.79

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

SMA125U	
Amount Financed:	\$179.99
Date Description	
9. 06/11 Installment 2 of 30	6.00
Balance Remaining after Current Installment: \$167.99	
* To pay off your installment plan early, please visit att.com/payoffNEXT for details.	

Taxes

10. 911 Service Fee	.40
11. City Communications Tax	.46
12. County Communications Tax	.22
13. FL State Communications Tax	.56
Total Taxes	1.64
Total for 786 545-2733	73.59

786 545-2754 - VICTOR MALIBU BAY

Promotions and Discounts

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

786 545-2754 - VICTOR MALIBU BAY - Continued

Monthly Service

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

Credits, Adjustments and Other Charges

16. Equipment Credit 1 of 30	3.34CR
17. Smartphone Promo 1 of 30	5.00CR
18. Administrative Fee	1.99
19. Property Tax Allotment	.26
20. Regulatory Cost Recovery Charge	1.25
21. Federal Universal Service Charge	.79

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

SMA125U	
Amount Financed:	\$179.99
Date Description	
22. 06/11 Installment 2 of 30	6.00
Balance Remaining after Current Installment: \$167.99	
* To pay off your installment plan early, please visit att.com/payoffNEXT for details.	

Voice Usage Summary

MOBILE SHARE DEVICE	
59 Minutes Used	

Data Usage Summary

MobileShareMessaging	
31 Text Messages Used	
1 Multimedia Messages Used	

UNLIM QC19 DATA AAT

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

Taxes

23. 911 Service Fee	.40
24. City Communications Tax	.46
25. County Communications Tax	.22
26. FL State Communications Tax	.56
Total Taxes	1.64
Total for 786 545-2754	73.59

Total AT&T Wireless Services

147.18

Wireless services provided by AT&T Mobility

News You Can Use

PREVENT DISCONNECT

Thank you for being a valued customer. Please be aware that all charges must be paid each month to keep your account current and prevent collection activities. We are required to inform you that certain charges must be paid in order to prevent interruption of local service. **THESE CHARGES ARE ALREADY INCLUDED IN THE TOTAL AMOUNT DUE AND ARE \$372.13.** Also, neglecting to pay for remaining charges may result in interruption or removal of these remaining services or further collection action, but will not result in disconnection of your local service. For more information, call the Plans and Services number listed in the Billing Summary section on page 1.



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

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

News You Can Use

CARRIER INFORMATION

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

COST ASSESSMENT CHRG

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

FEE DESCRIPTIONS

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





Invoice Number	Invoice Date	Account Number
7-449-06997	Jul 26, 2021	[REDACTED]

FedEx Tax ID: 71-0427007

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

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

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

Invoice Summary

FedEx Express Services

Total Charges	USD	\$19.28
TOTAL THIS INVOICE	USD	\$19.28

Other discounts may apply. 519.410
To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx. 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
7-449-06997	USD \$19.28	[REDACTED]

Remittance Advice

Your payment is due by Sep 09, 2021

74490699750000019281293218773100000000000000000192810



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

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



Invoice Number 7-449-06997	Invoice Date Jul 26, 2021	Account Number [REDACTED]	Page 2 of 3
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FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	2		18.02	1.26			19.28
Total FedEx Express	2		\$18.02	\$1.26			\$19.28

TOTAL THIS INVOICE USD \$19.28

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 16, 2021	Cust. Ref.: SG	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge FedEx has applied a fuel surcharge of 7.75% to this shipment.
Distance Based Pricing, Zone 7

		Sender	Recipient
Automation	INET	Nicole Parisi	Mary Dallatore
Tracking ID	774211679173	Wrathell, Hunt & Associates, L	Wells Fargo Bank CTS payment p
Service Type	FedEx Standard Overnight	2300 GLADES ROAD	1801 Parkview Drive, 1st Floor
Package Type	FedEx Envelope	BOCA RATON FL 33431 US	SAINT PAUL MN 55126 US
Zone	07		
Packages	1		
Rated Weight	N/A		
Delivered	Jul 19, 2021 09:04		
Svc Area	A1	Transportation Charge	9.01
Signed by	O.HENRY	Fuel Surcharge	0.63
FedEx Use	00000000/54083/	Total Charge	USD \$9.64

Ship Date: Jul 16, 2021	Cust. Ref.: SG	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge FedEx has applied a fuel surcharge of 7.75% to this shipment.
Distance Based Pricing, Zone 7

		Sender	Recipient
Automation	INET	Nicole Parisi	U.S Bank, N.A. CDD
Tracking ID	774211697757	Wrathell, Hunt & Associates, L	Lockbox Services 12 2657
Service Type	FedEx Standard Overnight	2300 GLADES ROAD	EP MN 01LB
Package Type	FedEx Envelope	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Zone	07		
Packages	1		

Continued on next page

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
7-449-06997	Jul 26, 2021		3 of 3

Tracking ID: 774211697757 continued

Rated Weight	N/A			
Delivered	Jul 19, 2021 10:01			
Svc Area	A1	Transportation Charge		9.01
Signed by	J.BUCK	Fuel Surcharge		0.63
FedEx Use	00000000/54083/	Total Charge	USD	\$9.64
			Third Party Subtotal	USD \$19.28
			Total FedEx Express	USD \$19.28

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



Invoice

Date	Invoice No.
6/7/2021	6016

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

519.320
 001
 2000

DocuSigned by:

 91E21FBBCEDD4E0...

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

Juan R. Alvarez, P.E.

Invoice Period: 5/1/21-5/28/21

Description	Qty (hrs)	Rate (\$ / hr)	Amount
5/5/2021 Principal Review of agenda for the May 11 CDD Board of Supervisors meeting.	0.25	185.00	46.25
5/21/2021 Principal Searching for and sending available plans of the clubhouse to the clubhouse manager per his request.	0.25	185.00	46.25
Amount due this Invoice			\$92.50

Wiring Instructions:

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



FRED SEARL
334 EAST LAKE ROAD #214
PALM HARBOR, FL 34685

Invoice

INVOICE TERM: NET 30
LATE CHARGE: 11/2% per Month or Maximum Allowable Rate
Minimum of \$.50 Per Month
FEDERAL TAX ID: 23-1689322

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STONEGATE CDD
C/O WRATHELL, HUNT & ASSOC
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

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STONEGATE CDD
C/O WRATHELL, HUNT & ASSOC
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

CONSULTANT NUMBER	CUSTOMER NUMBER	ORDER NUMBER	PO NUMBER	INVOICE NUMBER	INVOICE DATE
00V9-09	PYM2KF	CC3933	APRIL	034597261	06/29/2021
QUANTITY	PRODUCT NAME	DESCRIPTION	AMOUNT	AMOUNT DUE	
250	SFSL1B1 CK7S08111LPB1P	LASER L1 CHECK 1PT PBLUE LINEN		135.41	
500	SGCE2373 EN4D2373SBWHX N	ENVELOPE DBL WIN SELF BLANK		103.69	
250	EZSPREM	EZSHIELD PREMIUM SERVICE			
		SUBTOTAL		239.10	
		SHIPPING & PROCESSING TOTAL		36.46 275.56	
				BALANCE DUE	\$275.56

SAFEGUARD MESSAGE:
This order was processed with Safeguard Secure SM
- Doing more to reduce your risk of fraud.

TO ENSURE PROPER CREDIT, RETURN THIS STUB WITH YOUR REMITTANCE.



For Inquires call:
FRED SEARL
(866)888-0990

INVOICE NUMBER	DUE DATE
34597261	07/29/2021
CUSTOMER NUMBER	AMOUNT DUE
PYM2KF	\$275.56

SAFEGUARD BUSINESS SYSTEMS
PO BOX 645624
CINCINNATI OH 45264-5624

Pay online at gosafeguardpayment.com
to authorize payment via a debit to your
checking account for no fee,
or credit card for a nominal fee.

PYM2KF 34597261 000027556 ?



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

Invoice

176428

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 5/22/2021
Terms Net 30
Account # 3782
PO #

Description	Amount Due
Fountain/Aerator Maintenance Services Recurring 3/8/2021	175.00

Total \$175.00

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

Invoice # 176428
Account # 3782

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

Amount Enclosed: \$ _____

Please return this portion with your payment

UNUS Property Management LLC

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



INVOICE

536.007 - 583.09
537.350 - 5,118.26
001
2000

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

INVOICE 1011
DATE 07/06/2021
TERMS Due on receipt
DUE DATE 07/06/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Additional Services	4th of July Holiday Pool Party & Night Fireworks Staff Services	1	2,250.00	2,250.00
Additional Services	4th of July Fireworks Maintanance of Traffic Cones	80	5.25	420.00
Store Receipts	4th of July Supplies, Food & Drinks	1	2,448.26	2,448.26
Store Receipts	Office Supply :: Laser Toner for Printer & Paper	1	583.09	583.09

BALANCE DUE **\$5,701.35**

Give us feedback @ survey.walmart.com
Thank you! ID #:7QCQ1TYJLKQ



305-242-4447 Mgr:TBD
33501 S DIXIE HWY
FLORIDA CITY FL 33034

ST# 02727 DP# 007831 TE# 18 TR# 06612
WATERMELON 00000004032KF 3.98 N
GLW NECKLACE 489415212302 5.98 X
5 FULL STEAM 074938490026 4.88 X
5 FULL STEAM 074938490026 4.88 X
PD 1280Z BUB 081000920320 3.74 X
WATERMELON 00000004032KF
2 AT 1 FOR 3.98 7.96 N
PD 1280Z BUB 081000920320 3.74 X
SLANT CANOPY 075283044811 39.97 N
4IN STICKS 489415212303 5.98 X
4IN STICKS 489415212303 5.98 X
4IN STICKS 489415212303 5.98 X
4IN STICKS 489415212303 5.98 X
4IN STICKS 489415212303 5.98 X
4IN STICKS 489415212303 5.98 X
4IN STICKS 489415212303 5.98 X
SUBTOTAL 116.99
TAX 1 7.00 % 4.56
TOTAL 121.55
DEBIT TEND 121.55
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
121.55 TOTAL PURCHASE
US Debit **** * 5812 I 1
REF # 118500110793
NETWORK ID. 0090 APPR CODE 002229
US Debit
AID A0000000042203
AAC C7DA47F0BF169DA5
TERMINAL # SC010488

07/04/21 10:01:18
ITEMS SOLD 16
TC# 5966 9950 4545 2569 6095 2



07/04/21 10:01:22



650 SE 8th Street
Homestead, FL
(305) 508-3000
Gen. Mgr. Shawn Fernandez

Club:170 Reg:2 Trans:3861
Cashier:445436 06/29/21 08:51pm

*** MEMBERSHIP ID. 17041753114 ***
*** MEMBERSHIP EXPIRES ON 08/21 ***

3422350457 152QT COOLER 169.98 T
2 @ 84.99
2087138 CCPN-152QT C 30.00-N
2 @ 15.00
*** SUBTOTAL 139.98
FL 7% Tax 11.90
*** TOTAL 151.88

*****5812
Purchase 00 APPROVED
AUTH 389339
TERMINAL NUMBER 7807301702
06/29/21 08:52pm 170 2 3861 445436
US Debit

AID: A0000000042203
CVM RESULTS: 420300
AC: A906A98A52CB3308
IAD:
TVR: 0000048000
TSI: E800
ENTRY: C
VERIFIED BY PIN
(Signature Not Required)
CID: 80

Debit 151.88
CHANGE 0.00
TOTAL ITEMS= 2



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

- SALE -

SALES#: FSTLAN03 13 TRANS#: 23337611 07-03-21

7383 PROPANE (NO TANK EXCH) - 199.88
 4 @ 49.97

SUBTOTAL: 199.88
 TAX: 14.00
 INVOICE 23406 TOTAL: 213.88
 DEBIT: 213.88

DEBIT: XXXXXXXXXXXX5812 AMOUNT:213.88 AUTHCD: 370759

CHIP REFID:270723005286 07/03/21 14:40:11

*PIN Verified

TRACE: 00224117

PURCHASE	CASH BACK	TOTAL DEBIT
213.88	0.00	213.88

APL: US Debit TVR: 0000048000

AID: A000000042203 TSI: E800

STORE: 2707 TERMINAL: 23 07/03/21 14:40:11



THANK YOU FOR SHOPPING LOWE'S.
 FOR DETAILS ON OUR RETURN POLICY, VISIT
 LOWES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
 AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: ALBERT CONTRERAS



650 SE 8th Street
 Homestead, FL
 (305) 508-3000
 Gen. Mgr. Shawn Fernandez

Club:1701 Prg:411 Trans:7420
 Cashier:401 07/04/21 10:15am

***** (**) ***** (**) ***** (**) *****

*** MEMBERSHIP ID: 11041753114 ***

*** MEMBERSHIP EXPIRES ON: 08/21 ***

***** (**) ***** (**) ***** (**) *****

7175245 38# CUTPINE APPLE 5.29 N

7175247 '60# FRUIT BOWL 32Z 5.99 N

3450046 '72# LOL WHI 72 9.99 N

7175247 90# MANGO SPEARS 5.29 N

262765 ICE 20# 69.80 T

20 @ 3 49

*** SUBTOTAL 96.36

FL 7% Tax 4.89

*** TOTAL 101.25

***** (**) *5812

Purchase: 00 APPROVED

AUTH 946137

TERMINAL NUMBER 7807307041

07/04/21 10:19am 17041 7420 401

US Debit

AID: A0000000042203

CVM RESULTS: 420300

AC: 63416B6CE44AF8DA

IAD:

TVR: 0000043000

TSI: E800

ENTRY: 1:

VERIFIED BY PIN

(Signature Not Required)

CID: 30

Debit 101.25

CHANGE 0.00

TOTAL ITEMS = 24

By being a BJ's MEMBER

I JUST SAVED \$19.27



650 SE 8th Street
 Homestead, FL
 (305) 508-3000
 Gen. Mgr. Shawn Fernandez

Club:170 Res:3 Trans:4344
 Cashier:447331 06/30/21 01:24pm

 *** MEMBERSHIP ID. 17041753114 ***
 *** MEMBERSHIP EXPIRES ON 08/21 ***

2840048065	FLPVP30CT	29.98 N
2 @ 14.99		
2840048021	FLCVP50CT	31.98 N
2 @ 15.99		
2840048061	FLVM30CT	59.96 N
4 @ 14.99		
3700050044	BOUNTY NPKN	9.99 T
1300001983	HEINZ PIC PK	9.99 N
70463999004	BUEBA ANGUS	239.90 N
10 @ 23.99		
88867000722	WF HOT DOG	39.84 N
16 @ 2.49		
7021000826	5" BUNS	27.93 N
7 @ 3.99		
20257600000	CNDYCKIE32CT	4.99 N
20257600000	CNDYCKIE32CT	4.99 N
20257600000	CNDYCKIE32CT	4.99 N
20257600000	CNDYCKIE32CT	4.99 N
20257600000	CNDYCKIE32CT	4.99 N
20257600000	CNDYCKIE32CT	4.99 N
88831300014	Nathan1/4lb	57.45 N
5 @ 11.49		
7873195333	*DIXIE 10 15	29.98 T
2 @ 14.99		
81000189073	GAS GRILL	499.99 T
2087047	CCPN-GAS GRI	150.00-T
1820053168	BUD LT 24CN	119.94 T
6 @ 19.99		
7343050113	ZEPH 4CPK	37.14 N
6 @ 6.19		
7690394320	TOOL SET	16.99 T
2090249	CCPN-TOOL SE	3.00-T
9358126798	VLLYFRGFLAG	65.98 N
2 @ 32.99		
2096711	CCPN-VLLYFRG	16.00-N
2 @ 8.00		
88867003297	BJ RED CUP	10.49 T
1200010010	PEPSI 36/12	47.96 T
4 @ 11.99		
1200017180	DT PEP 36/12	23.98 T
2 @ 11.99		
**** SUBTOTAL		1,220.41
FL 7% Tax		41.68
**** TOTAL		1,262.09
Awards		20.00

Give us feedback @ survey.walmart.com
Thank you! ID #:7QC6C3YJK6X



305-242-4447 Mgr:TBD
33501 S DIXIE HWY
FLORIDA CITY FL 33034

ST# 02727 OP# 007947 TE# 18 TR# 05316
PAT NOVELTY 019346603556 5.98 X
PAT NOVELTY 019346603556 5.98 X
PAT NOVELTY 019346603556 5.98 X
PAT NOVELTY 019346603556 5.98 X
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PAT NOVELTY 019346603556 5.98 X
4X6 US FLAG 002642703925 9.88 X
4X6 US FLAG 002642703925 9.88 X
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4X6 US FLAG 002642703925 9.88 X
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4X6 US FLAG 002642703925 9.88 X
BEACH BALL 082180831074 0.97 X
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PLAY DAY 099999950935 3.97 X
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4X6 US FLAG 084583808012 1.97 N
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SWIMTOY 088983415622 3.97-X
GV HD FOIL 007874234946 5.48 X
PD COMBO PK 072974786720 4.97 X
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MODELO 008066095710 27.27 T
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MILLER LITE 003410057306 19.73 T
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COOP FBALL 079586131109 9.97 X
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BEACH PADDLE 067522054887 5.88 X
BEACH PADDLE 067522054887 5.88 X
BEACH PADDLE 067522054887 5.88 X
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BEACH PADDLE 067522054887 5.88 X
LAVENDER 007452730031 4.27 X
LAVENDER 007452730031 4.27 X
ICE HOOP 085004800730 5.97 X
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SUBTOTAL 560.44
TAX 1 7.00 % 37.17
TOTAL 597.61
DEBIT TEND 597.61
CHANGE DUE 0.00
EFT DEBIT PAY FROM PRIMARY
597.61 TOTAL PURCHASE
US Debit **** * 5812 I 1
REF # 118200189585
NETWORK ID. 0081 APPR CODE 193893
US Debit
AID A000000042203
AAC 164CBD1AF825A595
TERMINAL # SC010488
06/30/21 22:03:50
ITEMS SOLD 92
TC# 1360 7469 2616 5664 3945 5

06/30/21 22:03:55

Office DEPOT OfficeMax

HOMESTEAD - (305) 242-7240
06/29/2021 7:13 PM



VPVTQQ5PM465EMJBM

SALE	6564-1-4698-314799-21.6.2	
9309092 TNR,54,YELLOW,C		71.99 SS
5450222 TNR,54,CYAN,CA		71.99 SS
8015997 TNR,54,BLK,CAN		69.99 SS
8433446 TNR,54,MGNTA,C		71.99 SS
755290 HLITR,PKT,12PK	11.49SS	
Instant Savings	-3.50	
You Pay	7.99SS	
348037 PAPER,COPY,OD,	60.89SS	
Instant Savings	-13.90	
You Pay	46.99SS	
Subtotal:	340.94	
Sales Tax:	23.87	
Total:	364.81	
Debit Card 5812:	364.81	

AUTH CODE 279547
TDS Chip Read
AID A0000000042203 US Debit
TVR 0000048000
CVS PIN Verified

Total Savings:
\$17.40

XX

WE WANT TO HEAR FROM YOU!

Visit survey.officedepot.com
and enter the survey code below:

160M C7G4 PKAH

XX

Wed Jun 30 13:40:16 EDT 2021

Office DEPOT OfficeMax

HOMESTEAD - (305) 242-7240
06/30/2021 1:52 PM



DVPVT5Q5PA4Y5MMXBM

EXCHANGE	6564-1-4805-952232-21.6.2	
5450222 TNR,54,CYAN,CA		(71.99) SS
8433446 TNR,54,MGNTA,C		(71.99) SS
9309092 TNR,54,YELLOW,C		(71.99) SS
8015997 TNR,54,BLK,CAN		(69.99) SS
5620467 TNR,55,CANON,C		129.99 SS
5482119 TNR,55,CANON,B		99.99 SS
7286400 TNR,55,CANON,M		129.99 SS
5951807 TNR,55,CANON,Y		129.99 SS
Subtotal:	204.00	
Sales Tax:	14.28	
Total:	218.28	
Debit Card 5812:	218.28	

AUTH CODE 613981
TDS Chip Read
AID A0000000042203 US Debit
TVR 0000048000
CVS PIN Verified

Shop online at www.officedepot.com

XX

WE WANT TO HEAR FROM YOU!

Visit survey.officedepot.com

and enter the survey code below:

Y60M NHGW FPNF

XX

UNUS Property Management LLC

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



INVOICE

536.022
001
2000

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

INVOICE 1010
DATE 07/01/2021
TERMS Due on receipt
DUE DATE 07/01/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Management Service	Monthly	1	14,916.66	14,916.66

Thank you so much for your business....

BALANCE DUE

\$14,916.66

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
7/1/2021	2019-2503

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



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

537.003
 001
 202.005

Invoice

177219

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 7/31/2021
Terms Net 30
Account # 3782
PO #

FOR MONTH OF:
7/1/2021

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

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

Total \$1,352.00

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

Invoice # 177219
Account # 3782

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

Amount Enclosed: \$ _____

Please return this portion with your payment

AT&I SYSTEMS
 12260 SW 53rd Street, Suite 608
 Cooper City, FL 33330

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



519.490

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

Invoice Number **47316**
 Sale Date 7/1/2021
 Due Date 7/1/2021

Terms
 Due on receipt P.O. No.

Description	Qty.	Net	Total
Access Control Open Path Cloud Service	12	129.95	1,559.40T
Open Path Access Control Cloud Service, Software Updates, Firmware Updates , Management & Maintenance Per Reader Period Covered 07/01/2021 to 06/30/2022			
12 Month Prepay Discount 3%	12	-46.79	-561.48T

Subtotal	\$997.92
Sales Tax (0.0%)	\$0.00
Total	\$997.92
Payments/Credits	\$0.00
Balance Due	\$997.92

Check us out at www.atisecuritysystems.com.

Your HPS Utilities Statement

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

Rate Class: INDUSTRIAL
Service Period:
 05/21/2021-06/22/2021
Bill Date: 06/24/2021
Due Date: 07/19/2021



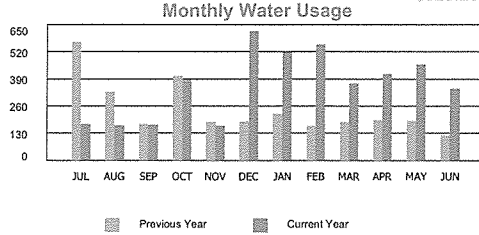
Community-Owned Services Since 1916

JUL 01 2021

WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$51.29
Water Gallons Consumed (1,000s)	8.00	\$12.32
Irrigation Service Charge		\$51.29
Irrigation Gallons Consumed (1,000s)	334.00	\$514.36
Water Total		\$629.26

CURRENT USAGE	
Meter 18533391	
Days	32
Reading	587.00
Multiplier	1
Consumption	342.00
Avg / Day	10.69



OTHER CHARGES

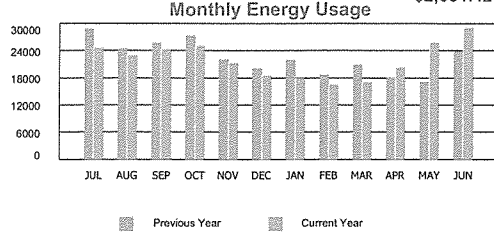
Hurricane Fee	\$1.02
Other Total	\$1.02
TAXES	
Dade Co Util Tx Elec	\$202.25
FI Gross Receipts Tx	\$66.54
Dade Co Util Tx Watr	\$62.93
Dade Co Derm (Water & Sewer)	\$44.27
Taxes Total	\$375.99
Previous Bill Amount	\$7,100.24
Payments	-\$7,100.24
Adjustments	\$0.00

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ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$35.67
Electric Consumption @ .0571	29,040.00	\$1,658.18
Demand Consumption @ 6.37	51.60	\$328.69
Electric Fuel Cost Adj. @ .02200	29,040.00	\$638.88
Electric Total		\$2,661.42

CURRENT USAGE	
Meter 64310165	
Days	32
Reading	18,342.00
Multiplier	60
Consumption	29,040.00
Avg / Day	907.50



SUMMARY OF CHARGES

Water Total	\$629.26
Energy Total	\$2,661.42
Sanitation Total	\$215.84
Other Total	\$1.02
Taxes Total	\$375.99
Current Charges	\$3,883.53
Balance Forward	\$0.00
Total Amount Due	\$3,883.53

SANITATION SERVICE CHARGES

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

Comments:

Past Due Balance? Check out the bill insert for payment assistance.

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	05/21/2021-06/22/2021	07/19/2021	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$3,883.53	\$3,883.53

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

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

AUTOMIXED AADC 750 6 MAAD 125811AA24-A-1
 1461 1 MB 0.447



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



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

0010468370003512150388353

Your HPS Utilities Statement

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

Rate Class: COMMERCIAL
 Service Period:
 05/21/2021-06/22/2021
 Bill Date: 06/24/2021
 Due Date: 07/19/2021

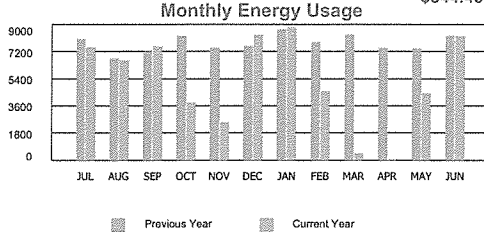


Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	8,228.00	\$655.77
Electric Fuel Cost Adj. @ .02200	8,228.00	\$181.02
Electric Total		\$844.43

CURRENT USAGE	
Meter 60997545	
Days	32
Reading	36,764.00
Multiplier	1
Consumption	8,228.00
Avg / Day	257.13



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$66.34
FI Gross Receipts Tx	\$21.11
Taxes Total	\$87.45
Previous Bill Amount	\$527.08
Payments	-\$527.08
Adjustments	\$0.00

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$844.43
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$87.45
Current Charges	\$931.88
Balance Forward	\$0.00
Total Amount Due	\$931.88

Comments:

Past Due Balance? Check out the bill insert for payment assistance.

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	05/21/2021-06/22/2021	07/19/2021	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$931.88	\$931.88

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

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

**AUTOMIXED AADC 750 6 MAAD 125811AA24-A-1
 1461 1 MB 0.447



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



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

0010468370003639730093188

Your HPS Utilities Statement

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

Rate Class: COMMERCIAL
 Service Period:
 05/21/2021 06/22/2021
 Bill Date: 06/24/2021
 Due Date: 07/19/2021

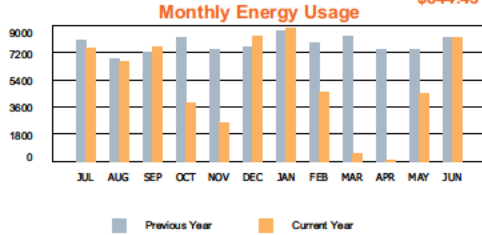


Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	8,228.00	\$655.77
Electric Fuel Cost Adj. @ .02200	8,228.00	\$181.02
Electric Total		\$844.43

CURRENT USAGE	
Meter 60997545	
Days	32
Reading	36,764.00
Multiplier	1
Consumption	8,228.00
Avg / Day	257.13



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$66.34
FI Gross Receipts Tx	\$21.11
Taxes Total	\$87.45
Previous Bill Amount	\$527.08
Payments	-\$527.08
Adjustments	\$0.00

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SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$844.43
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$87.45
Current Charges	\$931.88
Balance Forward	\$0.00
Total Amount Due	\$931.88

Comments:

Past Due Balance? Check out the bill insert for payment assistance.

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



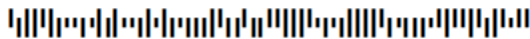
HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837 000363973	05/21/2021 06/22/2021	07/19/2021	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$931.88	\$931.88

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

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

AUTOMIXED AADC 750 6 MAAD 125811AA24-A-1
 1461 1 MB 0.447



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



CITY OF HOMESTEAD
 PO BOX 900430
 HOMESTEAD, FL 33090 0430

0010468370003639730093188

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.

Fitness Source

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

Invoice

Date	Invoice #
6/23/2021	51403

536.006

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

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		PT/MM	6/16/2021

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

It's been a pleasure working with you! Thank you for your business.			Total	\$180.00
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Fitness Source

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

536.006

Invoice

Date	Invoice #
6/23/2021	51403PARTS

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

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		PT/MM	6/16/2021

Quantity	Item Code	Description	Price Each	Amount
		From Estimate #Q51402 06/07/21 Victor emailed approval 06/16/21 Installed during June's PM visit		
1	00000-000	Star Trac Treadmill s/n TREN0908-U15427 715-3695 Rear Roller	309.25	309.25
1	Freight	Shipping & Handling Charges	48.00	48.00
		From Estimate #Q51189 5/26/21 Victor emailed approval 6/16/21 Delivered during June's PM visit		
1	H834A	Strength Accessory H834A Heavy Duty Strap (black), Cable Handle w/Welded D-Ring	18.00	18.00
1	Freight	Shipping & Handling Charges	8.75	8.75

NOTE: Invoice is less than quoted amount. Repairs were completed during monthly PM allotted time frame. Labor and trip charges have been waived.

It's been a pleasure working with you! Thank you for your business.			Total	\$384.00
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Fitness Source

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

536.006

Invoice

Date	Invoice #
6/24/2021	51473

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	6/21/2021

Quantity	Item Code	Description	Price Each	Amount
1	CABLE	6/18/21 Victor emailed 6/21/21 Repaired InFlight Multi Station Fitness machine cable	105.00	105.00
1	Labor - Disc - PM	Hourly Labor Rate - Discounted rate for PM customer	50.00	50.00
1	Trip - Disc - PM - Dade	Trip Charge - Discounted rate for PM customer in Dade County	40.00	40.00

It's been a pleasure working with you! Thank you for your business.			Total	\$195.00
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INVOICE

Invoice #: 0051
Invoice Date: Jul 4, 2021
Due date: Aug 3, 2021

LIV305

Bianca Sard

Tax ID: 84-3308089

Phone: 305-242-8069
liv305events@hotmail.com

537.350

Amount due:
\$3,280.00

Bill To:

Malibu Bay
Victor

Manager@UNUSmgmt.com

Ship To:

Malibu Bay
Victor

Description	Quantity	Price	Amount
3 Speaker PA System 2 tops and 1 subwoofer, 6 channel mixer, wireless mic	1	\$600.00	\$600.00
Commercial Bubble Machine 9' Crank Stand	1	\$300.00	\$300.00
Commercial Snow/Foam Machine Outdoor with fluid and 9' Crank Stand	1	\$300.00	\$300.00
Bubble/Snow Solution	1	\$80.00	\$80.00
DJ/MC Services 4 hours	1	\$200.00	\$200.00
Set up, delivery and strike	1	\$150.00	\$150.00
4 Speaker PA System 4 Tops with Stands 6 channel mixer, 2 Wireless Mics. w/ mic stand	1	\$800.00	\$800.00
Generator Rental	1	\$200.00	\$200.00
DJ/MC Services	1	\$200.00	\$200.00
LED Uplighting (Outdoor) Decorative lighting set to any color/theme	15	\$30.00	\$450.00
		Subtotal	\$3,280.00

Total	\$3,280.00 USD
Minimum amount due	\$0.00

INVOICE


M&M POOL & SPA SERVICES, CORP.


14304 SW 145th PL

MIAMI, FL 33186

(786) 972-8875

mmpoolspaservicescorp@gmail.com

 @mmpoolspaservicescorp

 @mmpoolspaservicescorp

www.mmpoolspaservicescorp.com



M&M POOL & SPA SERVICES
Cleaning & Maintenance

536.004

BILL TO: STONEGATE CDD / MALIBU BAY CLUB HOUSE
1020 MALIBU WAY
HOMESTEAD, FL 33033
manager@unusgmt.com
(239) 789-7263

INVOICE 1016
DATE 7/1/2021

DATE	SERVICES	DESCRIPTION	QTY.	RATE	AMOUNT
7/1/2021	Pool Services	Monthly Services July		\$2,300.00	\$2,300.00
BALANCE DUE					\$2,300.00

Services.

We offer the following services for both residential and commercial pools:

- * Pool Maintenance
- * Tile Cleaning
- * Sand Changes
- * Pool Inspections
- * Pressure Cleaning
- * Green Pool & Spa Clean Ups
- * Acid Washes
- * Filter Cleaning
- * Pool Drain Services
- * Installation
- * Weekly Plans
- * New equipment
- * Sales
- * Repair

WE ACCEPT CHECK, CASH APP, ZELLE, VENMO, CREDIT CARD

THANK YOU FOR YOUR BUSINESS!

6/25/2021

Invoice 20210586 POWER ENTERPRISE CORP

POWER ENTERPRISE CORP
19441 SW 212th STREET
MIAMI, FL 33187
PH.# 786-479-5279
CELL#305-216-9782
FAX#305-969-5711
POWERENTERPRISECORP@GMAIL.COM



INVOICE

MALIBU BAY CLUBHOUSE STONEGATE CDD
1020 MAILIBU WAY
HOMESTEAD, FL 33033
PH. 305-247-8859
MANAGER@UNUSMGMT.COM

536 003

Invoice # 20210586
Invoice Date 06/25/2021
Due Date 06/25/2021

Item	Description	Unit Price	Quantity	Amount
Product	GYM SIDE UNIT: CARRIER® GEMINI® - 20 TON COMMERCIALAIR COOLED CONDENSING UNIT PRE COATED COIL(208/230-3-60) MODEL#38AUZA25A0B5-0A0A0 INSPECTION ASSESSMENT DETERMINED ONE OF THE 3 PHASE WIRING BURNT AND 150AMP 3 PHASE DISCONNECT BREAKER HAD TRIPPED. THE DISCONNECT IS DAMAGED AND WILL NEED TO BE REPLACED. WILL REQUIRE THE FOLLOWING: 1- 200A 240V 4SN SW NM3R 3- 200A 250V RK5 TD FUSE ELECTRICIAN WAS ABLE TO USE EXISTING WIRING AND CONNECTED DIRECT TO THE ELECTRICAL PANEL TO ENABLE THE UNIT TO TURN ON. LABOR AND MATERIALS INCLUDED:	1475.00	1.00	1,475.00
		Subtotal		1,475.00
		Total		1,475.00
		Amount Paid		0.00
		Balance Due		\$1,475.00

PIGEONS/DUCKS REMOVAL SERVICES

INVOICE

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

(786)380-9693

SOLD TO:

Stonegate CDD
1020 Malibu Way
Homestead Fl. 33033

INVOICE DATE July 9th, 2021

537.500

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 JULY. 8 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

THANK YOU FOR YOUR BUSINESS!

FLORIDA PUMPS SOLUTION CORP
2265 w bunch park dr Miami Gardens FL

tell (954) 802-3664

email: floridapumpssolution@yahoo.com

Website: floridapumpssolution.com

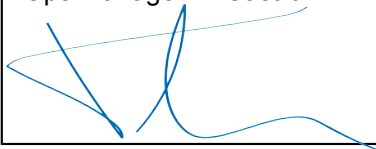


Malibu Bay
1020 Malibu Way
Homestead FL 33033

537.005
001

INVOICE

Invoice # 0027116
Invoice Date 07/09/2021
Due Date 07/09/2021

Item	Description	Unit Price	Quantity	Amount
	Variable frequency drive.	3500.00	1.00	3,500.00
	Phase monitor	275.00	1.00	275.00
	40 amps fuses	45.00	3.00	135.00
<p>NOTES: Install one new Variable Frequency Drive (WEQ). For irrigation main pump For controlling the speed and pressure of the pump. To prevent blowing pipes. Program VFD for automatic operation and test with service and labor. Furnish and install one new 460 volts phase monitor in order to monitor the electric for lose phase or on balance on lines. Furnish and install three 40 amps fuses. Note : 50% of deposit 3-4 weeks lead time. Warranty: 1 year.</p>				
Approved by: Ops Manager V. Castro 		Subtotal		3,910.00
		Total		3,910.00
		Amount Paid		0.00
		Balance Due		\$3,910.00

A handwritten signature in black ink.

7.9.2021

Daniel Rom, District Manager

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Stonegate Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

513.320
001
2000

Invoice No. 21245
Date 06/01/2021

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>4,730.00</u>
Current Amount Due	\$ <u><u>4,730.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,730.00	0.00	0.00	0.00	0.00	4,730.00

Payment due upon receipt.

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



Invoice

Date	Invoice No.
7/5/2021	6046

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

519.320
001

DocuSigned by:

 91E21FBBCEDD4E0...

Juan R. Alvarez, P.E.

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

Invoice Period: 5/29/21-7/2/21

Description	Qty (hrs)	Rate (\$ / hr)	Amount
6/8/2021 Principal Answering Daniel Rom's questions about budget status of construction projects and cost projections.	0.5	185.00	92.50
6/10/2021 Engineering Tech. Follow up with Victor Castro on expired permits	0.5	78.00	39.00
6/22/2021 Principal Review of agenda of June 28, 2021 for engineering items.	0.25	185.00	46.25
Amount due this Invoice			\$177.75

Wiring Instructions:

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

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

536.032
001

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762195	07/16/2021	\$94,725.00	08/15/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Earthwork Lake 3			
Remove Existing Grass of Lake 3 (~ 41,340 sq ft) and level the surface where needed.	1		0.00
Install. 3-4 in of Soil (50/50)	1	0.00	0.00
Install. Limerock to level areas with significant uneven terrain (All uneven areas by the corners of the lake will be filled in with Limerock)	1	0.00	0.00
Install. 1726 Units of Croton Jamaican (3 gal) with a separation of approximately 4ft apart	1,726	0.00	0.00
Install. 1726 Units LOUISIANA Red Copper Leaf (3 gal) with a separation of approximately 4ft apart	1,726	0.00	0.00
Install. 1726 Units of Trinette (3 gal) with a separation of approximately 4ft apart	1,726	0.00	0.00
Install. 1726 Units of Red Fountain Grass (3 gal) with a separation of approximately 5ft apart	1,726	0.00	0.00
Water the plants 1-2 months after work is completed, depending on the wet season. (included)	1	0.00	0.00
Total Total	1	189,450.00	189,450.00
Invoice Invoice 1 of 2	1	0.00	0.00
Payment 50% of the total price is required to start the Project. The other 50% will be collected once the project is complete. (\$94,725.00 due Now. The other \$94,725.00 once project is complete)	1	-94,725.00	-94,725.00

DESCRIPTION	QTY	RATE	AMOUNT
Note: Project was completed: last \$94,725.00 pending			

All plants/grass will have a warranty of 90 days after installation/ once job has been completed. All dead/damaged plants/grass will be replace within this period (90 days) with no extra cost to the customer with the exception of damage due to flood or storms.

BALANCE DUE

\$94,725.00

Fitness Source

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

536.006

Invoice

Date	Invoice #
7/16/2021	51616

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	7/7/2021

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

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

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

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

Page: 1
 06/30/2021
 Account No: 526-030290
 Statement No: 169731

Attn: CRAIG WRATHELL

514.310
 001
 STONEGATE CDD 2000

Fees

		Hours	
06/02/2021			
	MJP		
	MJP		
		0.20	
		0.10	
06/21/2021			
	MJP		
		0.50	
06/28/2021			
	MJP		
	MJP		
	MJP		
		0.30	
		0.30	
		4.40	
06/30/2021			
	MJP		
		0.10	
		5.90	1,327.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	PARTNERS	5.90	\$225.00	\$1,327.50
	Previous Balance			\$4,207.50
	Total Current Work			1,327.50

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

STONEGATE CDD

Page: 2
06/30/2021
Account No: 526-030290
Statement No: 169731

Payments

06/30/2021	PAYMENT RECEIVED - THANK YOU	-4,207.50
	Balance Due	<u>\$1,327.50</u>

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

LAW OFFICES

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

ESTABLISHED 1977

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

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

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

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

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

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

June 30, 2021

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

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

Dear Craig:

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

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

Very truly yours,



DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure



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

513.312
001
2000

INVOICE

BILL TO:

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

DATE: 07/22/2021
INVOICE # 002352

DESCRIPTION	AMOUNT
Total billing in connection with the \$8,085,000 Stonegate Community Development District Special Assessment Revenue Refunding Bonds, Series 2013 - Rebate Requirement Calculation for the period ended June 26, 2021.	<u>\$500.00</u>

PAYMENT TERMS

1. Due and Payable upon receipt
2. Please include the invoice number on your check or wire transfer

Total \$500.00

Thank You For Your Business!

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5B

DRAFT

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on August 9, 2021 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:

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Angel Camacho (via telephone)	District Engineer
Victor Castro	UNUS Property Management
Erica Avila	Councilwoman/Resident

Residents also present were:

Frank Fiore	Laura Welliver	Mr. and Mrs. Ogliastri
Arnaldo Sosa	Samuel Rodriguez	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:34 p.m. Supervisors McGuinness, Eiras, Goessel and Figueroa were present, in person. Supervisor Granobles was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

Councilwoman and Malibu Bay resident Erica Avila provided the following updates:

40 ➤ Traffic light project at the entrance of the community commenced but was now on hold
41 because the central box was being relocated to the other side of Campbell Drive, to keep the
42 walk ways unobstructed. The project was expected to be completed during this calendar year.

43 ➤ The results of the traffic study done in front of Waterstone was pending and may result
44 in adding a secondary traffic signal at that intersection. Both actions should help improve the
45 traffic flow conditions and address safety.

46 ➤ Currently coordinating with another CCD and HOA Presidents to tour the Police
47 Department and the new library that just opened.

48 Councilwoman Avila would forward the invitation to Mr. Rom to circulate. The tour will
49 be set for this month, on a Thursday at around 4:00 p.m.; for those unable to attend the first
50 tour, a second one would be scheduled. The Police Chief would be available for a Q&A session,
51 at which the CDD's current challenges with the Police Department can be discussed.

52 ➤ Pool Permit: Being just apprised of the pool permit issues for back years, Development
53 Services would provide her the information as to the quickest way to resolve this.

54 Councilwoman Avila discussed the City's upcoming budget and upcoming community
55 improvements. She noted that approval was obtained to proceed with a boundary survey of
56 the sports complex; the plans were to convert the area into various regulation-sized sport fields
57 and facilities.

58 ➤ The City was receiving \$20 million in COVID relief funds; however, there are constraints
59 as to how the funds are spent, which was yet to be determined.

60

61 **THIRD ORDER OF BUSINESS**

Consent Agenda Items

62

63 Mr. Rom presented the following Consent Agenda Items:

64 **A. Acceptance of Unaudited Financial Statements as of June 30, 2021**

65 **B. Approval of June 28, 2021 Regular Meeting Minutes**

66 A Board Member noted the proposed Fiscal Year 2022 budget actual figures were
67 through March 31, 2021. Mr. Rom explained that it was because the proposed budget was
68 prepared in April.

69

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

72
73

74 **FOURTH ORDER OF BUSINESS**

Discussion/Consideration:

75

76 **A. Update on Open Pool Permits**

77 Mr. Rom referred to the items in the agenda package, the July 27, 2020 email to the
78 Board which explained why the Amenity Center Operations Manager notified everyone that the
79 pool would be closed as they work through the permit issues, specifically the outstanding
80 permits that were never closed out from the contracts dating back to 2006, 2014, 2016.

81 Mr. Rom and Mr. Castro explained the situation and discussed the following:

- 82 ➤ Staff's actions to commence work but work was halted until the outstanding permits are
83 resolved.
- 84 ➤ Some but not all missing documentation was obtained from the City.
- 85 ➤ Staff's efforts to resolve the issues within the City's Special Master's seven-day deadline.
- 86 ➤ Staff discussed and thought it was best for the CDD to voluntarily close the pool to
87 prevent the City from condemning it and imposing multiple fines.

88 In response to a question regarding the costs to resolve each issue, Mr. Castro stated
89 that he was unsure. He opened a file for each outstanding permit, with the expectation that
90 each Contractor holding the permit would finalize the permit and not bill the CDD for any
91 additional costs but, if this is not so, the CDD would have to find a Contractor to execute the
92 permit. True Blue Pools (TBP) charges \$150 per hour, which he believed is reasonable.
93 Discussion ensued regarding the information missing for seven permits pertaining to the pool,
94 closing out two of the other three municipal permits, Management's email request to the prior
95 Property Management company for any backup documentation relating to the various projects,
96 reopening the pool, keeping track of the costs in order to possibly hold the prior Property
97 Management company liable, including verbiage in future contract requiring proof of permit
98 close out before final payment to the vendor.

99 Mr. McGuinness motioned to approve the TBP costs, and requested Staff track costs
100 and, pending on the outcome, provide to District Counsel to determine if the CDD would be

101 able to recoup District Counsel, Contractor and all other costs associated with resolving this
102 issue.

103 Mr. Pawelczyk asked that TBP bill in six-minute increments and submit a timesheet
104 describing each task, per permit. Discussion ensued regarding the new scope of work to bring
105 in line with the current City code, possibility of opening the pool sooner if the electrical permit
106 is closed out first, possibly giving homeowners a discount on assessments and scheduling a
107 Special Meeting if further Board direction is needed.

108 Councilwoman Avila stated she would make sure the City submits information to the
109 CDD as quickly as possible, so the pool can be opened sooner than expected. Mr. Castro was
110 asked to submit weekly updates on the permit close outs to Mr. Rom to email to the Board and
111 Staff.

112 Mr. McGuinness read portions of the TBP proposal and noted that it did not include the
113 costs to transfer and close out the new permits.

114

115 **On MOTION by Mr. McGuinness and seconded by Mr. Figueroa, with all in**
116 **favor, engaging True Blue Pools for administrative services required to resolve**
117 **the permit issues and to include timesheets for these services, at a cost of \$150**
118 **per hour but not-to-exceed \$5,000, and allowing for the proposal/contract to**
119 **be terminated anytime on the direction of District Management, as stated and**
120 **discussed, was approved.**

121

122

123 The possibility of trying to have the uncooperative Contractor's license suspended
124 through the Better Business Bureau or other various agencies to trigger them to finish the job,
125 was discussed. It was suggested that Staff work with the City to develop the steps to open the
126 pool and prepare a Memorandum of Understanding to prevent further delays and costs.

127

128 **On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in**
129 **favor, authorizing Staff to work with the City of Homestead to identify and**
130 **proceed in specific steps to efficiently re-open the pool and for Mr. Pawelczyk**
131 **to prepare a Memorandum of Understanding, provide a direct cost impact,**
132 **subject to the Chair's review, and authorizing the Chair to execute, was**
133 **approved.**

134

135 Whether to increase the District Manager and Mr. Castro's spending limits to address
136 repairs between meetings was discussed.

137 **B. Updated Rental Agreement**

138 Mr. Castro highlighted minor revisions to the Rental Agreement, which was distributed
139 during the meeting. No Board action was necessary.

140 Because booked events were cancelled in the grill area and due to the pool closing, Mr.
141 Castro conveyed resident requests to install a water slide in the grassy area outside the gate,
142 near the pool. He presented a waiver for residents to execute releasing the CDD from any
143 liability. Some Board Members voiced their concerns but agreed to proceed with the request,
144 on a trial basis, to evaluate any long-term damage to the grass or potential tripping hazards.

145 **C. District Engineer's Report on Capital Projects Fund 2020**

146 Mr. Camacho presented the updated 2020 Capital Projects Report, discussed the status
147 of each project and noted the City delayed the permit for the site plan modification until the
148 outstanding permit issues are resolved.

149 As to the last-minute modification to remove the Royal Palms around the deck, he
150 advised to obtain the zoning modification approval first, then proceed within any additional
151 designs during the construction plan and permitting.

152 Mr. Rom indicated the \$33,000 budget deficit reflected the additional expense to
153 remove the Royal Palms and asked the Board to review the scope of work and determine if any
154 changes are possible to offset the deficit. He noted that Mr. Alvarez only provided the costs at
155 the time of planning and expressed to him that he did not recommend installing littorals along
156 the lake bank due to the soil condition.

157 Mr. McGuinness voiced his frustration about the District Engineer managing the project
158 and not mentioning anything in the Engineer's Report about the soil condition until now or
159 providing any recommendation, despite working on this for over a year. He asked Mr. Alvarez
160 to provide Mr. Rom with an explanation of why this was not conveyed to the Board sooner,
161 what he recommends for the area and the costs associated and design plans, within a week.
162 Mr. Camacho stated he would give this information to Mr. Alvarez and provide a response
163 today.

164 Discussion ensued regarding whether it would be cost-effective to submit landscape
165 plans now or wait until later. Since they still need to submit plans and obtain permits for the
166 drainage, Mr. Camacho proposed submitting the additional permit modifications to extend the
167 pool deck at that time and noted there would be no added costs to wait. Because of the expired
168 permit delay, the site plan modification was still in the Staff review phase within the Zoning
169 Department.

170

171 **FIFTH ORDER OF BUSINESS**

**Discussion/Consideration of Proposal(s)/
Agreement(s)**

172

173

174 **A. Plans for Pool System Upgrade (Update)**

175 Mr. Castro discussed the results of his on-site meeting with the TBP Representative and
176 a Hydraulic Engineer and presented an Agreement for the Hydraulic Engineer to prepare new
177 hydraulic plans, which the Board approved.

178 **B. First Amendment to Amenity Services Agreement (Summer Pool Attendant)**

179 This item was a duplicate item. It would be presented during the Seventh Order of
180 Business.

181

182 **SIXTH ORDER OF BUSINESS**

**Ratification of Florida Pumps Solution
Corp. Invoice #00271156 [\$3,910.00]**

183

184

185 Mr. Rom presented the Florida Pumps Solution Corp., invoice to repair the main
186 irrigation pump damaged by lightning.

187

188 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in**
189 **favor, the Florida Pumps Solution Corp. Invoice #00271156, to repair the main**
190 **irrigation pump damaged by lightning, in the amount of \$3,910, was ratified.**

191

192

193 **SEVENTH ORDER OF BUSINESS**

**Ratification of First Amendment to Unus
Property Management, LLC Amenity
Services Agreement (Pool Attendant)**

194

195

196

197 Mr. Rom presented the First Amendment to the Unus Property Management, LLC
198 Amenity Services Agreement, which was updated to add pool attendant services to the scope of
199 work, and approved at the last meeting. The services are effective June 29, 2021 through
200 August 22, 2021. He stated that \$4,000 was spent out of the \$5,000 amount budgeted.

201

202 **On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor,**
203 **the First Amendment to the Unus Property Management, LLC Amenity Services**
204 **Agreement to add pool attendant services to the scope of work, effective June**
205 **29, 2021 through August 22, 2021, was ratified**

206

207

208 **EIGHTH ORDER OF BUSINESS**

**Consideration of Second Amendment to
Unus Property Management, LLC Amenity
Services Agreement (Handyman)**

209

210

211

212 Mr. Rom presented the Second Amendment to the Unus Property Management, LLC
213 Amenity Services Agreement, which was updated to add handyman services to the scope of
214 work, and approved at the last meeting. The services would become effective October 1, 2021.
215 Mr. Castro was interviewing candidates and would present a list of tasks at the next meeting.

216 Discussion ensued regarding designating small projects, such as painting the columns,
217 not the entire building, prioritizing projects and Mr. Castro's lengthy interview process.

218

219 **On MOTION by Mr. Granobles and seconded by Mr. Goessel, with all in favor,**
220 **the Second Amendment to the Unus Property Management, LLC Amenity**
221 **Services Agreement, to add handyman services to the scope of work, effective**
222 **October 1, 2021, was ratified.**

223

224

225 **NINTH ORDER OF BUSINESS**

Staff Reports

226

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

228 Mr. Castro distributed the following reports:

229 **I. Special Events Expense Budget Report**

230 **II. Pool/Fitness Report (With Number of Daily Users)**

231 The Board and Staff discussed the Report, against the number of homeowners
232 registered to use the Clubhouse and Staff's actions addressing voluntary registration and
233 obtaining homeowner information from the Master Association and addressing those that have
234 not requested access. This process would take a few months to complete. A Board Member
235 noted that Danielle posted a link on their website, sent an e-blast and plans to send another
236 one to its residents about transitioning to key fobs for which registration is required. A
237 suggestion was made to place registration forms on the tables during their Summer Blast event
238 in Central Park.

239 Mr. Castro presented the Property Management Report and highlighted the following:

240 ➤ About \$2,320 was collected from party rentals. Approximately \$4,800, which included
241 last month's amount, was submitted today.

242 ➤ 406 homeowners registered for mobile access and the constant contact list.

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

244 There was nothing further to report.

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

246 There was nothing further to report.

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

248 **I. Update: Fiscal Year 2022 Proposed Budget**

249 Mr. Rom read portions of the recent Allstate Resources Management (ARM) Mitigation
250 Report notifying the District of a 5% increase for Professional Services, effective January 1,
251 2022, due to product and labor costs increasing. As a result, the proposed Fiscal Year 2022
252 budget would need to be updated. It was confirmed that ARM's contract stipulates for such
253 requests in the middle of the contract period and ARM's dates do not align with the CDD's
254 Fiscal Year. Mr. Rom was asked to relay the following options to ARM:

255 ➤ The Board would consider the increase for Fiscal Year 2023, as the District already
256 approved its proposed Fiscal Year 2022 budget.

257 ➤ Or, if the Board agrees to the increase for Fiscal Year 2022, ARM must agree not
258 increase costs for two years.

259 Mr. Rom presented an updated proposed Fiscal Year 2022 budget and the “Assessment
260 Comparison” table, on Page 13, which reflected the objective to eliminate assessment levels
261 increasing or keep the increase as close to zero as possible. He noted that, even if unassigned
262 fund balance is used to offset the costs, there would still be a nominal assessment increase;
263 however, this amount covered the entire 2022 Fiscal Year. The Board discussed the budget,
264 possibly increasing assessments slightly to buffer the pool repair costs, various updates in the
265 community and low reserve funds, possibility of lowering assessments for Fiscal Year 2023 and
266 concerns about homeowner responses to an increase. It was noted that assessments were
267 reduced last year. Mr. Rom would revise the proposed Fiscal Year 2022 budget and advertise
268 accordingly.

269

270 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in**
271 **favor, authorizing Mr. Rom to amend the proposed Fiscal Year 2022 budget to**
272 **zero out the forecasted fund balance deficiency of \$61,240, as noted on Page 3,**
273 **and implementing an assessment increase to offset the deficiency amount,**
274 **which was not to exceed more than \$60 per unit, was approved.**

275

276

277 **II. NEXT MEETING DATE: September 14, 2021 at 6:30 P.M. {Adoption of FY2022**
278 **Budget}**

279 ○ **QUORUM CHECK**

280 All Supervisors confirmed their in-person attendance, at the September 14, 2021
281 meeting.

282

283 **TENTH ORDER OF BUSINESS**

Supervisors’ Requests

284

285 Mr. McGuinness reiterated his earlier request that Mr. Rom email Mr. Alvarez’s weekly
286 updates to the Board at the beginning of the week or notify the Board that they were not sent.

287

288 **ELEVENTH ORDER OF BUSINESS**

Adjournment

289

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

291

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On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the meeting adjourned at approximately 8:44 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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303
304

Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7D

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

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

*Only if necessary