

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

June 6, 2023

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

May 30, 2023

Board of Supervisors
Stonegate Community Development District

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

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on June 6, 2023 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. Updates
 - A. Engineering Status as of May 3
 - B. True Blue Status
4. Consideration of Resolution 2023-05, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Discussion: Expiration of Operations Management Agreement
6. Discussion: Expiration of Landscape Maintenance Agreement
7. Discussion/Consideration of Estimates/Proposals
 - A. Genesis Commercial Capital Lease Proposal for New Equipment per Fitness Superstore Quote #RT00108
 - B. Armando Garcia Land Service, INC Estimate No. 1899 for Replacement of Lake 5 Plants
 - C. Armando Garcia Land Service, INC Specifications and Estimate for Updated FY2023 Lawn Maintenance Services
 - D. Proposal for Artificial Turf for Existing Playground
 - E. Proposals for New Playground

- F. Proposals for Community Irrigation Pump
 - G. Proposals for Clubhouse Flooring Tile
 - H. Proposal for Fountain Lights
8. Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
9. Consent Agenda Items
- A. Acceptance of Unaudited Financial Statements as of April 30, 2023
 - B. Approval of March 7, 2023 Regular Meeting Minutes

10. Staff Reports

- A. Operations Manager: *UNUS Property Management*
- B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
- C. District Engineer: *Alvarez Engineers, Inc.*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1,714 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: August 1, 2023 at 6:30 PM

○ QUORUM CHECK

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

11. Supervisors' Requests

12. 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

Daniel Rom

From: Juan R. Alvarez <Juan.Alvarez@AlvarezEng.com>
Sent: Wednesday, May 03, 2023 5:17 PM
To: Daniel Rom; Victor Castro
Cc: Angel Camacho
Subject: RE: Stonegate CDD - Engineering Status Update as of May 3
Attachments: Exhibit B Renovation Plans.pdf; Vertex-Aeration-HF XL_Specs.pdf; Stonegate CDD Pond Aeration System Electrical Locations.pdf; Vertex-Aeration-Air 3XL4_Specs.pdf; Series 2020 Project Status as of May 3, 2023.pdf

Daniel:

Here is an update:

1. In a separate email I sent Mike Pawelczyk what was needed from us to complete the Small Project Agreement with True Blue Pools. A copy of the plans for the improvements to the pool deck are attached for reference. When the agreement is executed then True Blue Pools will sign the City application as Contractor and the pool equipment plans, together with the deck plans will be submitted to the City for a construction permit.
2. The four aerator projects and their electrical connections continue to be in permitting mode with the City. In general, the City reviewer's comments were related to the Solitude contractor license related to working in the City as prime contractor, so the electrical contractor, TSTC is now priming the projects. The City also asked for the specifications that I am attaching to this email. Angel Camacho is scheduling a meeting with the City reviewer to ensure the City has what it needs to issue the permits.
3. Also attached is a PDF of the Series 2020 Project status as of May 3, 2023 for reference. The original infrastructure estimated costs in the Engineer's Report were \$610,000. The current vendors proposals add up to \$737,806 (mainly because of the \$253,618 in additional work in the clubhouse that was not included in the Engineer's Report, i.e., pool equipment relocation, additional pool deck pavers, and the pool plaster). Thus far, \$271,573 have been spent in infrastructure requisitions, and about \$349,000 remain in the construction account to complete the CDD project. In my opinion, CDD construction funds may be spent on the additional clubhouse work because the club property belongs to the CDD and are for public use. Let me know if you consider that an amendment to the Engineer's Report is necessary.

Thank you.



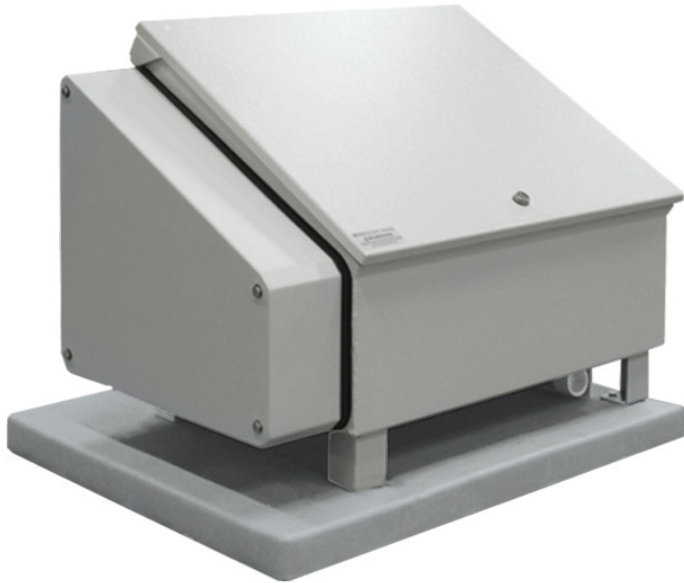
Juan R. Alvarez, P.E.
(305) 640-1345
Juan.Alvarez@alvarezeng.com

From: Daniel Rom <romd@whhassociates.com>
Sent: Tuesday, May 2, 2023 6:21 PM
To: Victor Castro <manager@unusmgmt.com>
Cc: Juan R. Alvarez <Juan.Alvarez@AlvarezEng.com>
Subject: Re: Stonegate CDD - May 2 meeting canceled

Project

1. Aeration Systems, Lakes 3, 4, 5, 6	Estimate in CDD Engineer's Report	Spent to Date	Vendor Proposals	Comment
Item				
Lake # 3				
Four Aerators	\$20,000	\$0	\$7,952	Vendor: Solitude
Lake # 4*				
Five Aerators	\$0	\$0	\$8,774	Vendor: Solitude
Lake # 5				
Four Aerators	\$20,000	\$0	\$11,654	Vendor: Solitude
Lake # 6*				
Five Aerators	\$0	\$0	\$6,950	Vendor: Solitude
Electrical Service Lakes 3, 4, 5, 6		\$0	\$14,880	Vendor: TSTC
Sub-Total Aeration Systems	\$40,000	\$0	\$50,210	
2. Planting of Wetland and Transitional Vegetation in Lakes 3 and 5				
Lake 3 Littoral Vegetation	\$71,000	\$0	\$0	
Lake 3 Transitional Vegetation	\$156,200	\$226,050	\$226,050	Requisitions 9, 20, 21, 23
Lake 5 Littoral Vegetation	\$76,250	\$0	\$0	
Sub-Total Lakes Vegetation	\$304,000	\$226,050	\$226,050	
3. Clubhouse Pool Deck Expansion				
Excavation	\$3,000	\$0	\$207,930	Vendor: True Blue Pools, including: Fencing, Pool Deck (Original area included in the Engineer's Report, additional area requested by the CDD Board included below), Planters.
Import Fill	\$6,750	\$0		
Lake Side Harmonization	\$1,875	\$0		
Subgrade Compaction	\$2,125	\$0		
Base Placement and Compaction	\$12,750	\$0		
Sand Bedding	\$4,250	\$0		
Pavers	\$42,500	\$0		
Handrail	\$6,750	\$0		
Concrete Retaining Wall	\$17,670	\$0		
Landscaping	\$40,000	\$0	\$0	
Irrigation	\$10,000	\$0	\$0	
Lighting	\$25,000	\$0	\$0	
Furnishings	\$40,000	\$0	\$0	
Design	\$31,901	\$0	\$0	
Contingency	\$21,264	\$0	\$0	
Pool Equipment Relocation	\$0	\$0	\$138,140	Additional work not in Eng. Report
Additional Pool Deck	\$0	\$0	\$76,980	Additional work not in Eng. Report
Pool Plaster	\$0	\$0	\$38,496	Additional work not in Eng. Report
Sub-Total Club Pool Deck Expansion	\$266,000	\$0	\$461,546	
4. Professional and Permit Costs to Date Related to the Series 2020 Project				
Permits		\$5,651		
Engineering		\$35,844		
Legal		\$4,028		
Sub-Total Professionals & Permits		\$45,523		
5. Totals Items 1, 2, 3, 4	\$610,000	\$271,573	\$737,806	

Vertex diffused aeration systems are super-efficient, affordable and safe. The rising force of millions of bubbles transports bottom water to the surface, allowing oxygen to be absorbed and circulating the entire water column.



Options: Sound kits, Shallow Water AirStations and VBS remote valve boxes

BENEFITS TO THE LAKE

- ◆ High pumping rate easily penetrates stratification layers
- ◆ Promotes beneficial bacteria growth
- ◆ Prevents low oxygen fish kills
- ◆ Reduces nutrient levels and associated algae growth
- ◆ Oxidizes/reduces bottom muck
- ◆ Expands oxygenated habitat for improved fisheries
- ◆ Reduces aquatic midge and mosquito insect hatches
- ◆ Eliminates foul odors from undesirable dissolved gases

1 HP SYSTEMS		(6.5Amps)
NAME	AIRSTATIONS	
AIR 4 XL2	4	
AIR 5 XL2	5	
AIR 6 XL2	6	
AIR 3 XL4	3	
AIR 4 XL4	4	

SUPER-DUTY BROOKWOOD™ COMPRESSOR

3-year Vertex warranty

(excluding wearable parts: air filters and compressor maintenance kits)



- ◆ **UL, 115v** or 230v, 4 Cycle, 8.6 CFM
- ◆ Built for continuous 24/7 operation
- ◆ Upgraded rotors, stators, valve plates, bearings and capacitors
- ◆ Vertex SafeStart™ Technology for auto restart under maximum rated pressure without motor damage
- ◆ **Thermal overload protection**
- ◆ Oil-free, and require no lubrication
- ◆ 2-3 year extended duty cycle between scheduled maintenance

LARGE QUIETAIR™ CABINET

Limited lifetime warranty against rust

- ◆ Powder coated aluminum for a durable attractive finish
- ◆ Equipped with a stamped ventilation grill
- ◆ High capacity 140 CFM fan
- ◆ Class "A" GFCI Protection on compressor and fan circuits
- ◆ Quick disconnect switch included
- ◆ Easy access design with cam lock
- ◆ **Easy plug-in connection** to waterside electrical service
- ◆ Heavy duty, light weight mounting pad included
- ◆ Optional muffler box and additional insulation

©Vertex Aquatic Solutions. We reserve the right to improve/change our designs/specifications without notice or obligation.

Getting the right system requires knowing the acreage, depth, shape and slope and location of power source.

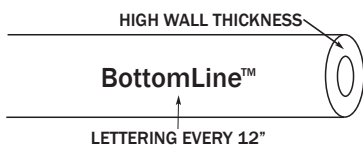
Contact Vertex or your local Vertex Dealer for free design recommendations.



BOTTOMLINE™ SUPPLY TUBING

15-year Vertex warranty

- ◆ Available in 50', 100', 250' and 500' spools
- ◆ Self-weighted for easy installation
- ◆ Flexible PVC composite direct burial and submersible tubing
- ◆ Use with standard PVC solvent weld cement and insert fittings
- ◆ High wall thickness for durability and protection from punctures
- ◆ Remains flexible in cold temperatures.
- ◆ Over-sized I.D. for high flow



More than 60,000 diffuser disks installed without a single reported clogged or blown-out membrane. Each produces up to 3000 fine micron bubbles – the majority 500 to 1000 microns.



AIRSTATION DISKS

5-year "No Questions" warranty

- ◆ 9" diameter, flexible membrane diffuser discs
- ◆ Self-cleaning, low maintenance
- ◆ EPDM compound with 100% rebound memory
- ◆ Flexible, long-wearing and clog resistant even in the dirtiest waterbodies
- ◆ "Delta" surface pattern increases active surface area
- ◆ Highly efficient even during low and moderate air flows
- ◆ Larger, stronger diffuser ring improves membrane retention
- ◆ StableTrak™ technology increases lift velocity

SELF-SINKING AIRSTATION: XL1, XL2, XL2SW

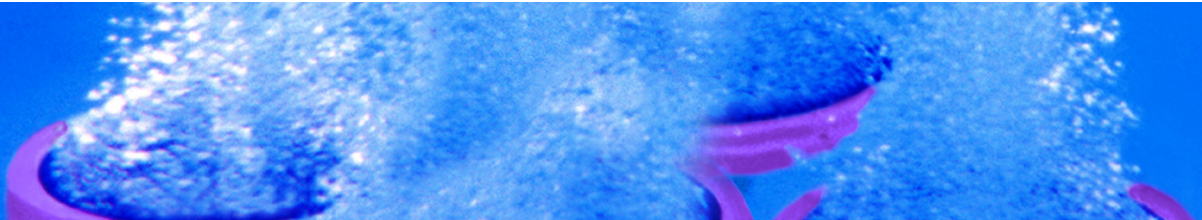
5-year "No Questions" warranty

- ◆ Made of powder-coated stainless steel
- ◆ Designed to prevent settling into soft bottom sediments.
- ◆ Adjustable diffuser risers accommodate any site requirements

STANDARD AIRSTATION: XL4, XL5

5-year "No Questions" warranty

- ◆ Vacuum-formed HDPE base, spot-welded for unit integrity
- ◆ Hollow chamber design for the addition of gravel ballast
- ◆ Lipped design prevents settling into soft bottom sediments.





Vertex Water Features

Lake Aeration Systems & Floating Fountains
Tel: (800)432-4302 / Fax (954)977-7877

Solitude Lake Management Stonegate CDD Site 3

HF 4 XL



Legend

Compressor Cabinet



XL AirStation



BottomLine Tubing

Optional Equipment



Shoreline Valve Box



1" PVC Pipe

Site and System Specifications

Surface Acres:	4.9
Perimeter Feet:	2,875
Lake Volume, Gal.:	36,380,485
Total Acre Feet:	112
# of XL AirStations:	4
CFM / AirStation:	2.5
GPM / AirStation:	8,247
Daily Pumpage:	47,500,992
Turnovers/Day:	1.31
System PSI:	13.8

Date: 2/22/22





Vertex Water Features

Lake Aeration Systems & Floating Fountains
Tel: (800)432-4302 / Fax (954)977-7877

Stonegate CDD

Site 4

HF 5 XL



Legend

Compressor Cabinet



XL AirStation



BottomLine Tubing

Optional Equipment



Shoreline Valve Box



1" PVC Pipe

Site and System Specifications

Surface Acres:	2.8
Perimeter Feet:	2,325
Lake Volume, Gal.:	21,450,713
Total Acre Feet:	66

# of XL AirStations:	5
CFM / AirStation:	2
GPM / AirStation:	3,773
Daily Pumpage:	27,162,000
Turnovers/Day:	1.27
System PSI:	13.8

Date: 6/28/17





Vertex Water Features




Lake Aeration Systems & Floating Fountains
Tel: (800)432-4302 / Fax (954)977-7877

Solitude Lake Management Stonegate CDD Site 5

HF 4XL5



Legend

-  Compressor Cabinet
-  XL5 AirStation
-  BottomLine Tubing

Optional Equipment

-  Shoreline Valve Box
-  1" PVC Pipe

Site and System Specifications

Surface Acres:	3.3
Perimeter Feet:	2,900
Lake Volume, Gal.:	23,297,512
Total Acre Feet:	71
# of XL5 AirStations:	4
CFM / AirStation:	2.5
GPM / AirStation:	4,902
Daily Pumpage:	28,236,384
Turnovers/Day:	1.21
System PSI:	17.3

Date: 2/22/22





Vertex Water Features

Lake Aeration Systems & Floating Fountains
Tel: (800)432-4302 / Fax (954)977-7877

Stonegate CDD

Site 6

Air 3 XL



Legend

Compressor Cabinet



XL AirStation



BottomLine Tubing

Optional Equipment



Shoreline Valve Box



1" PVC Pipe

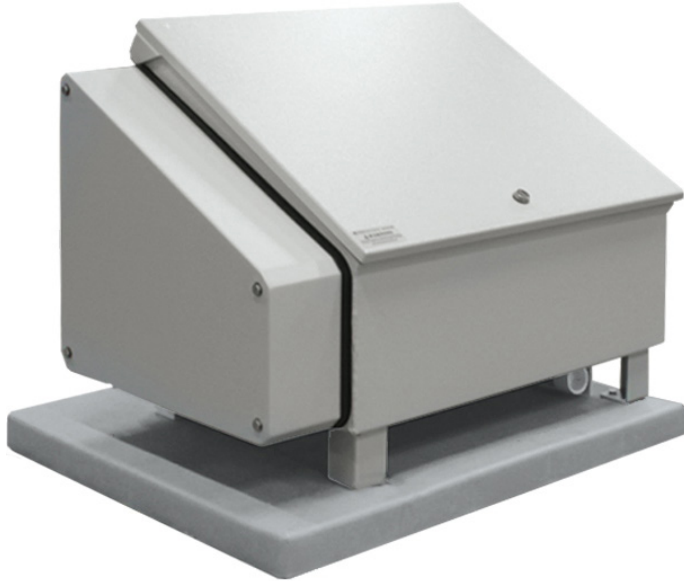
Site and System Specifications

Surface Acres:	3.0
Perimeter Feet:	2,100
Lake Volume, Gal.:	21,444,886
Total Acre Feet:	66
# of XL AirStations:	3
CFM / AirStation:	2.7
GPM / AirStation:	6,351
Daily Pumpage:	27,436,061
Turnovers/Day:	1.28
System PSI:	14.9

Date: 6/28/17



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1 1/2 HP SYSTEMS

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HF 6 XL2	6
HF 7 XL2	7

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(9.7 Amps)

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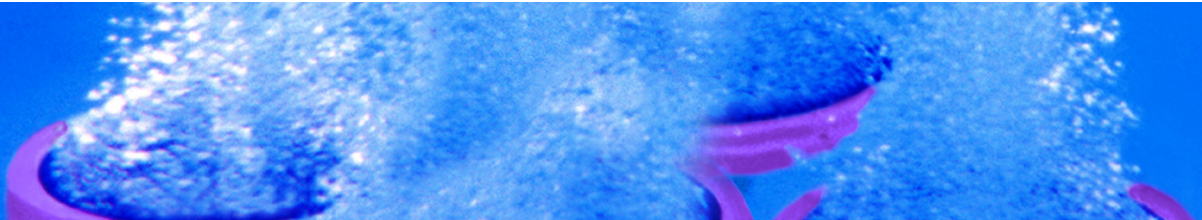
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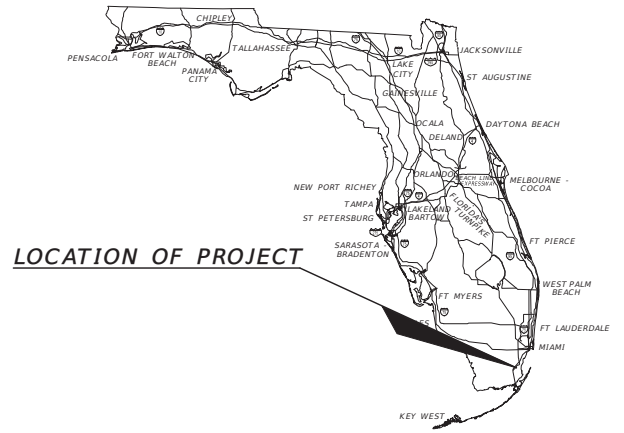
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INDEX OF SHEETS
SHEET NO. SHEET DESCRIPTION

1	KEY SHEET
2	GENERAL NOTES
3	PAVING, GRADING AND DRAINAGE PLAN
4	DETAILS
1	TOPOGRAPHIC SURVEY

**PROPOSED
IMPROVEMENTS TO
POOL DECK AT
STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MALIBU BAY CLUBHOUSE
1020 NE 34 AVENUE
HOMESTEAD, FL. 33033
MIAMI-DADE COUNTY
FOLIO NO. 10-7910-009-0030**



LOCATION OF PROJECT

SHOP DRAWINGS
TO BE SUBMITTED TO:

REYNALDO R. CHINEA
FL PE LIC. NO. 58579
ALVAREZ ENGINEERS, INC.
8935 NW 35 LANE, SUITE 101
MIAMI, FL 33172

PREPARED BY:

Alvarez Engineers, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538
8935 N.W. 35 LANE, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345 Fax (305) 640-1346

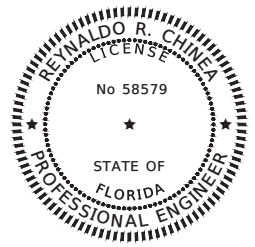
PREPARED FOR:
STONEGATE CDD

**POOL DECK PLANS
ENGINEER OF RECORD:**

REYNALDO R. CHINEA
FL PE LIC. NO. 58579
ALVAREZ ENGINEERS, INC.
8935 NW 35 LANE, SUITE 101
MIAMI, FL 33172
CERTIFICATE OF AUTHORIZATION 7538

GOVERNING DESIGN STANDARDS:
Florida Department of Transportation, FY2021-22 Standards Plans eBook (SPeB)
and applicable Standard Plans Revisions (SPRs) at the following website:
<https://www.fdot.gov/design/standardplans>

GOVERNING STANDARD SPECIFICATIONS:
Florida Department of Transportation, JULY-2022 Standard Specifications
for Road and Bridge Construction at the following website:
<http://www.fdot.gov/programmanagement/implemented/SpecBooks>



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY REYNALDO R. CHINEA,
ON 01/11/2023.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

KEY SHEET

SHEET NO.
1

NOT FOR CONSTRUCTION
PRELIMINARY AND SUBJECT TO CHANGE

GENERAL:

1. BENCHMARK ELEVATIONS SHOWN ON THE PLANS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT LATEST EDITION, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

UTILITIES

1. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE POINTS SHOWN. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY PRE-TRENCHING IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS MUST BE RESOLVED BY THE ENGINEER AND THE OWNER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

PRE-CONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.
2. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND, THE ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL CONTACT "SUNSHINE ONE-CALL OF FLORIDA" BY CALLING 811 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION IN ORDER TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL COORDINATE WITH UTILITIES OWNERS TO ARRANGE FOR RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT.
6. THE CONTRACTOR SHALL SECURE ALL UTILITY EASEMENTS (IF REQUIRED) TO BE SECURED PRIOR TO CONSTRUCTION.
7. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AS SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY LONGITUDE SURVEYORS LLC DATED NOV. 24, 2015 AND THE BEST INFORMATION AVAILABLE AT THE TIME PLANS WERE PREPARED BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE INSTALLED AND CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE FACILITIES SHOWN OR FOR ANY FACILITIES NOT SHOWN. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING FACILITIES, STRUCTURES AND OTHER FEATURES (WHETHER SHOWN ON THE PLANS OR NOT) AFFECTING THE WORK.
8. IF, UPON EXCAVATION, EXISTING CONDITIONS ARE FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.
9. CONTRACTOR SHALL SHOW HARD COPIES OF ALL PROPOSED STANDARD DETAILS AND SPECIFICATIONS AT THE PRE-CONSTRUCTION MEETING TO BE SIGNED BY THE ENGINEER & KEEP THEM IN THE PROJECT LOCATION.

INSPECTION AND TESTING:

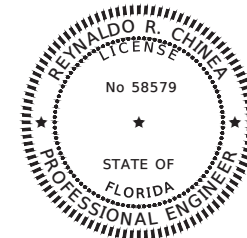
1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, CITY OF HOMESTEAD BUILDING DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
2. THE CONTRACTOR SHALL GIVE THE ENGINEER OF RECORD AT LEAST 48 HOURS ADVANCE NOTICE, AND THE ENGINEER OF RECORD MUST BE PRESENT TO WITNESS FINAL INSPECTION OF PAVING, GRADING AND DRAINAGE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS. THE ENGINEER OF RECORDS INSPECTION SHALL NOT REPLACE THE INSPECTIONS OF THOSE REGULATORY AGENCIES TO CERTIFY THE JOB OR PORTION OF THE JOB
4. CONTRACTOR TO RELOCATE, ADJUST ALL WATER AND SEWER, ELECTRIC AND CABLE UTILITIES AND DEVICES LOCATED WITHIN THE WORK ZONE. ALSO, ALL THE LANDSCAPE IMPACTED WITHIN THE WORK ZONE.

SHOP DRAWINGS:

PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS IF APPLICABLE SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR, BUT NOT LIMITED TO, THE FOLLOWING ITEMS: GRAVITY WALL, FENCES & DRAINAGE SYSTEM COMPONENTS. SOME CITY, COUNTY, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

TEMPORARY FACILITIES:

1. TEMPORARY FACILITIES:
 - A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
 - B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.
 - C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
2. TRAFFIC REGULATION:
 - A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH THE MUTCD 2009, AND MIAMI-DADE COUNTY PUBLIC WORKS.
 - B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
 - C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY REYNALDO R. CHINEA, ON 01/11/2023.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

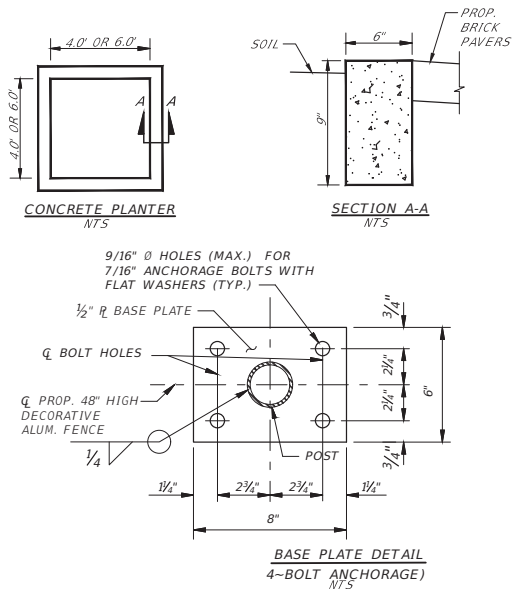
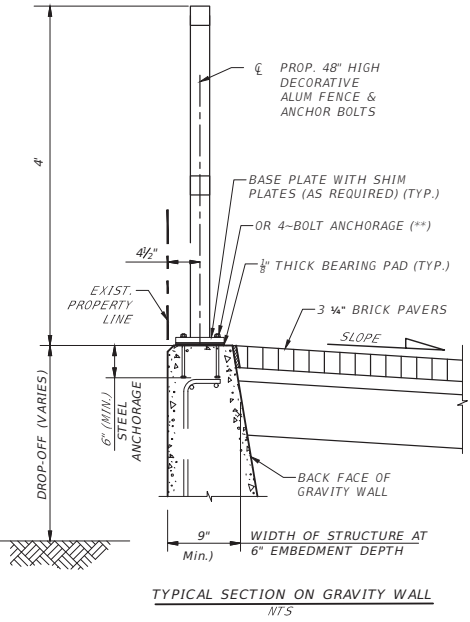
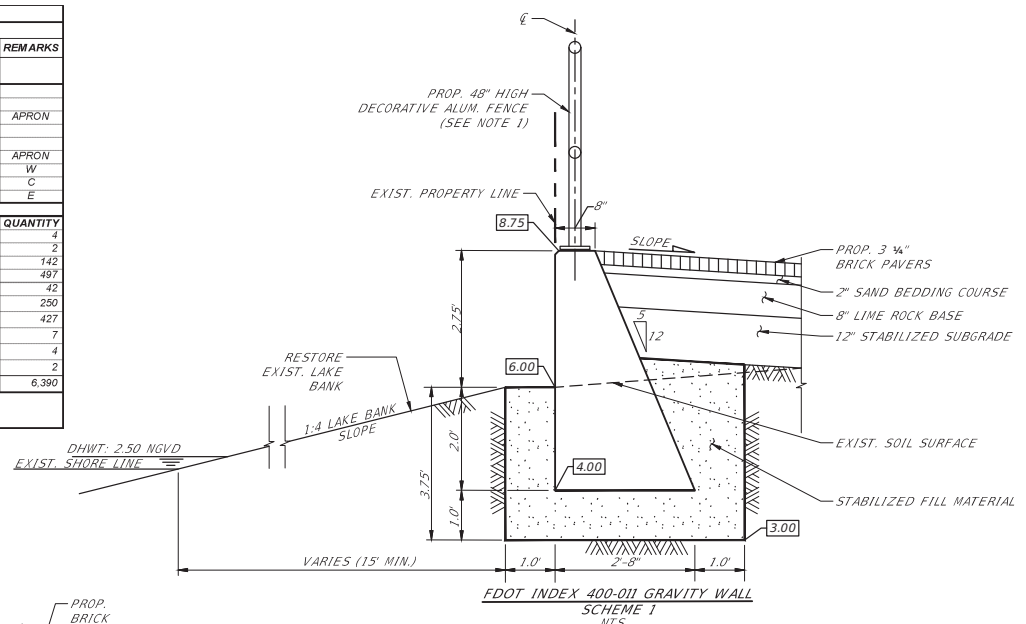
NOT FOR CONSTRUCTION
PRELIMINARY AND SUBJECT TO CHANGE

REVISIONS				Alvarez Engineers, Inc. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Doral, Florida 33172 Tel. (305) 640-1345 Fax (305) 640-1346	STONEGATE CDD		GENERAL NOTES	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		2
					POOL DECK	MIAMI-DADE		

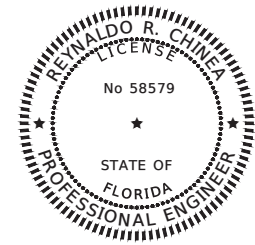
TABULATION OF DRAINAGE STRUCTURES																	
NO.	STRUCTURES						PIPES										
	ADS-NYLOPLAT STRUCTURES		SIZE (IN)		LOCATION (FT)		ELEVATION (FT)		STRUCTURE		PIPE		LENGTH (FT)			INVERT (FT)	
TYPE	CODE	GRATE CODE	BODY	TOP	X	Y	TOP	BOTTOM	I	TO	PIPE TYPE	SIZE (IN)	LENGTH (FT)	FROM	TO		
S-1	DRAIN BASIN	2808AG	0899CGS	12	12	937.55	1032.58	8.50	3.50	HP1	S-1	TD	4	60	8.17	6.57	
S-2	DRAIN BASIN	2808AG	0899CGS	8	8	940.80	1053.96	8.75	3.50	S-1	S-2	PP	4	35	5.50	5.50	
S-3	DRAIN BASIN	2812AG	1299CGC	8	8	933.73	1035.74	7.75	3.25	S-2	S-3	PP	6	23	5.50	5.25	APRON
S-4	DRAIN BASIN	2808AG	0899CGS	8	8	1097.11	1063.55	8.50	3.50	HP1	S-4	TD	4	60	8.17	6.57	
S-5	DRAIN BASIN	2808AG	0899CGS	8	8	1149.93	1038.84	8.75	3.50	S-4	S-05	PP	4	60	5.50	5.50	
S-6	DRAIN BASIN	2812AG	1299CGC	12	12	1160.77	1028.62	7.75	3.25	S-05	S-6	PP	6	19	5.50	5.25	APRON
THIGH POINT						1036.18	1063.60			S-1	S-4	PP	4	130	5.50	5.50	W
P1						1000.00	1000.00			S-1	S-4	PP	4	122	5.50	5.50	C
P2						1068.65	1000.00			S-1	S-4	PP	4	150	5.50	5.50	E

ITEM	DESCRIPTION	UNIT	QUANTITY
1	8" DRAIN BASIN WITH SOLID GRATE	EA	4
2	12" DRAIN BASIN WITH SOLID H-20 GRATE	EA	2
3	PRE-SLOPE TRENCH DRAIN	LF	142
4	4" PERFORATED CORRUGATED HDPE DRAIN PIPE WITH SOCK	LF	497
5	6" PERFORATED CORRUGATED HDPE DRAIN PIPE WITH SOCK	LF	42
6	2.75' HEIGHT CONCRETE GRAVITY WALL	LF	250
7	48" HEIGHT ALUMINUM DECORATIVE FENCE	LF	427
8	4'X4'X6"X9" CONCRETE PLANTERS	EA	7
9	6'X6'X6"X9" CONCRETE PLANTERS	EA	4
10	3'X3'X6" REINFORCED (4'X4" WIRE MESH) CONCRETE APRON	EA	2
11	PAVER AREA FOR DECK	SF	6,390

TECHNICAL DATA FOR SELECTION OF DRAIN BASINS AND GRATES AT THE LINKS BELOW.
<https://assets.ads-pipe.com/web/9b6371e24b98f688/website-documentation/?mediaId=A1C9968A-EF16-477F-9EC2C85A54DB0099>



- NOTES:
- WHEN REQUIRED, FOR ADJUNCT GUIDERAIL, SEE INDEX 215-070 OR 515-080 AS APPROPRIATE. FOR ADJUNCT TYPE B FENCE SEE INDEX 550-002.
 - 12" SUBGRADE & FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY (AASHTO T-180), LBR 40.
 - BASE ROCK MATERIAL FOR BRICK PAVER AREAS SHALL BE OF 8 INCHES PLACED ON A SINGLE LAYER. BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180, LBR 100.
 - BRICK PAVERS TO BE 3 1/4" THICK.
 - ** 4 ~ 7/16" Ø X 6" STEEL ANCHORS: PERMITTED (C-I-P); GALVANIZED ADHESIVE ANCHORS PERMITTED.
 - GRAVITY WALL DESIGN TO BE ACCORDING TO FDOT STANDARD PLAN 400-011 AND STANDARD SPECIFICATION SECTION 548.



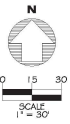
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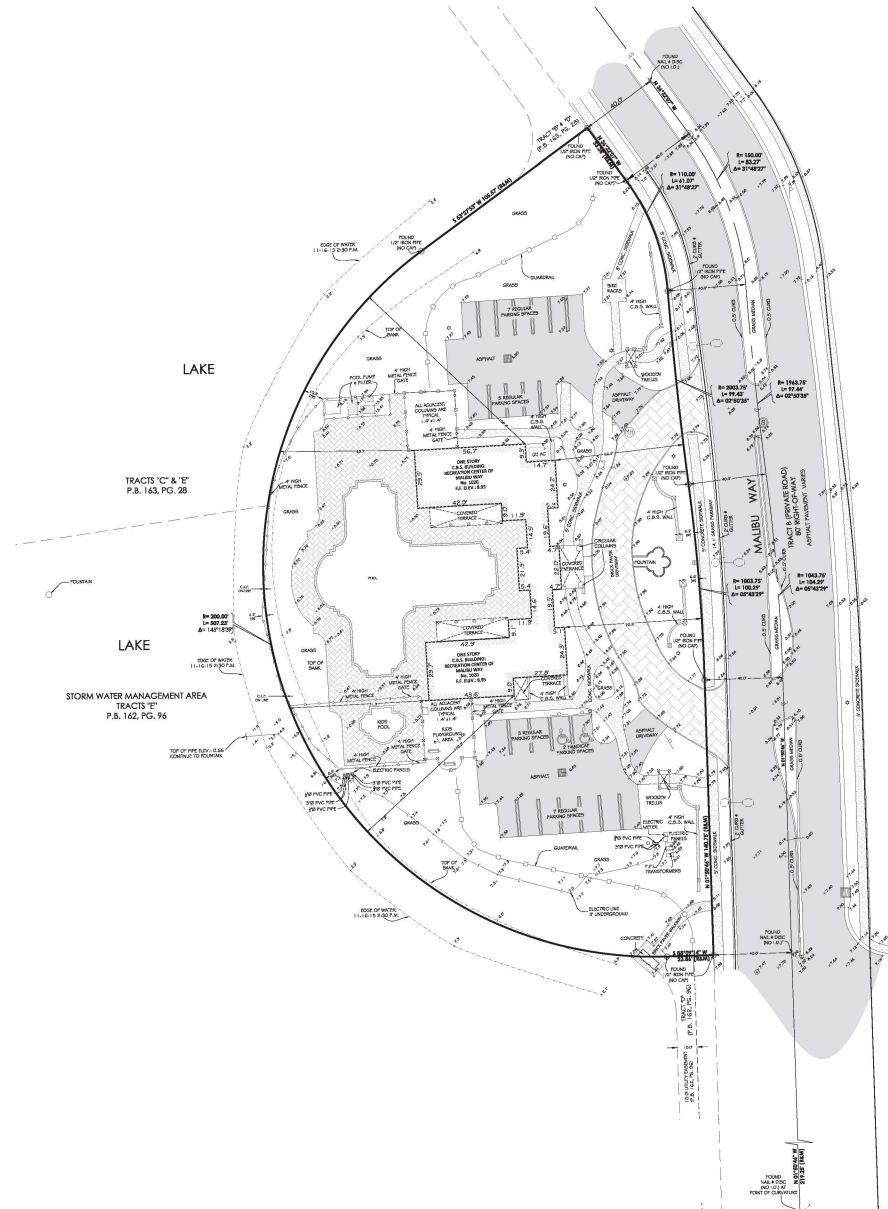
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REVISIONS		DESCRIPTION		Alvarez Engineers, Inc.	STONEGATE CDD		SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY	
				FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Doral, Florida 33172 Tel. (305) 640-1345 Fax (305) 640-1346	POOL DECK	MIAMI-DADE	4

MAP OF BOUNDARY SURVEY



LEGEND	
CONC.	= CONCRETE
R	= RECORDED VALUE
M	= MEASURED VALUE
CL	= CALCULATED
C.S.	= CONCRETE BLOCK STUCCO
C	= CENTERLINE
P.B.	= PLAT BOOK
P.C.	= PAGE
M.F.	= METAL FENCE
C.L.F.	= CHAIN LINK FENCE
M.W.F.	= METAL FENCE
W.F.	= WOOD FENCE
L	= ARC LENGTH
A	= ANGLE OF THE CURVE
R	= RADIUS
ID	= IDENTIFICATION
LP	= LIGHT POLE
P.F.	= PLASTIC FENCE
B.F.P.	= BACK FLOW PREVENTER
SMK.	= SIDEWALK
O.T.	= OVERHEAD TUBING
O.T.S.P.	= OVERHEAD TUBING SUPPORT POLLS
L.C.T.	= LIQUID CATCHER TANK
PL.	= PLANTER
ELEC.	= ELECTRIC
C.C.B.	= CIRCULAR CATCH BASIN
GEN.	= GENERATOR
E.U.	= ELECTRIC UTILITY
CD	= CHORD DISTANCE
CB	= CHORD BEARING
S.F.	= SIDE FLEEVING
W.P.	= WOOD POWER POLE
Q.A.	= QUIET ANCHOR
C.P.	= CONCRETE POWER POLE
O.P.	= ORNAMENTAL PLANT
B.	= BOLLARD
S.	= SIGN
T.	= TREE
C.L.F.	= CHAIN LINK FENCE
M.F.	= METAL FENCE
E.	= ELECTRIC UNDERGROUND LINE
C.	= COLUMN
G.M.	= GAS METER
G.V.	= GAS VALVE
C.B.	= CATCH BASIN
O.L.	= ORNAMENTAL LIGHT
O.L.P.	= ORNAMENTAL LIGHT POLE
L.P.	= LIGHT POLE
F.P.	= FLAG POLE
W.V.	= WATER VALVE
W.M.	= WATER METER
F.H.	= FIRE HYDRANT
T.S.B.	= TERRAPIN SITE BENCHMARK
C.O.	= CLEAN OUT
S.S.M.	= SANITARY SEWER MANHOLE
S.D.M.	= STORM DRAINAGE MANHOLE
U.M.	= UNKNOWN MANHOLE
F.M.H.	= FPL MANHOLE
M.B.	= MAILBOX
S.M.A.	= SIGNAL MAST ARM
S.L.S.	= STREET LIGHT SIGNAL
B.	= BRICK
C.	= CONCRETE
P.	= PAVEMENT
T.	= TILE
SC	= STAMPED CONCRETE
A.	= ASPHALT



SURVEYORS REPORT:
DATE OF FIELD SURVEY:
 The date of completion of the original Field Survey was on November 18, 2015. The date of completion of the CAD drawing was on November 24, 2015.
 Revision 1: Survey was updated to show the location of the underground electric line, March 17, 2016.

LEGAL DESCRIPTION:
 Tract "C", Malibu Way, according to the Plat thereof, as recorded in Plat Book 162, Page 39, of the Public Records of Miami-Dade County, Florida.
 Property Address:
 1020 MALIBU WAY Homestead, FL 33033-5350
 Folio No.: 10-7910-009-0030

ACCURACY:
 The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule SJ-17.051 of the Florida Administrative Code.
 Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.
 This Map of Survey is intended to be displayed at a scale of One Inch equals Thirty feet or smaller.

PERTINENT INFORMATION USED IN THE PREPARATION OF SURVEY:
 North arrow direction is based on an assumed Meridian.
 Bearings shown hereon are based upon the centerline of Malibu Way with an assumed bearing of N0150°46'W, said line to be considered a well established and monumented line.
 This property appears to be located in Flood Zone "A1" with the Base Flood Elevation being 5.0, as per Federal Emergency Management Agency (FEMA) Community-Plan Number 120445 City of Homestead, Map No. 12086C0731, Suite L, Map Revised Date: September 11, 2009.

Benchmark: R-760 Elevation: + 7.25 (N.G.V.D. 29 Datum)
 Located in the East Sidewalk of the S.W. 147th Avenue, 46 feet South of S.W. 312th Street.
 Legal Description was furnished by client.
 Plat of "MALIBU WAY", recorded in Plat Book 162 at Page 39, of the Public Records of Miami-Dade County Florida.
 Special Warranty Deed, recorded on December 12, 2008 in Official Records Book 26684 at Page 1581-1586 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:
 Since no other information was furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.
 The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of Miami-Dade County.

No excavation or determination was made as to how the Subject Property is served by utilities.
 No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:
 The survey was ordered for Design.

CLIENT INFORMATION:
 This Boundary Survey was prepared at the insistence of and certified to:
 Stonegate Community Development District

SURVEYORS CERTIFICATE:
 I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule SJ-17.051 through SJ-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.
LONGITUDE SURVEYORS LLC, a Florida Limited Liability Company
 Florida Certificate of Authorization Number LB7335

By: **Li R. Teasley, PSM** Signature Date: _____
 Registered Surveyor and Mapper LS&79
 State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LONGITUDE SURVEYORS
 7715 NW 48th STREET, SUITE 310
 DORAL, FLORIDA 33166
 PHONE: (305) 463-0912 FAX: (305) 513-5680
 WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15554.0.00 **DRAWN BY:** RE
FIELD BOOK: EFB **SHEET 1 OF 1**

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Stonegate Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____

HOUR: _____

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

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

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

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

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

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

PASSED AND ADOPTED THIS 6TH DAY OF JUNE, 2023.

ATTEST:

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
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Debt Service Fund Budget - Series 2020	11
Debt Service Schedule - Series 2020	12
Proposed Assessments	13

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 945,726				\$ 1,078,693
Allowable discounts	(37,829)				(43,148)
Assessment levy - net	907,897	\$ 815,470	\$ 92,427	\$ 907,897	1,035,546
Interest	1000	1,069	-	1,069	1,000
Miscellaneous	5000	1,905	3,095	5,000	5,000
Clubhouse rental fees	2000	-	2,000	2,000	2,000
Total revenues	915,897	818,444	97,522	915,966	1,043,546
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	1,000	3,000	4,000	6,000
Payroll Taxes	459	76	230	306	459
Management/recording/accounting	43,655	21,828	21,827	43,655	43,655
Legal	20,000	3,553	6,000	9,553	20,000
Engineering	10,000	368	3,000	3,368	10,000
Audit	7,100	2,500	4,600	7,100	7,100
Assessment roll preparation	5,332	2,666	2,666	5,332	5,332
Arbitrage rebate calculation	1,250	500	750	1,250	1,250
Dissemination agent	1,051	525	526	1,051	1,051
Trustee	6,500	4,031	2,469	6,500	6,500
Website and E-blast Communication	1,220	-	1,220	1,220	1,220
ADA website compliance	210	-	210	210	210
Postage	2,000	131	1,869	2,000	2,000
Legal advertising	1,225	-	1,225	1,225	1,225
Office supplies	300	-	300	300	300
Other current charges	1,500	1,124	376	1,500	1,500
Annual special district fee	200	175	-	175	175
Insurance	8,563	7,671	-	7,671	8,500
Property taxes	178	-	178	178	178
Total professional & administrative	116,743	46,148	50,446	96,594	116,655

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Field Operations					
Landscape maintenance	109,018	87,191	21,827	109,018	81,868
Landscape replacement	10,000	1,650	8,350	10,000	10,000
Tree Maintenance	10,000	-	10,000	10,000	10,000
Plant maintenance	-	-	-	-	27,150
Irrigation Repairs	3,000	-	3,000	3,000	3,000
Playground maintenance	1,500	-	1,500	1,500	1,500
Pump maintenance/repair	4,500	825	3,675	4,500	4,500
Electrical repairs	1,000	-	1,000	1,000	1,000
Lake maintenance	24,255	10,320	13,935	24,255	26,681
Aeration maintenance	9,700	-	4,500	4,500	9,000
Aeration utilities	12,000	-	6,000	6,000	12,000
Contingency	5,000	-	5,000	5,000	5,000
Holiday decorations	14,350	7,175	1,000	8,175	8,175
Animal control	3,000	675	825	1,500	1,500
Operating supplies	2,000	-	2,000	2,000	-
Total field operations	<u>209,323</u>	<u>107,836</u>	<u>82,612</u>	<u>190,448</u>	<u>201,374</u>
Clubhouse					
Telephone	3,480	298	3,182	3,480	3,480
Utilities	63,000	27,887	35,113	63,000	63,000
Insurance property	21,017	19,267	-	19,267	28,901
Flood Insurance	4,037	-	4,037	4,037	4,037
Alarm monitoring	720	348	372	720	720
Fire monitoring	540	270	270	540	540
Pool attendant	-	-	-	-	7,906
Pool maintenance	30,000	13,800	16,200	30,000	15,000
Pool repair	7,500	570	6,930	7,500	-
Pool health inspections	750	-	750	750	750
Air conditioning R&M	5,000	1,400	500	1,900	1,000
Clubhouse operation and management:					
Clubhouse Mgmt	254,034	123,813	124,221	248,034	262,990
Special events	25,000	22,952	2,048	25,000	35,000
Gym maintenance	3,000	-	3,000	3,000	1,500
Gym equipment lease	-	-	-	-	8,400
Office supplies	1,800	1,639	161	1,800	4,000
Repairs and maintenance	15,000	2,773	12,227	15,000	15,000
New access yearly fee	2,000	-	2,000	2,000	2,000
Wall paint and repairs	10,000	3,864	6,136	10,000	10,000
Pool system upgrade	50,000	-	-	-	202,807
Wifi system upgrade & camera	-	1,830	-	1,830	-
Pressure cleaning	1,000	296	704	1,000	1,000
Janitorial supplies	15,700	2,802	12,898	15,700	15,700
Stormdrain cleanout	-	-	-	-	7,000
Contingencies	9,000	-	9,000	9,000	9,000
Total clubhouse	<u>522,578</u>	<u>223,809</u>	<u>239,749</u>	<u>463,558</u>	<u>699,731</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Infrastructure Reinvestment					
Capital Outlay					
General	60,000	20,210	39,790	60,000	15,000
Total capital outlay	<u>60,000</u>	<u>20,210</u>	<u>39,790</u>	<u>60,000</u>	<u>15,000</u>
Other fees and charges					
Property appraiser & tax collector	9,458	8,150	1,308	9,458	10,786
Total other fees and charges	<u>9,458</u>	<u>8,150</u>	<u>1,308</u>	<u>9,458</u>	<u>10,786</u>
Total expenditures	<u>918,102</u>	<u>406,153</u>	<u>413,905</u>	<u>820,058</u>	<u>1,043,546</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,205)	412,291	(316,383)	95,908	-
Fund balance - beginning (unaudited)	835,827	876,932	1,289,223	876,932	972,840
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	214,526	214,526	214,526	214,526	257,136
Disaster	225,000	225,000	225,000	225,000	225,000
Lake 4 and 6 degradation	45,000	45,000	45,000	45,000	90,000
Unassigned	194,096	649,697	333,314	333,314	245,704
Fund balance - ending (projected)	<u>\$ 833,622</u>	<u>\$ 1,289,223</u>	<u>\$ 972,840</u>	<u>\$ 972,840</u>	<u>\$ 972,840</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 style="padding-left: 20px;">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 style="padding-left: 20px;">FICA payroll taxes.</p>	
Management/recording/accounting	43,655
<p style="padding-left: 20px;">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 style="padding-left: 20px;">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 style="padding-left: 20px;">Alvarez Engineering provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	7,100
<p style="padding-left: 20px;">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 style="padding-left: 20px;">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 style="padding-left: 20px;">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 style="padding-left: 20px;">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 style="padding-left: 20px;">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 style="padding-left: 20px;">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	8,500
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. 4/13/2022 second amendment to agreement October	
Landscape replacement	10,000
Replacement of landscaping around common areas owned by the District.	
Tree Maintenance	10,000
Tree trimming 1/yr	
Trim Palms (Royals, Coco's & Bizmarkias) 2x/yr	
Trim & apply herbicide section 1,2,3 of lake #5 6x/yr	
Trim & apply herbicide lake #3 6x/yr	
Plant maintenance	27,150
Planting cuts for Lake 3 (\$14,550 annually) and Lake 5 (\$12,600 annually); as per Armada 2nd Amendment Agreement	
Irrigation Repairs	3,000
Represents the labor to replace defective valves as well as replacement of various sprinklers around the clubhouse area and all common areas. Contractor is to provide receipts for actual costs associated with the replacement parts and to be reimbursed for those costs.	
Playground maintenance	1,500
This amount is for annual mulch and equipment repairs necessary for the clubhouse playground area.	

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

EXPENDITURES (continued)

Pump maintenance/repair 4,500
 The District uses vendors for irrigation pump preventative maintenance. Additional \$ money has been included in this amount for any repairs needed to the pump.

Electrical repairs 1,000
 Represents electrical repairs on District owned facilities needed from time to time.

Lake maintenance 26,681
 Allstate Resource Management: 24 visits per year for the following: algae and aquatic plant control-\$712.00/month, blue dye application-\$150.00/month, debris removal-\$295.00/month. 12 visits per year for aquatic plantings maintenance-\$195.00/month, quarterly water chemistry testing-\$195.00/quarter per lake= \$14,040/year. Fish stocking as requested, at an additional cost. Additional funds are included for repairs.

Aeration maintenance 9,000
 The aerator units require semiannual maintenance at \$250/unit. There are 16 units in lakes 3-6. An additional \$1,000 included for repairs to aerator units.

Aeration utilities 12,000
 4 compressor systems. Using estimate of 15 cents per kWh at 24/7 operation

Contingency 5,000
 This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.

Holiday decorations 8,175
 VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year)

Animal control 1,500
 The District anticipates engaging a vendor to remove ducks and rodents.

Clubhouse

Telephone 3,480
 Telephone, cable and internet is consolidated to this booking.

Utilities 63,000
 The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,

Insurance property 28,901
 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)	
Pool attendant	7,906
67 days of pool attendant in Summer provided by Unus Property Mgmt.	
Pool maintenance	15,000
Pool Quality Services, Inc. Oct. 1, 2019 - Sept. 30, 2020, option to renew at one additional year increments at same price. \$2,050/month	
Pool Health Inspection	
Semi-annual pool inspections (\$250/inspection of large pool & \$125/inspection of wading pool) conducted by Miami-Dade County Department of Health.	750
Air conditioning inspections	1,000
For regular maintenance and repairs to the Clubhouse A/C units	
Clubhouse Mgmt	262,990
Clubhouse operation and management:	
UNUS Property Management: Pricing from the October 1, 2021 First Amendment is as follows: 10/1/2021 - 9/30/2022 (\$243,171.20), 2/1/2023 - 1/31/2024 (3% increase), 2/1/2024 - 1/31/2025. The agreement can renew at 1 year increments under mutual agreement. Clubhouse and amenity management, which includes, but is not limited to, the complete operations of the clubhouse, staffing, hiring, custodial cleaning (of the facilities), planning activities & special events for the benefit of the residents and their guests in accordance with the adopted clubhouse policies and procedures.	
Special events	35,000
Gym maintenance	1,500
Gym equipment lease	8,400
Lease purchase of new gym equipment 2023. 5.99% interest for 60 months	
Office supplies	4,000
Supplies needed for the operation of the clubhouse. Examples of office supplies include but are not limited to coffee, copy paper, printer ink, pens, pencils, erasers, calendars, clips, tacks, rubber bands, file folders, storage boxes, plastic bins, etc.	
Repairs and maintenance	15,000
Represents repair costs associated with maintaining District owned facilities, infrastructure and improvements.	
New access yearly fee	2,000
Annual maintenance fee	
Wall paint and repairs	10,000
Pool system upgrade	202,807
Pressure cleaning	1,000
Represents the cost to pressure clean the District's clubhouse and surrounding infrastructure.	
Janitorial supplies	15,700
Represents supplies needed for the operation of the clubhouse. Examples of janitorial supplies include but are not limited to paper towels, paper tissue, tissue paper, dispensing devices, cleaning products, antibacterial sprays, mops, brooms, brushes, waste bags, waste receptacles, fitness center/gym wipes, etc.	
Stormdrain cleanout	7,000
25% of stormdrain cleanout annually as per 20 yr stormwater needs analysis so 100% cleaned out every five years. \$35,000 amount as per 2019 Allstate Management contract	
Contingencies	9,000

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

EXPENDITURES (continued)

Clubhouse renewal & replacement

Capital Outlay

General

15,000

Other fees and charges

Property appraiser & tax collector

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

10,786

Total expenditures

\$ 1,043,546

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004)
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
REVENUE				
Assessment levy - gross	\$626,369			\$625,948
Allowable discounts	(25,055)			(25,038)
Assessment levy - net	\$601,314	\$ 540,098	\$61,216	\$ 601,314
Interest	-	5,003	-	5,003
Total revenue	<u>601,314</u>	<u>545,101</u>	<u>61,216</u>	<u>606,317</u>
EXPENDITURES				
Debt service				
Principal 5/1	335,000	-	335,000	335,000
Principal prepayment	-	25,000	15,000	40,000
Interest 11/1	130,025	130,025	-	130,025
Interest 5/1	130,025	-	130,025	130,025
*Total debt service	<u>595,050</u>	<u>155,025</u>	<u>480,025</u>	<u>635,050</u>
Other fees & charges				
Property appraiser & tax collector	6,264	5,398	866	6,264
Total other fees & charges	<u>6,264</u>	<u>5,398</u>	<u>866</u>	<u>6,264</u>
*Total expenditures	<u>601,314</u>	<u>160,423</u>	<u>480,891</u>	<u>641,314</u>
Net increase/(decrease) in fund balance	-	384,678	(419,675)	(34,997)
Beginning fund balance (unaudited)	176,027	195,426	580,104	195,426
Ending fund balance (projected)	<u>\$ 176,027</u>	<u>\$ 580,104</u>	<u>\$160,429</u>	<u>\$ 160,429</u>
Use of fund balance:				
Debt service reserve account balance (required)				(25,000)
Interest expense - November 1, 2024				(115,325)
Projected fund balance surplus/(deficit) as of September 30, 2024				<u>\$ 20,104</u>

Stonegate

Community Development District

Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-	-	122,325.00	122,325.00
05/01/2024	350,000.00	4.000%	122,325.00	472,325.00
11/01/2024	-	-	115,325.00	115,325.00
05/01/2025	360,000.00	4.000%	115,325.00	475,325.00
11/01/2025	-	-	108,125.00	108,125.00
05/01/2026	390,000.00	5.000%	108,125.00	498,125.00
11/01/2026	-	-	98,375.00	98,375.00
05/01/2027	410,000.00	5.000%	98,375.00	508,375.00
11/01/2027	-	-	88,125.00	88,125.00
05/01/2028	430,000.00	5.000%	88,125.00	518,125.00
11/01/2028	-	-	77,375.00	77,375.00
05/01/2029	455,000.00	5.000%	77,375.00	532,375.00
11/01/2029	-	-	66,000.00	66,000.00
05/01/2030	475,000.00	5.000%	66,000.00	541,000.00
11/01/2030	-	-	54,125.00	54,125.00
05/01/2031	500,000.00	5.000%	54,125.00	554,125.00
11/01/2031	-	-	41,625.00	41,625.00
05/01/2032	525,000.00	5.000%	41,625.00	566,625.00
11/01/2032	-	-	28,500.00	28,500.00
05/01/2033	555,000.00	5.000%	28,500.00	583,500.00
11/01/2033	-	-	14,625.00	14,625.00
05/01/2034	585,000.00	5.000%	14,625.00	599,625.00
Total	\$5,035,000.00	-	\$1,629,050.00	\$6,664,050.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2024**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUE					
Assessment levy - gross	\$ 335,792				\$ 335,792
Allowable discounts (4%)	(13,432)				(13,432)
Assessment levy - net	322,360	\$ 289,544	\$ 32,816	\$ 322,360	322,360
Interest	-	6,831	-	6,831	-
Total revenue	322,360	296,375	32,816	329,191	322,360
EXPENDITURES					
Debt service					
Principal 5/1	190,000	-	190,000	190,000	195,000
Interest 11/1	63,075	63,075	-	63,075	60,225
Interest 5/1	63,075	-	63,075	63,075	60,225
Total debt service	316,150	63,075	253,075	316,150	315,450
Other fees & charges					
Property appraiser	1,679	-	1,679	1,679	1,679
Tax collector	1,679	2,894	-	2,894	1,679
Transfer in	-	-	-	-	-
Total other fees & charges	3,358	2,894	1,679	4,573	3,358
Total expenditures	319,508	65,969	254,754	320,723	318,808
Net increase/(decrease) in fund balance	2,852	230,406	(221,938)	8,468	3,552
Beginning fund balance (unaudited)	356,136	361,572	591,978	361,572	370,040
Ending fund balance (projected)	\$358,988	\$ 591,978	\$ 370,040	\$ 370,040	373,592
Use of fund balance:					
Debt service reserve account balance (required)					(159,500)
Interest expense - November 1, 2024					(57,300)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 156,792

Stonegate

Community Development District

Series 2020, Special Assessment Refunding and Improvement Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+
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	\$4,015,000.00	-	\$1,101,000.00	\$5,116,000.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

Product	Total Projected Units	Proposed FY 2024				% Change FY 23' to FY 24'
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment	
Monterey at Malibu Bay	240	\$ 550.59	\$ 318.55	\$ 1,022.46	\$ 1,891.60	7.12%
Ventura at Malibu Bay	179	590.78	318.55	1,022.46	1,931.79	6.96%
Ventura at Malibu Bay-PrePay	1	-	40.16	1,022.46	1,062.62	13.46%
Villas at Carmel Condos	384	550.59	318.55	1,022.46	1,891.60	7.12%
Sonara at Malibu Bay	108	692.09	318.55	1,022.46	2,033.10	6.58%
Estates at Mendocino	143	712.47	318.55	1,022.46	2,053.47	6.51%
	<u>1,055</u>					

Product	Total Projected Units	Adopted FY 2023 - Detail			
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment
Monterey at Malibu Bay	240	\$ 550.96	\$ 318.55	\$ 896.42	\$ 1,765.93
Ventura at Malibu Bay	179	591.18	318.55	896.42	1,806.15
Ventura at Malibu Bay-PrePay	1	-	40.16	896.42	936.58
Villas at Carmel Condos	384	550.96	318.55	896.42	1,765.93
Sonara at Malibu Bay	108	692.56	318.55	896.42	1,907.53
Estates at Mendocino	143	712.94	318.55	896.42	1,927.92
	<u>1,055</u>				

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7A



LEASE PROPOSAL

April 26, 2023

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

Victor,

Genesis Commercial Capital is pleased to propose the following equipment lease terms for your consideration. The funding of this proposal is subject to receipt of all requested documentation and information, final equipment/credit approval, satisfactory invoicing and net terms from your supplier(s). Please review the terms outlined and indicate your understanding and agreement by signing in the space below.

Lessee: Stonegate Community Development District
Equipment: New equipment per Fitness Superstore Quote #RT00108
Supplier: Fitness Superstore
Equipment Cost: \$31,945.75
Term Length: 60 Months
Monthly Payment: \$692.09 plus applicable taxes

By signing below you are indicating your acceptance of this proposal and commitment to use Genesis exclusively for the lease of this equipment. You further agree to execute and return final lease documentation promptly following receipt by you. A commitment fee payable to Genesis in the amount of **\$1,384.18** accompanies this signed proposal and, at funding time, will be applied to the first and last monthly rentals on the lease schedule. By signing below, you authorize Genesis to file any financing statements it deems necessary in connection with the proposed lease. In the event a lease is not commenced at the election of the lessee, or any information provided to Genesis in connection with this proposal or the transaction contemplated herein is not true and correct at the time received by Genesis, then the above stated deposit will be retained by Genesis as compensation for expenses incurred in investigating the credit of the lessee and for general overhead expenses incurred by Genesis in the proposed transaction, including the cost of termination of any financing statements filed pursuant to this proposal. Genesis reserves the right to split this into more than one lease to accommodate funding and approval(s).

Unless we receive this proposal signed by you with the commitment fee within seven (7) days, this proposal will expire. The contemplated transaction represents a true fair market value lease whereby maintenance of equipment, insurance, and property/sales taxes, are the responsibility of the Lessee. Lessee agrees that funding to the supplier is based on net terms and any pre-funding requirements will be the responsibility of the lessee. Lessee agrees to provide written proof of satisfactory comparable credit prior to funding that is equal to or greater than the proposed funding amount above that is paid as agreed. Lessee agrees to provide valid written proof of ownership as submitted per the account verification form prior to funding by lessee. The lessee's local county sales/use tax rate will be billed monthly in addition to the payment amount listed above. By executing this proposal you agree that the terms and conditions set forth herein shall be superseded in their entirety by any subsequent lease agreement executed by both Genesis and yourself, which may contain additional and/or different terms than contained in this proposal. This proposal shall be governed in accordance with California law. Each of the parties to this proposal hereby submit to the exclusive jurisdiction of the courts located in Orange County, California and agree that the venue for any action arising from or related to this proposal or the transaction contemplated above, including without limitation any and all disputes between the parties to this proposal, shall exclusively be in the courts located in Orange County, California. Each of the parties waive any objection to the choice of forum, including any objections based on an inconvenient forum. Please overnight this signed agreement along with the deposit check to my attention so that we may secure the funds for the approval. I look forward to being of service to you on this transaction and will work closely with you to ensure your complete satisfaction.

Sincerely,
GENESIS COMMERCIAL CAPITAL

AGREED AND UNDERSTOOD:
Stonegate Community Development District

By: _____

Name: _____

Title: _____

KAZI SANADID

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7B

ESTIMATE

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

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

Stonegate CDD

Bill to

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

Estimate details

Estimate no.: 1899
Estimate date: 04/30/2023

	Product or service		Amount
1.	Service Remove Remove prepare and dispose of debris to 16 flower beds of red Spartina.	16 units × \$85.00	\$1,360.00
2.	Service Install Install 1260 Acappella Schefflera	1260 units × \$9.75	\$12,285.00
3.	Service remove/ prepare Remove prepare and dispose of debris to 11 flower beds of trine.		\$935.00
4.	Service/ Install 600 Acapella Schefflera	600 units × \$9.75	\$5,850.00
		Total	\$20,430.00

Note to customer

Thank you for your business.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7C

Armando Garcia Land service Inc
16650 SW 203 AVE
Miami, FL. 33187
Cell: 786-298-7104
Fax: 786-410-5072

May 25, 2023

Stonegate CDD
 1020 Malibu Way
 Homestead, FL 33033

I. Specifications We hereby submit specifications and estimate for the following:

Updated FY 2023	
<u>Lawn Maintenance</u> <ul style="list-style-type: none"> • Lawn Cutting --29x/year, \$950.00/cut • (Tract C Malibu Way Plat) \$200.00/cut 	\$33,350.00
Irrigation Repairs – Annual cost not including materials \$375 per month.	\$4500.00
Fertilize-3x/year, \$3025/application	\$9,075.00
Pest Control—2x/year, \$1975.00/application	\$3,950.00
Plants Annuals—1,540 plants in pots 4 ½ @3.85/each, 4x year	\$23,716.00
Mulch—1350 bags @ \$4.85/bag, 2x per year Tract C – 377 bags	\$16,751.90
Trimming-- \$4970.00/ per application Based on (142 trees @\$35 each)	\$4,970.00
Total	\$96,312.90

- For all other services, a written proposal will be submitted.
- Any alterations to or deviation from the above specifications involving extra cost will be executed only upon written request, and will be billed as an extra charge over and above this agreement.

THIS CONTRACT IS INTENDED TO PROTECT THE HIGHEST QUALITY OF THE PROPERTY MAINTENANCE ON ANNUAL CONTRACT BASIS. HOWEVER, EITHER PARTY MAY TERMINATE THE CONTRACT BY A 60 DAY WRITTEN NOTICE, THAT COULD BE SEND VIA MAIL OR FAX..

THANK YOU FOR THE OPPORTUNITY OF ALLOWING ME TO CONTINUE TO OFFER THIS WORK TO STONEGATE CDD.

ALL OTHER MAINTENANCE THAT IS REQUIRED AND THEREFORE REQUESTED WILL BE AT AN ADDITIONAL COST TO BE DETERMINED AS PER JOB SPECIFICATIONS.

SINCERELY,

Armando Garcia
Land Service INC

Stonegate CDD DATE

Armando Garcia DATE
Land Service Inc

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7D

Proposal For

Victor Castro

1020 Malibu Way
Homestead, FL 33033

mobile: 2397897263
manager@umusgmt.com

Location

1020 Malibu Way
Homestead, FL 33033

1020 Malibu Way 33033

Terms

Due on receipt

ITEM DESCRIPTION	QTY	RATE	TOTAL
1) Turf Installation Miami Office Turf Product : Sunset Pro Square Footage : 903 <ul style="list-style-type: none">• Present sod and soil will be removed, and the site graded to accommodate up to 3" of crush aggregate and a top layer of compacted sand whenever necessary (more material could be used to create desired undulations)• Installation of heavy duty weed blocker fabric• Create a concrete retainer along the perimeter to contain the base and to secure the turf, in some cases a nailerboard or PT wood will be used as well• The turf is placed, cut, and seamed according to manufacturer specifications.• All perimeter edges and seams are glued down using heavy-duty outdoor turf adhesive (use of nails if required)• Add a top coat of Silica sand infill as required. ** Enviorfill ** Hydrochill for an added cost Note: Total square footage includes waste. Top Turf is not responsible for permitting.	1	\$ 5,559.77	\$ 5,559.77
2) SERVICE installation of 1" foam pad under turf in entire play ground area includes 46 foam pads and installation	1	\$ 3,530.92	\$ 3,530.92



1. TOP TURF warrants that any installer selected by TOP TURF LLC has liability insurance and workmen's compensation insurance for the work it will perform. Top Turf will only be responsible of repairing free of charge issues pertaining to Top Turf damage as the result of an accident, vandalism, misuse, intentional or unintentional abuse neglect or anything beyond normal use of the product will result in an estimate to repair. Damage caused by the application of cleaning products or chemicals, animals, adhesives, plastic items/pools, metal or vinyl fencing burns, general negligence will require an estimate to repair.

2. Permits; Approval. The Purchaser shall at its own expense, obtain necessary permits necessary for the work to be performed if required. If applicable, Purchaser must obtain permission and/or approval from their homeowner's association so that TOP TURF LLC and or contractors are provided access to the property and is able to complete the work.

3. 50% Deposit required before project initiation and the remaining 50% balance to be paid upon completion.

4. Condition of Premise
TOP TURF LLC makes no representations or warranties with respect to the existence or absence of rocks, boulders, tree stumps, irrigation, fencing, landscaping or other similar conditions that may interfere with the preparation of the site and the installation of the Turf ("Adverse Conditions") on the Purchaser's property. Organic material such as sod grass shall be removed and included as part of the installation cost.

5. Completion of Work; Force Majeure.
TOP TURF LLC agrees to promptly finish the work within the agreed upon time frame, subject to the terms and conditions in this Contract. TOP TURF shall not be liable for any delay or agreed upon start date due to circumstances beyond its control including labor strikes, casualty, weather and/or any act of God or nature.

6. Top Turf LLC is not responsible for home damage caused by a natural disaster, includes Hurricanes, Tornadoes, flooding and fires

7. Top Turf LLC reserves the right to send Notice to owner and or Lien property in case of non payment

A. ENTIRE AGREEMENT: This Contract embodies the entire agreement between the parties and cannot be waived or amended except by written instrument executed by both parties.

Customers sole responsibility to review all materials before installation. Defects of the product should be caught by customer before installation. Top Turf will not cover the costs of removal and re installation of new product in-case of defects

Warranty is limited to fabrication and installation of product, it does not and will not cover any damage created by humans and/or pets

** Moles, nuisance animals and or weeds are not covered under any of our installation guarantees or warranties. Responsibility for the mitigation is of the homeowners.**

TOTAL	\$ 9,090.69
DEPOSIT AMOUNT (50.0%)	\$ 4,545.35

Signature

x _____ Date: _____

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7E



CREATIVE RECREATIONAL SYSTEMS, INC.

(877) 752-9797
 proposals@creativeintranet.com
 www.creativesystems.com

Proposal

ADDRESS

Stonegate CDD
 1020 Malibu Way
 Homestead, FL 33033

PROPOSAL # 302883

DATE 03/24/2023

EXPIRATION DATE 04/13/2023

ACTIVITY	QTY	RATE	AMOUNT
COMMERCIAL PLAYGROUND EQUIPMENT SAINT LUCIA USE ZONE: 40' x 39' AGE GROUP: 5-12 YRS OLD OCCUPANCY: 58-62 CHILDREN COLOR SCHEME: TBD *FREE SHIPPING	1	39,328.00	39,328.00T
INSTALLATION OF COMMERCIAL PLAYGROUND *WAGE TYPE: NON-PREVAILING* INCLUDES OFFLOADING AND ASSEMBLY WASTE DISPOSAL BOX PROVIDED BY CUSTOMER BASED ON ORIGINAL SITE CONDITIONS BASED ON REASONABLE ACCESS SITE SECURITY TO BE PROVIDED BY CUSTOMER EXCLUSIONS: PERMITS - IF NEEDED	1	19,664.00	19,664.00
PLAYGROUND TURF SYSTEM- WITH POLYFOAM PAD WITH POLYFOAM PAD. FOR FALL PROTECTION UP TO 10'- INCLUDING INSTALLATION	1,560	20.22	31,543.20T
BASE PREP - UNITARY BASE PREP FOR UNITARY SURFACING 4 INCHES OF ROAD BASE AND INSTALL NOTE: IF ADDITIONAL MATERIAL IS NEEDED TO BRING THE AREA UP TO GRADE WITH SURROUNDING BARRIERS ADDITIONAL COST WILL APPLY.	1,560	2.87	4,477.20T
LIVE GRASS REMOVAL REMOVAL OF EXISTING LIVE GRASS	1,560	1.10	1,716.00
PRICED PER SQFT FOR THE MINIMUM SURFACE AREA AND USE ZONE OF THE NEW PLAYGROUND. NOTE: THIS SQUARE FOOTAGE MY BE LESS THAN THE USE ZONE OF THE PLAYGROUND IF THE GRASS DOES NOT COVER THE ENTIRE AREA.			

ACTIVITY	QTY	RATE	AMOUNT
EXCAVATION EXCAVATE SOIL FOR ALLOWANCE OF NEW SAFETY SURFACING CHARGED PER SQUARE FOOT UP TO 6" OF SOIL REMOVED	1,560	2.90	4,524.00
*CUSTOMER RESPONSIBLE FOR DUMP BOX			
VENDOR AGREEMENT THIS PROPOSAL IS BOUND BY THE TERMS OF THE ATTACHED VENDOR AGREEMENT.	1	0.00	0.00
*NON-PREVAILING			

SUBTOTAL	101,252.40
TAX (7%)	5,274.39
TOTAL	\$106,526.79

Accepted By

Accepted Date



CREATIVE RECREATIONAL SYSTEMS, INC.

(877) 752-9797
 proposals@creativeintranet.com
 www.creativesystems.com

Proposal

ADDRESS

Stonegate CDD
 1020 Malibu Way
 Homestead, FL 33033

PROPOSAL # 302884

DATE 03/24/2023

EXPIRATION DATE 04/13/2023

ACTIVITY	QTY	RATE	AMOUNT
COMMERCIAL PLAYGROUND EQUIPMENT ATOM USE ZONE: 38' x 45' AGE GROUP: 5-12 YRS OLD OCCUPANCY: 46-50 CHILDREN COLOR SCHEME: TBD *FREE SHIPPING	1	39,816.00	39,816.00T
INSTALLATION OF COMMERCIAL PLAYGROUND *WAGE TYPE: NON-PREVAILING* INCLUDES OFFLOADING AND ASSEMBLY WASTE DISPOSAL BOX PROVIDED BY CUSTOMER BASED ON ORIGINAL SITE CONDITIONS BASED ON REASONABLE ACCESS SITE SECURITY TO BE PROVIDED BY CUSTOMER EXCLUSIONS: PERMITS - IF NEEDED	1	19,908.00	19,908.00
PLAYGROUND TURF SYSTEM- WITH POLYFOAM PAD WITH POLYFOAM PAD. FOR FALL PROTECTION UP TO 10'- INCLUDING INSTALLATION	1,710	20.22	34,576.20T
BASE PREP - UNITARY BASE PREP FOR UNITARY SURFACING 4 INCHES OF ROAD BASE AND INSTALL NOTE: IF ADDITIONAL MATERIAL IS NEEDED TO BRING THE AREA UP TO GRADE WITH SURROUNDING BARRIERS ADDITIONAL COST WILL APPLY.	1,710	2.87	4,907.70T
LIVE GRASS REMOVAL REMOVAL OF EXISTING LIVE GRASS	1,710	1.10	1,881.00
PRICED PER SQFT FOR THE MINIMUM SURFACE AREA AND USE ZONE OF THE NEW PLAYGROUND. NOTE: THIS SQUARE FOOTAGE MY BE LESS THAN THE USE ZONE OF THE PLAYGROUND IF THE GRASS DOES NOT COVER THE ENTIRE AREA.			

ACTIVITY	QTY	RATE	AMOUNT
EXCAVATION EXCAVATE SOIL FOR ALLOWANCE OF NEW SAFETY SURFACING CHARGED PER SQUARE FOOT UP TO 6" OF SOIL REMOVED	1,710	2.90	4,959.00
*CUSTOMER RESPONSIBLE FOR DUMP BOX			
VENDOR AGREEMENT THIS PROPOSAL IS BOUND BY THE TERMS OF THE ATTACHED VENDOR AGREEMENT.	1	0.00	0.00
*NON-PREVAILING			

SUBTOTAL	106,047.90
TAX (7%)	5,550.99
TOTAL	\$111,598.89

Accepted By

Accepted Date






Sales Proposal

MALIBU BAY CLUBHOUSE UNUS PROPERTY MANAGEMENT LLC
Victor Castro
1020 NE 34TH AVENUE
Homestead, FL 33033

Quote No. SP123221-2
Customer No. C130759
Document Date 04/20/2023
Expiration Date 06/19/2023

Sales Representative Oscar Lopez
E-Mail OscLop@Kompan.com
Phone No. 305-542-7063 / 800-426-9788

Project Name US294082 Malibu Bay

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
<u>EQUIPMENT</u>					
<u>PCE410132-CUSTOM</u>	PCE410132 CUSTOM VARIANT 20217455 	1 Pieces	89,860.00	20.00	71,888.00
<u>ELE400024-3717BL</u>	Spinner Bowl - Blue In-ground 90cm 	1 Pieces	1,460.00	20.00	1,168.00
<u>M18301-01P</u>	Motorcycle Seesaw In-ground 40cm 	1 Pieces	4,500.00	20.00	3,600.00
<u>MSC541400-3417P</u>	Coupe Deluxe In-ground 60cm 	1 Pieces	7,590.00	20.00	6,072.00
<u>PCM003121-0901</u>	PLAY PANEL 2 - MUSIC CLASSIC, IN-GROUND 90CM 	1 Pieces	7,300.00	20.00	5,840.00
INSTALL SPECIAL	Project Installation of Kompan Equipment	1 Pieces	24,999.63		24,999.63
FREIGHT	Freight	1 Pieces	9,849.70		9,849.70
<u>SURFACING</u>					
US-CUSTOM-SURFACING	Provide and Install 2243sf of Turf and 4in stone. Includes removal of excess dirt/rock.	1 Pieces	53,740.00		53,740.00



Sales Proposal

MALIBU BAY CLUBHOUSE UNUS PROPERTY MANAGEMENT LLC
Victor Castro
1020 NE 34TH AVENUE
Homestead, FL 33033

Quote No. SP123221-2
Customer No. C130759
Document Date 04/20/2023
Expiration Date 06/19/2023

Sales Representative Oscar Lopez
E-Mail OscLop@Kompan.com
Phone No. 305-542-7063 / 800-426-9788

Project Name US294082 Malibu Bay

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
US-EXCAVATION	Excavation and Disposal of 1862sf up to 8in grass and dirt	2,243 Sq. Feet	5.38		12,067.34
US-PERMIT-2	Permit Fee	1 Pieces	2,500.00		2,500.00
US-ENGSTAMP-DRW-2	Engineered Stamped Drawings	1 Pieces	2,000.00		2,000.00

NOTES

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Please allow 9-11 weeks for product delivery upon order placement.
Equipment is as per Site Plan version L2.0

Description	Qty	Retail Price	Discount	Net Price
No. of Products	5			
Subtotal - Products		110,710.00	22,142.00	88,568.00
Subtotal - Sitework		12,067.34		12,067.34
Subtotal - Surfacing		53,740.00		53,740.00
Subtotal - Installation		29,499.63		29,499.63
Subtotal - Freight		9,849.70		9,849.70
Total USD Excl. Tax				193,724.67
Estimated Tax rate				9,592.96
Total USD Incl. Tax				203,317.63

Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

Malibu Bay HOA
1020 NE 34TH AVENUE
Homestead, FL 33033






Sales Proposal

MALIBU BAY CLUBHOUSE UNUS PROPERTY MANAGEMENT LLC
 Victor Castro
 1020 NE 34TH AVENUE
 Homestead, FL 33033

Quote No. SP123225-1
 Customer No. C130759
 Document Date 04/20/2023
 Expiration Date 06/19/2023

Sales Representative Oscar Lopez
 E-Mail OscLop@Kompan.com
 Phone No. 305-542-7063 / 800-426-9788

Project Name US294082 Malibu Bay

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
<u>EQUIPMENT</u>					
<u>PCM111831-CUSTOM</u>	PCM111831 VARIANT MEGADECK, UPPERDECK 20217450 	1 Pieces	66,270.00	20.00	53,016.00
<u>ELE400024-3717BL</u>	Spinner Bowl - Blue In-ground 90cm 	1 Pieces	1,460.00	20.00	1,168.00
<u>M18301-01P</u>	Motorcycle Seesaw In-ground 40cm 	1 Pieces	4,500.00	20.00	3,600.00
<u>MSC541400-3417P</u>	Coupe Deluxe In-ground 60cm 	1 Pieces	7,590.00	20.00	6,072.00
<u>PCM003121-0901</u>	PLAY PANEL 2 - MUSIC CLASSIC, IN-GROUND 90CM 	1 Pieces	7,300.00	20.00	5,840.00
FREIGHT	Freight	1 Pieces	8,198.40		8,198.40
INSTALL SPECIAL	Project Installation of Kompan Equipment <u>SURFACING</u>	1 Pieces	19,372.75		19,372.75
US-CUSTOM-SURFACING	Provide and Install 1862sf of Turf and 4in stone. Turf turned down to grass.	1 Pieces	40,960.00		40,960.00

Sales Proposal

MALIBU BAY CLUBHOUSE UNUS PROPERTY MANAGEMENT LLC
 Victor Castro
 1020 NE 34TH AVENUE
 Homestead, FL 33033

Quote No. SP123225-1
 Customer No. C130759
 Document Date 04/20/2023
 Expiration Date 06/19/2023

Sales Representative Oscar Lopez
 E-Mail OscLop@Kompan.com
 Phone No. 305-542-7063 / 800-426-9788

Project Name US294082 Malibu Bay

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
US-EXCAVATION	Excavation and Disposal of 1862sf up to 8in grass and dirt	1,862 Sq. Feet	5.38		10,017.56
US-PERMIT-2	Permit Fee	1 Pieces	2,500.00		2,500.00
US-ENGSTAMP-DRW-2	Engineered Stamped Drawings	1 Pieces	2,000.00		2,000.00

NOTES

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Please allow 9-11 weeks for product delivery upon order placement.
 Equipment is as per Site Plan version L2.0 dated 04/11/2023.

Description	Qty	Retail Price	Discount	Net Price
No. of Products	5			
Subtotal - Products		87,120.00	17,424.00	69,696.00
Subtotal - Sitework		10,017.56		10,017.56
Subtotal - Surfacing		40,960.00		40,960.00
Subtotal - Installation		23,872.75		23,872.75
Subtotal - Freight		8,198.40		8,198.40
Total USD Excl. Tax				152,744.71
Estimated Tax rate				7,578.25
Total USD Incl. Tax				160,322.96

Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

Malibu Bay HOA
 1020 NE 34TH AVENUE
 Homestead, FL 33033

ESTIMATE

PLAYGROUND-USA
3790 NW 25th Ave
Miami, FL 33142

kathyplaygroundusa@gmail.com
+1 3054717776



Malibu Bay Clubhouse (Victor Castro)

Bill to

Malibu Bay Clubhouse (Victor Castro)
1020 Malibu Way Homestead Fl
33033

Ship to

Malibu Bay Clubhouse (Victor Castro)
1020 Malibu Way Homestead Fl
33033

Estimate details

Estimate no.: 4799
Estimate date: 03/21/2023

Product or service	Amount
1. Model 5220	\$22,999.99
- Area: 32'x26'x14'H - Capacity: 35 children - Age : 5 to 12 Y/o - Fall:60"	
2. DELIVERY&INSTALLATION	\$6,899.99
Delivery and Installation	
3. Bench 6' ft Long Thermal Plastic Cover	3 units x \$799.99 \$2,399.97
4. Shade Structure	\$25,160.00
- Size : 42' x 24; x 14'h	
5. New Footing	4 hrs x \$880.00 \$3,520.00
- Qty : 4	
6. Engineer Plans	\$850.00
7. Expeditors Fees	\$550.00
8. Shade Structure Notes	\$0.00
*** Not included in price : - City Permitting Fees (Unknown) *** - Fees Will be added in final invoice	
Price Includes : - New cover, new columns , new footings , powder coating paint, D-shackle , D-rings , stainless steel wire rope clips , easy Z-slide and Installation.	
9. Shade Structure Authorization	\$0.00

Terms Of Payments: A 50% deposit with order is required, Balance is due upon installation.

Acceptance Of Proposal:

The above prices Specification, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Sign Here: _____ . Date: _____

Signature of Buyer or Buyer Authorized agent

10. Artificial Turf	3900 units × \$5.50	\$21,450.00
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- Playground Certified Artificial Turf Area - (3900 sqft)
- Turf to fence in playground area.
- Manufactured Warranty : 15 years.
- Installation Warranty : 3 years.
- Materials , Delivery and Installation Included by Playground USA.

11. 2" Padding	1216 units × \$5.50	\$6,688.00
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- Protective Surface Padding - (1216 sqft)
- 2" pad - soft Top surface beneath fall zone playground area.
- Provide and Install synthetic turf 5/8' - 3/4' compacted per manufactured recommendation . Maximum fall height of 6' per height .
- Material and Installation included.

12. Sign Here		\$0.00
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Notes : A 50% deposit is required to start the project. We manufacture and customize our products to the needs of our customers therefore all deposits are Non-Refundable. In order to start production, we require 25% to start and the final 25% the day the product is finished.

We install approximately 5-8 weeks after the initial deposit is received. (Unless purchased item needs to be manufactured)

Weather may affect the start or end date.

No claims can be made After the final project is installed.

Sign _____

Name : _____ title : _____

Date signed _____

If final payment isn't made a 25% fee will be added per day late on payment.

Playground USA is looks forward to making your playground dreams a reality!

	Subtotal	\$90,517.95
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	Sales tax	\$5,673.26
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	Total	\$96,191.21
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ESTIMATE

PLAYGROUND-USA
3790 NW 25th Ave
Miami, FL 33142

kathyplaygroundusa@gmail.com
+1 3054717776



Malibu Bay Clubhouse (Victor Castro)

Bill to

Malibu Bay Clubhouse (Victor Castro)
1020 Malibu Way Homestead Fl
33033

Ship to

Malibu Bay Clubhouse (Victor Castro)
1020 Malibu Way Homestead Fl
33033

Estimate details

Estimate no.: 4800
Estimate date: 03/21/2023

Product or service	Amount
1. Model 2022-C	\$32,999.99
Area: 36'x24'x14'H Age: 3 to 12y/o Cap : 25 Children Fall: 48"	
2. DELIVERY&INSTALLATION	\$9,899.99
Delivery and Installation	
3. Bench 6' ft Long Thermal Plastic Cover	3 units × \$799.99 \$2,399.97
4. Shade Structure	\$36,280.00
- Size : 46' x 34' x 14'h	
5. New Footing	4 units × \$880.00 \$3,520.00
- Qty : 4	
6. Engineer Plans	\$850.00
7. Expeditors Fees	\$550.00
8. Shade Structure Notes	\$0.00
*** Not included in price : - City Permitting Fees (Unknown) *** - Fees Will be added in final invoice	
Price Includes : - New cover, new columns , new footings , powder coating paint, D-shackle , D-rings , stainless steel wire rope clips , easy Z-slide and Installation.	
9. Shade Structure Authorization	\$0.00

Terms Of Payments: A 50% deposit with order is required, Balance is due upon installation.

Acceptance Of Proposal:

The above prices Specification, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Sign Here: _____ . Date: _____

Signature of Buyer or Buyer Authorized agent

10. Artificial Turf	3900 units × \$5.50	\$21,450.00
----------------------------	---------------------	-------------

- Playground Certified Artificial Turf Area - (3900 sqft)
- Turf to fence in playground area.
- Manufactured Warranty : 15 years.
- Installation Warranty : 3 years.
- Materials , Delivery and Installation Included by Playground USA.

11. 2" Padding	1260 units × \$3.99	\$5,027.40
-----------------------	---------------------	------------

- Protective Surface Padding - (1260sqft)
- 2" pad - soft Top surface beneath fall zone playground area.
- Provide and Install synthetic turf 5/8' - 3/4' compacted per manufactured recommendation . Maximum fall height of 6' per height .
- Material and Installation included.

12. Sign Here		\$0.00
----------------------	--	--------

Notes : A 50% deposit is required to start the project. We manufacture and customize our products to the needs of our customers therefore all deposits are Non-Refundable. In order to start production, we require 25% to start and the final 25% the day the product is finished.

We install approximately 5-8 weeks after the initial deposit is received. (Unless purchased item needs to be manufactured)

Weather may affect the start or end date.

No claims can be made After the final project is installed.

Sign _____

Name : _____ title : _____

Date signed _____

If final payment isn't made a 25% fee will be added per day late on payment.

Playground USA is looks forward to making your playground dreams a reality!

Subtotal	\$112,977.35
Sales tax	\$7,215.42
Total	\$120,192.77

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7F



RE: Stonegate fka Malibu Bay Replaces ID 4972 - Fiberglass Enclosed Irrigation Pump Station

Hoover Pumping Systems will furnish one Hoover model **HCF-15PDV-460/3-MR3L-Z** 15 HP Single Centrifugal Variable Frequency Drive (VFD) Hooverflow Pump Station specifically designed for this project with the following features:

- Deliver an estimated 180 GPM @ 65 PSI at the station discharge at 10' Lift.
- 4 ft x 6 ft Hoover reinforced pump enclosure with:
 - Ultraviolet and chemical-resistant forest green fiberglass (Painted or Powder Coated Steel Not Acceptable)
 - Lockable corrosion-resistant stainless steel hardware
 - Ventilation for motors and controls
 - Hinged access cover with gas-filled support shocks
- UL listed self-diagnostic Hooverflow VFD control system specifically configured for this project includes:
 - Hooverflow controls to sequence pump start and retirement using mag flow sensing to operate pumps as close as possible to best efficiency point
 - An individual, dedicated VFD for each motor
 - Consistent pressure control throughout design flow range
 - 4G Cell Modem with remote power reboot capability
 - Stainless Steel NEMA 4 panel to guard against dust, insects, and moisture
 - User friendly web interface
 - Supervisory controls and monitoring with automatic alerts capability
 - Soft ramp-up and ramp-down
 - Current, phase, and voltage protection
 - VFD fault protection
 - VFD forced air cooling
 - Loss of Prime protection
 - Motor O/L and thermal protection
 - Transient surge protection
 - Industrial UPS to guard electronics
- Hoover Flowguard[®] Internet-based water management system, remote operation, history, 24/7 email notifications of problems, flow and pressure graphs, water use reports and permit compliance, settable water and maintenance windows. Includes shut-off valve with local bypass for maintenance, one year communication plan, remotely managed rain gauge.
- Single 15HP Griswold Centrifugal Pump with flanged suction and discharge connections (threaded connections not acceptable). Includes Premium -efficiency, dust and water resistant, Totally Enclosed Fan Cooled (TEFC) motor (Open Drip Proof (ODP) motor not acceptable).
- 3" Corrosion-resistant discharge header includes:
 - Hot-dipped galvanized grooved pipe and fittings (Painted or Powder Coated Steel Pipe and Fittings Not Acceptable)
 - Bronze disk discharge maintenance isolation valve
 - Epoxy coated cast iron magnetic flow meter with no moving parts to control pump sequencing, resulting in longer equipment life and lower operating cost (Insertion Type Flow Meter Not Acceptable)
 - 3" Epoxy coated cast iron solenoid shut off, PSI transducer valve.
- 4 ft x 6 ft Hot-dipped galvanized structural steel skid (painted steel not acceptable) placed on Customer's existing concrete pad
- Pressure tank assembly that saves energy and extends the service life of variable frequency drive, pump motor and irrigation system fittings. Hoover-designed, adequately sized pressure tank system reduces typical pump start frequency that occurs due to normally expected irrigation field leaks.



RE: Stonegate fka Malibu Bay Replaces ID 4972 - Fiberglass Enclosed Irrigation Pump Station

- 4" Corrosion-resistant pump station discharge line includes:
 - Hot-dipped galvanized grooved pipe and fittings (Painted or Powder Coated Steel Pipe and Fittings Not Acceptable)
 - Galvanized steel adapter below grade for irrigation main line tie-in by Hoover
- Install 4" individual intake for each pump consisting of corrosion-resistant hot-dipped galvanized suction piping to below grade, with up to 80 ft of High Density Polyethylene (HDPE) heat-fusion pipe. Each intake line includes a cast iron check valve, and a submerged buoyant support system to stabilize the 316 stainless steel intake screen set in the anaerobic water zone (FLOATING screen assemblies not acceptable), limiting algae growth on the screen. Intake screen surface area is engineered to result in water velocity (0.5 ft/sec) that also minimizes frequency of cleanings (2 to 5 year typical cleaning interval).
- Irrigation controller 110 VAC power supply for one controller in J-Box mounted on back of pump station for customer provided & installed irrigation controller (Irrigation Controller Field Grounding Not Included).
- Removal and offsite disposal of existing station.
- First Year of Flowguard preventative maintenance included.
- One service call to perform initial Startup and Calibration.

Pump Station - Lump Sum Price: \$44,538.70

Note: Electrical service, concrete pad, additional suction footage, and permits are not included. Priming of pumps on customer installed suction lines not included. Backflow protection of water source not included. F.O.B. Miami-Dade County.

This PROPOSAL/CONTRACT will EXPIRE 60 Days from March 13, 2023.

TERMS: Deposit of 35% is due with signed contract prior to commencement. Payments are due within 20 days of invoice date. Interest will be due and shall accrue at the rate of 1 1/2% per month compounded on any overdue amount. RETAINAGE WILL NOT BE WITHHELD FROM PAYMENTS DUE. Collection costs, including attorney's fees, will be due in the event of nonpayment. By execution of this Proposal/Contract, customer agrees to and understands that this Proposal/Contract incorporates the Hoover Pumping Systems Terms and Conditions of Sale.

Please call if pump performance or other features do not meet project criteria. Thank you for your consideration.

Sincerely,
HOOVER PUMPING SYSTEMS

Accepted by:
Stonegate CDD

Kristen Hoover
March 13, 2023

Signature / Name Printed / Date



RESEARCH IRRIGATION, INC.
 10050 NW 116th Way Suite #11 • MIAMI, FLORIDA 33178
 PHONE: 305-863-9390 • FAX: 305-863-9221

PROPOSAL

PROPOSAL SUBMITTED TO: MALIBU BAY		PHONE	DATE 05/17/2023
STREET:		JOB NAME NEW PUMP STATION	
CITY, STATE, ZIP CODE		JOB LOCATION	
ATTENTION:	FAX:	NOTE	

We hereby submit specifications and estimates for:

INSTALL NEW IRRIGATION CRAFT PUMP STATION – MODEL #ICS-15VCD-460-3-CS. INCLUDES NEW FLOW METER, NEW CONTROLLER, SUCTION & DISCHARGE LINES, NEW CHECK VALVE AND SCREEN, NEW HUNTER CONTROLLER. ALSO REMOVE EXISTING PUMP STATION.

DOES NOT INCLUDE:

1. ELECTRICAL TO PUMP STATION

\$34,950.00

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

THIRTY-FOUR THOUSAND NINE HUNDRED FIFTY dollars \$ **34,950.00**

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature _____

KENNETH R. BING, PRESIDENT

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal—

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined as above.

Signature _____

Signature _____

Signature _____

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7G

ESTIMATE

DATE
MAY 18, 2023

INVOICE NO
2023051823-B

A1 HANDYMAN & MAINTENANCE
SERVICE INC
A1HANDYMANMAINTSVCS@GMAIL.COM

MALIBU BAY CLUBHOUSE STONEGATE
CDD
1020 MALIBU WAY,
HOMESTEAD, FL 33033
MANAGER@UNUSMGMT.COM

2855 SQ FT	<p>REMOVAL OF EXISITNG BASEBOARDS THROUGHOUT THE CLUBHOUSE TO ENABLE AND PROPER INSTALLTION OF TILES.</p> <p>DEMOLITION OF EXISTING TILES</p> <p>WASTE MANAGEMENT 20 YARD CONTAINER RENTAL FOR CONSTRUCTION DEBRIS REMOVAL.</p> <p>INSTALLATION OF GROUT JOINT RECTIFIED TILES CORALSTONE BNC 24" X 48" AMERIMIX 500 TYPE S MORTARM MIX MULTISET WHITE DRY GROUT BIRCH</p> <p>REINSTALLATION OF PRESERVED EXISTING BASEBOARDS</p> <p>LABOR AND MATERIALS INCLUDED.</p> <p>I AM AWARE BY SIGNING THIS ESTIMATE, I AGREE TO THE PRICES, SPECIFICATIONS AND TERMS OF PAYMENT HEREIN: 50% PRIOR TO COMMENCEMENT \$20,475.00 50% UPON COMPLETION \$20,475.00</p> <p>_____ SIGNATURE</p> <p>_____ DATE</p> <p>NOTE: PERMITS AND SUB-SURFACE UNFORSEEN DAMAGE REAIRS NOT INCLUDED. CLIENT IS TAX EXEMPT: CERTIFICATE #85-8012861825C-0</p>	\$40,950.00
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QUOTE

DATE

05/29/2023

INVOICE NO

042523-MB

DAGO'S FLOORING, INC.**DAGOBERTO PORTAL, PRESIDENT**7462 SW 143rd Avenue

Miami, FL 33183

305-439-2002

Dagosflooring@gmail.com**QUOTE TO**

MALIBU BAY CLUBHOUSE

FLOOR PROJECT

TOTAL SQFT OF CLUBHOUSE - 3,050**50% DEP TO START****PAYMENT TERMS: 50% TO START, 25% @ % OF
COMP, REMAINDER 25% UPON COMP****DESCRIPTION**

JOB CONSISTS OF THE FOLLOWING;

1. REMOVAL AND DISPOSAL OF EXISTING TILE (DOES NOT INCLUDE GYM OR BATHROOM FLOOR) = \$6,400.00
2. INSTALLATION OF TILES = \$14,800.00
3. REMOVAL OF EXISTING BASEBOARDS AND INSTALLATION OF NEW ONES = \$4,062.00
4. PURCHASE OF SETTLING MATERIALS REQUIRED FOR PROJECT = \$5,000.00
5. DELIVERY = \$400.00
6. COST OF TILE \$2.89/SQFT @ 3,355/SQFT (10% OF WASTE INCLUDED) = \$10,375.00
(THIS LINE ITEM NEEDS TO BE PAID IN FULL IN ADDITION TO THE REQUIRED DEPOSIT)

TOTAL DUE \$41,037.00



INNOVATION REMODELING GR LLC

JESUS RODRIGUEZ M
 Business Number 305-910-3028
 3526 NE 9 ST. HOMESTEAD FL 33033
 (305) 910-3028
 innovationremodeling@hotmail.com

ESTIMATE
 EST# 0419

DATE
 05/16/2023

TOTAL
 USD \$34,947.25

TO

STONEGATE CDD MALIBU BAY CLUBHOUSE

VICTOR CASTRO
 1020 MALIBU WAY HOMESTEAD FL 33033
 ☎ +1 (239) 789-7263
 Manager@unusmgmt.com

DESCRIPTION	RATE	QTY	AMOUNT
Removal of Existing Floor This price is for the removal of existing tiles. This includes labor and removal of trash.	\$1.50	2,625	\$3,937.50
Installation of New Porcelain Tile Installation of new porcelain tile in size 24"x48". This is for labor Only.	\$5.00	2,625	\$13,125.00
Porcelain Tile 24"x48" This price is for porcelain tile of 24"x48" to be provided by contractor. Tile will be chosen by client from samples provided by contractor. This also includes 10% of waste material	\$3.79	2,900	\$10,991.00
Setting Materials This price is for all setting materials required for tile installation.	\$1.75	2,625	\$4,593.75
Miscellaneous This includes basic materials like tape, paper, caulking, etc	\$650.00	1	\$650.00
Removal and Installation of Baseboard Removal of existing baseboard and installation of same baseboard.	\$950.00	1	\$950.00

Paint baseboard Material included	\$400.00	1	\$400.00
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Material delivery	\$300.00	1	\$300.00
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TOTAL

USD \$34,947.25

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7H



6900 S.W. 21st Court, Building 9 · Davie, FL 33317
Phone: 954.382.9766 · Fax: 954.382.9770
Email: info@allstatemanagement.com
www.allstatemanagement.com

SERVICE AGREEMENT / FOUNTAIN EQUIPMENT

Stonegate C.D.D. / Malibu Bay Community
c/o Mr. Victor Castro
1020 Malibu Way
Homestead, FL 33033

DATE: 03/30/23 TERMS: 50% Deposit with
Balance due on installation DELIVERY: Four (4) weeks from date of acceptance

Lake Fountain Lights

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
One (1)	Rebuild set of Eight (8) RGB LED Fountain Lights <ul style="list-style-type: none"> • New Light Source, Power, Supply & Gaskets • Two-year Warranty 	\$7,032.00
	Installation & Materials	\$ 790.00
		Total: \$7,822.00*

* The internal condition of the light fixtures is unknown and will be evaluated upon dismantling. If necessary, additional repairs will be quoted separately.

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE -
The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

By: _____

By: _____

Dated: _____

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2023-04

A RESOLUTION OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 6th day of June, 2023.

Attest:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

STONEGATE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2023	Regular Meeting	6:30 PM
November 7, 2023	Regular Meeting	6:30 PM
December 5, 2023	Regular Meeting	6:30 PM
February 6, 2024	Regular Meeting	6:30 PM
March 5, 2024	Regular Meeting	6:30 PM
April 2, 2024	Regular Meeting	6:30 PM
May 7, 2024	Regular Meeting	6:30 PM
June 4, 2024	Regular Meeting	6:30 PM
July 2, 2024	Regular Meeting	6:30 PM
August 6, 2024	Regular Meeting	6:30 PM
September 3, 2024	Regular Meeting	6:30 PM

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

CONSENT
AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America	\$ 1,019,215	\$ -	\$ -	\$ -	\$ 1,019,215
FineMark Bank - money mkt	258,948	-	-	-	258,948
Investments					
State Board of Administration	12	-	-	-	12
Revenue 2013	-	108,747	-	-	108,747
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	129,400	-	-	129,400
Sinking fund 2013	-	335,000	-	-	335,000
Prepayment 2013	-	16,449	-	-	16,449
Revenue 2020	-	-	451,884	-	451,884
Reserve 2020	-	-	159,500	-	159,500
Construction 2020	-	-	-	350,482	350,482
Undeposited funds	670	-	-	-	670
Due from other	141	-	-	-	141
Total assets	<u>\$ 1,278,986</u>	<u>\$ 614,596</u>	<u>\$611,384</u>	<u>\$ 350,482</u>	<u>\$ 2,855,448</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable - clubhouse	\$ 2,766	\$ -	\$ -	\$ -	\$ 2,766
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>3,766</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,766</u>
Fund Balance					
Restricted					
Debt service	-	614,596	611,384	-	1,225,980
Construction	-	-	-	350,482	350,482
Committed					
Clubhouse renewal & replacement	155,000	-	-	-	155,000
Assigned					
3 months working capital	214,526	-	-	-	214,526
Disaster	225,000	-	-	-	225,000
Unassigned	680,694	-	-	-	680,694
Total fund balance	<u>1,275,220</u>	<u>614,596</u>	<u>611,384</u>	<u>350,482</u>	<u>2,851,682</u>
Total liabilities & fund balances	<u>\$ 1,278,986</u>	<u>\$ 614,596</u>	<u>\$611,384</u>	<u>\$ 350,482</u>	<u>\$ 2,855,448</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 49,297	\$ 864,767	\$ 907,897	95%
Interest	188	1,257	1,000	126%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	-	1,905	5,000	38%
Total revenues	<u>49,485</u>	<u>867,929</u>	<u>915,897</u>	95%
EXPENDITURES				
Administrative				
Supervisors	-	1,000	6,000	17%
Payroll taxes	-	76	459	17%
Management/recording/accounting	3,638	25,465	43,655	58%
Legal	-	3,553	20,000	18%
Engineering	994	1,361	10,000	14%
Audit	2,000	4,500	7,100	63%
Assessment roll preparation	444	3,110	5,332	58%
Arbitrage rebate calculation	500	1,000	1,250	80%
Dissemination agent	88	613	1,051	58%
Trustee	-	4,031	6,500	62%
ADA website compliance	-	-	210	0%
Website and E-blast communications	-	-	1,220	0%
Postage	21	152	2,000	8%
Legal advertising	-	-	1,225	0%
Office supplies	-	-	300	0%
Other current charges	207	1,332	1,500	89%
Annual special district fee	-	175	200	88%
Insurance	-	7,671	8,563	90%
Property taxes	-	-	178	0%
Total administrative expenses	<u>7,892</u>	<u>54,039</u>	<u>116,743</u>	46%
Field Operations				
Landscape maintenance	24,062	111,252	109,018	102%
Landscape replacement	-	1,650	10,000	17%
Tree maintenance	-	-	10,000	0%
Playground maintenance	-	-	1,500	0%
Clubhouse irrigation	-	-	3,000	0%
Pump maintenance/repair	-	825	4,500	18%
Electrical repairs	-	-	1,000	0%
Lake maintenance	1,519	11,839	24,255	49%
Aeration maintenance	-	-	9,700	0%
Aeration utilities	-	-	12,000	0%
Contingency	-	-	5,000	0%
Holiday decorations	-	7,175	14,350	50%
Animal control	135	810	3,000	27%
Operating supplies	-	-	2,000	0%
Total field operations	<u>25,716</u>	<u>133,551</u>	<u>209,323</u>	64%

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	-	298	3,480	9%
Utilities	5,894	33,782	63,000	54%
Insurance	-	19,267	21,017	92%
Flood insurance	-	-	4,037	0%
Alarm monitoring	58	406	720	56%
Fire monitoring	135	405	540	75%
Pool maintenance	2,300	16,100	30,000	54%
Pool repair	-	570	7,500	8%
Pool health inspections	-	-	750	0%
Air conditioning R&M	-	1,400	5,000	28%
Clubhouse operation and management				
Clubhouse management	20,872	144,686	254,034	57%
Special events	-	22,952	25,000	92%
Gym maintenance	-	-	3,000	0%
Office supplies	128	1,767	1,800	98%
Repairs and maintenance	-	2,773	15,000	18%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	-	3,864	10,000	39%
Pool system upgrade	-	-	50,000	0%
Wifi system upgrade & camera	-	1,830	-	N/A
Pressure cleaning	-	296	1,000	30%
Janitorial supplies	-	2,802	15,700	18%
Contingencies	-	-	9,000	0%
Total clubhouse	<u>29,387</u>	<u>253,198</u>	<u>522,578</u>	48%
Infrastructure reinvestment				
Capital outlay				
General	-	20,210	60,000	34%
Total clubhouse reserves	<u>-</u>	<u>20,210</u>	<u>60,000</u>	34%
Other fees and charges				
Property appraiser & tax collector	493	8,643	9,458	91%
Total other fees and charges	<u>493</u>	<u>8,643</u>	<u>9,458</u>	91%
Total expenditures	<u>63,488</u>	<u>469,641</u>	<u>918,102</u>	51%
Net increase/(decrease) of fund balance	(14,003)	398,288	(2,205)	
Fund balances - beginning	1,289,223	876,932	835,827	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	155,000	155,000	155,000	
Assigned				
3 months working capital	214,526	214,526	214,526	
Disaster	225,000	225,000	225,000	
Lake 4 and 6 degradation	-	-	45,000	
Unassigned	680,694	680,694	194,096	
Fund balance - ending	<u>\$ 1,275,220</u>	<u>\$ 1,275,220</u>	<u>\$ 833,622</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 APRIL 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 32,650	\$ 572,748	\$ 601,314	95%
Interest	2,169	7,171	-	N/A
Total revenues	<u>34,819</u>	<u>579,919</u>	<u>601,314</u>	96%
EXPENDITURES				
Debt service				
Principal	-	-	335,000	0%
Principal prepayment	-	25,000	-	N/A
Interest 11/1	-	130,025	130,025	100%
Interest 5/1	-	-	130,025	0%
Property appraiser & Tax collector	327	5,724	6,264	91%
Total expenditures	<u>327</u>	<u>160,749</u>	<u>601,314</u>	27%
Net increase/(decrease) of fund balance	34,492	419,170	-	
Fund balances - beginning	580,104	195,426	176,057	
Fund balances - ending	<u>\$ 614,596</u>	<u>\$ 614,596</u>	<u>\$ 176,057</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2020
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 17,504	\$ 307,047	\$ 322,360	95%
Interest	2,077	8,908	-	N/A
Total revenues	<u>19,581</u>	<u>315,955</u>	<u>322,360</u>	98%
EXPENDITURES				
Debt service				
Principal	-	-	190,000	0%
Interest 11/1	-	63,075	63,075	100%
Interest 5/1	-	-	63,075	0%
Property appraiser & Tax collector	175	3,068	3,358	91%
Total debt service	<u>175</u>	<u>66,143</u>	<u>319,508</u>	21%
Net increase/(decrease) of fund balance	19,406	249,812	2,852	
Fund balances - beginning	591,978	361,572	356,136	
Fund balances - ending	<u>\$ 611,384</u>	<u>\$ 611,384</u>	<u>\$ 358,988</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: SERIES 2020
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,237	\$ 6,843
Total revenues	1,237	6,843
EXPENDITURES		
Capital outlay	-	15,870
Total expenditures	-	15,870
Excess/(deficiency) of revenues over/(under) expenditures	1,237	(9,027)
Fund balances - beginning	349,245	359,509
Fund balances - ending	\$ 350,482	\$ 350,482

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
APRIL 30, 2023**

Stonegate CDD Check Detail April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	04/06/2023	COMCAST CORPO...	101.000 · Bank of ...		-551.44
Bill	0760104 032223	04/05/2023		536.010 · Utilities	-551.44	551.44
TOTAL					-551.44	551.44
Bill Pmt -Check	CBI	04/20/2023	ADT SECURITY SE...	101.000 · Bank of ...		-57.99
Bill	14954058 041323	04/19/2023		536.001 · Alarm Mo...	-57.99	57.99
TOTAL					-57.99	57.99
Bill Pmt -Check	CBI	04/20/2023	FEDEX	101.000 · Bank of ...		-20.90
Bill	8-104-20480	04/19/2023		519.410 · Postage	-20.90	20.90
TOTAL					-20.90	20.90
Bill Pmt -Check	14306	04/06/2023	GRAU AND ASSO...	101.000 · Bank of ...		-2,000.00
Bill	23943	04/05/2023		513.320 · Audit	-2,000.00	2,000.00
TOTAL					-2,000.00	2,000.00
Bill Pmt -Check	14307	04/06/2023	LLS TAX SOLUTIO...	101.000 · Bank of ...		-500.00
Bill	002974	04/05/2023		513.312 · Arbitrage ...	-500.00	500.00
TOTAL					-500.00	500.00
Bill Pmt -Check	14308	04/06/2023	WRATHELL, HUNT...	101.000 · Bank of ...		-4,169.83
Bill	2021-2393	04/05/2023		512.311 · Managem...	-3,637.92	3,637.92
				513.310 · Assessm...	-444.33	444.33
				513.315 · Dissemin...	-87.58	87.58
TOTAL					-4,169.83	4,169.83

Stonegate CDD Check Detail April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	14309	04/06/2023	ARMANDO GARCI...	101.000 · Bank of ...		-21,788.95
Bill	762993	04/05/2023		537.400 · Lawn Cut...	-1,600.00	1,600.00
				537.470 · Tract C	-340.00	340.00
				537.450 · Irrigation ...	-333.00	333.00
Bill	763040	04/05/2023		537.420 · Pest Cont...	-1,975.00	1,975.00
Bill	763041	04/05/2023		537.410 · Fertilize	-2,975.00	2,975.00
Bill	763042	04/05/2023		537.440 · Mulch	-8,375.95	8,375.95
Bill	763043	04/05/2023		537.460 · Trimming	-2,915.00	2,915.00
Bill	763044	04/05/2023		537.460 · Trimming	-3,275.00	3,275.00
TOTAL					-21,788.95	21,788.95
Bill Pmt -Check	14310	04/06/2023	CHI ALARMS, INC.	101.000 · Bank of ...		-135.00
Bill	274572	04/05/2023		536.009 · Fire Monit...	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	14311	04/06/2023	CITY OF HOMEST...	101.000 · Bank of ...		-5,343.01
Bill	000351215 032423	04/05/2023		536.010 · Utilities	-3,986.23	3,986.23
Bill	000363973 032423	04/05/2023		536.010 · Utilities	-1,356.78	1,356.78
TOTAL					-5,343.01	5,343.01
Bill Pmt -Check	14312	04/06/2023	M&M POOL & SPA...	101.000 · Bank of ...		-2,300.00
Bill	3228	04/05/2023		536.004 · Pool Main...	-2,300.00	2,300.00
TOTAL					-2,300.00	2,300.00
Bill Pmt -Check	14313	04/13/2023	IMAGENET CONS...	101.000 · Bank of ...		-122.78
Bill	79511344	04/12/2023		536.007 · Office Su...	-122.78	122.78
TOTAL					-122.78	122.78
Check	14314	04/13/2023	STONEGATE CDD	101.000 · Bank of ...		-17,328.60
				207.204 · Due to D...	-17,328.60	17,328.60
TOTAL					-17,328.60	17,328.60

Stonegate CDD Check Detail April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	14315	04/13/2023	STONEGATE CDD	101.000 · Bank of ...		-32,323.79
				207.203 · Due to D...	-32,323.79	32,323.79
TOTAL					-32,323.79	32,323.79
Bill Pmt -Check	14316	04/27/2023	ALVAREZ ENGINE...	101.000 · Bank of ...		-993.75
Bill	7083	04/26/2023		519.320 · Engineeri...	-993.75	993.75
TOTAL					-993.75	993.75
Bill Pmt -Check	14317	04/27/2023	ARMANDO GARCI...	101.000 · Bank of ...		-2,273.00
Bill	763051	04/26/2023		537.400 · Lawn Cut...	-1,600.00	1,600.00
				537.470 · Tract C	-340.00	340.00
				537.450 · Irrigation ...	-333.00	333.00
TOTAL					-2,273.00	2,273.00
Bill Pmt -Check	14318	04/27/2023	IMAGENET CONS...	101.000 · Bank of ...		-5.07
Bill	INV539315	04/26/2023		536.007 · Office Su...	-5.07	5.07
TOTAL					-5.07	5.07

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
APRIL 30, 2023**


Hello Stonegate Comm Dev Dist,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 1020 MALIBU WAY, HOMESTEAD, FL, 33033-5350		
Previous balance		\$551.44
One-time EFT Payment - thank you	Mar 09	-\$551.44
Balance forward		\$0.00
Regular monthly charges	Page 3	\$548.65
Taxes, fees and other charges	Page 3	\$2.79
New charges		\$551.44
Amount due Apr 12, 2023		\$551.44

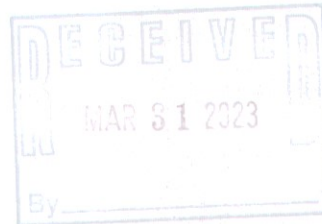
← Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Mar 22, 2023 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.



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

536.010
001



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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
96330350 NO RP 22 20230322 NNNNNNNY 0001609 0005

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

Account number

8495 60 060 0760104

Payment due

Apr 12, 2023

Please pay

\$551.44

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash



Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849560060076010400551440

Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a **FREE** account review at **877-564-0318**.



Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000
Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition. Visit business.comcast.com/learn/moving to learn more.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838
Attn: M. Gifford.



Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

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



Regular monthly charges \$548.65

Comcast Business \$439.85

Packaged services \$493.95

Connection Pro \$39.95

Mobility Voice Line Business Voice. \$25.00

Data, Voice, Access \$429.00

Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.

Discounts -\$189.00

Bundle Discount -\$189.00

Comcast Business services \$134.90

TV Preferred Business Video. \$99.95

Sports and Entertainment Package. \$34.95

What's included?



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



TV: Keep your employees informed and customers entertained



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

Visit business.comcast.com/myaccount for more details

You've saved \$189.00 this month with your bundle discount.



Equipment & services \$59.80

TV Box + Remote \$9.95

Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each \$19.90

Equipment Fee Voice and WiFi Pro Expanded Coverage. \$29.95

Service fees \$49.00

Directory Listing Management Fee \$5.00

Voice Network Investment \$5.00

Broadcast TV Fee \$22.55

Regional Sports Fee \$16.45

Taxes, fees and other charges \$2.79

Other charges \$2.79

Regulatory Cost Recovery \$0.94

Federal Universal Service Fund \$1.85

Additional information

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Account Update: Effective with this bill, you may see some adjustments to your taxes and fees as a result of a billing system update.

Effective May 12, 2023, ShopHQ will no longer be available with Comcast Business.

Account Number
8495 60 060 0760104

Billing Date
Mar 22, 2023

Services From
Apr 02, 2023 to May 01, 2023

Page
4 of 5

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



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



Invoice date: **Apr 13, 2023** Service period: **May 1 - May 31, 2023**

536.001
001

Your total due is: **\$57.99** Due by: **May 3, 2023**

Your Bill at-a-glance

Previous Balance	\$57.99
Payments and Adjustments	-\$57.99
Current Charges	\$57.99
Taxes and Fees	\$0.00

Total Due \$57.99

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

Message from ADT

Want to receive ADT billing text updates for your account? **Text BILL1 to 91572 to join and stay in the know.**

Message frequency may vary. Msg & Data rates may apply.

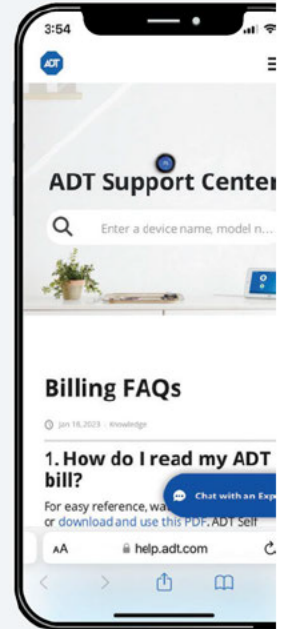
Get help fast - No need to call

ADT's Support Center has your answers and more.

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



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



Brilliantly Safe™



ADT
3190 S Vaughn Way
Aurora, CO 80014

Account Number	14954058
Due Date	May 3, 2023
Amount Due	\$57.99

Amount Enclosed \$ _____

Please send payment to:

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



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



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

000149540580000000000000041223000000000000057996

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

Is your billing information incorrect? You can change it on [MyADT.com](https://myadtdotcom.com) or in the [MyADT mobile app](#).

Your Account Activity

Previous Balance		\$57.99
Payments and Adjustments		
Payment Received - Thank You!	Mar 31, 2023	-\$57.99
Current Charges		
<u>RECURRING CHARGES</u>		
Services		
Invoice Number 985981220	May 1 - May 31, 2023	\$57.99
Total Non-taxable Charges		\$57.99
Total Due to be paid by May 3, 2023		\$57.99

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

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

Have questions? Chat with us through [MyADT mobile app](#).

Pay your bill online at [MyADT.com](https://myadtdotcom.com) or download [MyADT mobile app](#).



* Taxable charges



Keep your contacts up-to-date

For added security, keep your designated emergency contact list updated in [MyADT.com](https://myadtdotcom.com). ADT will reach out to your contacts as listed when we receive an emergency alarm signal or need to confirm a false alarm.

[Log into www.myadtdotcom.com](https://www.myadtdotcom.com) and go to Account/Emergency Contacts

Prepare for storm season

It's never too early to be ready for weather events. Start your safety plan with a quick checklist.

- Build an emergency supply kit and know where to shelter or evacuate.
- Remove damaged trees, limbs and other debris from your property.
- Secure gutters, windows and doors.
- Lost power? Low-battery alerts usually clear on their own 24-48 hrs. after power is restored.

Need ADT system help after a storm or power outage?

Scan the QR code to the right, or go to i.adt.com/storm



When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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Invoice Number 8-104-20480	Invoice Date Apr 18, 2023	Account Number [REDACTED]	Page 1 of 2
--------------------------------------	-------------------------------------	-------------------------------------	----------------

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$20.90	519.410
TOTAL THIS INVOICE	USD	\$20.90	001

Other discounts may apply.

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



Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number 8-104-20480	Invoice Amount USD \$20.90	Account Number [REDACTED]
--------------------------------------	--------------------------------------	-------------------------------------

Remittance Advice

Your payment is due by Jun 02, 2023

8104204808000002090952972710080000000000000000209090



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

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



Invoice Number 8-104-20480	Invoice Date Apr 18, 2023	Account Number [REDACTED]	Page 2 of 2
--------------------------------------	-------------------------------------	-------------------------------------	----------------

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 13, 2023	Cust. Ref.: STONEGATE DSF	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	771839857082	Archana Gujja	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	US Bank, NA CDD
Package Type	FedEx Envelope	2300 Glades Road	EP-MN-01LB
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	Apr 14, 2023 09:59		
Svc Area	A1	Transportation Charge	9.77
Signed by	J.BUCK	Fuel Surcharge	0.68
FedEx Use	000000000/61306/_	Total Charge	USD \$10.45

Ship Date: Apr 13, 2023	Cust. Ref.: STONEGATE DSF	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	771839891662	Archana Gujja	Mary Dallatore
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wells Fargo Bank-CTS payment p
Package Type	FedEx Envelope	2300 Glades Road	1801 Parkview Drive, 1st Floor
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55126 US
Packages	1		
Rated Weight	N/A		
Delivered	Apr 14, 2023 09:11		
Svc Area	A1	Transportation Charge	9.77
Signed by	O.HENRY	Fuel Surcharge	0.68
FedEx Use	000000000/61306/_	Total Charge	USD \$10.45

Third Party Subtotal USD \$20.90

Total FedEx Express USD \$20.90

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!

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

Invoice No. 23943
Date 04/04/2023

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

513.320
001

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

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



INVOICE

BILL TO

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

INVOICE # 002974

DATE 03/30/2023

DUE DATE 04/29/2023

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$4,575,000 Stonegate Community Development District Special Assessment Refunding and Improvement Bonds, Series 2020 - Rebate Requirement Calculation for the period ended February 19, 2023.	500.00
BALANCE DUE	\$500.00

513.312
001

Thank You For Your Business

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
4/1/2023	2021-2393

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

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

INVOICE

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

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

Stonegate CDD

Bill to

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

Invoice details

Invoice no 762993
Invoice date 03/01/2023
Due date 04/03/2023

	Product or service		Amount
1.	Cut the Grass Service date: 03/01/2023 Cut the Grass #537.400	2 x \$800.00	\$1,600.00
2.	Cut the Grass Service date 03/15/2023 Tract C Maintenance #537.470	2 x \$170.00	\$340.00
3.	Irrigation System Fifth payment of Maintenance of the Irrigation System/ Fiscal Year 2023 #537.450	1 x \$333.00	\$333.00
Total			\$2,273.00

Note to customer

#537.400
#537.470
#537.450

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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
763040	03/29/2023	\$1,975.00	04/28/2023	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Application Make an application of Pest Control against the Fungus to all the Hedges in the community.	1	1,975.00	1,975.00

#537.420

SUBTOTAL	1,975.00
TAX	0.00
TOTAL	1,975.00
BALANCE DUE	\$1,975.00

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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
763041	03/29/2023	\$2,975.00	04/28/2023	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Fertilization Fertilize Palms, Trees, Hedges, and grass. (Second of Fiscal Year 2023) #537.410	1	2,975.00	2,975.00

#537.410	SUBTOTAL	2,975.00
	TAX	0.00
	TOTAL	2,975.00
	BALANCE DUE	\$2,975.00

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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
763042	03/30/2023	\$8,375.95	04/28/2023	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Install. Install Mulch (1350 bags) (Second Fiscal Year 2023) #537.440	1,350	4.85	6,547.50
Install. Install Mulch to Tract C (377 bags) (Second Fiscal Year 2023) #537.440	377	4.85	1,828.45

SUBTOTAL	8,375.95
TAX	0.00
TOTAL	8,375.95
BALANCE DUE	\$8,375.95

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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
763043	03/29/2023	\$2,915.00	04/29/2023	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Trim. 10 Royal palms & 5 Bismarkias	15	55.00	825.00
Trim. 38 Coconut Palms	38	55.00	2,090.00

SUBTOTAL	2,915.00
TAX	0.00
TOTAL	2,915.00
BALANCE DUE	\$2,915.00

537.460
001

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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
763044	03/29/2023	\$3,275.00	04/28/2023	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Trim. All the Trees located in the CDD. #537.460	1	3,275.00	3,275.00

#537.460	SUBTOTAL	3,275.00
	TAX	0.00
	TOTAL	3,275.00
	BALANCE DUE	\$3,275.00

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

Invoice

536.009

Date	Invoice #
4/1/2023	274572

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

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

W.O. No.	FSR No.	P.O. No.	Terms	Due Date	Rep
			Due upon receipt	4/1/2023	ILB

Item	Description	Qty	Rate	Serviced	Amount
UL Service ...	Quarterly UL Central Station Services and response. Paid 30 days in advance. MAY - JULY 2023	1	135.00		135.00

For Visa, MasterCard or American Express payments contact our office. Please note that a 4.0% convenience fee will be applied to all credit card transactions.

Sales Tax (7.0%)	\$0.00
Balance Due	\$135.00

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

Your HPS Utilities Statement

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

Rate Class: INDUSTRIAL
 Service Period:
 02/16/2023 03/20/2023
 Bill Date: 03/24/2023
 Due Date: 04/18/2023

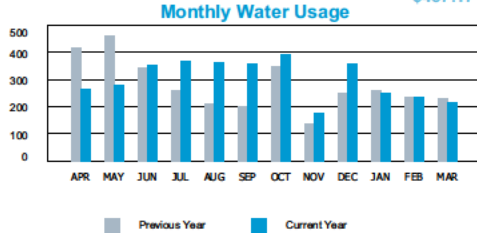


Community-Owned Services Since 1916

WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$55.37
Water Gallons Consumed (1,000s)	22.00	\$36.74
Irrigation Service Charge		\$53.06
Irrigation Gallons Consumed (1,000s)	195.00	\$312.00
Water Total		\$457.17

CURRENT USAGE	
Meter 18533391	
Days	32
Reading	782.00
Multiplier	1
Consumption	217.00
Avg / Day	6.78



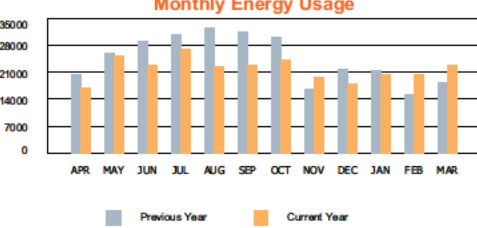
OTHER CHARGES

Hurricane Fee	\$1.02
Other Total	\$1.02
TAXES	
Dade Co Util Tx Elec	\$161.15
Fl Gross Receipts Tx	\$73.04
Dade Co Util Tx Watr	\$45.72
Dade Co Derm (Water & Sewer)	\$38.30
Taxes Total	\$318.21
Previous Bill Amount	\$3,709.80
Payments	-\$3,709.80
Adjustments	\$0.00

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$35.67
Electric Consumption @ .0571	22,980.00	\$1,312.16
Demand Consumption @ 6.37	41.40	\$263.72
Electric Fuel Cost Adj. @ .05700	22,980.00	\$1,309.86
Electric Total		\$2,921.41

CURRENT USAGE	
Meter 64310165	
Days	32
Reading	26,339.00
Multiplier	60
Consumption	22,980.00
Avg / Day	718.13



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SUMMARY OF CHARGES

Water Total	\$457.17
Energy Total	\$2,921.41
Sanitation Total	\$288.42
Other Total	\$1.02
Taxes Total	\$318.21
Current Charges	\$3,986.23
Balance Forward	\$0.00
Total Amount Due	\$3,986.23

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$81.28
Gallons Consumed (1,000s)	22.00	\$99.88
Sewer Total		\$181.16
Garbage Solid Waste		\$101.70
Recycling Fee (Cans)		\$5.56
Solid Waste Total		\$107.26
Sanitation Total		\$288.42

Comments:

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

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



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837 000351215	02/16/2023 03/20/2023	04/18/2023	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$3,986.23	\$3,986.23

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

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

AUTOMIXED AADC 750 5 MAAD 137460AA24-A-1
 1225 1 MB 0.528



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



CITY OF HOMESTEAD
 PO BOX 900430
 HOMESTEAD, FL 33090 0430

0010468370003512150398623

General Billing Information



ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

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



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224 4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224 4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224 4800

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

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

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

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

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

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

This will also result in increased deposits.

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


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

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

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

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

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

Bill Pay  fast, easy, & convenient

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

PAYMENT METHODS

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

Your HPS Utilities Statement

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

Rate Class: COMMERCIAL
 Service Period:
 02/16/2023 03/20/2023
 Bill Date: 03/24/2023
 Due Date: 04/18/2023

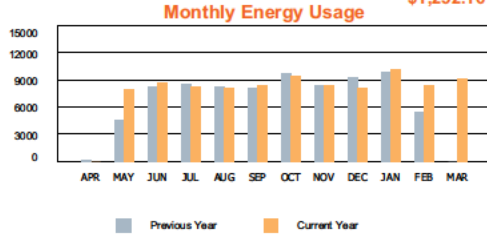


Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	9,104.00	\$725.59
Electric Fuel Cost Adj. @ .05700	9,104.00	\$518.93
Electric Total		\$1,252.16

CURRENT USAGE	
Meter 60997545	
Days	32
Reading	97,952.00
Multiplier	1
Consumption	9,104.00
Avg / Day	284.50



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$73.32
FI Gross Receipts Tx	\$31.30
Taxes Total	\$104.62
Previous Bill Amount	\$1,239.50
Payments	-\$1,239.50
Adjustments	\$0.00

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SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$1,252.16
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$104.62
Current Charges	\$1,356.78
Balance Forward	\$0.00
Total Amount Due	\$1,356.78

Comments:

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

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



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837 000363973	02/16/2023 03/20/2023	04/18/2023	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$1,356.78	\$1,356.78

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

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

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

CITY OF HOMESTEAD
 PO BOX 900430
 HOMESTEAD, FL 33090 0430

0010468370003639730135678

General Billing Information



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HPS Customer Service Department

Phone: (305) 224 4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224 4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224 4800

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Bill Pay fast, easy, & convenient

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

M&M POOL & SPA SERVICES, CORP.

14 04 145th Pl
Miami, FL 33186 US
+1 7869728875
mmpoolspaservicescorp@gmail.com
www.mmpoolspaservicescorp.com



M&M POOL & SPA SERVICES
Cleaning & Maintenance

536.004

INVOICE

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

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

INVOICE 3228
DATE 04/03/2023
TERMS Net 15
DUE DATE 04/18/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
04/03/2023	April Pool Services	1	2,300.00	2,300.00

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

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

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

REMITTANCE SECTION

Invoice Number: 79511344
 Due Date: 05/01/2023
 Due This Period: \$122.78

Amount Enclosed: \$ _____

536.007
001

Please make check payable to:

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



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

2100000795113440000137796

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

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

Contract Number: 500-50396510
 Invoice Number: 79511344
 Account Number: 1626036
 Site Number: 5608077
 Invoice Date: 04/08/2023

Period of Performance: 04/01/2023-04/30/2023
 Due This Period: \$122.78

WWW.LESSEEDIRECT.COM

IMPORTANT MESSAGES

MAKING ELECTRONIC PAYMENTS?

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

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

See Reverse For Important Information

INVOICE DETAILS

Description	Payment Amount	Tax	Total Amount	Applied Amount	Remaining Amount Due
PAYMENT	\$110.00	\$7.70	\$117.70	\$15.01	\$102.69
INSURANCE	\$18.77	\$1.32	\$20.09	\$0.00	\$20.09
Billed this Invoice	\$128.77	\$9.02	\$137.79	\$15.01	\$122.78

(Please see the following pages for details.)

ASSET DETAILS

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

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

Asset Amount Total: \$117.70

Contact Us

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

WWW.LESSEEDIRECT.COM

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

Correspondence Address

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

Customer Service

800-736-0220

Important Reminder

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

Explanation of Charges

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

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

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



Invoice

Date	Invoice No.
4/18/2023	7083

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

519.320
001

DocuSigned by:

 91E21FBBCEDD4E0...

Juan R. Alvarez, P.E.

Project Number / Name: 080903-3 Stonegate Operations

Invoice Period: 3/4/23-4/7/23

Description	Qty (hrs)	Rate (\$ / hr)	Amount (\$)
12/22/2022 Administrative Review and file Allstate reports.	0.50	44.00	22.00
3/7/2023 Principal Review of the Board of Supervisors agenda of 3-7-2023. Communications with District Manager.	0.25	185.00	46.25
3/8/2023 Engineer Intern Revise permit applications for aerator project, submit to District Manager and Chair for review and signature	1.00	100.00	100.00
3/9/2023 Engineer Intern Revise permit applications for aerator project, submit to District Manager and Chair for review and signature	0.25	100.00	25.00
3/13/2023 Principal Research and respond to District Manager question about the lake bank vegetation maintenance by Sonara At Malibu Bay.	0.50	185.00	92.50
3/16/2023 Engineer Intern Contact True Blue pools on revised proposal and review rfi regarding rebar for retaining wall, prepare and re-submit permit for Aerators	0.50	100.00	50.00
3/16/2023 Administrative Prepare requisition 33	0.25	44.00	11.00
3/17/2023 Engineer Intern Contact True Blue pools on revised proposal and review rfi regarding rebar for retaining wall, prepare and re-submit permit for Aerators	1.00	100.00	100.00
3/17/2023 Administrative Prepare requisition 33	0.25	44.00	11.00
3/20/2023 Engineer Intern Contact City of Homestead on RFI for contractor information, contact True Blue Pools on proposal, respond to RFI from True Blue regarding rebar for the retaining wall	0.50	100.00	50.00
3/21/2023 Engineer Intern Contact City of Homestead on RFI for contractor information, contact True Blue Pools on proposal, respond to RFI from True Blue regarding rebar for the retaining wall	0.25	100.00	25.00
3/21/2023 Administrative Review and file Allstate report.	0.25	44.00	11.00
3/22/2023 Engineer Intern Contact City of Homestead on RFI for contractor information, contact True Blue Pools on proposal, respond to RFI from True Blue regarding rebar for the retaining wall	0.75	100.00	75.00
Amount due this Invoice			

Wiring Instructions:

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

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



Invoice

Date	Invoice No.
4/18/2023	7083

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

Project Number / Name: 080903-3 Stonegate Operations

Juan R. Alvarez, P.E.

Invoice Period: 3/4/23-4/7/23

Description	Qty (hrs)	Rate (\$ / hr)	Amount (\$)
3/27/2023 Engineer Intern Spoke with true blue pools on proposal revision and answered some questions referring to FDOT retaining wall specs	0.25	100.00	25.00
3/31/2023 Senior Engineer Pool Deck. Analysis of proposal from contractor to construct the deck.	2.00	150.00	300.00
4/4/2023 Engineer Intern Review re-submittal comments from City of Homestead and request meeting with electrical reviewer	0.50	100.00	50.00
Amount due this Invoice			\$993.75

Wiring Instructions:

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

INVOICE

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

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

Stonegate CDD

Bill to

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

Invoice details

Invoice no 763051
Invoice date 04/03/2023
Due date 05/03/2023

	Product or service		Amount
1.	Cut the Grass Service date: 04/03/2023 Cut the Grass #537.400	2 x \$800.00	\$1,600.00
2.	Cut the Grass Service date 04/17/2023 Tract C Maintenance #537.470	2 x \$170.00	\$340.00
3.	Irrigation System Sixth payment of Maintenance of the Irrigation System/ Fiscal Year 2023 #537.450	1 x \$333.00	\$333.00
		Total	\$2,273.00

Note to customer

#537.400
#537.470
#537.450



CONTRACT INVOICE

Mail Remittance To

ImageNet Consulting of Boca
 Raton LLC
 913 NORTH BROADWAY AVE
 OKLAHOMA CITY, OK 73102
 800.937.2647 Office
 405.236.3334 Fax

Boca Raton Division
 Fed ID 45-3028912
 DUNS # 09-845-9357

536.007

Invoice # INV539315

Terms Net 10

Bill To: UM00:
 UNUS MANAGEMENT
 23200 GLADES RD SUITE 410W
 BOCA RATON, FL 33431

Customer: UM00-001:
 STONEGATE CDD
 1020 NE 34TH AVE
 HOMESTEAD, FL 33033

Customer #	Contract Number	P.O. Number	Invoice Date	Due Date
UM00	CONT2171-01		4/20/2023	4/30/2023
Invoice Remarks				

Contract Remarks

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 3/20/2023 to 4/19/2023 overage period	\$4.11
SURCHARGE	\$0.62
	\$4.73

Detail:

Equipment included under this contract

HP/HP E776DNS MFP BASE

Number	Serial Number	Base Charge	Location
EQU41460	MXBCQ3H00R	\$0.00	STONEGATE CDD 1020 NE 34TH AVE HOMESTEAD, FL 33033 OFFICE

Item1

OFFICE

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
ACCENT	EQU41460 - ACCENT	464	505	41	0	41	0.010000	\$0.41
BW	EQU41460 - BW	4,726	5,053	327	0	327	0.010000	\$3.27
GENERAL OF	EQU41460 - GENERAL	184	227	43	0	43	0.010000	\$0.43
PROFESSION	EQU41460 - PROFESS	1,728	1,728	0	0	0	0.050000	\$0.00
								\$4.11

Important:

To ensure proper credit to your account, please write your customer and invoice number on your check.

Disputes must be received in writing within 45 days from date of invoice.

Invoice SubTotal	\$4.73
Tax:	\$0.34
Invoice Total	\$5.07
Balance Due:	\$5.07

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on March 7, 2023 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

Also present were:

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Angel Camacho (via telephone)	District Engineer
Victor Castro	UNUS Property Management
Yoniel Boza	Resident
Arnaldo Sosa	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:33 p.m. He reported that three seats were up for election at the November 2022 General Election but only two candidates qualified to run. The Oath of Office was administered to Mr. McGuinness and Mr. Goessel prior to the meeting.

Supervisors McGuinness, Eiras, Figueroa and Goessel were present, in person. One seat will be declared vacant later in the meeting.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

Mr. Castro stated that, at the last HOA meeting, a resident who thought he was at the CDD meeting commented about his backyard, the lakes and the budget.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors, Joe McGuinness [SEAT 2] and

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Arthur "Art" Goessel [SEAT 4] (*the following to be provided in a separate package*)

This item was addressed during the First Order of Business. Mr. McGuinness and Mr. Goessel were already familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B, Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing an Effective Date

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, Resolution 2023-01, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Vacant Seat 3; *Term Expires November 2026*

A. Candidate

I. Yoniel Boza

Mr. Rom introduced Mr. Yoniel Boza and reviewed the process to fill vacant Seat 3.

Discussion ensued regarding changing the CDD meeting location and notifying residents of the vacant seat via e-blast. It was noted that the candidate qualifying period was recorded in the meeting minutes and posted on the CDD's website and that it took six months to fill the vacant seat in 2016.

77 Candidate Yoniel Boza spoke about his personal and professional background.
 78 Mr. Pawelczyk stated the nomination process is not necessary since only one candidate is
 79 being considered.

80

81 **On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor, the**
 82 **appointment of Mr. Yoniel Boza to fill Seat 3, was approved.**

83

84

85 **B. Administration of Oath of Office to Appointed Supervisor**

86 Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of
 87 Office to Mr. Yoniel Boza. He will review the items in the Supervisor’s package with Mr. Boza
 88 after the meeting.

89

90 **SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2023-02,
Electing Certain Officers of the District; and
Providing for an Effective Date

91

92

93

94 Mr. McGuinness nominated the following slate:

- | | | |
|-----|------------------|---------------------|
| 95 | Joe McGuinness | Chair |
| 96 | Alberto Eiras | Vice Chair |
| 97 | Art Goessel | Assistant Secretary |
| 98 | Mariela Figueroa | Assistant Secretary |
| 99 | Yoniel Boza | Assistant Secretary |
| 100 | Daniel Rom | Assistant Secretary |

101 No other nominations were made. Prior appointments by the Board for Secretary,
 102 Treasurer and Assistant Treasurer remain unaffected by this Resolution.

103

104 **On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor,**
 105 **Resolution 2023-02, Electing Certain Officers of the District, as nominated; and**
 106 **Providing for an Effective Date, was adopted.**

107

108

109 **SEVENTH ORDER OF BUSINESS**

Consideration of Rate Increases for District
Staff

110

111

112 **A. Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

113 The Board reviewed the rate increase for District Counsel's services. Mr. Goessel felt that
114 sufficient information was not provided.

115

116 **On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with Ms.**
117 **Figueroa, Mr. McGuinness, Mr. Eiras and Mr. Boza in favor and Mr. Goessel**
118 **dissenting, the Billing, Cochran, Lyles, Mauro & Ramsey, P.A., fee increase for**
119 **District Counsel Services, effective May 1, 2023, was approved. [Motion passed**
120 **4-1]**

121

122

123 **B. Alvarez Engineers, Inc.**

124 Mr. Pawelczyk stated it will be necessary to amend the Agreement to attach the new rate
125 schedule and include recent statutory changes, since the last change was in 2008.

126

127 **On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, the**
128 **Alvarez Engineers, Inc., rate increase and authorizing Mr. Pawelczyk to amend**
129 **the contract and for the Chair, or Vice Chair in the absence of the Chair, to**
130 **execute the Agreement, was approved.**

131

132

133 **EIGHTH ORDER OF BUSINESS**

**Ratification of Custom Tree Care, Inc., First
Amendment to Pre-Event Agreement for
Debris Removal Services**

134

135

136

137 Mr. Rom stated that, although this was approved at the last meeting, the Agreement
138 includes the Exhibit, which is the new rate schedule.

139

140 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**
141 **the First Amendment to the Custom Tree Care, Inc. Pre-Event Agreement, for**
142 **Debris Removal Services, was ratified.**

143

144

145 **NINTH ORDER OF BUSINESS**

**Consideration of Proposals to Replace A/C
Handlers**

146

147

148 Mr. Castro stated the proposals reflect a \$2,000 increase per unit from the proposal last
149 year and that the condition of the existing equipment has worsened.

150

Mr. Rom stated this is in the budget as a capital expense.

151 Mr. Castro responded to questions about the scope of work, consolidating mobilization
152 costs, estimated cost savings on maintenance and electrical services and project timeline.

153

154 **On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor,**
155 **Power Enterprise Corp Estimates #239 and #240 to replace A/C handlers at the**
156 **office and gym side, in the amount of \$21,860 and \$18,560, respectively, plus**
157 **permit fees and costs and subject to Mr. Castro working with the vendor on**
158 **additional mobilization cost savings, were approved.**

159

160

161 Mr. Castro will e-blast the schedule for the upcoming project.

162

163 **TENTH ORDER OF BUSINESS**

Presentation of Pool Construction Plans

164

165 **A. Consideration of TrueBlue Revised Proposal**

166 Mr. Rom stated that TrueBlue emailed a new proposal that includes material and labor
167 increases and the drainage system, for an additional \$220,000 to the original amount of
168 \$355,572. A deposit is required. Mr. Castro expressed his opinion that this is an inflated amount,
169 as TrueBlue is still working on outstanding items before they can provide a succinct proposal.

170 Discussion ensued regarding the funding spanning two fiscal years, designating funds for
171 the pool resurfacing in the Fiscal Year 2024 budget, a suggestion to approve the expense to
172 prevent delays in completing the project before next summer, cost and scope of work and the
173 wall and the status of TrueBlue submitting permit plans to the City.

174

175 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**
176 **the TrueBlue estimated proposal, in the not-to-exceed amount of \$575,572,**
177 **subject to receiving the final proposal, and authorizing the Chair and District**
178 **Staff to discuss the cost increase with the District Engineer and for the District**
179 **Manager to provide an update to the Board, was approved.**

180

181

182 **ELEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2023-03,
Amending the General Fund Portion of the
Budget for Fiscal Year 2022; and Providing
for an Effective Date

183

184

185

186

187 Mr. Rom distributed a revised amended Fiscal Year 2022 budget. This action is necessary
188 because unexpected expenditures resulted in expenses exceeding the adopted budget.

189

190

191

192

On MOTION by Mr. Goessel and seconded by Mr. Boza, with all in favor, Resolution 2023-03, Amending the General Fund Portion of the Budget for Fiscal Year 2022; and Providing for an Effective Date, was adopted.

193

194

195

TWELFTH ORDER OF BUSINESS

Consent Agenda Items

196

197

A. Acceptance of Unaudited Financial Statements as of January 31, 2023

198

Mr. Rom and Mr. Castro will work on reclassifying certain budget line items.

199

B. Approval of September 14, 2022 Public Hearings and Regular Meeting Minutes

200

201

202

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

203

204

205

THIRTEENTH ORDER OF BUSINESS

Staff Reports

206

207

A. Operations Manager: *UNUS Property Management*

208

Mr. Castro reported the following:

209

➤ A proposal to replace the irrigation pump is being obtained to present at the next meeting. The anticipated cost of about \$40,000 should be shared with the Master Association.

211

A Board Member will provide Mr. Castro with contact information for another contractor.

212

A Board Member voiced their opinion that funds should be assigned in Fiscal Year 2024 to replace the backflow equipment. Mr. Castro was directed to obtain proposals for the next meeting.

214

➤ The camera system is operational.

215

➤ All outstanding maintenance projects were completed in December.

216

➤ Due to resident complaints, proposals are being obtained to replace some gym equipment and will be presented at the next meeting.

218

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

219

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

220

There were no District Engineer or District Counsel reports.

221

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

222

- **NEXT MEETING DATE: May 2, 2023 at 6:30 P.M.**

223

- **QUORUM CHECK**

224

225 **FOURTEENTH ORDER OF BUSINESS****Supervisors' Requests**

226

227 Mr. Goessel voiced his opinion that the Board should meet every other month and
228 proposed holding a 30-minute meeting via Zoom or conference call. Mr. Pawelczyk stated that
229 holding meetings via Zoom is no longer an option; it was only temporarily approved, via
230 legislation, due to the pandemic.

231 Mr. Rom stated that updates are sent to the Board, in lieu of a meeting, unless there are
232 business items to consider, which avoids incurring additional costs.

233 Mr. McGuinness agreed with scheduling quarterly meetings.

234 As the designated point of contact Mr. Castro advised Board Members to call him or email
235 their questions.

236 Mr. Goessel suggested sending a letter asking the Master Association to install the sign
237 promoting the Clubhouse. Ms. Figueroa suggested Mr. Goessel convey his request at the Master
238 Association meeting; she advises homeowners to attend or email their requests, as the outcome
239 is more favorable.

240 Ms. Figueroa noted inquiries about when the next food truck event will be held. Mr.
241 Castro stated he is finalizing the schedule and information will be e-blasted soon.

242 Mr. McGuinness asked when the nano-bubblers will be installed in the lakes. He discussed
243 possibly installing fountains in the lakes in the future. Mr. Castro stated due to issues with the
244 current one Mr. Alvarez is locating a new electrical contractor to submit proposals.

245 For the upcoming proposed Fiscal Year 2024 budget discussions, Mr. McGuinness asked
246 Mr. Castro to provide cost information to install a playground or splash pad in the open field.

247 Discussion ensued regarding splash pad maintenance costs, pickleball, using the area as a
248 wedding venue, seeking homeowner feedback about preferred amenities, Staff touring other
249 communities and outdated amenities.

250

251 **FIFTEENTH ORDER OF BUSINESS****Adjournment**

252

253

254 **On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the**
255 **meeting adjourned at 8:23 p.m.**

256
257
258
259
260
261

Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



Elections
2700 NW 87th Avenue
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CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Stonegate Community Development District**, as described in the attached **MAP**, has **1714** voters.

A handwritten signature in blue ink, appearing to be "Christina White", written over a horizontal line.

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 8th DAY OF
MAY, 2023

Please submit a check for \$ 60.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 4, 2022 CANCELED	Regular Meeting	6:30 PM
November 1, 2022 CANCELED	Regular Meeting	6:30 PM
January 3, 2023 CANCELED	Regular Meeting	6:30 PM
March 7, 2023	Regular Meeting	6:30 PM
May 2, 2023 CANCELED	Regular Meeting	6:30 PM
June 6, 2023	Regular Meeting	6:30 PM
August 1, 2023	Regular Meeting	6:30 PM
September 5, 2023	Regular Meeting	6:30 PM