

STONEGATE

**COMMUNITY DEVELOPMENT
DISTRICT**

August 6, 2024

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
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

July 30, 2024

Board of Supervisors
Stonegate Community Development District

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

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Public Hearing and Regular Meeting on August 6, 2024 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Discussion: Lake 4
4. Update: Pool Project
5. Presentation of District Engineer's Report for Fiscal Year 2024/2025
6. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
7. Consideration of Resolution 2024-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates
9. Consideration of Resolution 2024-08, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

10. Consideration of Proposals/Quotes/Estimates

- A. Lake 4
 - Landshore Enterprises, LLC
- B. Lake 6
 - Landshore Enterprises, LLC
- C. Roof
 - I. Images & Concepts Development, Inc. [Estimate \$135,500.00]
 - II. T & S Roofing Systems, Inc. [Proposal Number 37178 \$100,809.00]
- D. Gym Upgrades
 - I. Financing Memo/Commercial Fitness Products [Proposal #BAKNQ2011 \$107,223.92]
 - II. K & R Glass & Mirror [Quote #6424 for New Gym Glass \$2,664.00]
 - III. Lonseal [Quotation 071924-1 Gym Flooring \$8,643.04]
 - IV. LX Flooring Group Inc. [Estimate No 1181 for Floor Removal and Install \$9,180.00]

11. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

12. Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of June 30, 2024
- B. Approval of May 7, 2024 Regular Meeting Minutes

13. Staff Reports

- A. Operations Manager: *UNUS Property Management*
- B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
- C. District Engineer: *Alvarez Engineers, Inc.*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 3, 2024 at 6:30 PM

○ QUORUM CHECK

SEAT 1	ALBERTO EIRAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOE MCGUINNESS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	YONIEL BOZA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ART GOESSEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARIELA FIGUEROA	☐ IN PERSON	☐ PHONE	☐ NO

14. Supervisors' Requests

15. 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

5



FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1346
E-Mail: Juan.Alvarez@AlvarezEng.com

June 24, 2024

Mr. Daniel Rom
District Manager
Stonegate Community Development District
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**Re: Stonegate Community Development District
District Engineer's Report for Fiscal Year 2024-2025
Pursuant to Section 7.21(b) of the Trust Indenture as it relates to
Special Assessment Refunding and Improvement Bonds, Series 2020.**

Dear Mr. Rom,

This statement is being made pursuant to Section 7.21(b) of the Trust Indenture between Stonegate Community Development District (the "District" or "CDD") and U.S. Bank National Association as Trustee dated January 1, 2020, as it relates to the Special Assessment Refunding and Improvement Bonds, Series 2020.

Based on review of District documents and periodic visits and inspections of the public infrastructure currently owned by the District, we find that such public infrastructure is maintained in good working order and condition. The land and public infrastructure owned by the District, consisting of stormwater management and drainage, landscaping and streetscape, and clubhouse, are depicted in Exhibit 1 attached to this statement. In addition to the infrastructure depicted on Exhibit 1, and in accordance with the Engineer's Report prepared by Kimley-Horn and Associates in 2003, the District owns and is therefore responsible for maintaining the stormwater drainage system within the residential ponds.

As of the date of this statement, the District has completed, using Bond Series 2020 proceeds, the transitional vegetation project on the banks of Lake No. 3, and is in the process of permitting and constructing the clubhouse pool deck expansion project described in the District Engineer's Report of November 5, 2019 prepared by Alvarez Engineer's Inc.

Alvarez Engineers has reviewed the District's proposed Fiscal Year 2025 for field operations and clubhouse and considers it adequate and recommends starting a cyclical 5-year program for cleaning the drainage infrastructure and outfalls within the residential pods by cleaning 20% of the drainage system each year so that at the end of the fifth year, 100% would have been serviced. The 5-year program may be started in October, 2024 and funded on Fiscal Year 2025 since it is reported that the drainage system was serviced in 2019 under a contract between the CDD and Allstate Resource Management, Inc.

The District currently carries general liability, property, inland marine, hired non-owned auto, employment practices liability, public officials' liability, and deadly weapon protection insurance under Agreement No. 100123516 with Florida Insurance Alliance. The current policy expires on October 1, 2024.

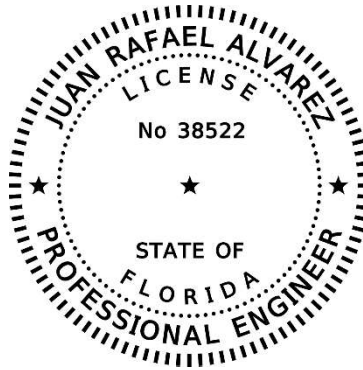
If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

**Juan R
Alvarez**

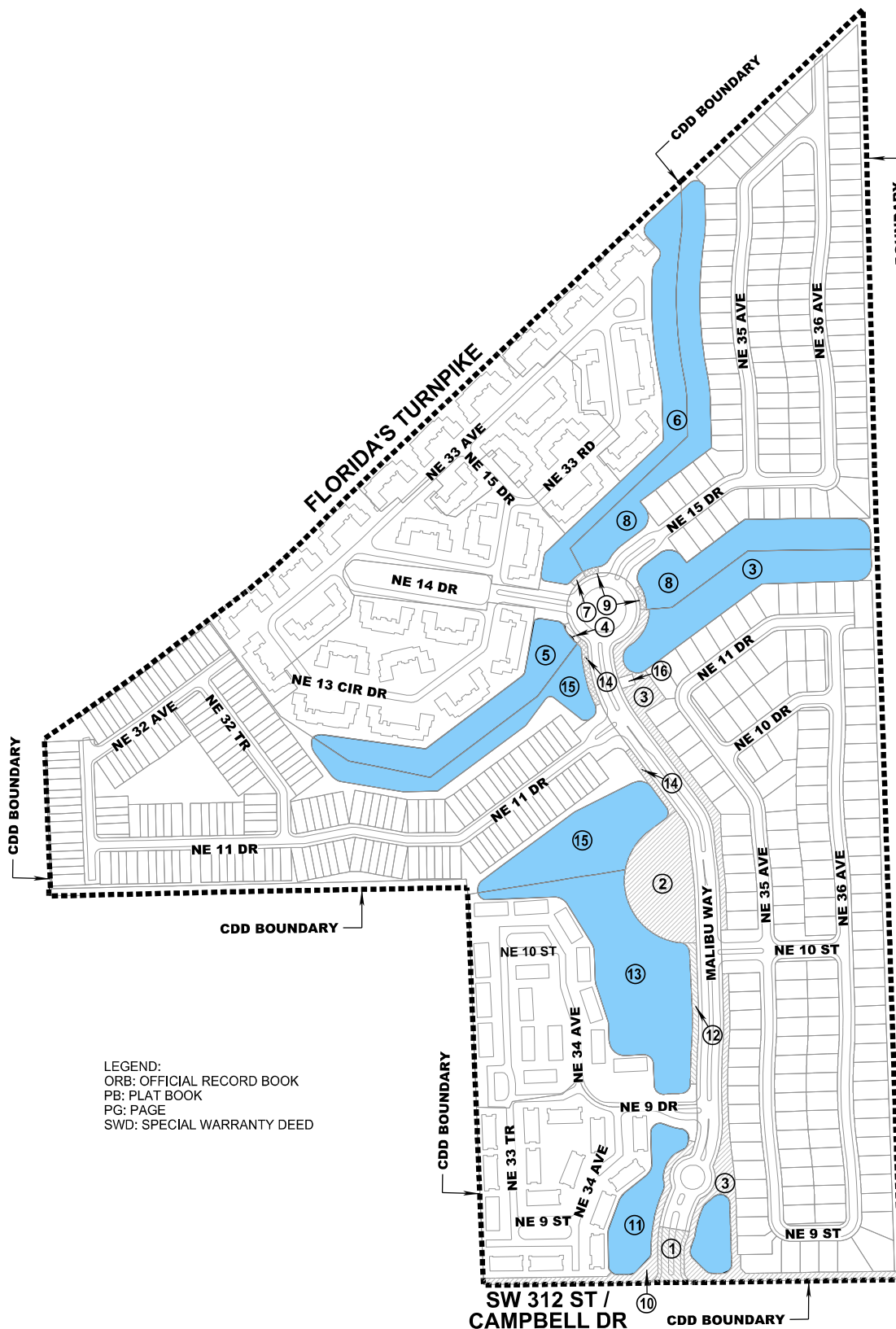
Digitally signed by
Juan R Alvarez
Date: 2024.06.24
16:07:39 -04'00'

Juan R. Alvarez, PE
District Engineer
Date: June 24, 2024



This item has been digitally signed and sealed
by Juan R. Alvarez, PE on June 24, 2024.

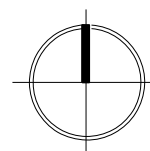
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.



LEGEND:
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 SWD: SPECIAL WARRANTY DEED

CDD OWNERSHIP

- ① PORTION OF TRACT A (PB 162, PG 39)
 FOLIO: 10-7910-009-0010
 SWD: ORB 27320, PG 1303
 CATEGORY: INGRESS-EGRESS
- ② TRACT C (PB 162, PG 39)
 FOLIO: 10-7910-009-0030
 SWD: ORB 26684, PG 1581
 CATEGORY: RECREATION SITE
- ③ TRACTS B, C, D AND E (PB 162, PG 45)
 FOLIO: 10-7910-010-1450
 SWD: ORB 23529, PG 3087
 CATEGORY: COMMON AREAS
- ④ TRACT B (PB 163, PG 24)
 FOLIO: 10-7910-016-0020
 SWD: ORB 26332, PG 4302
 CATEGORY: LANDSCAPE
- ⑤ TRACT C (PB 163, PG 24)
 FOLIO: 10-7910-016-0030
 SWD: ORB 26332, PG 4302
 CATEGORY: STORM WATER
- ⑥ TRACT E (PB 163, PG 24)
 FOLIO: 10-7910-016-0050
 SWD: ORB 26332, PG 4302
 CATEGORY: STORM WATER
- ⑦ TRACT D (PB 163, PG 24)
 FOLIO: 10-7910-016-0040
 SWD: ORB 26332, PG 4302
 CATEGORY: LANDSCAPE
- ⑧ TRACT C AND E (PB 163, PG 71)
 FOLIO: 10-7910-022-1110
 SWD: ORB 26665, PG 3098
 CATEGORY: STORM WATER
- ⑨ TRACT B AND D (PB 163, PG 71)
 FOLIO: 10-7910-022-1100
 SWD: ORB 26665, PG 3098
 CATEGORY: OPEN SPACE
- ⑩ TRACT B (PB 162, PG 96)
 FOLIO: 10-7910-012-0020
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
- ⑪ TRACTS C (PB 162, PG 96)
 FOLIO: 10-7910-012-0030
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
- ⑫ TRACT D (PB 162, PG 96)
 FOLIO: 10-7910-012-0040
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
- ⑬ TRACT E (PB 162, PG 96)
 FOLIO: 10-7910-012-0050
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
- ⑭ TRACTS B AND D (PB 163, PG 28)
 FOLIO: 10-7910-014-1820
 SWD: ORB 26665, PG 3098
 CATEGORY: LANDSCAPE
- ⑮ TRACTS C AND E (PB 163, PG 28)
 FOLIO: 10-7910-014-1830
 SWD: ORB 26665, PG 3098
 CATEGORY: STORM WATER
- ⑯ TRACT P (PB 162, PG 45)
 FOLIO: 10-7910-010-1460
 QCD: ORB 27613, PG 3131
 CATEGORY: LIFT STATION



0 50' 200' 500'

ALVAREZ ENGINEERS, INC.

**STONEGATE CDD
 CDD LAND OWNERSHIP**

EXHIBIT 1

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6A



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142263	571763	Print Legal Ad-IPL01827840 - IPL0182784		\$1,270.50	1	74 L

Attention: Craig Wrathell

Craig Wrathell
9742 Via Amati
LAKE WORTH, FL 33467

gillyardd@whhassociates.com

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors of the Stonegate Community Development District will hold a public hearing on August 6, 2024 at 6:30 p.m., at Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours or by visiting the District website, <https://stonegatecdd.net/>.

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

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

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

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

07/17/24, 07/24/24

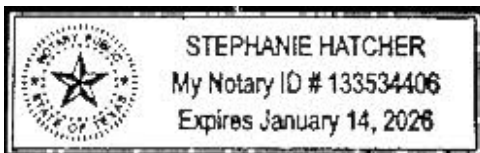
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 24th day of July in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2024-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors ("**Board**") of the Stonegate Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Stonegate Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$2,248,526 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,318,850
DEBT SERVICE FUND - SERIES 2013 (REFUNDED SERIES 2004)	\$ 596,868
DEBT SERVICE FUND - SERIES 2020	<u>\$ 332,808</u>
TOTAL ALL FUNDS	\$2,248,526

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

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

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

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

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST, 2024.

ATTEST:

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

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

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
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Description	Page Number(s)
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Debt Service Schedule - Series 2020	12
Proposed Assessments	13

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 1,138,612				\$ 1,138,594
Allowable discounts	(45,544)				(45,544)
Assessment levy - net	1,093,068	\$ 1,086,428	\$ -	\$ 1,086,428	1,093,051
Interest	1,000	7,221	-	7,221	1,000
Miscellaneous	5,000	5,995	-	5,995	5,000
Clubhouse rental fees	2,000	-	2,000	2,000	2,000
Total revenues	1,101,068	1,099,644	2,000	1,101,644	1,101,051
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	800	3,000	3,800	6,000
Payroll taxes	459	62	230	292	459
Management/recording/accounting	43,655	21,828	21,827	43,655	44,528
Legal	20,000	5,105	4,500	9,605	20,000
Engineering	10,000	1,679	5,200	6,879	10,000
Audit	7,100	-	7,100	7,100	7,100
Assessment roll preparation	5,332	2,666	2,666	5,332	5,332
Arbitrage rebate calculation	1,250	500	750	1,250	1,250
Dissemination agent	1,051	525	526	1,051	1,051
Trustee	6,500	4,031	2,469	6,500	6,500
Website and E-blast Communication	1,220	-	1,220	1,220	1,220
ADA website compliance	210	-	210	210	210
Postage	2,000	194	1,806	2,000	2,000
Legal advertising	1,225	133	1,092	1,225	3,600
Office supplies	300	367	-	367	300
Other current charges	1,500	510	990	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,500	7,939	-	7,939	8,733
Property taxes	178	-	-	-	-
Total professional & administrative	116,655	46,514	53,586	100,100	119,958

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Field Operations					
Landscape maintenance	101,613	68,511	33,102	101,613	101,613
Landscape replacement	10,000	5,335	4,665	10,000	10,000
Tree maintenance	-	8,525	-	8,525	-
Lake plant maintenance	8,800	8,150	8,150	16,300	24,450
Irrigation Repairs	3,000	-	3,000	3,000	3,000
Playground maintenance	1,500	-	500	500	1,500
Pump maintenance/repair	4,500	-	-	-	4,500
Electrical repairs	1,000	441	559	1,000	1,000
Lake maintenance	26,681	11,744	14,937	26,681	28,015
Aeration maintenance	9,000	-	-	-	3,000
Aeration utilities	12,000	-	300	300	1,500
Lake bank degradation	106,657	-	-	-	265,000
Contingency	5,000	-	5,000	5,000	5,000
Holiday decorations	8,175	8,175	8,175	16,350	16,350
Animal control	1,500	810	825	1,635	1,500
Operating supplies	-	905	-	905	-
Total field operations	<u>299,426</u>	<u>112,596</u>	<u>79,213</u>	<u>191,809</u>	<u>466,428</u>
Clubhouse					
Telephone	3,480	-	3,480	3,480	6,678
Utilities	63,000	25,405	37,295	62,700	54,000
Insurance property	28,901	22,702	-	22,702	25,653
Flood Insurance	4,037	-	6,922	6,922	6,922
Alarm monitoring	720	383	337	720	720
Fire monitoring	540	270	270	540	540
Pool attendant	7,906	-	-	-	7,906
Pool maintenance	15,000	14,280	6,900	21,180	15,000
Pool health inspections	750	-	750	750	750
Air conditioning R&M	1,000	7,611	-	7,611	1,000
Clubhouse operation and management:					
Clubhouse mgmt	250,467	125,233	119,234	244,467	260,486
Special events	35,000	32,547	-	32,547	35,000
Gym maintenance	1,500	-	1,500	1,500	1,500
Gym equipment lease	8,400	-	8,400	8,400	27,223
Office supplies	4,000	1,331	2,669	4,000	4,000
Repairs and maintenance	15,000	3,039	19,961	23,000	15,000
New access yearly fee	2,000	-	2,000	2,000	2,000
Wall paint and repairs	10,000	1,132	8,868	10,000	10,000
Pool system upgrade	275,000	-	-	-	192,500
Pool permit inspection & repair	-	4,500	-	4,500	-
Pressure cleaning	1,000	1,113	-	1,113	1,000
Janitorial supplies	15,700	4,038	11,662	15,700	15,700
Stormdrain cleanout	7,000	-	7,000	7,000	7,000
Contingencies	9,000	884	8,116	9,000	9,000
Total clubhouse	<u>759,401</u>	<u>244,468</u>	<u>245,364</u>	<u>489,832</u>	<u>699,578</u>

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Infrastructure Reinvestment					
Capital Outlay					
General	15,000	-	-	-	21,500
Total capital outlay	15,000	-	-	-	21,500
Other fees and charges					
Property appraiser & tax collector	11,386	10,852	534	11,386	11,386
Total other fees and charges	11,386	10,852	534	11,386	11,386
Total expenditures	1,201,868	414,430	378,697	793,127	1,318,850
Excess/(deficiency) of revenues over/(under) expenditures	(100,800)	685,214	(376,697)	308,518	(217,799)
Fund balance - beginning (unaudited)	972,840	986,497	1,671,711	986,497	1,295,015
Fund balance - ending (projected)					
Committed					
Clubhouse renewal & replacement ¹	155,000	155,000	155,000	155,000	155,000
Assigned					
3 months working capital ²	296,717	303,227	296,717	296,717	324,337
Disaster	225,000	225,000	225,000	225,000	225,000
Unassigned	195,323	988,484	618,298	618,298	372,879
Fund balance - ending (projected)	<u>\$ 872,040</u>	<u>\$ 1,671,711</u>	<u>\$ 1,295,015</u>	<u>\$ 1,295,015</u>	<u>\$ 1,077,216</u>

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

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

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

EXPENDITURES

Professional and Administrative Services

Supervisors	\$ 6,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates twelve meetings during the fiscal	
Payroll Taxes	459
FICA payroll taxes.	
Management/recording/accounting	44,528
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.	
Legal	20,000
Billing, Cochran, Lyles, Mauro & Ramsey, P.A. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.	
Engineering	10,000
Alvarez Engineering provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	7,100
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Grau and Associates conducts the District audit and an annual 3% CPI increase has been included.	
Assessment roll preparation	5,332
Wrathell, Hunt and Associates, LLC provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.	
Arbitrage rebate calculation	1,250
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,051
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Wrathell, Hunt and Associates, LLC serves as the dissemination agent.	
Trustee	6,500
Annual fees are paid to Wells Fargo for services provided as trustee, paying agent and registrar.	
Website and E-blast Communication	1,220
Constant Contact for Eblast Communication \$60/month and Website enhancement \$500 annually.	
ADA website compliance	210

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

EXPENDITURES (continued)

Postage	2,000
Staff agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	3,600
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Office supplies	300
Accounting and administrative supplies.	
Other current charges	1,500
Miscellaneous charges including bank fees and automatic AP routing.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	8,733
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	

Field Operations

Landscape maintenance	101,613
Armando Garcia Land Service, Inc. 10.1.2023 third amendment to agreement	
Landscape replacement	10,000
Replacement of landscaping around common areas owned by the District.	
Lake plant maintenance	24,450
Planting cuts for Lake 3 and Lake 5; as per Armando 2nd Amendment Agreement. Board agreed in 9/2023 for only as-requested cuts as opposed to scheduled cuts	
Irrigation Repairs	3,000
Represents the labor to replace defective valves as well as replacement of various sprinklers around the clubhouse area and all common areas. Contractor is to provide receipts for actual costs associated with the replacement parts and to be reimbursed for those costs.	
Playground maintenance	1,500
This amount is for annual mulch and equipment repairs necessary for the clubhouse playground area.	

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

EXPENDITURES (continued)

Pump maintenance/repair	4,500
The District uses vendors for irrigation pump preventative maintenance. Additional \$ money has been included in this amount for any repairs needed to the pump.	
Electrical repairs	1,000
Represents electrical repairs on District owned facilities needed from time to time.	
Lake maintenance	28,015
Allstate Resource Management: 24 visits per year for the following: algae and aquatic plant control-\$712.00/month, blue dye application-\$150.00/month, debris removal-\$295.00/month. 12 visits per year for aquatic plantings maintenance-\$195.00/month, quarterly water chemistry testing-\$195.00/quarter per lake= \$14,040/year. Fish stocking as requested, at an additional cost. Additional funds are included for repairs.	
Aeration maintenance	3,000
The aerator units require semiannual maintenance at \$250/unit. There are 16 units in lakes 3-6. An additional \$1,000 included for repairs to aerator units.	
Aeration utilities	1,500
1 Fountain and 4 compressor systems. Using estimate of 15 cents per kWh at 24/7 operation for electric	
Lake bank degradation	265,000
Contingency	5,000
This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.	
Holiday decorations	16,350
VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year)	
Animal control	1,500
The District anticipates engaging a vendor to remove ducks and rodents.	
Clubhouse	
Telephone	6,678
Telephone, cable and internet is consolidated to this booking.	
Utilities	54,000
The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,	
Insurance property	25,653
Includes property insurance for the District's clubhouse and physical assets.	
Flood Insurance	6,922
Due to FEMA's high hazard flood rating for the clubhouse location, flood insurance was obtained through the National Flood Insurance Program (NFIP). The policy has a \$20,000 deductible and an annual premium of approximately \$3,737, which includes an assumed 10% CPI adjustment.	
Alarm monitoring	720
ADT Security Services provides quarterly alarm monitoring services for the alarms in the clubhouse at a rate of \$176.14/quarter (\$705 annually). Two additional service calls per year have been budgeted at \$40 per occurrence.	

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

EXPENDITURES (continued)

Fire monitoring	540
Chi Alarms, Inc. provides fire monitoring services at a rate of \$135/quarter (\$540)	
Pool attendant	7,906
67 days of two pool attendant in Summer provided by Unus Property Mgmt.	
Pool maintenance	15,000
Pool Quality Services, Inc. Oct. 1, 2019 - Sept. 30, 2020, option to renew at one additional year increments at same price. \$2,050/month	
Pool Health Inspection	
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	260,486
Clubhouse operation and management:	
UNUS Property Management: Pricing from the October 1, 2021 First Amendment is as follows: 10/1/2021 - 9/30/2022 (\$243,171.20), 2/1/2023 - 1/31/2024 (3% increase), 2/1/2024 - 1/31/2025. The agreement can renew at 1 year increments under mutual agreement. Clubhouse and amenity management, which includes, but is not limited to, the complete operations of the clubhouse, staffing, hiring, custodial cleaning (of the facilities), planning activities & special events for the benefit of the residents and their guests in accordance with the adopted clubhouse policies and procedures.	
Special events	35,000
Gym maintenance	1,500
Gym equipment lease	27,223
Lease purchase of new gym equipment 2023. 5.99% interest for 60 months	
Office supplies	4,000
Supplies needed for the operation of the clubhouse. Examples of office supplies include but are not limited to coffee, copy paper, printer ink, pens, pencils, erasers, calendars, clips, tacks, rubber bands, file folders, storage boxes, plastic bins, etc.	
Repairs and maintenance	15,000
Represents repair costs associated with maintaining District owned facilities, infrastructure and improvements.	
New access yearly fee	2,000
Annual maintenance fee	
Wall paint and repairs	10,000
Pool system upgrade	192,500
Pool construction project	
Pressure cleaning	1,000
Represents the cost to pressure clean the District's clubhouse and surrounding infrastructure.	
Janitorial supplies	15,700
Represents supplies needed for the operation of the clubhouse. Examples of janitorial supplies include but are not limited to paper towels, paper tissue, tissue paper, dispensing devices, cleaning products, antibacterial sprays, mops, brooms, brushes, waste bags, waste receptacles, fitness center/gym wipes, etc.	
Stormdrain cleanout	7,000
25% of stormdrain cleanout annually as per 20 yr stormwater needs analysis so 100% cleaned out every five years. \$35,000 amount as per 2019 Allstate Management contract	
Contingencies	9,000

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

EXPENDITURES (continued)

Clubhouse renewal & replacement

Capital Outlay

General

21,500

Other fees and charges

Property appraiser & tax collector

11,386

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

Total expenditures

\$ 1,318,850

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

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

Stonegate
Community Development District
Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

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

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUE					
Assessment levy - gross	\$ 335,792				\$ 335,792
Allowable discounts (4%)	(13,432)				(13,432)
Assessment levy - net	322,360	\$ 253,800	\$ 68,560	\$ 322,360	322,360
Interest	-	10,513	-	10,513	-
Assessment prepayments	-	3,624	-	3,624	-
Total revenue	322,360	267,937	68,560	336,497	322,360
EXPENDITURES					
Debt service					
Principal 5/1	195,000	5,000	190,000	195,000	205,000
Principal prepayment	-	-	-	-	10,000
Interest 11/1	60,225	60,225	-	60,225	57,300
Interest 5/1	60,225	-	60,225	60,225	57,150
Total debt service	315,450	65,225	250,225	315,450	329,450
Other fees & charges					
Property appraiser	1,679	-	1,679	1,679	1,679
Tax collector	1,679	2,535	-	2,535	1,679
Total other fees & charges	3,358	2,535	1,679	4,214	3,358
Total expenditures	318,808	67,760	251,904	319,664	332,808
Net increase/(decrease) in fund balance	3,552	200,177	(183,344)	16,833	(10,448)
Beginning fund balance (unaudited)	370,040	388,166	588,343	388,166	404,999
Ending fund balance (projected)	<u>\$373,592</u>	<u>\$ 588,343</u>	<u>\$ 404,999</u>	<u>\$ 404,999</u>	<u>394,551</u>
Use of fund balance:					
Debt service reserve account balance (required)					(159,500)
Interest expense - November 1, 2025					(54,075)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 180,976</u>

Stonegate**Community Development District****Series 2020, Special Assessment Refunding and Improvement Bonds****Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	57,300.00	57,300.00
05/01/2025	205,000.00	3.000%	57,150.00	262,150.00
11/01/2025	-	-	54,075.00	54,075.00
05/01/2026	210,000.00	3.000%	54,075.00	264,075.00
11/01/2026	-	-	50,925.00	50,925.00
05/01/2027	215,000.00	3.000%	50,925.00	265,925.00
11/01/2027	-	-	47,700.00	47,700.00
05/01/2028	225,000.00	3.000%	47,700.00	272,700.00
11/01/2028	-	-	44,325.00	44,325.00
05/01/2029	230,000.00	3.000%	44,325.00	274,325.00
11/01/2029	-	-	40,875.00	40,875.00
05/01/2030	235,000.00	3.000%	40,875.00	275,875.00
11/01/2030	-	-	37,350.00	37,350.00
05/01/2031	245,000.00	3.000%	37,350.00	282,350.00
11/01/2031	-	-	33,675.00	33,675.00
05/01/2032	250,000.00	3.000%	33,675.00	283,675.00
11/01/2032	-	-	29,925.00	29,925.00
05/01/2033	260,000.00	3.000%	29,925.00	289,925.00
11/01/2033	-	-	26,025.00	26,025.00
05/01/2034	270,000.00	3.000%	26,025.00	296,025.00
11/01/2034	-	-	21,975.00	21,975.00
05/01/2035	275,000.00	3.000%	21,975.00	296,975.00
11/01/2035	-	-	17,850.00	17,850.00
05/01/2036	285,000.00	3.000%	17,850.00	302,850.00
11/01/2036	-	-	13,575.00	13,575.00
05/01/2037	295,000.00	3.000%	13,575.00	308,575.00
11/01/2037	-	-	9,150.00	9,150.00
05/01/2038	300,000.00	3.000%	9,150.00	309,150.00
11/01/2038	-	-	4,650.00	4,650.00
05/01/2039	310,000.00	3.000%	4,650.00	314,650.00
Total	\$3,810,000.00	-	\$978,600.00	\$4,788,600.00

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

Product	Total Projected Units	Proposed FY 2025				% Change FY 24' to FY 25'
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment	
Monterey at Malibu Bay	240	\$ 546.89	\$ 318.55	\$ 1,079.24	\$ 1,944.67	-0.19%
Ventura at Malibu Bay	179	586.81	318.55	1,079.24	1,984.60	-0.20%
Ventura at Malibu Bay-PrePay	1	-	40.16	1,079.24	1,119.40	0.00%
Villas at Carmel Condos	384	546.89	318.55	1,079.24	1,944.67	-0.19%
Sonara at Malibu Bay	108	687.44	318.55	1,079.24	2,085.22	-0.22%
Estates at Mendocino	143	707.67	318.55	1,079.24	2,105.46	-0.23%
	<u>1,055</u>					

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

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 6th day of August, 2024.

ATTEST:

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Stonegate Community Development District
Miami-Dade County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Stonegate Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 19, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

B. Davis & Associates

May 19, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Stonegate Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position balance of (\$109,431).
- The change in the District's total net position in comparison with the prior fiscal year was \$586,305, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$1,909,812, an increase of \$116,365 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service and capital projects, committed to clubhouse for renewal and replacement, assigned to working capital, lake maintenance, subsequent year's expenditures and disaster reserve, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreational functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2023	2022	
Current and other assets	\$ 1,926,260	\$ 1,814,378	
Capital assets, net of depreciation	6,912,254	6,989,213	
Total assets	8,838,514	8,803,591	
Deferred outflows of resources	286,912	313,601	
Total assets and deferred outflows	9,125,426	9,117,192	
Current liabilities	168,573	181,848	
Long-term liabilities	9,066,284	9,631,080	
Total liabilities	9,234,857	9,812,928	
Net position			
Net investment in capital assets	(1,511,225)	(1,968,757)	
Restricted	415,297	396,088	
Unrestricted	986,497	876,933	
Total net position	\$ (109,431)	\$ (695,736)	

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 1,857,362	\$ 1,733,920
Operating grants and contributions	29,185	2,004
Capital grants and contributions	13,758	1,166
General revenues		
Unrestricted investment earnings	3,062	1,827
Miscellaneous	22,965	-
Total revenues	1,926,332	1,738,917
Expenses:		
General government	126,994	135,953
Recreation	573,170	603,495
Maintenance and operations	236,187	236,434
Interest	403,676	423,885
Total expenses	1,340,027	1,399,767
Change in net position	586,305	339,150
Net position - beginning	(695,736)	(1,034,886)
Net position - ending	\$ (109,431)	\$ (695,736)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023, was \$1,340,027. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. In total, expenses, decreased from prior fiscal year as result of fewer maintenance and professional services.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$9,783,050 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,870,796 has been taken, which resulted in a net book value of \$6,912,254. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$9,050,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major infrastructure projects for the subsequent fiscal year. It is anticipated that the general operations and maintenance of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Stonegate Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33481.

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
ASSETS	
Cash	\$ 1,006,629
Investments	12
Accounts receivable	141
Assessments receivable	85
Restricted assets:	
Investments	919,393
Capital assets:	
Nondepreciable	5,281,947
Depreciable, net	1,630,307
Total assets	<u>8,838,514</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	286,912
Total deferred outflows of resources	<u>286,912</u>
 LIABILITIES	
Accounts payable	15,448
Deposits	1,000
Accrued interest payable	152,125
Non-current liabilities:	
Due within one year	545,000
Due in more than one year	8,521,284
Total liabilities	<u>9,234,857</u>
 NET POSITION	
Net investment in capital assets	(1,511,225)
Restricted for debt service	415,297
Unrestricted	986,497
Total net position	<u>\$ (109,431)</u>

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 126,994	\$ 126,994	\$ -	\$ -	\$ -
Recreation	573,170	789,249	-	-	216,079
Maintenance and operations	236,187	-	-	13,758	(222,429)
Interest on long-term debt	403,676	941,119	29,185	-	566,628
Total governmental activities	<u>1,340,027</u>	<u>1,857,362</u>	<u>29,185</u>	<u>13,758</u>	<u>560,278</u>
General revenues:					
Investment earnings					3,062
Miscellaneous income					<u>22,965</u>
Total general revenues					<u>26,027</u>
Change in net position					<u>586,305</u>
Net position - beginning					<u>(695,736)</u>
Net position - ending					<u>\$ (109,431)</u>

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 1,001,301	\$ 5,328	\$ -	\$ 1,006,629
Investments	12	562,051	357,342	919,405
Accounts receivable	141	-	-	141
Assessments receivable	42	43	-	85
Total assets	<u>\$ 1,001,496</u>	<u>\$ 567,422</u>	<u>\$ 357,342</u>	<u>\$ 1,926,260</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 13,999	\$ -	1,449	\$ 15,448
Deposits	1,000	-	-	1,000
Total liabilities	<u>14,999</u>	<u>-</u>	<u>1,449</u>	<u>16,448</u>
FUND BALANCES				
Nonspendable:				
Restricted for:				
Debt service	-	567,422	-	567,422
Capital projects	-	-	355,893	355,893
Committed to:				
Clubhouse renewal and replacement	155,000	-	-	155,000
Assigned to:				
Working capital	214,526	-	-	214,526
Disaster reserve	225,000	-	-	225,000
Lake maintenance	45,000	-	-	45,000
Subsequent year's expenditures	100,800	-	-	100,800
Unassigned	246,171	-	-	246,171
Total fund balances	<u>986,497</u>	<u>567,422</u>	<u>355,893</u>	<u>1,909,812</u>
Total liabilities and fund balances	<u>\$ 1,001,496</u>	<u>\$ 567,422</u>	<u>\$ 357,342</u>	<u>\$ 1,926,260</u>

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 1,909,812

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	9,783,050	
Accumulated depreciation	<u>(2,870,796)</u>	6,912,254

Deferred outflows of resources resulting from current or advance refundings are reported in the government-wide financial statements but not on the fund financial statements.

286,912

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(152,125)	
Unamortized Bond discounts/premiums	(16,284)	
Bonds payable	<u>(9,050,000)</u>	<u>(9,218,409)</u>
Net position of governmental activities		<u>\$ (109,431)</u>

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 916,243	\$ 941,119	\$ -	\$ 1,857,362
Interest	3,062	29,185	13,758	46,005
Miscellaneous income	22,965	-	-	22,965
Total revenues	942,270	970,304	13,758	1,926,332
EXPENDITURES				
Current:				
General government	117,682	9,312	-	126,994
Recreation	474,666	-	-	474,666
Maintenance and operations	166,438	-	-	166,438
Debt service:				
Principal	-	565,000	-	565,000
Interest	-	385,575	-	385,575
Capital outlay	73,920	-	17,374	91,294
Total expenditures	832,706	959,887	17,374	1,809,967
Excess (deficiency) of revenues over (under) expenditures	109,564	10,417	(3,616)	116,365
Fund balances - beginning	876,933	557,005	359,509	1,793,447
Fund balances - ending	\$ 986,497	\$ 567,422	\$ 355,893	\$ 1,909,812

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ 116,365
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(168,253)
Deferred amount on refunding costs are amortized over the lives of the bonds in the statement of activities, but are recorded as expenditures in the governmental funds.	(26,689)
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	565,000
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	91,294
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(204)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	8,792
Change in net position of governmental activities	<u>\$ 586,305</u>

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Stonegate Community Development District ("District") was created December 13, 2002 by Ordinance 02-258 of the Board of County Commissioners of Miami-Dade County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the residents within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Clubhouse	25
Stormwater management	25 - 30
Furniture, fixtures & equipment	5-15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Refunding of Debt

For current refunding and advance refunding resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources/deferred inflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$26,689 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2023:

	Amortized cost	Credit Risk	Maturities
Allspring Government Money Market Fund Institutional Class - # 1751	\$ 562,051	S&P AAAM	Weighted average of the fund portfolio: 25 days
First American Government Obligations Fund Class Y	357,342	S&P AAAM	Weighted average of the fund portfolio: 24 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	12	S&P AAAM	Weighted average of the fund portfolio: 35 days
	<u>\$ 919,405</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 5,008,870	\$ -	\$ -	\$ 5,008,870
Infrastructure under construction	255,703	17,374	-	273,077
Total capital assets, not being depreciated	5,264,573	17,374	-	5,281,947
Capital assets, being depreciated				
Furniture, fixtures and equipment	157,203	73,920	-	231,123
Infrastructure - stormwater management system	1,904,156	-	-	1,904,156
Building - clubhouse	2,365,824	-	-	2,365,824
Total capital assets, being depreciated	4,427,183	73,920	-	4,501,103
Less accumulated depreciation for:				
Furniture, fixtures and equipment	144,732	3,379	-	148,111
Infrastructure - stormwater management system	1,253,471	69,749	-	1,323,220
Building - clubhouse	1,304,340	95,125	-	1,399,465
Total accumulated depreciation	2,702,543	168,253	-	2,870,796
Total capital assets, being depreciated, net	1,724,640	(94,333)	-	1,630,307
Governmental activities capital assets, net	\$ 6,989,213	\$ (76,959)	\$ -	\$ 6,912,254

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 69,749
Recreation	98,504
Total depreciation expense	<u>\$ 168,253</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2013

On June 27, 2013, the District issued \$8,085,000 of Special Assessment Revenue Refunding Bonds, Series 2013. The Series 2013 Bonds were applied together with other legally available funds to advance refund the Series 2004 Special Assessment Revenue Bonds. The Series 2013 consists of \$1,335,000 Term Bond due May 1, 2018, with a fixed interest rate of 3.5%, \$2,365,000 Term Bond due May 1, 2025 with a fixed interest rate of 4.0%, and \$4,385,000 Term Bond due May 1, 2034 with a fixed interest rate of 5.0%. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2013. Principal on the Series 2014 Bonds is paid serially and commences on May 1, 2014. The Bonds mature at various dates through May 1, 2034.

The Bonds are subject to optional, mandatory and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirement. The District was in compliance with the requirements at September 30, 2023.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2020

On January 20, 2020, the District issued \$4,575,000 of Special Assessment Refunding and Improvement Bonds, Series 2020. The Series 2020 Bonds were applied together with other legally available funds to refund the Series 2008 Special Assessment Revenue Bonds and to provide funds for certain improvements for the District. The Series 2020 consists of several term bonds with a fixed interest rate of 3%. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2020. Principal on the Series 2020 Bonds is paid serially and commences on May 1, 2021. The Bonds mature at various dates through May 1, 2039.

The Bonds are subject to optional, mandatory, and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirement. The District was in compliance with the requirements at September 30, 2023.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 5,410,000	\$ -	\$ 375,000	\$ 5,035,000	\$ 350,000
Less: bond discount	54,301	-	4,344	49,957	-
Series 2020	4,205,000	-	190,000	4,015,000	195,000
Plus: bond premium	70,381	-	4,140	66,241	-
Total	<u>\$ 9,631,080</u>	<u>\$ -</u>	<u>\$ 564,796</u>	<u>\$ 9,066,284</u>	<u>\$ 545,000</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 545,000	\$ 365,100	\$ 910,100
2025	565,000	345,250	910,250
2026	600,000	324,700	924,700
2027	625,000	298,900	923,900
2028	655,000	271,950	926,950
2029-2033	3,740,000	908,450	4,648,450
2034-2038	2,010,000	206,400	2,216,400
2039	310,000	9,300	319,300
Total	<u>\$ 9,050,000</u>	<u>\$ 2,730,050</u>	<u>\$ 11,780,050</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns the majority of the land within the District; therefore, assessment revenues in the general and debt service funds of include amounts paid by the Developer on Developer owned lots.

The District's activity is dependent on the continued involvement of the Developer Landowner, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 907,879	\$ 916,243	\$ 8,364
Interest	1,000	3,062	2,062
Miscellaneous revenue	7,000	22,965	15,965
Total revenues	915,879	942,270	26,391
EXPENDITURES			
Current:			
General government	126,201	117,682	8,519
Recreation	522,578	474,666	47,912
Maintenance and operations	209,323	166,438	42,885
Capital outlay	60,000	73,920	(13,920)
Total expenditures	918,102	832,706	85,396
Excess (deficiency) of revenues over (under) expenditures	<u>\$ (2,223)</u>	109,564	<u>\$ 111,787</u>
Fund balance - beginning		<u>876,933</u>	
Fund balance - ending		<u>\$ 986,497</u>	

See notes to required supplementary information

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	3
Employee compensation	\$0
Independent contractor compensation	\$368,986
Construction projects to begin on or after October 1; (>\$65K)	
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	Not applicable
Special assessment rate	Operations and maintenance - \$896.42 Debt service - \$318.55-\$712.94
Special assessments collected	\$1,857,362
Outstanding Bonds:	see Note 6 for details



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Stonegate Community Development District
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Stonegate Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 19, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

May 19, 2024



Grau & Associates
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Stonegate Community Development District
Miami-Dade County, Florida

We have examined Stonegate Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

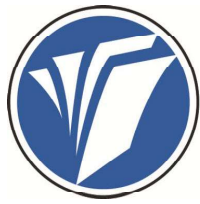
We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Stonegate Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

May 19, 2024



Grau & Associates

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Stonegate Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Stonegate Community Development District ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated May 19, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 19, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Stonegate Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Stonegate Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

May 19, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2024-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE
COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE AUDITED
FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30,
2023**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2023;

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

1. The Audited Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 6th day of August, 2024.

ATTEST:

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

10A



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

Stonegate Community Development District
c/o: Alvarez Engineers
Attn: Mr. Angel Camacho
8935 NW 35 Lane, Suite 101, Doral, FL 33172

PROPOSAL: #4186

Date: 6/6/2024

Project: Stonegate Community Development District - Homestead, FL
Lake 4 Shoreline Restoration of Approximately 600 Linear Feet of Embankment

PRODUCT DESCRIPTION

Eco-Filter Tube (EFT®) construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube is filled with sand by direct coupling to a hydraulic dredge. The tube is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the geotextile allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The Landshore® engineered EFT® system consists of a spun bound polyester filter fabric that is sewn together to form a tube specifically calculated for particular level of service, pressure, strength, stability and safety - is placed along the edge of water on prepared terrace and filled with sand to form an erosion barrier that has the characteristics of a permeable, gravity type retaining wall.

JOB SCOPE

Landshore® will install Eco-Filter Tube (EFT®) as follows: One(1) Base Tube to provide stabilization and allow for land reclamation; One (1) Sacrificial Tube to fill voids and for final grading to match existing slope. Fill Material is proposed to be brought in from offsite consisting of clean sand. An erosion control mat will be installed over the base tube to assist in sod rooting and prevent material washing away.

ITEMIZED ESTIMATE: TIME AND MATERIALS

Section	Description	Units	Estimated Quantities	Total
Lake 4	Mobilization / General preparation	Lump Sum	1	EFT
	Clearing and Grubbing	Lump Sum	1	
	Installation and maintenance of stormwater pollution prevention measures	Lump Sum	1	
	Regular Excavation	Cubic Yards	140	
	Embankment	Tons	377	
	Grading and Shaping	Square Feet	18,150	
	Installation of EFT®			
	EFT® 1x7.5' Cir. Sacrificial Tube	Linear Feet	611	
	EFT® 1x10' Cir. Base Tube	Linear Feet	604	
	Erosion Control Mat	Square Yards	538	
	Sod (Turf to match existing)	Square Yards	2,017	
	Demobilization	Lump Sum	1	
TOTAL JOB COST				\$127,140.00

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

- 10% Booking Date
- 20% Mobilization
- 60% Progress work
- 10% Completion of project

****Terms: Net 15****

****Interest will be charged at 1.5% per month on past due invoices****

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities outside of easement along shoreline if as-built drawings or locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.
3. Landshore® is not responsible for removing or installing any electric work or cables.
4. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
5. Landshore® is not responsible for damage to caused to plants or small trees during the course of this work.
6. Existing Conditions-All dimensions for existing conditions are to be verified in the field by Landshore®. Landshore® will notify the Owner of deviations from the scope of work prior to the installation. Any discrepancies in dimensions or special modifications required due to field conditions shall be reported in writing to the Owner for clarification, approval, or modification prior to the commencement of work involved.
7. Landshore® is not responsible for any damages to the work by any natural disaster.
8. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
9. **All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
10. **The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

This proposal is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature

Date

Landshore Enterprises Representative Signature

Date

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

10B



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

Stonegate Community Development District
c/o: Alvarez Engineers
Attn: Mr. Angel Camacho
8935 NW 35 Lane, Suite 101, Doral, FL 33172

ESTIMATE: #4190

Date: 6/19/2024

Project: Stonegate Community Development District - Homestead, FL
LAKE 6 Shoreline Restoration of Approximately 2,079 Linear Feet of Embankment

PRODUCT DESCRIPTION

Eco-Filter Tube (EFT®) construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube is filled with sand by direct coupling to a hydraulic dredge. The tube is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the geotextile allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The Landshore® engineered EFT® system consists of a spun bound polyester filter fabric that is sewn together to form a tube specifically calculated for particular level of service, pressure, strength, stability and safety - is placed along the edge of water on prepared terrace and filled with sand to form an erosion barrier that has the characteristics of a permeable, gravity type retaining wall.

JOB SCOPE

Landshore® will install Eco-Filter Tube (EFT®) as follows: One (1) Submerged Tube to reaffirm the underwater shelf; One(1) Base Tube to provide stabilization and allow for land reclamation; One (1) Sacrificial Tube to fill voids and for final grading to match existing slope. Fill Material is proposed to be brought in from offsite consisting of clean sand. An erosion control mat will be installed over the base tube to assist in sod rooting and prevent material washing away.

ITEMIZED ESTIMATE: TIME AND MATERIALS

Section	Description	Units	Estimated Quantities	Total
Lake 6	Mobilization / General preparation	Lump Sum	1	EFT
	Clearing and Grubbing	Lump Sum	1	
	Installation and maintenance of stormwater pollution prevention measures	Lump Sum	1	
	Regular Excavation	Cubic Yards	19	
	Embankment	Tons	98	
	Grading and Shaping	Square Feet	27,354	
	Installation of EFT®			
	EFT® 1x7.5' Cir. Sacrificial Tube	Linear Feet	2,079	
	EFT® 1x10' Cir. Base Tube	Linear Feet	2,079	
	EFT® 1x10' Cir. Sub-merged Tube	Linear Feet	1,094	
	Erosion Control Mat	Square Yards	1,848	
	Sod (Turf to match existing)	Square Yards	2,410	
	Demobilization	Lump Sum	1	
TOTAL JOB COST				\$262,324.00

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

10% Booking Date	\$26,232.40
15% Mobilization	\$39,348.60
65% Progress work	\$170,510.60
10% Completion of project	\$26,232.40

****Terms: Net 15****

****Interest will be charged at 1.5% per month on past due invoices****

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities outside of easement along shoreline if as-built drawings or locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.
3. Landshore® is not responsible for removing or installing any electric work or cables.
4. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
5. Landshore® is not responsible for damage to caused to plants or small trees during the course of this work.
6. Existing Conditions-All dimensions for existing conditions are to be verified in the field by Landshore®. Landshore® will notify the Owner of deviations from the scope of work prior to the installation. Any discrepancies in dimensions or special modifications required due to field conditions shall be reported in writing to the Owner for clarification, approval, or modification prior to the commencement of work involved.
7. Landshore® is not responsible for any damages to the work by any natural disaster.
8. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
- 9. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 10. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

This proposal is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature

Date

Landshore Enterprises Representative Signature

Date

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

10CI

IMAGES & CONCEPTS DEVELOPMENT INC.



Roofing Division

15041 sw 168 terrace ♦ Miami, Florida 33187 ♦ C.G.C # 049637 C.C.C. # 1328557

Cell (786) 290-4486

July 16, 2024

Malibu Way Clubhouse
1020 Malibu Way
Homestead, Florida 33033
Attn: Victor Castro

Estimate on Re-Roof (METAL ROOF)

We propose to furnish and install the following;

- Remove existing roof to plywood and haul away debris.
- Replace Plywood that is damaged (up to 6 sheets) **additional sheets charged at \$ 150 per sheet**
- Replace up to 50 lineal feet of fascia board. **Additional feet charged at \$ 15 per foot**
- Install 30# felt paper with tin caps installed with 1 1/4" ring shank nails.
- Furnish and install GAF VersaShield fire resistance underlayment or similar
- Furnish and install new metal roof Drexel Galvalume 24 ga. (Standard Colors)
- Provide Permit Fees.
- Remove all construction debris from site.
- **Gutters (if present) will be removed but not replaced.**
- **Screen enclosure if present needs to be disconnected from fascia to change fascia board (BY OWNER)**
- <https://drexmet.com/color-chart/>

Warranty:

- There is a 10-year warranty over work set herein but is not inclusive in the event of a natural disaster such as a hurricane or tornado and is not transferable.

Florida's Construction Lien Law

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES). THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUB-CONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE TO YOU A "NOTICE TO OWNER" FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY

Owners initials: _____

Date: _____

IMAGES & CONCEPTS DEVELOPMENT INC.



Roofing Division

15041 sw 168 terrace ♦ Miami, Florida 33187 ♦ C.G.C # 049637 C.C.C. # 1328557
Cell (786) 290-4486

Malibu Way Clubhouse
1020 Malibu Way
Homestead, Florida 33033

NOTES;

1. There is a 10-year warranty over work set herein but is not inclusive in the event of a natural disaster such as a hurricane or tornado
2. Deviations from the specifications herein will become an extra charge over and above what has been agreed to herein. Purchaser agrees to an extra charge if a double roof is found at tear off.
3. If purchaser does not make any payment when due or prevents Images & Concepts from performing, at its sole and arbitrary option, Images may deem the Contract cancelled or may immediately demobilize and cease all work until account is brought current or the condition preventing Images from performing work is corrected. Any costs for the demobilization and/or remobilization shall be deemed an extra charge over and above what has been agreed to in this contract. Any costs for the demobilization and remobilization shall be due prior to remobilizing.
4. If purchaser fails to pay any amount when due, all costs of collection and enforcement of this contract, including attorney's fees (whether litigation occurs) shall be the responsibility of the purchaser.
5. Additional wood fascia prices as follows;
 - a. Any single fascia \$ 15.00 per lineal foot
 - b. Any double fascia \$ 25.00 per lineal foot
6. We do not re-install any antennas, tv dishes or hanging cable lines or electric cable lines.

IMAGES & CONCEPTS DEVELOPMENT INC.



Roofing Division
15041 sw 168 terrace ♦ Miami, Florida 33187 ♦ C.G.C # 049637 C.C.C. # 1328557
Cell (786) 290-4486

Malibu Way Clubhouse
1020 Malibu Way
Homestead, Florida 33033

489.1425 Duty of contractor to notify residential property owner of recovery fund

- (1) Any agreement or contract for repair, restoration, improvement, or construction to residential real property must contain a written statement explaining the consumer's right under the recovery fund, except where the value of all labor and materials does not exceed \$ 2,500. The written statement must be substantially in the following form

Florida Homeowners' Construction Recovery Fund

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

**Construction Industry Licensing Board
2601 Blair Stone Road
Tallahassee, Florida 32399-1039
850-487-1395**

Owners initials: _____

Date: _____

For the sum of One Hundred Thirty Five Thousand Five Hundred Dollars and 00/100. (\$135,500.00)

Payment schedule:

- 20% upon signing of contract.
- 30% once permit is ready
- 30% at tin cap/in progress inspection
- 20% upon final inspection

Sincerely,

Accepted by,

Juan Villar- President
Images & Concepts Development Inc.

Malibu Way Clubhouse

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

10CII



Roof Proposal

The STONEGATE COMMUNITY "CLUB HOUSE"

1020 Malibu Way,
Miami, FL 33033

Date: 07-08-2024

Owner: STONEGATE COMMUNITY DEV DIST

Proposal Number: 37178

Owner Phone: 3057724910

T&S Roofing Systems

2519 NW 38 St, Miami, FL 33142
305-265-2654

www.tsroofingsystems.com

Metal Roof Scope of Work

Roofs Included: Slope



Phase 1

- Obtain all necessary roofing permits required by local municipality.
- Permit cost is not included.



Phase 2

- Remove existing roof to a smooth workable surface.
- Re-nail wood deck with 2.5" ring shank nails along beams where necessary.
- Install Polyglass XFR™ self-adhered underlayment over wood deck.
- Replace lead stacks with Roof Jacks to create a watertight seal.
- Install new Roof Vents to replace existing.
- Saw cut wall area, remove existing flashing, install new flashing, and re-plaster wall area where necessary.
- Seal base flashing with flashing cement and membrane fabric.



Phase 3

- Install Englert® Standing Seam Kynar Painted 24 Gauge Metal Panels fastened mechanically to deck as per manufacturer's specs (owner to choose color).
- Metal roof system shall include 3x3 Perimeter Edge Metal Valleys, Ridge Caps, and Gable Trim.
- Clean premises and haul garbage away for final inspection.

TSR Elite

Total Investment: \$100,809



- **1 Layer of Polyglass XFR™ direct-to-deck application**
- ***10-Year Hassle-Free T&S Roofing Guarantee on Labor & Workmanship**
- ***25 Year Warranty on Metal Panels and Finish from Manufacturer**

*Warranties not valid on galvalume roofs if property is less than 0.5 mile from the coast and may differ on galvalume panels with Mill Finish

**Monthly payments will vary and is not guaranteed

Metal Roof Notes

1. Due to fluctuating costs of steel and asphalt based products, price is guaranteed for 14 days.

Metal Roof Payment Schedule

1	25% UPON SIGNING CONTRACT
2	25% UPON SUBSTANTIAL COMPLETION OF 30# FELT
3	25% UPON SUBSTANTIAL COMPLETION OF VERSASHIELD
4	20% UPON DELIVERY OF METAL MATERIALS
5	5% UPON APPROVAL OF FINAL INSPECTION



Other Requirements

	Subgroup	QTY Unit	Roofs	Price
1	WOOD PLYWOOD 5/8"	9EA	ANY	INCLUDED

Other Options*

	Subgroup	QTY Unit	Roofs	Price
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*Unless otherwise specified, items listed under options will not be included.

Other Notes

Total Project Amount: \$ _____





07-08-2024

Dear ,

Thank you for giving us the opportunity to visit your property and estimate your roof project. Included in this package you will find information about our company as well as tools that will assist you in making your roofing decision.

Our company's mission is to build a strong base of satisfied customers that will recommend us to friends and family that may need roofing work thus ensuring our future success for generations to come. This approach is what has led to our success and a strong referral base since 2004, and we are committed to approach your project with the same intentions and vision.

Please consider the proposal included, and I look forward to working with you and earning you as a life-time customer of our company.

Warm Regards,

Ernesto Sanchez
President
T&S Roofing Systems, Inc.



Our Mission

We are in business to give South Florida homeowners and their families peace of mind through quality, transparency, and the highest value a roofing company can provide.

5 C's of Customer Trust

Caring

We genuinely care about you and your interests.

Character

We believe in conducting business with honesty and integrity.

Competence

We have the experience and resources needed to complete our work with the highest level of quality.

Commitment

We are 100% committed to your satisfaction.

Communication

We believe communication is key to earning a long-term satisfied customer.




Better Business Bureau®
Español [AB/Business Login](#) [Join/Apply](#) • Miami, FL, USA  

BBB ACCREDITED BUSINESS PROFILE

T&S Roofing Systems, Inc.

[Overview](#) | [Reviews &](#) | [Request a Quote](#) | **[BBB Accreditation](#)**



(305) 639-7663

T&S Roofing Systems, Inc.
14 years in business
1461 NW 23rd St
Miami, FL 33142-7623

[See More Contact Options](#)

BBB File Opened: 10/21/2005
Business Started: 06/18/2004
Business Incorporated: 02/11/2004 in FL

Type of Entity
Corporation

Business Management

- Mr. Ernesto Sanchez, President
- Mr. Louis Toledo, President

Contact Information

- Mr. Zan James, Marketing Manager

Business Category

- Roofing Consultants

[See More Business Categories](#)

Products & Services
Residential Repair & Re-Roof Tile, Shingle, Flat, Metal Maintenance Program Warranties

Service Area

Complaints

BBB Accreditation

BBB Accredited Since 04/13/2010

BBB has determined that T&S Roofing Systems, Inc. meets Standards of BBB Accreditation, which include a commitment to make a good faith effort to resolve any consumer complaints. BBB Accredited Businesses pay a fee for accreditation review/monitoring and for support of BBB services to the public.

BBB accreditation does not mean that the business's products or services have been evaluated or endorsed by BBB, or that BBB has made a determination as to the business's product quality or competency in performing services.



ACCREDITED BUSINESS

T&S Roofing Systems, Inc.
BBB ACCREDITATION SINCE
04/13/2010

BBB Rating System Overview

A+

Customer Review Rating: 

100%

- [100] Positive Reviews
- [0] Neutral Reviews
- [0] Negative Reviews

[100] Total Customer Reviews

[7] Total Customer Complaints

Composite Score:

★★★★★

T&S Roofing Systems, Inc. has received 5.00 out of 5 stars based on 100 Customer Reviews and a BBB Rating of A+.

Share your experience

Standards of BBB Accreditation

Build Trust

Establish and maintain a positive track record in the marketplace.

Advertise Honestly

Adhere to established standards of advertising and selling.

Tell the Truth

Honestly represent products and services, including clear and adequate disclosures of all material terms.

Be Transparent

Openly identify the nature, location, and ownership of the business, and clearly disclose all policies, guarantees and procedures that bear on a customer's decision to buy.

Honor Promises

Abide by all written agreements and verbal representations.

Be Responsive

Address marketplace disputes quickly, professionally, and in good faith.

Safeguard Privacy

Protect any data collected against mishandling and fraud, collect personal information only as needed, and respect the preferences of customers regarding the use of their information.

Embody Integrity

State Certified Roofing Contractors License



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

TOLEDO, LOUIS EMIL
T & S ROOFING SYSTEMS INC
PO BOX 420690
MIAMI FL 33242

LICENSE NUMBER: CCC1326032

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/18/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 1125 SANCTUARY PKWY STE 300 ALPHARETTA GA 30009		CONTACT NAME: Joni Chandler PHONE (A/C No. Ext): 678.287.5011 FAX (A/C No): E-MAIL ADDRESS: Joni.Chandler@alliant.com															
INSURED T&S Roofing Systems, Inc. T&S Impact Windows & Doors, LLC 2519 NW 38 St Miami FL 33142		INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Bridgefield Casualty Insurance</td> <td>10335</td> </tr> <tr> <td>INSURER B: Clear Blue Specialty Insurance</td> <td>37745</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A: Bridgefield Casualty Insurance	10335	INSURER B: Clear Blue Specialty Insurance	37745	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER C:																	
INSURER D:																	
INSURER E:																	
INSURER F:																	

COVERAGES **CERTIFICATE NUMBER:** 216757767 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR	TYPE OF INSURANCE	ADOL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			AR01-RS-2306533-00	7/20/2023	7/20/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			196-44967	1/1/2023	1/1/2024	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER T&S Roofing Systems Inc 2519 NW 38 ST Miami FL 33142	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

BONE WHITE

BURGUNDY

CHARCOAL GRAY

COLONIAL RED

DARK BRONZE

DOVE GRAY

DEEP RED

EVERGLADE MOSS

FOREST GREEN

HARTFORD GREEN

HEMLOCK GREEN

MANSARD BROWN

MEDIUM BRONZE

MATTE BLACK

PACIFIC BLUE

PATINA GREEN

ROYAL BLUE

SLATE BLUE

SLATE GRAY

SUNNET BLUE

SANDSTONE

SIERRA TAN

STONE WHITE

TERRA COTTA



Standard COLORS and COATINGS

PERMACOLOR 3500

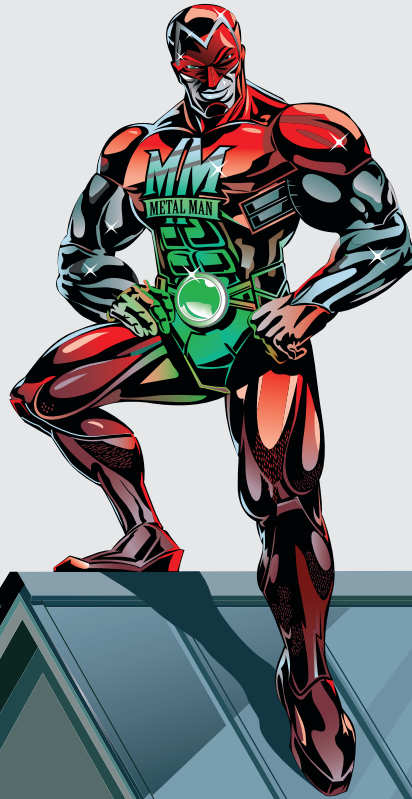
Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in
Galvalume and Aluminum

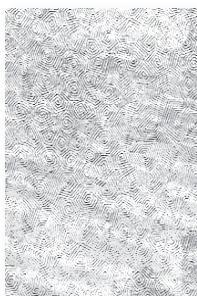


To view current SRI values,
please visit the Englert website.

Colors shown are close to actual finishes
however, due to the limitations of
printing processes, slight variations
may exist. Please contact Englert for
actual color chips before ordering.



MILL FINISH GALVALUME-PLUS®



PERMAMETALLICS 3500*

*Premium priced paint systems.

CHAMPAGNE* (Metallic) Mica 2-Coat System



COPPER* (Metallic) Mica 2-Coat System



PREWEATHERED GALVALUME®*

(Metallic) Mica 2-Coat System

MILL FINISH (Aluminum) Made to order – available in sheets only



FINISHES THAT MEET ANY DESIGN OBJECTIVE

Englert is one of the few single-source metal roof manufacturers with an in-house coil coating line and an exceptionally broad range of finishes, whether the design calls for a natural weathered appearance or bright, high-performance, full-strength fluorocarbon colors.

Custom Colors

We can match the color of virtually any material, including brick, wood and fabric. Englert offers short lead times, and our minimum custom-color order requirements are among the industry's lowest.



ROOFING KYNAR-COATED STANDARDS IN STOCK - SHEET AND COIL

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Galvalume-Plus®	●	✓	✓	NA	NA	NA	NA
Burgundy	●	✓	✓	✓	●	●	●
Bone White	●	✓	●	✓	✓	✓	●
Charcoal Gray	●	✓	✓	✓	✓	✓	●
Colonial Red	●	✓	✓	✓	●	✓	●
Dark Bronze	●	✓	✓	✓	✓	✓	●
Dove Gray	●	✓	✓	✓	✓	✓	●
Deep Red	●	✓	●	✓	●	●	●
Everglade Moss	●	✓	●	✓	●	●	●
Forest Green	●	✓	✓	✓	✓	✓	●
Hartford Green	●	✓	✓	✓	✓	✓	●
Hemlock Green	●	✓	●	✓	●	✓	●
Mansard Brown	●	✓	✓	✓	✓	✓	●
Medium Bronze	●	✓	✓	✓	✓	✓	●
Mill Finish (Aluminum)*	NA	NA	NA	✓	✓	✓	✓

*Made to order – available in sheets only.

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Matte Black	●	✓	✓	✓	✓	✓	●
Pacific Blue	●	✓	●	✓	●	●	●
Patina Green	●	✓	●	✓	●	●	●
Royal Blue	●	✓	●	✓	●	●	●
Slate Blue	●	✓	✓	✓	●	✓	●
Slate Gray	●	✓	✓	✓	✓	✓	●
SunNet Blue	●	✓	●	✓	●	●	●
Sandstone	●	✓	●	✓	✓	✓	●
Sierra Tan	●	✓	●	✓	✓	✓	●
Stone White	●	✓	●	✓	✓	✓	●
Terra Cotta	●	✓	●	✓	●	●	●
Champagne (Metallic)**	●	✓	●	✓	✓	●	●
Copper (Metallic)**	●	✓	●	✓	✓	●	●
Preweathered (Metallic)**	●	✓	●	✓	✓	✓	●

**Mica 2-Coat System

✓ - Standard ● - Minimum Quantities Required NA = Not Available

POLYESTER COATED SHEETS* - ALUMINUM

COLORS (TWO-SIDED)		4' x 10'	4' x 8'
		.032	.032
Bronze	Low-Gloss White	✓	✓

*Contact Englert for information on additional polyester colors.

Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.

Specifications subject to change without notice.

DISTRIBUTED BY: _____

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

10DI

Daniel Rom

From: Amy Whipple <awhipple@navitascredit.com>
Sent: Friday, May 24, 2024 4:35 PM
To: Daniel Rom; Kristen Thomas; blythe@commfitnessproducts.com
Cc: Victor Castro; Amy Whipple
Subject: RE: Malibu Bay CDD- Fitness equipment financing
Attachments: BAKNQ2011 Malibu Bay - StoneGate 5.09.2024.pdf

Hello Daniel and Victor,

Your transaction is approved, but I need to get “board approval” of the attached quote in order for me to generate the official Finance documents. Here are your payment options:

Based on Financing \$108,700.94:

36 @ \$3,528.43 per month

60 @ \$2,268.59 per month

These are our most popular terms, but we also have 12, 24 or 48 month options. If you would like to see those, just let me know. This is for an EFA (Equipment Finance Agreement) contract which has NO buyout at the end of the contract, requires nothing due up front, has 90 days of deferred payments and the onetime \$425 documentation fee is charged on your first invoice.

I will need to know who will be signing the documents: their full name, email address and phone number. The documents will come through Docusign and WILL require the signor to put in their social security number ONLY for identity authentication (we don't see that information). If that will be an issue, I can send them in PDF format to print, ink sign (no stamps or electronic) and email back to me along with a copy of the signors Driver's License (they can black out everything but their name and signature) for signature verification and we will have to do a verbal verification by phone with the signor. Docusign is a much easier and quicker option. I will also need to know which term from above you prefer on the documents.

Please let me know if you have any questions and have a wonderful Memorial day weekend.

Thank you.

Amy Whipple - Sapp

Senior Financing Specialist | Navitas Credit Corp. - A United Community Bank Company

p. 904.543.2575 ext. 208 | awhipple@navitascredit.com



NAVITAS CREDIT CORP.
A UNITED COMMUNITY BANK COMPANY

203 Fort Wade Road | Suite 300 | Ponte Vedra, FL | 32081
877.628.4827 | www.navitascredit.com

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YOU NEED TODAY

APPLY FOR FINANCING

IRS SECTION 179 TAX LAWS
MAKE YOU MORE MONEY

GET SECTION 179 TAX SAVINGS



From: Daniel Rom <romd@whhassociates.com>

Sent: Monday, May 20, 2024 3:34 PM



PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

Office: 800-783-9150

Cell: 724-658-9150

Email: blythe@commfitnessproducts.

Fax: 239-938-1462

PROPOSAL # BAKNQ2011

Date: Jul 26, 2024

Expiration Date: 8/25/2024

BILL

TO: Malibu Bay / Stonegate CDD
1020 NE 34th Avenue
Homestead, FL 33033

SHIP

TO: Malibu Bay / Stonegate CDD
1020 NE 34th Avenue
Homestead, FL 33033

ATN Victor Castro
Phone 305-247-8859
Email manager@unusmgmt.com

ATN Victor Castro
Phone 305-247-8859
Email manager@unusmgmt.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Blythe Zimmerman	Will Advise	Best Way	Origin	50% Deposit/50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
		CARDIO-INCLUDES 3 YEAR PARTS/LABOR WARRANTY		\$57,476.00
3	T-ES-Touch Base	Matrix Endurance Touch Base Treadmill	\$8,799.00	\$26,397.00
2	E-ES-LED	Matrix Endurance LED Elliptical	\$4,450.00	\$8,900.00
2	C-ES-LED	Matrix Endurance LED Climbmill	\$6,895.00	\$13,790.00
1	R-ES-LED	Matrix Endurance LED Recumbent	\$2,999.00	\$2,999.00
2	U-ES-LED	Matrix Endurance LED Upright Cycle	\$2,695.00	\$5,390.00
		STRENGTH EQUIPMENT		\$37,904.42
1	VS-VFT LS + VS-FTS18	Matrix Versa Functional Trainer STD Stack 18" Storage	\$4,995.00	\$4,995.00
1	VS-FTHP (MAS0953-00US)	Matrix Versa Optional Handle Pkg; Includes:(v-bar, curl bar, ropes, ankle strap)	\$425.00	\$425.00
1	VS-S131-02B1	Matrix Versa Duals Multi-Press STD Stack	\$3,350.00	\$3,350.00
1	VS-S70-USB2	Matrix Versa Leg Press Heavy Stack	\$4,295.00	\$4,295.00
1	VS-S711-02B1	Matrix Versa Duals Ext&Curl STD Stack	\$3,495.00	\$3,495.00
1	VS-S331-02B1	Matrix Versa Duals Lat Row STD Stack	\$3,350.00	\$3,350.00
1	VS-S531-02B1	Matrix Versa Duals Low Back&AB STD Stack	\$2,995.00	\$2,995.00
3	VY-D85A	Matrix/Magnum VY-D85AMulti-adjustable Bench	\$975.00	\$2,925.00
1	MG-PL62	Matrix Magnum MG-PL62 Smith Machine	\$4,895.00	\$4,895.00
2	ZMD4004974	XULT Rubber Plate 02.5lb Black	\$7.16	\$14.32
2	ZMD4004975	XULT Rubber Plate 05lb Black	\$14.32	\$28.64
2	ZMD4004976	XULT Rubber Plate 10lb Black	\$28.61	\$57.22
2	ZMD4004977	XULT Rubber Plate 25lb Black	\$71.52	\$143.04

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	ZMD4004978	XULT Rubber Plate 35lb Black	\$100.13	\$200.26
4	ZMD4004979	XULT Rubber Plate 45lb Black	\$128.74	\$514.96
1	MG-A526	Matrix Magnum MG 2-tier Flat DB Rack Short	\$1,338.46	\$1,338.46
1	ZMD4012833	XULT URE Hex Plus DB Pair 007.5lb Black	\$42.78	\$42.78
1	ZMD4012835	XULT URE Hex Plus DB Pair 012.5lb Black	\$71.28	\$71.28
1	ZMD4012867	XULT URE Hex Plus DB 005-050 Set Black	\$1,568.11	\$1,568.11
1	MG-A98	Matrix Magnum Matix MG Barbell Rack	\$1,450.77	\$1,450.77
1	ZMD4005005	XULT Rubber Barbell EZ Curl 020lb Black	\$90.82	\$90.82
1	ZMD4005006	XULT Rubber Barbell EZ Curl 030lb Black	\$134.15	\$134.15
1	ZMD4005007	XULT Rubber Barbell EZ Curl 040lb Black	\$176.20	\$176.20
1	ZMD4005008	XULT Rubber Barbell EZ Curl 050lb Black	\$217.00	\$217.00
1	ZMD4005009	XULT Rubber Barbell EZ Curl 060lb Black	\$256.62	\$256.62
1	ZMD4005027	XULT Rubber Barbell Straight 020lb Black	\$90.82	\$90.82
1	ZMD4005028	XULT Rubber Barbell Straight 030lb Black	\$134.15	\$134.15
1	ZMD4005029	XULT Rubber Barbell Straight 040lb Black	\$176.20	\$176.20
1	ZMD4005030	XULT Rubber Barbell Straight 050lb Black	\$217.00	\$217.00
1	ZMD4005031	XULT Rubber Barbell Straight 060lb Black	\$256.62	\$256.62
		ACCESSORIES & MISCELLANEOUS		\$3,560.00
1	400-150-132	Essential Self-Guided Commercial Package	\$985.00	\$985.00
1	PM-QTY	Preventive Maintenance - Quarterly Visit - 3 YEARS (12X) INCLUDED	\$0.00	\$0.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$2,525.00	\$2,525.00
1		Miami Dade County Sales Surtax	\$50.00	\$50.00

Frame Color	Standard Silver	Subtotal	\$98,940.42
Upholstery Color	Standard Black	State Tax	\$0.00
Notes	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.	Freight	\$8,283.50
		Grand Total	\$107,223.92

Lead Times

Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

For Delivery Staff

Date:		Amount Collected:		Check No.:	
Received By: (Print Name and Sign)					

Terms and Conditions

Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in Confirmed Orders may be subject to fees and delay in delivery. There is a 3% processing fee on all credit card transactions. Credit Card payments must be preapproved at the sole discretion of CFP.

Scheduled Installations

CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Partial installations require the installed product to be paid per the terms of the purchase. Additional Delivery Fees may apply.

CFP does not provide mounting or anchoring to walls, floors and ceilings for any product.

Confidentiality

Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

Additional Terms of Sale

Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package.

Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer.

Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a result of any claim arising out of or in connection with the goods sold hereunder that have not been caused solely by CFP's negligence.

Technology

Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all requirements fulfilled prior to scheduled equipment installation will result in additional Service Fees & Travel Charge.

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication requirements.

Wellbeats - 110V electric power to both Interactive Touchscreen & TV; 1.5" conduit connecting TV to Touchscreen, with pull string, Hardline internet connection (not WiFi) to WB Touchscreen. For TV Mounting - backing board for TV Bracket.

Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by factory-trained & authorized Matrix Service Providers

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty: Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Grips - 90 Days

Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts. 1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor

BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:

Commercial Fitness Products, Inc.

Fed-Ex, UPS, USPS etc.

Commercial Fitness Products, Inc.

**5034 N Hiatus Rd
Sunrise, FL 33351**

**Wire Transfer Bank Information Available
Upon Request.**

Proposal # :

BAKNQ2011

Proposal Amount:

\$107,223.92

Payment Terms:

50% Deposit/50% COD

Deposit Amount:

\$53,611.96

Balance:

\$53,611.96

Signature _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Treadmills each require 20amp dedicated line, non-looped and grounded, equipped with NEMA 5-20R receptacle.

Climbmills require 15amp lines, and can be daisy-chained.

No other equipment requires power.



KEY:

- A. Treadmills
- B. Ellipticals
- C. Climbmills
- D. Recumbent Bike
- E. Upright Bike
- F. VKR (existing)
- G. Smith
- H. Multi-Adjustable Bench
- I. Abdominal Bench (existing)
- J. Leg Extension/Curl
- K. Leg Press/Calf
- L. Lat/Low Row
- M. Multi-Press
- N. Preacher Curl (existing)
- O. Functional Trainer
- P. Ab/Low Back
- Q. Prism Accessory Rack
- R. Barbell Rack
- S. Dumbbell Rack

APPROXIMATION OF FLOOR AND PLANNING AREA

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



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MATRIX



ENDURANCE TREADMILL

A fusion of simplicity and durable design makes it easy for anyone to get started while still challenging true running enthusiasts.

Our Endurance Treadmill is ideal for heavy use in professional fitness facilities where space is at a premium and budgets need to stretch further. A precision-engineered drive system and deck stand up to heavy daily use, and smart maintenance features minimize downtime so members of all kinds can get a run just right for their goals.

4.2 HP AC motor with Dynamic Response Drive System fine-tunes response based on footfall pattern for a smooth, consistent workout up to 20 km/h / 12 mph. Conveniently placed speed and incline controls provide tactile feedback with each adjustment.



Self-lubricating Ultimate Deck System with industrial-grade cushioning provides over 25,000 miles of proven performance.

Easily removable side rails, front roller assembly and an easy-to-open motor cover streamline service and maintenance for technicians, minimizing downtime.

MATRIX

| ENDURANCE TREADMILL

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.



Console Specs	Touch XL / Touch		Premium LED	LED	Group Training LED
Display	Touch XL: 56 cm / 22" class capacitive touchscreen LCD	Touch: 41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED	Large number LED with message center	
Workouts	16		14	12	Manual
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan		English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
Fan	Yes			No	
Analog TV	NTSC, PAL, SECAM		Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2		Optional; attachable add-on TV		
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS		No		
Pro:Idiom Compatibility	Optional; IPTV and coax		Optional; attachable add-on Pro:Idiom TV (≠ IPTV)		
WiFi	Yes			Optional; included with Asset Management and/or Workout Tracking Network app	
Bluetooth	Yes; smartphones, headphones, heart rate		Yes; heart rate	No	
ANT+	Yes; heart rate		No		
RFID Wireless Login	Yes		Optional		
Connects to Apple Watch	Yes		Optional	No	
Made for iPhone®, iPad®, iPod®	Yes		No		
USB Port	Yes; device charging, device media, software updates		Yes; device charging, software updates		
Wireless Charging (Qi)	Yes		No		
CSAFE Ready	Yes				
Auto Wake-up	Yes		No		
Frame Specs					
Drive System	4.2 hp AC Dynamic Response Drive System				
Speed Range	0.8–20 km/h / 0.5–12 mph				
Incline Range	0–15% (700-lb. thrust-elevation motor)				
Running Surface Area	152 x 56 cm / 60" x 22"				
Running Surface Type	Belt and deck				
Cushioning System	Ultimate Deck				
Handlebar Design	Molded ergo-grip design				
Crossbar Controls	Yes				
Contact & Telemetric HR	Yes				
Step-on Height	23 cm / 9"				
Service Caster	No				
Cast Aluminum End Caps	No				
Max User Weight	182 kg / 400 lbs.				
Ethernet Connectivity	Yes				
Tread Sense	Yes				
Assembled Dimensions	209 x 80 x 160 cm / 82" x 31.5" x 63"				
Power Requirements	20 A dedicated circuit required, non-looped grounded				

MATRIX

See next page for D Console on e elliptical and bikes

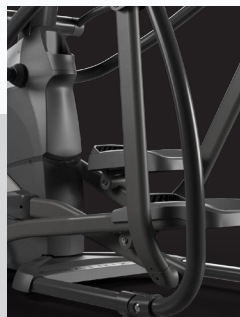


ENDURANCE ELLIPTICAL

Choose our durable, streamlined elliptical for low-impact intensity that serves members of all ability levels.

Our Endurance Elliptical is ideal for heavy use in fitness facilities where space is at a premium and budgets need to stretch further. A design that's as durable as it is easy to service minimizes downtime, while optimized ergonomics and constant acceleration provide a smooth, natural workout experience.

Patented suspension design is wheel- and track free, reducing noise and minimizing friction to extend product life, while top-down levelers makes adjustments easier after installation, maintenance and use.



53 cm / 21" stride length, optimized pedal spacing, oversized pedals, contralateral handlebars and constant rate of acceleration enhance comfort.



Convenience features include low step-on, rear entry, ergonomic grips with contact and telemetric heart rate tracking, water bottle holder and accessory tray.

MATRIX

| ENDURANCE ELLIPTICAL

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.



CONSOLE SPECS	TOUCH	PREMIUM LED	LED	GROUP TRAINING LED
Display	41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED	Large number LED with message center	
Workouts	12	9	7	Manual
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
Fan	Yes		No	
Analog TV	NTSC, PAL, SECAM	Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2	Optional; attachable add-on TV		
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS	No		
Pro:Idiom Compatibility	Optional; IPTV and coax	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)		
WiFi	Yes		Optional; included with Asset Management and/or Workout Tracking Network app	
Bluetooth	Yes; smartphones, headphones, heart rate	Yes; heart rate	No	
ANT+	Yes; heart rate	No		
RFID Wireless Login	Yes	Optional		
Connects to Apple Watch	Yes	Optional	No	
Made for iPhone®, iPad®, iPod®	Yes	No		
USB Port	Yes; device charging, device media, software updates	Yes; device charging, software updates		
Wireless Charging (Qi)	Yes	No		
CSAFE Ready			Yes	
Auto Wake-up	Yes	No		
FRAME SPECS				
Resistance System	Brushless generator			
Minimum Watts	5 W powered or 35 W self-powered			
Minimum RPM	10 RPM powered or 25 RPM self-powered			
Stride Length	53.3 cm / 21"			
Step-on Height	24 cm / 9.5"			
Pedal Spacing	6.4 cm / 2.5"			
Watt Range	5–650 W			
Contact and Telemetric HR	Yes			
Top-down Levelers	Yes			
Max User Weight	182 kg / 400 lbs.			
Ethernet Connectivity	Yes			
Assembled Dimensions	178 x 74 x 174 cm / 70" x 29.2" x 68.5"			
Power Requirements*	100–240 V — 50/60 Hz AC	Self-powered or 100–240 V — 50/60 Hz AC		

*Power recommended for connectivity features

MATRIX

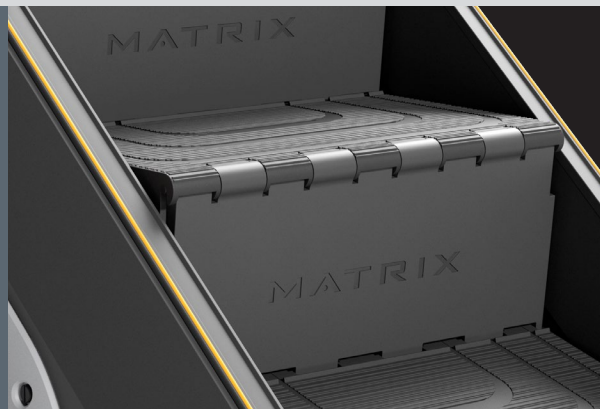


ENDURANCE CLIMBMILL

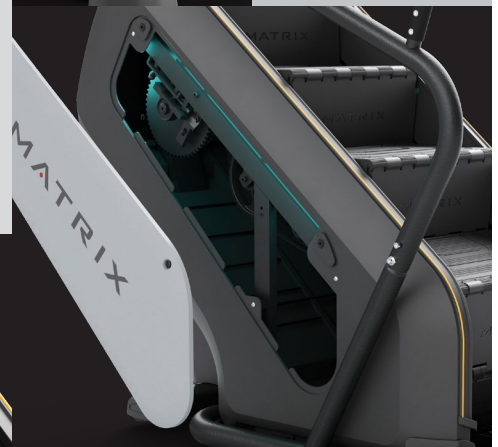
A blend of streamlined design and smooth operation make it easy for beginners to start climbing and enthusiasts to climb further than ever.

Our Endurance Climbmill is ideal for heavy use in fitness facilities where space is at a premium and budgets need to stretch further. Smart, heavy-duty design offers a secure, stable workout and stands up to tough environments. It's even easy to service, minimizing downtime for all your members who love a true climbing workout.

Control Drive stops stairs immediately if anything pushes against the direction of rotation for stair-climbing security, while extra-deep steps and positioning software make quality climbing workouts accessible to members of different ability levels.



Oil-free drive system, anti-rust design and our exclusive Sweat Management System reduce maintenance and enhance durability, extending product life.



The side access panel can be removed quickly, while modular components and an internal service light streamline maintenance.

MATRIX

| ENDURANCE CLIMBMILL

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.



CONSOLE SPECS	TOUCH XL / TOUCH		PREMIUM LED	LED	GROUP TRAINING LED
Display	Touch XL: 56 cm / 22" class capacitive touchscreen LCD	Touch: 41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED	Large number LED with message center	
Workouts	13		9	7	Manual
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan		English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
Fan	Yes			No	
Analog TV	NTSC, PAL, SECAM		Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2		Optional; attachable add-on TV		
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS		No		
Pro:Idiom Compatibility	Optional; IPTV and coax		Optional; attachable add-on Pro:Idiom TV (≠ IPTV)		
WiFi	Yes			Optional; included with Asset Management and/or Workout Tracking Network app	
Bluetooth	Yes; smartphones, headphones, heart rate		Yes; heart rate	No	
ANT+	Yes; heart rate		No		
RFID Wireless Login	Yes		Optional		
Connects to Apple Watch	Yes		Optional	No	
Made for iPhone®, iPad®, iPod®	Yes		No		
USB Port	Yes; device charging, device media, software updates		Yes; device charging, software updates		
Wireless Charging (Qi)	Yes		No		
CSAFE Ready				Yes	
Auto Wake-up	Yes		No		
FRAME SPECS					
Drive System	Clutched ECB with industrial-grade drive chain and belt				
Step Dimensions	25.4 x 46 x 20.3 cm / 10" x 18" x 8"				
Handlebar Design	Perimeter				
Auto-stop Function	Yes; frame mounted IR				
Control Zone	No				
Locking Staircase	Yes				
Top-down Levelers	Yes				
Contact & Telemetric HR	Yes				
Step-on Height	36 cm / 14"				
Service Caster	No				
Minimum User Weight	45 kg / 99 lbs.				
Max User Weight	182 kg / 400 lbs.				
Ethernet Connectivity	Yes				
Assembled Dimensions	138 x 85 x 212 cm / 54.5" x 33.5" x 83.5"				
Power Requirements	100-240 V — 50/60 Hz AC				

MATRIX



ENDURANCE RECUMBENT CYCLE

Make low-impact cardio possible for members of all kinds with the comfortable design of our recumbent cycle.

Our Endurance Recumbent Cycle is ideal for heavy use in professional fitness facilities where space is at a premium and budgets need to stretch further. A recumbent design with an ergonomic seat and back distributes weight for superior support, while smart features streamline service and maintenance to maximize uptime.

Intuitive one-handed adjustment fine-tunes the seat to users of different heights, contoured handlebars fit the hand naturally, Ergo Form seat and back pad make even long rides comfortable, and self-balancing pedals make it quicker and easier to get started.



Conveniently placed controls provide tactile feedback, and low step-over height offers easy entry and exit. Includes bottle holder and accessory tray.



Top-down leveling, an integrated transport handle and a three-piece crank with forged arms and integrated pullers streamline service and maintenance.

MATRIX

| ENDURANCE RECUMBENT CYCLE

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.



CONSOLE SPECS	TOUCH XL / TOUCH	PREMIUM LED	LED	GROUP TRAINING LED
Display	41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED	Large number LED with message center	
Workouts	12	9	7	Manual
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
Fan	Yes		No	
Analog TV	NTSC, PAL, SECAM	Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2	Optional; attachable add-on TV		
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS	No		
Pro:Idiom Compatibility	Optional; IPTV and coax	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)		
WiFi	Yes		Optional; included with Asset Management and/or Workout Tracking Network app	
Bluetooth	Yes; smartphones, headphones, heart rate	Yes; heart rate	No	
ANT+	Yes; heart rate	No		
RFID Wireless Login	Yes	Optional		
Connects to Apple Watch	Yes	Optional	No	
Made for iPhone®, iPad®, iPod®	Yes	No		
USB Port	Yes; device charging, device media, software updates	Yes; device charging, software updates		
Wireless Charging (Qi)	Yes	No		
CSAFE Ready	Yes			
Auto Wake-up	Yes	No		
FRAME SPECS				
Resistance System	Brushless generator			
Minimum Watts	2 W powered or 13 W self-powered			
Minimum RPM	10 RPM powered or 25 RPM self-powered			
Pedal Spacing	17.5 cm / 6.9"			
Seat Material	Custom one-piece, molded seat back and bottom			
Seat Adjustment	Single-hand lever			
Handlebar Design	Side seat; front ergo bend			
Crank Design	Three piece with forged arms and integrated puller			
Top-down Levelers	Yes			
Contact & Telemetric HR	Yes			
Rear-lift Handle	Yes			
Max User Weight	182 kg / 400 lbs.			
Ethernet Connectivity	Yes			
Assembled Dimensions	154 x 68 x 146 cm / 60.7" x 26.7" x 57.4"			
Power Requirements*	100-240 V — 50/60 Hz AC	Self-powered or 100-240 V — 50/60 Hz AC		

*Power recommended for connectivity features

MATRIX



ENDURANCE UPRIGHT CYCLE

Give your members the essentials of an invigorating ride with our race-inspired upright cycle.

Our Endurance Upright Cycle is ideal for heavy use in professional fitness facilities where space is at a premium and budgets need to stretch further. Race-inspired handlebars with elbow rests and refined ergonomic details create the feel of a real outdoor ride, while smart features streamline service and maintenance to maximize uptime.

Intuitive one-handed adjustment fine-tunes the seat to users of different heights, contoured handlebars fit the hand naturally, Ergo Form seat makes even long rides comfortable, and self-balancing pedals make it quicker and easier to get started.



Conveniently placed controls provide tactile feedback, and low step-over height offers easy entry and exit. Includes dual bottle holders.



Top-down leveling, an integrated transport handle and a three-piece crank with forged arms and integrated pullers streamline service and maintenance.

MATRIX

| ENDURANCE UPRIGHT CYCLE

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.



CONSOLE SPECS	TOUCH XL / TOUCH	PREMIUM LED	LED	GROUP TRAINING LED
Display	41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED	Large number LED with message center	
Workouts	12	9	7	Manual
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
Fan	Yes		No	
Analog TV	NTSC, PAL, SECAM	Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2	Optional; attachable add-on TV		
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS	No		
Pro:Idiom Compatibility	Optional; IPTV and coax	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)		
WiFi	Yes		Optional; included with Asset Management and/or Workout Tracking Network app	
Bluetooth	Yes; smartphones, headphones, heart rate	Yes; heart rate	No	
ANT+	Yes; heart rate	No		
RFID Wireless Login	Yes	Optional		
Connects to Apple Watch	Yes	Optional	No	
Made for iPhone®, iPad®, iPod®	Yes	No		
USB Port	Yes; device charging, device media, software updates	Yes; device charging, software updates		
Wireless Charging (Qi)	Yes	No		
CSAFE Ready	Yes			
Auto Wake-up	Yes	No		
FRAME SPECS				
Resistance System	Brushless generator			
Minimum Watts	2 W powered or 13 W self-powered			
Minimum RPM	10 RPM powered or 25 RPM self-powered			
Pedal Spacing	17.5 cm / 6.9"			
Seat Material	Sewn vinyl over foam			
Seat Adjustment	Single-hand lever			
Handlebar Design	Racing design with elbow support			
Crank Design	Three piece with forged arms and integrated puller			
Top-down Levelers	Yes			
Contact & Telemetric HR	Yes			
Rear-lift Handle	Yes			
Max User Weight	182 kg / 400 lbs.			
Ethernet Connectivity	Yes			
Assembled Dimensions	130.7 x 65.4 x 153.7 cm / 51.5" x 25.7" x 60.5"			
Power Requirements*	100-240 V — 50/60 Hz AC	Self-powered or 100-240 V — 50/60 Hz AC		

*Power recommended for connectivity features

AVAILABLE STORAGE OPTION 1

18" Storage Rack VS-FTS18

Consists of 6 hooks for accessory storage



*VS-VFT + VS-FTS18 shown

AVAILABLE STORAGE OPTION 2

30" Storage Rack VS-FTS30

Consists of 9 storage hooks as well as 2 shelves for storing various accessories



*VS-VFT + VS-FTS30 shown

STANDARD HANDLE

COMES STANDARD WITH VS-VFT UNIT

D-Handle



OPTIONAL HANDLE PACKAGE

VS-FTHP

Heel Cup



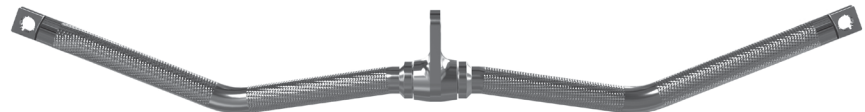
V-Bar



Triceps Rope



Curl Bar



INCREMENTAL WEIGHT

VS-FTIW incremental weight adds 1.1 kg / 2.5 lbs of effective resistance per side



STANDARD WEIGHT STACK

(COMES STANDARD WITH VS-VFT UNIT)

68 kg / 150 lbs (34 kg / 75 lbs of effective resistance per side)

HEAVY WEIGHT STACK (VS-VFT60)

(OPTIONAL HEAVY WEIGHT STACK WITH VS-VFT UNIT)

95 kg / 210 lbs (47.5 kg / 105 lbs of effective resistance per side)

Multi-Press

VS-S131



- Designed for easy entry and exit
 - Dual-position hand grips allow for greater training variety
 - Elevated foot rests provide stability and comfort during heavy lifts
- Reclined position offers greater lumbar support
 - Smoothly transition between exercises with one simple adjustment
 - Clearly indicated adjustments for ease of use

ADJUSTMENTS

Color coded pivots & points of adjustment	Yes
User adjustment range	3 user start options

FRAME & CABLES

Frame color	Iced Silver
Frame finish	Proprietary two-coat powder process
Cable transmission	Internally lubricated cables & fittings
Machine anchoring	Machine anchoring locations

TECH SPECS

Product Weight (Standard Stack)	236 kg / 520 lbs.
Product Weight (Heavy Stack)	268 kg / 590 lbs.
Overall Dimensions (L x W x H)	154.3 x 157.2 x 199.9 cm / 60.7" x 61.9" x 78.7"

USER AMENITIES

Rear placards	Color-coded machine identification & machine specific stretching
Front placards	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
Placard color coding	Yellow (upper body)
Contoured seat	Yes
Personal storage	Bottle holder, storage area and towel holder (towel holder on rep counter only)
Rep counter	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
Foot Support	Foot support accommodates users of all sizes for additional lower body support

WARRANTY

Frame and welds (not coatings)	10 years
Weight Stacks	5 years
Pulleys & Pivot Bearings	5 years
Other Items Not Specified	3 years

Labor	3 years	TE OF 50
Upholstery/cables/grips/springs	1 year	
Accessories	6 months	
Air Filled Shock	90 days	

WEIGHT STACK

Consistent stack height	Yes
Weight stack guarding	Full front and rear shields
Incremental weight system	5 lbs (2.3 kg)
Standard Stack	72.6 kg / 160 lbs.
Heavy Stack	104.3 kg / 230 lbs.

Leg Press / Calf Press

VS-S70



- One-handed start adjustment for ease of use
 - Air shock assisted foot platform provides smoother adjustments
 - Assistance handle and low step over height for easy access
- Footplate identifies user foot position with unique visual indicators
 - Incremental weight

ADJUSTMENTS

Color coded pivots & points of adjustment	Yes
Range of Motion Adjustment	Gas Assisted Foot Platform Adjustment

FRAME & CABLES

Frame finish	Proprietary two-coat powder process
Frame color	Iced Silver
Cable transmission	Internally lubricated cables & fittings
Machine anchoring	Machine anchoring locations

TECH SPECS

Overall dimensions	232.4 x 102.4 x 167.1 cm / 91.5" x 40.3" x 65.8"
Rep counter machine usage tracking	Service mode tracks total machine reps and hours of use
Rep counter battery life	Approximately 3 years
Rep counter power supply	2 AA batteries

USER AMENITIES

Personal storage	Bottle holder, storage area and towel holder (Towel Holder on Rep Counter Only)
Rep counter	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
Front placards	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
Placard color coding	Blue (lower body)
Rear placards	Color-coded machine identification & machine specific stretching

WEIGHT STACK

Weight stack guarding	Full front and rear shields
Weight plate increments	25 lbs (11 kg)
Incremental weight system	5 lbs (2.3 kg)
Consistent stack height	Yes
Total stack weight	415 lbs (188 kg)

Leg Extension / Leg Curl

VS-S711



- Angled pads and ideal pivot location promote full muscle contraction and alignment
 - Back pad ratchets forward for easy adjustment from the seated position
 - Dual-action CAM enables a smooth transition between exercises
- Adjustments are easily performed in the seated position
 - Clearly indicated adjustments for ease of use

ADJUSTMENTS

Color coded pivots & points of adjustment	Yes
User adjustment range	12 user start options

FRAME & CABLES

Machine anchoring	Machine anchoring locations
Cable transmission	Internally lubricated cables & fittings
Frame color	Iced Silver
Frame finish	Proprietary two-coat powder process

TECH SPECS

Overall Dimensions (L x W x H)	177.6 x 118.3 x 167.1 cm / 69.9" x 46.6" x 65.8"
Product Weight (Standard Stack)	251 kg / 554 lbs.
Product Weight (Heavy Stack)	283 kg / 624 lbs.

USER AMENITIES

Front placards	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
Rear placards	Color-coded machine identification & machine specific stretching
Rep counter	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
Placard color coding	Blue (lower body)
Contoured seat	Yes
Personal storage	Bottle holder, storage area and towel holder (towel holder on rep counter only)

WARRANTY

Frame and welds (not coatings)	10 years
Weight Stacks	5 years
Pulleys & Pivot Bearings	5 years
Other Items Not Specified	3 years

Labor	3 years	50 04 50
Upholstery/cables/grips/springs	1 year	
Accessories	6 months	
Air Filled Shock	90 days	

WEIGHT STACK

Incremental weight system	5 lbs (2.3 kg)
Consistent stack height	Yes
Weight stack guarding	Full front and rear shields
Standard Stack	72.6 kg / 160 lbs.
Heavy Stack	104.3 kg / 230 lbs.

Lat Pulldown / Seated Row

VS-S331



- Thigh pad easily adjusts to provide stability and comfort
 - Elevated foot rests provide stability and comfort during heavy lifts
- Stainless-steel cable guides provide added protection for lasting durability
 - Clearly indicated adjustments for ease of use

ADJUSTMENTS

Color coded pivots & points of adjustment	Yes
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FRAME & CABLES

Frame color	Iced Silver
Frame finish	Proprietary two-coat powder process
Cable transmission	Internally lubricated cables & fittings
Machine anchoring	Machine anchoring locations

TECH SPECS

Product Weight (Standard Stack)	246 kg / 543 lbs.
Product Weight (Heavy Stack)	278 kg / 613 lbs.
Overall Dimensions (L x W x H)	180.5 x 157.9 x 226.3 cm / 71.1" x 62.2" x 89.1"

USER AMENITIES

Rear placards	Color-coded machine identification & machine specific stretching
Front placards	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
Placard color coding	Yellow (upper body)
Contoured seat	Yes
Personal storage	Bottle holder, storage area and towel holder (towel holder on rep counter only)
Rep counter	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
Foot Support	Foot support accommodates users of all sizes for additional lower body support

WARRANTY

Frame and welds (not coatings)	10 years
Weight Stacks	5 years
Pulleys & Pivot Bearings	5 years
Other Items Not Specified	3 years
Labor	3 years
Upholstery/cables/grips/springs	1 year

Accessories	6 months	
Air Filled Shock	90 days	SS-01 50

WEIGHT STACK		
Weight stack guarding	Full front and rear shields	
Incremental weight system	5 lbs (2.3 kg)	
Standard Stack	72.6 kg / 160 lbs.	
Heavy Stack	104.3 kg / 230 lbs.	

Ab / Low Back

VS-S531



- Angled seat and lumbar pad enhance user comfort and stability
 - Handle positions enhance user stability
 - Multi-position foot placement accommodates a variety of users
- Low handle positions offer easy entry and exit
 - Clearly indicated adjustments for ease of use

ADJUSTMENTS

Color coded pivots & points of adjustment	Yes
User adjustment range	8 user start options

FRAME & CABLES

Frame color	Iced Silver
Frame finish	Proprietary two-coat powder process
Cable transmission	Internally lubricated cables & fittings
Machine anchoring	Machine anchoring locations

TECH SPECS

Product Weight (Standard Stack)	231 kg / 509 lbs.
Product Weight (Heavy Stack)	263 kg / 579 lbs.
Overall Dimensions (L x W x H)	132.2 x 131.5 x 167.1 cm / 52.1" x 51.8" x 65.8"

USER AMENITIES

Rear placards	Color-coded machine identification & machine specific stretching
Front placards	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
Placard color coding	Green (core)
Contoured seat	Yes
Personal storage	Bottle holder, storage area and towel holder (towel holder on rep counter only)
Rep counter	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
Foot Support	Foot support accommodates users of all sizes for additional lower body support

WARRANTY

Frame and welds (not coatings)	10 years
Weight Stacks	5 years
Pulleys & Pivot Bearings	5 years
Other Items Not Specified	3 years

Labor	3 years	5 of 50
Upholstery/cables/grips/springs	1 year	
Accessories	6 months	
Air Filled Shock	90 days	

WEIGHT STACK

Consistent stack height	Yes
Weight stack guarding	Full front and rear shields
Incremental weight system	5 lbs (2.3 kg)
Standard Stack	72.6 kg / 160 lbs.
Heavy Stack	104.3 kg / 230 lbs.

Multi-adjustable Bench

VY-D85A-02



- Back adjusts into 5 positions: flat, 30, 45, 60 and 80 degrees
- Seat adjusts into 2 positions
- Handle and wheels provide easy movement

TECH SPECS	
Shipping Weight	43 kg / 94 lbs.
Overall Dimensions (L x W x H)	147 x 56 x 48 cm / 58" x 22" x 19"

Smith Machine

MG-PL62



- ▶ Counter balanced 11.3 kg / 25 lb. bar takeoff for low starting resistance
- ▶ Features a 90-degree path of motion adapts to all exercises
- Linear bearings provide a smooth motion
- 8 integrated weight-storage horns hold multiple weight-plate sizes

FRAME

Frame Finish

Proprietary two-coat powder process

TECH SPECS

Overall Dimensions (L x W x H)	110.5 x 231.1 x 245.1 cm / 43.5" x 91" x 96.5"
Product Weight	270 kg / 569 lbs
Max. User Weight	159 kg / 350 lbs
Max. Training Weight	245 kg / 540 lbs
Starting Resistance	11.3 kg / 25 lbs.

XULT RUBBER GRIP PLATE

Made with high quality virgin rubber, our metal cores have a machined radius on the edges to eliminate internal sharp edges and cutting from within. Anchor notches and grooves are then cut into the iron and a proper bonding agent applied to allow a thick coating of rubber to permanently bond to the metal. 3 year limited warranty. Sold individually.

Sizes: 2.5, 5, 10, 25, 35 & 45 lbs

CUSTOM DESIGNS
AVAILABLE! ►



DESIGN

- Round, functional design with three comfortable handles
- Large easy to read numbers
- Plus/minus 2% tolerance of stated weight



COVERING

- Proprietary bonding agent
- Thick virgin rubber coating – no odor
- Will not fade or discolor
- Wear resistant matte textured surfaces
- Coated to center hole, no exposed center hub



CORE

- Machined radiuses to prevent damage to casing
- Sandblasted prior to covering for better adhesion

Magnum 2-tier Flat-tray Dumbbell Rack [231 cm / 91"]

MG-A528



- 231 cm / 91" rack holds hex head dumbbells weighing up to 52 kg / 115 lbs.

- Also available: 185 cm / 73", 2-tier flat-tray dumbbell rack (MG-A526)

Tech Specs

Overall Dimensions (L x W x H) (MG-A528)	232.2 x 62.5 x 79.4 cm / 91.5" x 24.6" x 31.3"
Overall Dimensions (L x W x H) (MG-A526)	186.2 x 62.5 x 79.4 cm / 73.3" x 24.6" x 31.3"
Product Weight (MG-A528)	127 kg / 279.4 lbs.
Product Weight (MG-A526)	108 kg / 237.6 lbs.
Max. Storage Weight (MG-A528)	952 kg / 2100 lbs.
Max. Storage Weight (MG-A526)	780 kg / 1720 lbs.

XULT URETHANE HEX PLUS DUMBBELLS

Classic hex design prevents rolling on flat surfaces.
32 mm (5-50 lbs) or 35 mm (55-130 lbs) handles.
Premium high-grade odorless urethane with a wear
resistant matte textured surface is permanently bonded
to the solid steel core. 5 year limited warranty.

Sizes: 5-130 lbs, 2.5 - 47.5 lbs

CUSTOM DESIGNS
AVAILABLE!



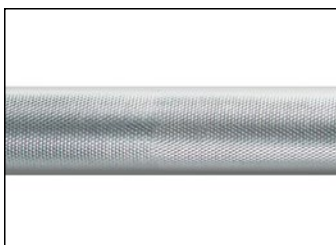
DESIGN

- Flat faces for balance
- Easy to read permanently bonded weight markings
- Plus/minus 2% tolerance of stated weight



COVERING

- Proprietary bonding agent
- Thick high grade BASF™ urethane
- Wear resistant matte textured surface



HANDLE

- Durable industrial hard chrome with medium diamond knurling
- Straight, ergonomically correct handle
- Medium diamond knurling
- 32 mm diameter up to 50 lbs / 35 mm over 55 lbs



CORE

- Machined radiuses to prevent damage to casing
- Precision drilled solid steel heads ensure a tight straight fit
- Handles are 60 ton pressed fit into heads and welded for durability
- Sandblasted prior to covering for better adhesion

Magnum Barbell Rack

MG-A98

- Upright design provides convenience for barbell accessories
- Rack holds ten barbells, five per side
- Chromed racks provide lasting commercial finish



FRAME	
OVER-SIZED FRAME TUBING	Yes
FRAME COLOR	Iced Silver
FRAME FINISH	Proprietary two-coat powder process

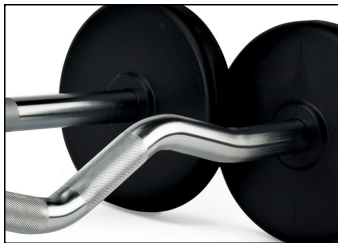
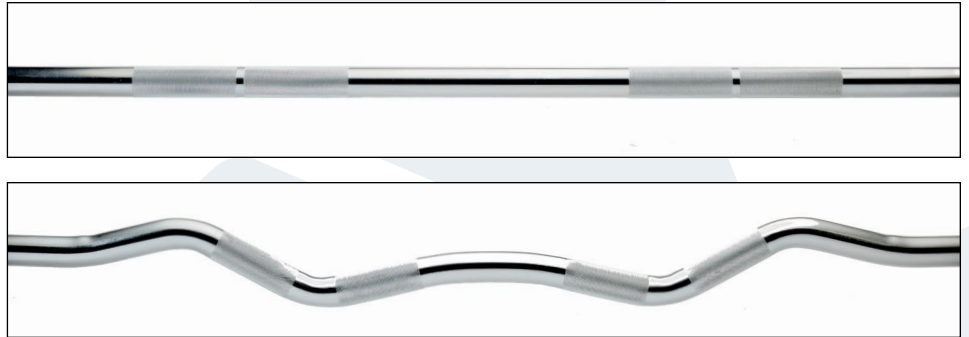
TECH SPECS	
MAX STORAGE WEIGHT (OVERALL)	294 kg / 650 lbs.
MAX STORAGE WEIGHT (PER SHELF)	50 kg / 110 lbs.
TOTAL WEIGHT	81 kg / 178.6 lbs
OVERALL DIMENSIONS	138.5 x 88.7 x 152.9 cm / 54.5" x 34.9" x 60.2"

XULT RUBBER ROUND BARBELL

Made with virgin rubber to ensure the highest quality. A thick rubber coating is anchored to the steel core. 32 mm handles. 3 year limited warranty. Barbell heads to match dumbbell heads. All barbells available as a Straight or EZ-Curl.

Sizes: 20-110 lbs

CUSTOM DESIGNS
AVAILABLE!



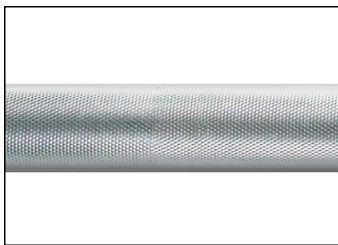
DESIGN

- Flat faces for balance
- Easy to read permanently bonded weight markings
- Plus/minus 2% tolerance of stated weight



COVERING

- Proprietary bonding agent
- Thick virgin rubber - no odor
- Wear resistant matte textured surface



HANDLE

- Durable industrial hard chrome with medium diamond knurling
- Medium diamond knurling
- 32 mm diameter



CORE

- Machined radiuses to prevent damage to casing
- Precision drilled solid steel heads ensure a tight straight fit
- Handles are 60 ton pressed fit into heads and welded for durability
- Sandblasted prior to covering for better adhesion



ELITE PACKAGE

- Elite Display is a storage solution for a variety of exercise tools and provides easy access to all products
- Includes transport wheels for ease of movement
- Includes the following product:
 - (6) 16mm Exercise Mats
 - (4) Rollers
 - (1) 4lb Medicine Ball
 - (2 each) 6lb, 8lb, and 10lb Medicine Balls
 - (1 each) 55cm, 65cm, and 75cm Stability Balls
 - (1 each) XL, L, M, H and XH Sleeved Resistance Cables
 - (2 each) L, M and H Mini-Bands
 - (2) Smart Speed Jump Ropes
- Dimensions: 68" W x 32 "D x 80"H
- SKU 400-150-161

WALL-MOUNTED MAT RACK PACKAGE

- Safe and Convenient:
Adjustable pegs fit all styles of hanging mats; pegs fold in when not in use
- Easy hanging and storage for up to 10 Smart 16mm Exercise Mats
- Includes the following product:
(10) 16mm Exercise Mats
- Rack Dimensions with Mats:
30"W x 13"D x 78"H



SKU 400-150-134



DELUXE PACKAGE

- Convenient Storage Display allows for easy access to a variety of fitness training products
- Includes the following product:
 - (2) 16mm Exercise Mats
 - (2) Rollers
 - (1 each) 4lb and 10lb Medicine Balls
 - (2 each) 6lb and 8lb Medicine Balls
 - (1 each) 55cm, 65cm, and 75cm Stability Balls
 - (1 each) 20lb, 30lb, 50lb, 70lb, and 90lb Resistance Cables
 - (5 pairs) Quick Switch Flex Handles
- Dimensions: 68"W x 34"D x 74"H



SKU 400-150-131

WALL-MOUNTED STABILITY BALL RACK PACKAGE

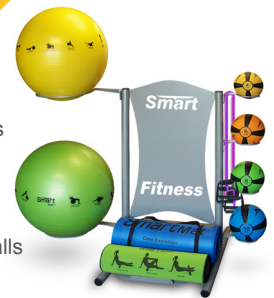


- Easily hang and store up to three stability balls on the space-saving rack
- Heavy-duty steel construction
- Includes the following product:
(1 each) 55cm, 65cm and 75cm Stability Balls
- Dimensions: 32"W x 32"D x 70"H

SKU 400-150-162

ESSENTIAL PACKAGE

- Space saving storage display with easy access to essential fitness training products
- Includes the following product:
 - (1) 16mm Exercise Mat
 - (1) Roller
 - (1 each) 4lb, 6lb, 8lb, and 10lb Medicine Balls
 - (1 each) 55cm and 65cm Stability Balls
 - (1 each) 20lb and 30lb Resistance Cables
 - (2 pairs) Quick Switch Flex Handles
- Dimensions: 57"W x 31"D x 47"H



SKU 400-150-132

WALL-MOUNTED MEDICINE BALL RACK PACKAGE

- Easily hang and store up to four medicine balls on the space-saving rack
- Heavy-duty steel construction
- Includes the following product:
(1 each) 4lb, 6lb, 8lb and 10lb Medicine Balls
- Dimensions: 16"W x 16"D x 38"H

SKU 400-150-163



ECONOMY PACKAGE

- Convenient Ball Storage Rack for easy access to medicine and stability balls
- Fixed peg for additional storage of resistance cables, bands and jump ropes
- Includes the following product:
 - (1 each) 4lb, 6lb, 8lb and 10lb Medicine Balls
 - (1 each) 55cm and 65cm Stability Balls
- Dimensions: 46"W x 28"D x 52"H



SKU 400-150-133

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

10DII



Glass and Mirror Inc.

QUOTE # 6424
PROJECT: Stonegate CDD
1020 Malibu Way
Homestead , FL 33033

MANAGER@UNUSMGMT.COM

INCLUSION;

- A) CLEAR $\frac{1}{4}$ MIRROR
- B) SAFETY PAPER BACK
- C) DELIVERY AND INSTALL

QTY	MEASUREMENT	AND PRICE
4	56 X 96 APROX.	

SUB TOTAL	\$ 2,664.00
TAX	\$0
TOTAL PRICE	\$ 2,664.00

50% DEPOSIT REQUIERE

Ricardo Escalante 305 301 5795

6-4-24

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

10DIII



LONSEAL

Quotation

TO: Victor Castro
Unus Management

Quote #: 2 of 2 071924-1
Date: 7/29/2024

Homestead, FL 33033
239-789-7263
management@unusmgmt.com

Project: Malibu Bay Community
Specifier: Malibu Bay Community

Product	Format	Quantity		Price	Total
Lonwood Performa Color: TBD	6' x 60' roll 40 sy per roll	120	sy	\$60.81	\$7,297.20
Lonwood Performa Color: TBD	Cost per sy if 1 whole roll IS purchased <u>with</u> an additional cut roll	13.334	sy	\$60.81	\$810.84
#813 Pressure Sensitive Adhesive	(1) gallon pail 200 - 250 sf coverage	1	pail	\$43.00	\$43.00
#813 Pressure Sensitive Adhesive	(4) gallon pail 800 - 1000 sf coverage	1	pail	\$115.00	\$115.00
Lonseal Welding Thread	\$ 0.49 per Lf	200	ea	\$0.49	\$98.00
Lonseal Welding Thread	500 Lf per spool	2	spool	\$110.00	\$220.00
#65 Nozzle for Urethane Finish (Part No. ZZ65)	Required for Heat Welding. Failure to use this nozzle may result in blistering or scorching of the urethane finish on either side of the seam.	1	ea	\$59.00	\$59.00

\$8,643.04

Freight Estimate* Freight will be requoted at the time the order is placed. *Please note, actual freight may vary by 5% more or less, than the price estimated, due to the net weight of actual shipment.

TBD

Shipping estimate based on shipping to a commercial address that has a loading dock.

FQ# - TBD

FREEZE NOTE: If you are requesting shipment within an area of freezing temperatures, please refer to the freeze/shaw cycle or freeze restriction information located on the adhesive technical data sheet at <https://lonseal.com/technical/#specifications>. Upon request, "Do not freeze" instructions can be added to the freight quote - additional charges from the carrier will apply.

This Material quotation is valid for 30 days.

This Freight quotation is good for 10 days.

Thank you for your opportunity to offer this quotation on behalf of **Lonseal**.

Pricing quoted as FOB origina Carson, CA 90745

Pricing does not include customs clearance, local duties or taxes.

If this is a **hospital installation**; refer to the attachment that can be downloaded at https://lonseal.com/wp-content/uploads/2023/04/IG_Patient_Room_041023.pdf

Any resulting order will need to be **made out to Lonseal** and emailed to: Hank@Surfaces9.com

Lonseal
928 E. 238th Street
Carson, CA 90745

Prepared by: Hope Shoneck

Office Ph. (727) 498-7264

Hope@Surfaces9.com

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

10DIV

ESTIMATE

LX Flooring Group Inc.
11100 Town Cir, Apt. 211
Wellington, FL 33414

info@lxflooringgroup.com
+1 (407) 583-9089



Bill to

MALIBU BAY CLUBHOUSE
1020 NE 34TH AVE
HOMESTEAD, FL 33033

Ship to

MALIBU BAY CLUBHOUSE
1020 NE 34TH AVE
HOMESTEAD, FL 33033

Estimate details

PREPARED BY: MARYAN BRACHO

Estimate no.: 1181
Estimate date: 07/31/2024

#	Product or service	Description	Qty	Rate	Amount
1.	FLOOR REMOVAL	DEMOLLITION OF EXISTING FLOOR	1200	\$2.00	\$2,400.00
2.	FLOOR INSTALL	INSTALLATION OF GYM FLOOR - OWNER PROVIDED MATERIAL	1200	\$4.50	\$5,400.00
3.	SKIM COAT	UZIN NC 886 SMOOTHING COMPOUND 10LB BAG	1200	\$1.15	\$1,380.00
Total					\$9,180.00

Accepted date

Accepted by

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

11

Memorandum

To: Board of Supervisors

From: District Management

Date: August 6, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

CONSENT
AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America	\$ 1,344,967	\$ -	\$ -	\$ -	\$ 1,344,967
FineMark Bank - money mkt*	268,933	-	-	-	268,933
Investments					
State Board of Administration	12	-	-	-	12
Revenue 2013	-	62,693	-	-	62,693
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	123	-	-	123
Sinking fund 2013	-	51	-	-	51
Prepayment 2013	-	34,166	-	-	34,166
Revenue 2020	-	-	203,567	-	203,567
Reserve 2020	-	-	159,500	-	159,500
Prepayment 2020	-	-	2,408	-	2,408
Construction 2020	-	-	-	304,261	304,261
Undeposited funds	670	4,121	-	-	4,791
Due from other	141	-	-	-	141
Prepaid expense	8,175	-	-	-	8,175
Total assets	<u>\$ 1,622,898</u>	<u>\$ 126,154</u>	<u>\$365,475</u>	<u>\$ 304,261</u>	<u>\$ 2,418,788</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 2,766	\$ -	\$ -	\$ -	\$ 2,766
Contracts payable	-	-	-	4,775	4,775
FICA payable	122	-	-	-	122
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>3,888</u>	<u>-</u>	<u>-</u>	<u>4,775</u>	<u>8,663</u>
Fund Balance					
Restricted					
Debt service	-	126,154	365,475	-	491,629
Construction	-	-	-	299,486	299,486
Committed					
Clubhouse renewal & replacement	155,000	-	-	-	155,000
Assigned					
3 months working capital	303,227	-	-	-	303,227
Disaster	225,000	-	-	-	225,000
Unassigned	935,783	-	-	-	935,783
Total fund balance	<u>1,619,010</u>	<u>126,154</u>	<u>365,475</u>	<u>299,486</u>	<u>2,410,125</u>
Total liabilities & fund balances	<u>\$ 1,622,898</u>	<u>\$ 126,154</u>	<u>\$365,475</u>	<u>\$ 304,261</u>	<u>\$ 2,418,788</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 62,044	\$ 1,220,510	\$ 1,379,906	88%
Interest	1,221	10,925	1,000	1093%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	-	5,995	5,000	120%
Total revenues	<u>63,265</u>	<u>1,237,430</u>	<u>1,387,906</u>	89%
EXPENDITURES				
Administrative				
Supervisors	-	1,600	6,000	27%
Payroll taxes	-	123	459	27%
Management/recording/accounting	3,638	32,741	43,655	75%
Legal	2,998	9,823	20,000	49%
Engineering	-	1,879	10,000	19%
Audit	-	7,100	7,100	100%
Assessment roll preparation	444	3,997	5,332	75%
Arbitrage rebate calculation	-	500	1,250	40%
Dissemination agent	88	788	1,051	75%
Trustee	-	4,031	6,500	62%
ADA website compliance	-	-	210	0%
Website and E-blast communications	-	705	1,220	58%
Postage	97	336	2,000	17%
Legal advertising	-	134	1,225	11%
Office supplies	-	367	300	122%
Other current charges	263	2,205	1,500	147%
Annual special district fee	-	175	175	100%
Insurance	-	7,939	8,500	93%
Property taxes	-	-	178	0%
Total administrative expenses	<u>7,528</u>	<u>74,443</u>	<u>116,655</u>	64%
Field Operations				
Landscape maintenance	10,625	85,637	96,313	89%
Landscape replacement	1,365	6,700	10,000	67%
Tree maintenance	-	8,525	10,000	85%
Lake Plant Maintenance	8,150	16,300	27,150	60%
Playground maintenance	-	-	1,500	0%
Clubhouse irrigation	-	-	3,000	0%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	39	480	1,000	48%
Lake maintenance	2,834	17,616	26,681	66%
Lake bank degradation	-	-	106,657	0%
Aeration maintenance	-	-	9,000	0%
Aeration utilities	1,114	11,271	12,000	94%
Contingency	-	-	5,000	0%
Holiday decorations	-	8,175	8,175	100%
Animal control	135	1,522	1,500	101%
Total field operations	<u>24,262</u>	<u>156,226</u>	<u>322,476</u>	48%

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	557	5,014	3,480	144%
Utilities	3,240	27,576	63,000	44%
Insurance	-	22,702	28,901	79%
Flood insurance	-	-	4,037	0%
Alarm monitoring	64	584	720	81%
Fire monitoring	-	405	540	75%
Pool maintenance	2,300	21,180	15,000	141%
Pool health inspections	-	-	750	0%
Air conditioning R&M	-	8,268	1,000	827%
Clubhouse operation and management				
Clubhouse management	20,872	187,850	250,467	75%
Special events	-	35,659	35,000	102%
Gym maintenance	-	-	1,500	0%
Gym equipment lease	-	-	8,400	0%
Pool attendant	-	-	7,906	0%
Office supplies	138	2,660	4,000	67%
Repairs and maintenance	9,052	13,774	15,000	92%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	87	1,637	10,000	16%
Pool system upgrade	12,200	12,200	275,000	4%
Pool permit inspection & repair	376	4,876	-	N/A
Pressure cleaning	-	1,114	1,000	111%
Janitorial supplies	1,950	8,124	15,700	52%
Stormdrain cleanout	-	-	7,000	0%
Contingencies	620	8,436	9,000	94%
Total clubhouse	<u>51,456</u>	<u>362,059</u>	<u>759,401</u>	48%
Infrastructure reinvestment				
Capital outlay				
General	-	-	15,000	0%
Total clubhouse reserves	<u>-</u>	<u>-</u>	<u>15,000</u>	0%
Other fees and charges				
Property appraiser & tax collector	621	12,189	14,374	85%
Total other fees and charges	<u>621</u>	<u>12,189</u>	<u>14,374</u>	85%
Total expenditures	<u>83,867</u>	<u>604,917</u>	<u>1,227,906</u>	49%
Net increase/(decrease) of fund balance	(20,602)	632,513	160,000	
Fund balances - beginning	1,639,612	986,497	972,840	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	155,000	155,000	155,000	
Assigned				
3 months working capital	303,227	303,227	303,227	
Disaster	225,000	225,000	225,000	
Unassigned	935,783	935,783	449,613	
Fund balance - ending	<u>\$ 1,619,010</u>	<u>\$ 1,619,010</u>	<u>\$ 1,132,840</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2013 (REFUNDED SERIES 2004)
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 27,018	\$ 531,495	\$ 600,910	88%
Prepaid assessments	-	4,120	-	N/A
Interest	391	11,248	-	N/A
Total revenues	<u>27,409</u>	<u>546,863</u>	<u>600,910</u>	91%
EXPENDITURES				
Debt service				
Principal	-	350,000	350,000	100%
Interest 11/1	-	122,325	122,325	100%
Interest 5/1	-	122,325	122,325	100%
Property appraiser & tax collector	270	5,308	6,260	85%
Total expenditures	<u>270</u>	<u>599,958</u>	<u>600,910</u>	100%
Net increase/(decrease) of fund balance	27,139	(53,095)	-	
Fund balances - beginning	99,015	179,249	160,429	
Fund balances - ending	<u>\$ 126,154</u>	<u>\$ 126,154</u>	<u>\$ 160,429</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2020
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 14,494	\$ 285,123	\$ 322,360	88%
Prepaid assessments	-	3,624	-	N/A
Interest	1,447	16,784	-	N/A
Total revenues	<u>15,941</u>	<u>305,531</u>	<u>322,360</u>	95%
EXPENDITURES				
Debt service				
Principal	-	200,000	195,000	103%
Principal prepayment	-	5,000	-	N/A
Interest 11/1	-	60,225	60,225	100%
Interest 5/1	-	60,150	60,225	100%
Property appraiser & tax collector	144	2,847	3,358	85%
Total debt service	<u>144</u>	<u>328,222</u>	<u>318,808</u>	103%
Net increase/(decrease) of fund balance	15,797	(22,691)	3,552	
Fund balances - beginning	349,678	388,166	370,040	
Fund balances - ending	<u>\$ 365,475</u>	<u>\$ 365,475</u>	<u>\$ 373,592</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: SERIES 2020
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,270	\$ 12,174
Total revenues	<u>1,270</u>	<u>12,174</u>
EXPENDITURES		
Capital outlay	<u>635</u>	<u>68,582</u>
Total expenditures	<u>635</u>	<u>68,582</u>
Excess/(deficiency) of revenues over/(under) expenditures	635	(56,408)
Fund balances - beginning	298,851	355,894
Fund balances - ending	<u><u>\$ 299,486</u></u>	<u><u>\$ 299,486</u></u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
JUNE 30, 2024**

2:23 PM

07/30/24

Stonegate CDD

Check Detail

June 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	06/04/2024	IMAGENET CONSULTING	101.000 · Bank of America - Checking		-3.25
Bill	INV9...	05/30/2024		536.007 · Office Supplies	-3.25	3.25
TOTAL					-3.25	3.25
Bill Pmt -Check	CBI	06/06/2024	COMCAST CORPORATION	101.000 · Bank of America - Checking		-556.48
Bill	0760...	06/05/2024		536.411 · Clubhouse Telephone	-556.48	556.48
TOTAL					-556.48	556.48
Bill Pmt -Check	CBI	06/20/2024	IMAGENET CONSULTING	101.000 · Bank of America - Checking		-137.79
Bill	8273...	06/13/2024		536.007 · Office Supplies	-137.79	137.79
TOTAL					-137.79	137.79
Bill Pmt -Check	CBI	06/20/2024	FLORIDA DEPARTMENT OF HEALTH	101.000 · Bank of America - Checking		-375.35
Bill	13-60...	06/13/2024		536.042 · Pool permit inspect. & repairs	-250.00	250.00
Bill	13-60...	06/13/2024		536.042 · Pool permit inspect. & repairs	-125.35	125.35
TOTAL					-375.35	375.35
Bill Pmt -Check	CBI	06/27/2024	ADT SECURITY SERVICES INC.	101.000 · Bank of America - Checking		-68.89
Bill	1495...	06/26/2024		536.001 · Alarm Monitoring	-68.89	68.89
TOTAL					-68.89	68.89
Bill Pmt -Check	14579	06/04/2024	UNUS PROPERTY MANAGEMENT	101.000 · Bank of America - Checking		-22,118.90
Bill	1163	05/30/2024		155.000 · Prepaid Expense	-20,872.19	20,872.19
Bill	1164	05/30/2024		536.003 · Repairs & Maintenance	-425.23	425.23
				536.038 · Wall paint and repairs	-418.93	418.93
				536.011 · Janitorial Supplies	-402.55	402.55
TOTAL					-22,118.90	22,118.90
Bill Pmt -Check	14580	06/04/2024	AIRTECH AIR CONDITIONING	101.000 · Bank of America - Checking		-657.45
Bill	49054	05/30/2024		536.020 · Air Conditioning R&M	-657.45	657.45

2:23 PM
07/30/24

Stonegate CDD
Check Detail
June 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-657.45	657.45
Bill Pmt -Check	14581	06/04/2024	CITY OF HOMESTEAD	101.000 · Bank of America - Checking		-4,060.14
Bill	0003...	05/30/2024		536.010 · Utilities	-2,975.55	2,975.55
Bill	0003...	05/30/2024		536.044 · Aeration Utilities	-1,084.59	1,084.59
TOTAL					-4,060.14	4,060.14
Bill Pmt -Check	14582	06/04/2024	LUXE CONTROL LLC	101.000 · Bank of America - Checking		-7,816.00
Bill	394	05/30/2024		536.031 · Contingencies	-7,816.00	7,816.00
TOTAL					-7,816.00	7,816.00
Check	14583	06/04/2024	STONEGATE CDD	101.000 · Bank of America - Checking		-5,856.19
				207.203 · Due to DSF Series 2013	-5,856.19	5,856.19
TOTAL					-5,856.19	5,856.19
Check	14584	06/04/2024	STONEGATE CDD	101.000 · Bank of America - Checking		-3,141.58
				207.204 · Due to DSF series 2020	-3,141.58	3,141.58
TOTAL					-3,141.58	3,141.58
Bill Pmt -Check	14585	06/06/2024	GRAU AND ASSOCIATES	101.000 · Bank of America - Checking		-1,000.00
Bill	25782	05/08/2024		513.320 · Audit	-1,000.00	7,100.00
TOTAL					-1,000.00	7,100.00
Bill Pmt -Check	14586	06/06/2024	UNUS PROPERTY MANAGEMENT	101.000 · Bank of America - Checking		-823.51
Bill	1169	06/05/2024		536.003 · Repairs & Maintenance	-581.84	581.84
				536.038 · Wall paint and repairs	-86.63	86.63
				537.009 · Electrical Repairs	-38.69	38.69
				536.011 · Janitorial Supplies	-116.35	116.35
TOTAL					-823.51	823.51
Bill Pmt -Check	14587	06/06/2024	WRATHELL, HUNT & ASSOCIATES, LLC	101.000 · Bank of America - Checking		-4,169.83

2:23 PM

07/30/24

Stonegate CDD

Check Detail

June 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2023-...	06/05/2024		512.311 · Management Fees	-3,637.92	3,637.92
				513.310 · Assessment Roll Preparation	-444.33	444.33
				513.315 · Dissemination Fees	-87.58	87.58
TOTAL					-4,169.83	4,169.83
Bill Pmt -Check	14588	06/06/2024	AL-FLEX EXTERMINATORS, INC.	101.000 · Bank of America - Checking		-135.00
Bill	7801	06/05/2024		537.500 · Animal Control	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	14589	06/06/2024	ALLSTATE RESOURCE MANAGEMENT, INC.	101.000 · Bank of America - Checking		-1,519.00
Bill	9056	06/05/2024		537.003 · Lake Maintenance	-1,519.00	1,519.00
TOTAL					-1,519.00	1,519.00
Bill Pmt -Check	14590	06/06/2024	ARMANDO GARCIA LAND SERVICE INC	101.000 · Bank of America - Checking		-32,340.00
Bill	763606	06/05/2024		537.470 · Tract C	-3,825.00	3,825.00
Bill	763610	06/05/2024		537.430 · Plant Annuals	-6,800.00	6,800.00
Bill	763611	06/05/2024		537.004 · Landscape Replacement	-1,365.00	1,365.00
Bill	763614	06/05/2024		537.700 · Lake Plant Maintenance	-4,200.00	4,200.00
Bill	536615	06/05/2024		537.700 · Lake Plant Maintenance	-3,950.00	3,950.00
Bill	763616	06/05/2024		536.041 · Pool System Upgrade	-12,200.00	12,200.00
TOTAL					-32,340.00	32,340.00
Bill Pmt -Check	14591	06/06/2024	M&M POOL & SPA SERVICES, CORP	101.000 · Bank of America - Checking		-2,300.00
Bill	6360	06/05/2024		536.004 · Pool Maintenance	-2,300.00	2,300.00
TOTAL					-2,300.00	2,300.00
Bill Pmt -Check	14592	06/20/2024	BILLING, COCHRAN, MAURO & RAMSEY, P.A.	101.000 · Bank of America - Checking		-2,997.50
Bill	187862	06/13/2024		514.310 · Legal Fees	-2,997.50	2,997.50
TOTAL					-2,997.50	2,997.50
Bill Pmt -Check	14593	06/20/2024	FEDEX	101.000 · Bank of America - Checking		-96.59
Bill	8-527...	06/13/2024		519.410 · Postage	-96.59	96.59

2:23 PM

07/30/24

Stonegate CDD

Check Detail

June 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-96.59	96.59
Bill Pmt -Check	14594	06/20/2024	ALLSTATE RESOURCE MANAGEMENT, INC.	101.000 · Bank of America - Checking		-1,315.00
Bill	8685	06/13/2024		537.003 · Lake Maintenance	-1,315.00	1,315.00
TOTAL					-1,315.00	1,315.00
Bill Pmt -Check	14595	06/21/2024	CHI ALARMS, INC.	101.000 · Bank of America - Checking		-620.00
Bill	279488	06/20/2024		536.031 · Contigencies	-350.00	350.00
Bill	279526	06/20/2024		536.031 · Contigencies	-270.00	270.00
TOTAL					-620.00	620.00
Bill Pmt -Check	14596	06/21/2024	GALLOWAY OFFICE SUPPLIES & FURNITURE	101.000 · Bank of America - Checking		-1,833.31
Bill	1327...	06/20/2024		536.011 · Janitorial Supplies	-1,833.31	1,833.31
TOTAL					-1,833.31	1,833.31
Bill Pmt -Check	14597	06/21/2024	A1 HANDYMAN & MAINTENANCE SERVICES INC	101.000 · Bank of America - Checking		-4,235.00
Bill	2024...	06/21/2024		536.003 · Repairs & Maintenance	-4,235.00	8,470.00
TOTAL					-4,235.00	8,470.00
Bill Pmt -Check	14598	06/21/2024	A1 HANDYMAN & MAINTENANCE SERVICES INC	101.000 · Bank of America - Checking		-4,235.00
Bill	2024...	06/21/2024		536.003 · Repairs & Maintenance	-4,235.00	8,470.00
TOTAL					-4,235.00	8,470.00
Check	14599	06/27/2024	STONEGATE CDD	101.000 · Bank of America - Checking		-26,748.17
				207.203 · Due to DSF Series 2013	-26,748.17	26,748.17
TOTAL					-26,748.17	26,748.17
Check	14600	06/27/2024	STONEGATE CDD	101.000 · Bank of America - Checking		-14,349.17
				207.204 · Due to DSF series 2020	-14,349.17	14,349.17

Stonegate CDD
Check Detail
June 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-14,349.17	14,349.17
Bill Pmt -Check	14601	06/27/2024	CITY OF HOMESTEAD	101.000 · Bank of America - Checking		-4,353.49
Bill	0003...	06/26/2024		536.010 · Utilities	-3,239.92	3,239.92
Bill	0003...	06/26/2024		536.044 · Aeration Utilities	-1,113.57	1,113.57
TOTAL					-4,353.49	4,353.49

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
JUNE 30, 2024**

INVOICE

UNUS Property Management LLC
3560 NE 11th Dr
Homestead, FL 33033

manager@unusmgmt.com
+1 (239) 789-7263



STONEGATE CDD

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

Invoice details

Invoice no.: 1169
Terms: Due on receipt
Invoice date: 06/05/2024
Due date: 06/05/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Supplies / Repairs - Receipts	BOOKING; 536.003, 536.038, 537.009, 536.011	1	\$823.51	\$823.51

Total \$823.51

Ways to pay



Pay invoice



9840 NW 77th Avenue
Hialeah Gardens FL 33016
United States

536.003

Picking Ticket

Date	Order #
6/3/2024	SO1094

Ship To

UNUS PROPERTY MANAGEMENT
3560 NE 11TH DRIVE
HOMESTEAD FL 33033
United States

Sales Rep	PO	Expected Ship Date	Actual Ship Date	Ship Via
Francisco J Diaz		6/3/2024		

Type	Item No.	Description	Units	BIN(S)	Ord.	Quantity Shipped	Remaining Quantity
	4592349394	LED HID 54W 50K EX39 EXTENDED MOGUL BASE TYPE B LED HID 54W 50K EX39 EXTENDED MOGUL BASE TYPE B	Each		7	0	7
	4592368082	LED MEDIUM FLOOD LIGHT 30W 50K 100 277V BRONZE LED MEDIUM FLOOD LIGHT 30W 50K 100 277V BRONZE	Each		2	0	2

06/03/2024 10:18:45
Merchant ID: *****3655
Terminal ID: 0006

Credit Sale

Transaction #: 4
Card Type: Visa
Account: *****9285
Entry: Manual
Invoice #: 48751
Amount: USD\$581.84
Global UID:
1240347772202406031018456568
Ref. Number: 1384924702
Auth. Code: 042293
Response: Successful Request
CVD Response: M - Matches

CUSTOMER COPY



SO1094

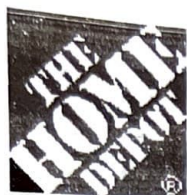
Picked By: V. Castro

Check By: _____

Client Signature: [Signature]

Name: V. Castro

Date: 6.3.24



536.038

How doers get more done.

FLORIDA CITY STORE 6355 (786)243-9370
MANAGER ANNA FAGOT

6355 00009 35049 05/19/24 12:31 PM
SALE CASHIER ROKISHA

084305392411 WHITE 5GAL <A>	6.98
5GAL WHITE BUCKET	
719362623047 WP CONN <A>	6.70
LG WATERPROOF WIRE CNNECT 4PK	
811108031601 HVYWL 8-2 <A>	
4" BLK HVYWALL HEAT SRHNK TUBING	
2@4.82	9.64
034481061038 1 COUPLING <A>	
305 COUPLING 1"	
2@0.68	1.36
034481227045 1IN 90DEG EL <A>	
320 ELBOW 1" SCH40 90DEG BELL END	
2@1.82	3.64
811108031632 SPLIC UF <A>	
8" BLK HEAT SHRNK UF SPLCE KIT	
2@13.68	27.36
754826044495 1 SCH40 10FT <A>	11.98
1 SCHEDULE 40 X 10FT	
NLP Savings \$0.67	
0000-320-447 6 STR THHN 1 <A>	
6 STRANDED THHN BLACK - 1 FT	
10@1.33	13.30

SUBTOTAL	80.96
SALES TAX	5.67
TOTAL	\$86.63

XXXXXXXXXXXX1032 VISA USD\$ 86.63

AUTH CODE 019221/7093126 TA
Chip Read
AID A0000000031010 VISA CREDIT

6355 05/19/24 12:31 PM



6355 09 35049 05/19/2024 7215

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/17/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 76742 70396
PASSWORD: 24269 70387

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

mylowe's Rewards



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

537.009

LOVE'S HOME CENTERS, LLC

1850 N.E. 8TH STREET

HOMESTEAD, FL 33033 (305) 508-3020

- SALE -

SALES#: FSTLAN01 5025371 TRANS#: 312306331 05-19-24

23931 3/4-IN X 1/2-IN ELBOW 407	1.18
757578 HEAVY WALL HEAT SHRINK 3/	4.78
23850 3/4-IN SCH40 COUPLING 429	1.08
2 @ 0.54	
34228 UNDERGROUND SPLICE KIT 8-	14.28
792024 FRN 1-1/2-IN X 1-1/4-IN C	5.46
114970 RING TERMINAL 4-AWG 3/8-I	9.38

SUBTOTAL: 36.16

TOTAL TAX: 2.53

INVOICE 73793 TOTAL: 38.69

VISA: 38.69

VISA: XXXXXXXXXXXX1032 AMOUNT: 38.69 AUTHCD: 019083

CHIP REFID: 270714793951 05/19/24 11:07:12

TUR : 8080008000

TSI : 6800

STORE: 2707 TERMINAL: 14 05/19/24 11:07:25

OF ITEMS PURCHASED: 7

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT

[LOVES.COM/RETURNS](https://www.loves.com/returns)

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



536.011

**How doers
get more done™**

FLORIDA CITY STORE 6355 (786)243-9370
MANAGER ANNA FAGOT

6355 00051 88339 06/02/24 06:57 PM
SALE SELF CHECKOUT

827854010340 FABLAV1690Z <A,S>
FABULOSO 2X APC LAVENDER 1690Z
4@7.98 31.92
044600324296 CLXGERBLC121 <A>
CLX GERMICIDAL BLEACH 1210Z
4@9.48 37.92
030699281572 DOOR STOP <A> 19.93
COMMGRD KICKDOWN DOOR STOP MB
648846002682 PORTVACFIT <A> 18.97
RIDGID HI-EFFCNY FLTR - 3-4.5G+ VACS

SUBTOTAL 108.74
SALES TAX 7.61
TOTAL \$116.35

XXXXXXXXXXXX0812 DEBIT
USD\$ 116.35

AUTH CODE 002324
Chip Read Verified By PIN
AID A00000000980840 US DEBIT

6355 06/02/24 06:57 PM



6355 51 88339 06/02/2024 3279

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/31/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H88 183322 177018
PASSWORD: 24302 176967

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

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

Date	Invoice #
6/1/2024	2023-3572

Stonegate CDD
PO Box 810036
Boca Raton, FL 33481

[illegible]

AL-FLEX EXTERMINATORS, INC.
4035 SW 98th Ave
Miami, FL 33165
+13055520141
pc@al-flex.com
<https://www.alflexexterminators.com/>

Invoice

537.500



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
7801	06/01/2024	\$135.00	07/01/2024	Net 30	

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

SUBTOTAL	135.00
TAX	0.00
TOTAL	135.00
BALANCE DUE	\$135.00



Invoice

9056

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

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

Due Date 7/1/2024
Terms Net 30
Account # 3782
PO #

Service Month:

6/1/2024

Description	Amount Due
Lake and Canal Management Services Recurring	1,300.00
Aquascaping Maintenance Services Recurring	219.00
There will be a \$25 charge for all returned checks.	
Total	\$1,519.00

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

Invoice # 9056

Account # 3782

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

Amount Enclosed: \$_____

Please return this portion with your payment

INVOICE

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

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

Stonegate CDD

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

Invoice details

Invoice no.: 763606
Invoice date: 06/04/2024
Due date: 07/04/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/03/2024	Cut the Grass	Cut the Grass 06/03, 06/11, 06/17 #537.400	3	\$950.00	\$2,850.00
2.	06/03/2024	Cut the Grass	Tract C. Maintenance #537.470	3	\$200.00	\$600.00
3.	06/03/2024	Irrigation System	Eight payment of Maintenance of the Irrigation System/ Fiscal Year 2024 #537.450	1	\$375.00	\$375.00

Total \$3,825.00

Note to customer

#537.400
#537.470
#537.450

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.: 763610
Invoice date: 06/04/2024
Due date: 07/04/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Install.	Install 280 Pentas #537.430	280	\$4.50	\$1,260.00
2.		Install.	Install 1000 Pentas #537.430	1000	\$4.50	\$4,500.00
3.		Install.	8 Yards of soil	8	\$130.00	\$1,040.00

Total \$6,800.00

Note to customer
#537.430

INVOICE

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

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

537.004

Stonegate CDD

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

Invoice details

Invoice no.: 763611
Invoice date: 06/04/2024
Due date: 07/04/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Install	260 Pentas (in front of the clubhouse).	260	\$4.50	\$1,170.00
2.		Install	1 1/2 Yards of soil	1.5	\$130.00	\$195.00
Total						\$1,365.00

INVOICE

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

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

537.700

Stonegate CDD

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

Invoice details

Invoice no.: 763614
Invoice date: 06/04/2024
Due date: 07/04/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/01/2024	Services	Clean up, remove weeds and apply herbicide to Section/Project 1, 2 & 3 of Lake 5	3	\$0.00	\$0.00
2.		Trim.	Existing Spartina Grass	3	\$0.00	\$0.00
3.		Total		3	\$1,400.00	\$4,200.00
Total						\$4,200.00

INVOICE

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

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

537.700

Stonegate CDD

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

Invoice details

Invoice no.: 763615
Invoice date: 06/04/2024
Due date: 07/04/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/01/2024	Trim.	All gardens of lake #3 remove all weeds & spray against weeds.	1	\$3,950.00	\$3,950.00
Total						\$3,950.00

INVOICE

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

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

Stonegate CDD

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

Invoice details

Invoice no.: 763616
Invoice date: 06/04/2024
Due date: 07/04/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/07/2024	Remove	4 Royal Palms of 40 feet height and grind the trunk	4	\$1,900.00	\$7,600.00
2.		Remove	7 Coconut Palms and grind the trunk	7	\$450.00	\$3,150.00
3.		Remove	2 Alexander Palms and grind the trunk	2	\$200.00	\$400.00
4.		Remove	2 Trees and grind the trunk	2	\$250.00	\$500.00
5.		Remove	2 Hedges and grind the trunk	2	\$275.00	\$550.00
Total					\$12,200.00	

Hello Stonegate Comm Dev Dist,

Thanks for choosing Comcast Business.

JUN 03 2024

Your bill at a glance

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

Previous balance		\$556.48
One-time EFT Payment - thank you	May 02	-\$556.48
Balance forward		\$0.00
Regular monthly charges	Page 3	\$552.55
Taxes, fees and other charges	Page 3	\$3.93
New charges		\$556.48

Amount due Jun 12, 2024 \$556.48

Your bill explained

- Any payments received or account activity after May 22, 2024 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
96330350 NO RP 22 20240522 NNNNNNNY 0001472 0006

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

Jun 12, 2024

Please pay

\$556.48

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash



Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849560060076010400556480

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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**



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Additional billing information

More ways to pay:



Online

Visit My Account at **business.comcast.com/myaccount**



Comcast Business App

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In-Store

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Regular monthly charges		\$552.55
Comcast Business		\$439.85
Connection Pro		\$39.95
TV Preferred Business Video.		\$99.95
Sports and Entertainment Package.		\$34.95
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.		\$429.00
Bundle Discount		-\$189.00
Mobility Voice Line Business Voice.		\$44.95
Voice Credit		-\$19.95
Equipment & services		\$59.80
TV Box + Remote		\$9.95
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each		\$19.90
Equipment Fee Voice and WiFi Pro Expanded Coverage.		\$29.95
Service fees		\$52.90
Directory Listing Management Fee		\$6.00
Voice Network Investment		\$6.00
Broadcast TV Fee		\$24.40
Regional Sports Fee		\$16.50
Taxes, fees and other charges		\$3.93
Other charges		\$3.93
Regulatory Cost Recovery		\$2.01
Federal Universal Service Fund		\$1.92

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

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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.

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Call 877-701-0299 or
visit comcastbusiness.com/accountreview

COMCAST
BUSINESS

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PA0251

INVOICE

M&M POOL & SPA SERVICES,
CORP.
14304 145th Pl
Miami, FL 33186

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



M&M POOL & SPA SERVICES
Cleaning & Maintenance

536.004

STONEGATE CDD / MALIBU BAY CLUB HOUSE

Bill to

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

Ship to

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

Invoice details

Invoice no.: 6360
Terms: Net 15
Invoice date: 06/01/2024
Due date: 06/16/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/01/2024	June Pool Services	Monthly Services	1	\$2,300.00	\$2,300.00

Total **\$2,300.00**

Ways to pay

BANK

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

Pay invoice

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

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

Attn: CRAIG WRATHELL

STONEGATE CDD

Page: 1
05/31/2024
Account No: 526-030290
Statement No: 187862

Fees

		Hours
05/01/2024		
DEL	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DEPARTMENT OF COMMERCE	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.30
05/03/2024		
MJP	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 5/7/24 MEETING OF BOARD OF SUPERVISORS	0.50
05/04/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.20
MJP	CORRESPONDENCE TO DANIEL ROM WITH ATTACHMENT	0.30
05/06/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.30
05/07/2024		
MJP	RECEIPT AND REVIEW OF FINAL AGENDA PACKAGE FOR 5/7/24 MEETING OF BOARD OF SUPERVISORS	0.30
MJP	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	4.20
05/08/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS WITH ATTACHMENT AND REPLY THERETO	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT AND REPLY THERETO	0.30
MJP	REVIEW LANDSHORE ENTERPRISES ITEM AND CORRESPONDENCE TO DANIEL ROM AND JUAN ALVAREZ	0.30
MJP	PREPARE INITIAL DRAFT OF SMALL PROJECT AGREEMENT WITH LUXE CONTROL LLC	0.80
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM	

STONEGATE CDD

		VICTOR CASTRO	Hours		
			0.10		
05/09/2024	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JUAN ALVAREZ	0.10		
	MJP	CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO WITH ATTACHMENTS	0.30		
05/14/2024	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.20		
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.30		
	MJP	REVISE SMALL PROJECT AGREEMENT WITH LUXE CONTROL AND CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO WITH ATTACHMENT	0.40		
05/17/2024	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT	0.20		
05/21/2024	MJP	TELEPHONE CONFERENCE WITH SUPERVISOR EIRAS	0.20		
	MJP	CORRESPONDENCE TO SUPERVISOR EIRAS	0.20		
	MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM SUPERVISOR EIRAS	0.10		
05/24/2024	MJP	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20		
05/29/2024	MJP	CORRESPONDENCE TO ANGEL CAMACHO AND CLAUDINE HARVEY	0.20		
05/31/2024	MJP	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20		
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ANGEL CAMACHO WITH ATTACHMENTS	0.30		
		For Current Services Rendered	10.90		2,997.50
Recapitulation					
<u>Timekeeper</u>		<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES		PARTNERS	0.20	\$275.00	\$55.00
MICHAEL J. PAWELCZYK		PARTNERS	10.70	275.00	2,942.50

Previous Balance

\$1,320.00

STONEGATE CDD

	Total Current Work	2,997.50
	<u>Payments</u>	
05/17/2024	PAYMENT RECEIVED - THANK YOU	-1,320.00
	Balance Due	<u>\$2,997.50</u>

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



Invoice Number	Invoice Date	Account Number	Page
8-527-01215	Jun 11, 2024	5297-2710-0	1 of 3

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

Invoice Questions?**Contact FedEx Revenue Services**

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

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$96.59
TOTAL THIS INVOICE	USD	\$96.59

Other discounts may apply.

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



Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
8-527-01215	USD \$96.59	5297-2710-0

Remittance Advice

Your payment is due by Jul 26, 2024

8527012150000009659452972710080000000000000000965940

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



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

**Invoice Number**

8-527-01215

Invoice Date

Jun 11, 2024

Account Number

5297-2710-0

Page

2 of 3

FedEx Express Shipment Detail By Payor Type (Original)**Ship Date:** Jun 04, 2024**Cust. Ref.:** STONEGATE LUXE CHECK**Ref.#2:****Payor:** Recipient**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Weather delay - Thunderstorm.

Distance Based Pricing, Zone 2

1st attempt Jun 05, 2024 at 08:13 AM.

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776695918419	Archana Gujja	LUXE CONTROL LLC
Service Type	FedEx First Overnight	Wrathell, Hunt & Associates, L	3912 NE 20TH CIR
Package Type	FedEx Envelope	2300 Glades Road	HOMESTEAD FL 33033 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	N/A		
Delivered	Jun 06, 2024 11:04	Transportation Charge	63.46
Svc Area	A2	Fuel Surcharge	4.85
Signed by	see above	Residential Delivery	5.80
FedEx Use	000000000/14266/02	Total Charge	USD \$74.11
Recipient Subtotal			USD \$74.11

Ship Date: Jun 04, 2024**Cust. Ref.:** stonegate dsf**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	776695782683	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	Jun 05, 2024 10:15	Transportation Charge	10.50
Svc Area	A1	Fuel Surcharge	0.74
Signed by	S.WHITE	Total Charge	USD \$11.24
FedEx Use	000000000/65046/_		

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



Invoice Number	Invoice Date	Account Number	Page
8-527-01215	Jun 11, 2024	5297-2710-0	3 of 3

Ship Date: Jun 04, 2024	Cust. Ref.: stonegate dsf	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	776695823551	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	Jun 05, 2024 09:49		
Svc Area	A1	Transportation Charge	10.50
Signed by	O.HENRY	Fuel Surcharge	0.74
FedEx Use	000000000/65046/_	Total Charge	USD \$11.24
		Third Party Subtotal	USD \$22.48
		Total FedEx Express	USD \$96.59



Invoice

8685

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

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

Due Date 5/31/2024
Terms Net 30
Account # 3782
PO #

Service Month:
5/1/2024

Description	Amount Due
Water Quality Monitoring	1,315.00
There will be a \$25 charge for all returned checks.	
Total \$1,315.00	

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

Invoice # 8685
Account # 3782

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

Amount Enclosed: \$_____

Please return this portion with your payment



Florida Department of Health
Miami Dade County
Notification of Fees Due



13-BID-7239727

Permit Number

13-60-08612

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is for the renewal of your Annual Operating Permit. It is due and payable in full upon receipt and payment must be received by the local office by the due date (06/30/2024).

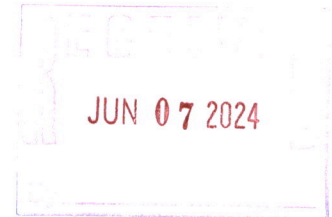
Fee Amount: \$250.00

Previous Balance: \$0.00

Total Amount Due: \$250.00

Payment Due Date: 06/30/2024 or Upon Receipt

Mail To: Attention: Wrathell, Hunt and Associates, LLC
Malibu Bay Community
2300 Glades Road, Suite 410W
Boca Raton, FL 33433



Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Malibu Bay Community
Location: 1020 NE 34 Avenue
Homestead, FL 33035

Pool Volume: 156,168 gallons
Bathing Load: 158
Flow Rate: 792

Please complete this section and return with your payment or Fax it at: 305-623-3645

Owner Information:

Name: Stone Gate CDD
Address: 2300 Glades Road, Suite 410W
(Mailing) Boca Raton, FL 33433
Home Phone: (561) 571-0010 Work Phone: ()

Per "Chapter 64E-9, Florida Administrative Code" ("FAC"), pool owners and operators are required to submit a renewal application annually using form DH 4159 (State of Florida Department of Health Application for Swimming Pool Operating Permit) along with the required permit application fee. A signed and dated copy of the Department's invoice indicating no changes have been made to your pool may also be used to satisfy the permit application requirement.

If a Re-Inspection visit is needed, a \$84.00 fee will be assessed per field visit. After October 1st 2024, this fee will be \$87.00.

-Billing Questions call DOH-Miami-Dade at: (305) 623-3500 or e-mail: MiamiDadeEH@flhealth.gov

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 13-60-08612 Bill ID: 13-BID-7239727

Billing Questions call DOH-Dade at: (305) 623-3500
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health Miami in Dade County
1725 NW 167 Street
Miami Gardens, FL 33056

Signature

Date

[Please detach this portion and RETURN with your payment]

Batch Billing ID:79410



PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the Healthiest State in the Nation

May 28, 2024

PUBLIC SWIMMING POOL ANNUAL OPERATING PERMIT RENEWAL NOTICE

Dear Public Swimming Pool/Spa Owner or Operator:

The annual operating permit for the public swimming pool or spa at this facility is due on or before June 30, 2024. An annual operating permit will not be issued until all requirements of 64E-9.001(4), Florida Administrative Code (FAC)¹ are met:

1. Application for Permit renewal:
 - a. No changes made to the pool:
 - i. On the enclosed invoice: write "no changes were made to the pool"; sign and date the document and submit to miamidadeeh@flhealth.gov.
 - b. If changes were made to the pool or changes to account information:
 - i. Submit form DH4159 (Application for Swimming Pool Operating Permit)², and follow "Modification" or "Renewal" instructions on page 2.
2. Payment of the annual operating permit renewal fee (invoice enclosed).
3. Bring Pool/Spa into compliance by correcting any FAC or Florida Building Code outstanding violations.
 - a. Issuance of an annual operating permit requires the pool to comply with Chapter 64E-9, FAC, the previous operating permit, and the maintenance of the pool in the same functional, safety, and sanitation conditions as approved by the jurisdictional building department and/or the Department of Health. If violations are not corrected, the Department may deny your renewal application for failure to meet the requirements of Rule 64E-9.001(4), FAC.
 - b. View the most recent inspection results for your public pool at <https://www.floridahealth.gov/statistics-and-data/eh-tracking-and-reporting/swimming-pools.html>

Please note that per section 514.031(1), Florida Statutes, a public swimming pool cannot be allowed to operate without a valid operating permit from the Department. Operating a public swimming pool/spa without a permit can result in fines of up to \$500 per violation per day.

To submit your renewal application and for additional information please email miamidadeeh@flhealth.gov or call at 305-623-3500. Thank you for your prompt attention to this important matter.

Sincerely,

Claudia Milano, Environmental Manager

cc: Samir Elmir, PE, PhD, Environmental Administrator.

enclosures: DH4159, operating permit renewal invoice.

¹. <https://www.floridahealth.gov/environmental-health/swimming-pools/documents/64e-9faceff7-20-2016a004eff6-11-2023.doc>

². <https://www.floridahealth.gov/environmental-health/swimming-pools/documents/dh4159.pdf>

Florida Department of Health in Miami-Dade County

1725 N.W. 167th St. • Miami FL 33056

PHONE: 305-623-3500 • FAX: 305-623-3645

<http://miamidade.floridahealth.gov>



Accredited Health Department
Public Health Accreditation Board



For Department Use Only	
Fee Received \$	Date
Check#	From

Application Type: (check box, see instructions on back)

- ☐ Initial Permit ☐ Modification
☐ Transfer, change of owner or name
☐ Renewal

Operating Permit # -60-

**STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR A SWIMMING POOL OPERATING PERMIT**

1. Project /Facility Name: _____ County: _____

Address of Pool: _____ City: _____ Zip: _____

2. Owner Name: _____ E-Mail: _____ Phone: () _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

3. Building Dept. Name: _____

Mailing Address _____ City _____ Zip _____

E-mail Address _____ Phone Number () _____

4. Design Engineer/Architect Name: _____

Phone Number: _____ E-mail: _____

5. Pool Water Source (Name of Public Water System): _____

6. Lighting (check one): () No Night Swimming
() Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
() Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater

7. Pool Volume in Gallons: Main Pool _____ Spa Pool _____ Other _____

8. Pool Bathing Load: _____ Number & Type of Dwelling Units Served: _____

9. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____

10. Water Treatment Equipment Manufacturer and Model:

(A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH HP _____

(B) Filter: _____ Area: _____ Sq. Ft. Flow Capacity _____ GPM

(C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)

(Secondary Disinfection if Applicable): _____

(D) pH Adjustment Feeder: _____ Capacity _____ (GPD)

(E) Test Kit: _____

11. Other Equipment Details: _____

REMARKS: _____

CERTIFICATION OF OWNER

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign: _____

Date: _____

Name: _____
(Print or type)

Title: _____
(Print or type) If not the Owner, attach authorization from Owner

THIS SECTION FOR DOH USE ONLY:

Building Department Construction Approval Date: _____ Approval Number: _____

CERTIFICATION OF INSPECTION

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff _____

_____ Date

_____ Print Name

[] Change data entered into EHD by _____ on _____

Instructions- Before submitting application to DOH:

For Initial Permit: Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

For Modification: Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

For Transfer: Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

For Renewal: Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.



Florida Department of Health
Miami Dade County
Notification of Fees Due



13-BID-7241338

Permit Number

13-60-08613

For: Swimming Pools - Wading Pool

Notice: This bill is for the renewal of your Annual Operating Permit. It is due and payable in full upon receipt and payment must be received by the local office by the due date (06/30/2024).

Fee Amount: \$125.00

Previous Balance: \$0.00

Total Amount Due: \$125.00

Payment Due Date: 06/30/2024 or Upon Receipt

Mail To: Attention: Wrathell, Hunt and Associates, LLC
Stone Gate CDD
2300 Glades Road, Suite 410W
Boca Raton, FL 33433

JUN 07 2024

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Malibu Bay Community
Location: 1020 NE 34 Avenue
Homestead, FL 33035

Pool Volume: 1,903 gallons
Bathing Load: 13
Flow Rate: 50

Please complete this section and return with your payment or Fax it at: 305-623-3645

Per "Chapter 64E-9, Florida Administrative Code" ("FAC"), pool owners and operators are required to submit a renewal application annually using form DH 4159 (State of Florida Department of Health Application for Swimming Pool Operating Permit) along with the required permit application fee. A signed and dated copy of the Department's invoice indicating no changes have been made to your pool may also be used to satisfy the permit application requirement.

If a Re-Inspection visit is needed, a \$84.00 fee will be assessed per field visit. After October 1st 2024, this fee will be \$87.00.

-Billing Questions call DOH-Miami-Dade at: (305) 623-3500 or e-mail: MiamiDadeEH@flhealth.gov

Owner Information:

Name: Stone Gate CDD
Address: 2300 Glades Road, Suite 410W
(Mailing) Boca Raton, FL 33433
Home Phone: (561) 571-0010 Work Phone: ()

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 13-60-08613 Bill ID: 13-BID-7241338

Billing Questions call DOH-Dade at: (305) 623-3500

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health Miami in Dade County
1725 NW 167 Street
Miami Gardens, FL 33056

Signature

Date

[Please detach this portion and RETURN with your payment]

Batch Billing ID:79410

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the Healthiest State in the Nation

May 28, 2024

PUBLIC SWIMMING POOL ANNUAL OPERATING PERMIT RENEWAL NOTICE

Dear Public Swimming Pool/Spa Owner or Operator:

The annual operating permit for the public swimming pool or spa at this facility is due on or before June 30, 2024. An annual operating permit will not be issued until all requirements of 64E-9.001(4), Florida Administrative Code (FAC)¹ are met:

1. Application for Permit renewal:
 - a. No changes made to the pool:
 - i. On the enclosed invoice: write "no changes were made to the pool"; sign and date the document and submit to miamidadeeh@flhealth.gov.
 - b. If changes were made to the pool or changes to account information:
 - i. Submit form DH4159 (Application for Swimming Pool Operating Permit)², and follow "Modification" or "Renewal" instructions on page 2.
2. Payment of the annual operating permit renewal fee (invoice enclosed).
3. Bring Pool/Spa into compliance by correcting any FAC or Florida Building Code outstanding violations.
 - a. Issuance of an annual operating permit requires the pool to comply with Chapter 64E-9, FAC, the previous operating permit, and the maintenance of the pool in the same functional, safety, and sanitation conditions as approved by the jurisdictional building department and/or the Department of Health. If violations are not corrected, the Department may deny your renewal application for failure to meet the requirements of Rule 64E-9.001(4), FAC.
 - b. View the most recent inspection results for your public pool at <https://www.floridahealth.gov/statistics-and-data/eh-tracking-and-reporting/swimming-pools.html>

Please note that per section 514.031(1), Florida Statutes, a public swimming pool cannot be allowed to operate without a valid operating permit from the Department. Operating a public swimming pool/spa without a permit can result in fines of up to \$500 per violation per day.

To submit your renewal application and for additional information please email miamidadeeh@flhealth.gov or call at 305-623-3500. Thank you for your prompt attention to this important matter.

Sincerely,

Claudia Milano, Environmental Manager

cc: Samir Elmir, PE, PhD, Environmental Administrator.
enclosures: DH4159, operating permit renewal invoice.

¹. <https://www.floridahealth.gov/environmental-health/swimming-pools/documents/64e-9faceff7-20-2016a004eff6-11-2023.doc>

². <https://www.floridahealth.gov/environmental-health/swimming-pools/documents/dh4159.pdf>

Florida Department of Health in Miami-Dade County

1725 N.W. 167th St. • Miami FL 33056

PHONE: 305-623-3500 • FAX: 305-623-3645

<http://miamidade.floridahealth.gov>



Accredited Health Department
Public Health Accreditation Board



For Department Use Only	
Fee Received \$	Date
Check#	From

Application Type: (check box, see instructions on back)

- ☐ Initial Permit ☐ Modification
☐ Transfer, change of owner or name
☐ Renewal

Operating Permit # -60-

**STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR A SWIMMING POOL OPERATING PERMIT**

1. Project /Facility Name: _____ County: _____

Address of Pool: _____ City: _____ Zip: _____

2. Owner Name: _____ E-Mail: _____ Phone: () _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

3. Building Dept. Name: _____

Mailing Address _____ City _____ Zip _____

E-mail Address _____ () _____
Phone Number

4. Design Engineer/Architect Name: _____

Phone Number: _____ E-mail: _____

5. Pool Water Source (Name of Public Water System): _____

6. Lighting (check one): () No Night Swimming
() Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
() Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater

7. Pool Volume in Gallons: Main Pool _____ Spa Pool _____ Other _____

8. Pool Bathing Load: _____ Number & Type of Dwelling Units Served: _____

9. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____

10. Water Treatment Equipment Manufacturer and Model:

(A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH HP _____

(B) Filter: _____ Area: _____ Sq. Ft. Flow Capacity _____ GPM

(C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)

(Secondary Disinfection if Applicable): _____

(D) pH Adjustment Feeder: _____ Capacity _____ (GPD)

(E) Test Kit: _____

11. Other Equipment Details: _____

REMARKS: _____

CERTIFICATION OF OWNER

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign: _____

Date: _____

Name: _____
(Print or type)

Title: _____
(Print or type) If not the Owner, attach authorization from Owner

THIS SECTION FOR DOH USE ONLY:

Building Department Construction Approval Date: _____ Approval Number: _____

CERTIFICATION OF INSPECTION

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff _____

_____ Date

_____ Print Name

[] Change data entered into EHD by _____ on _____

Instructions- Before submitting application to DOH:

For Initial Permit: Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

For Modification: Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

For Transfer: Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

For Renewal: Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.

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

REMITTANCE SECTION

Invoice Number: 82738964
Due Date: 07/01/2024
Due This Period: \$137.79

Amount Enclosed: \$ _____

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

Please make check payable to:

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



21000000827389640000137797

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: 82738964
Account Number: 1626036
Site Number: 5608077
Invoice Date: 06/08/2024

 WWW.LEASEDIRECT.COM

Period of Performance: 06/01/2024-06/30/2024
Due This Period: \$137.79

IMPORTANT MESSAGES MAKING ELECTRONIC PAYMENTS?

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

If paying by ACH or Wire, please forward detailed remittance advice to EFT@LEASEDIRECT.COM to ensure timely application of payment.
- ✓

Enroll in direct debit by visiting WWW.LEASEDIRECT.COM and clicking on manage payments

See Reverse For Important Information

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

(Please see the following pages for details.)

ASSET DETAILS										
Contract Number	Serial Number	Purchase Order	Make / Model	Asset Number	Install Date	Cost Center	Department	Payment Amount	Tax	Total Amount
500-50396510	MXBCQ3H00R		HP / PageWide Man Color P77650dns	50396510_1				\$110.00	\$7.70	\$117.70
Asset Location: 1020 NE 34TH AVE HOMESTEAD MIAMI-DADE FL 33033 United States										
Asset Amount Total:									\$117.70	

Contact Us

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



WWW.LEASEDIRECT.COM

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



Correspondence Address

IMAGENET CONSULTING, LLC
1111 OLD EAGLE SCHOOL RD
WAYNE, PA 19087-1453

*Please provide your contract number



Customer Service

800-736-0220

Important Reminder

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

Explanation of Charges

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

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

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

Invoice

Date	Invoice #
6/11/2024	279488

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
	304367		Due upon receipt	6/11/2024	AWC

Item	Description	Qty	Rate	Serviced	Amount
Certification	Annual Fire Alarm Test & Certification	1	350.00	6/6/2024	350.00
	536.031				

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	\$350.00

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

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

536.031

Invoice

Date	Invoice #
6/13/2024	279526

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
	304488		Due upon receipt	6/13/2024	AWC

Item	Description	Qty	Rate	Serviced	Amount
Service	Fire alarm service call to troubleshoot a trouble in the fire alarm system to troubleshoot a trouble in the fire alarm system. Technician found that the voice evac system need to be replaced. The FACP was left clear.	2	135.00	6/11/2024	270.00

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 \$270.00

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

**A1 HANDYMAN & MAINTENANCE
SERVICES, INC**

6730 ARBOR DRIVE, #109
MIAMI, FL 33023
Phone: 305-434-6902

TO: VICTOR CASTRO
STONEGATE CDD
1020 MALIBU WAY, HOMESTEAD, FL 33033
PH.305-247-8859
MANAGER@UNUSMGMT.COM

536.003

TO:
MANAGER@UNUSMGMT.COM

INVOICE

INVOICE
#202406212024
DATE: 06/21/24

QUANTITY	DESCRIPTION				UNIT PRICE	TOTAL
	MALIBU BAY COMMUNITY - PERGOLAS					
SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS	
GABI						
	8PCS - 3X6 16' P.T. PINE #2 COMMON BEAM NET MEASUREMENT 2-1/2"x5-1/2x16' CUSTOM CUT DESIGN					
	2PCS - 3X10 8' P.T.PINE #2 COMMON BEAM NET MEASUREMENT 2-1 /2"x9-1 /4"x96" CUSTOM CUT DESIGN					
	24PCS - 3X8 10' P.T. PINE #2 COMMON BEAM NET MEASUREMENT 2-1 /2"X7-1 /4"X1 O' CUSTOM CUT DESIGN					
	4PCS - 4X10 18' P.T.PINE #2 COMMON BE NET MEASUREMENT3-1 /2"x9-1/4"x18' CUSTOM CUT DESIGN					
	RETURNS POLICY..... SPECIAL ORDERS (SO) ITEM (S) ARE ORDERED TO YOUR SPECIFICATIONS AND CANNOT BE RETURNED, CANCELLED OR CHANGED.					
	LEAD TIME 1-2 WEEKS					
	LABOR, MATERIALS AND 2 DELIVERY INCLUDED					

TERMS:
50% FOR PROCUREMENT
50% BALANCE DUE UPON DELIVERY

SUBTOTAL	
SALES TAX	
SHIPPING & HANDLING	
TOTAL DUE	\$8,470.00

Make all checks payable to A1 HANDYMAN & MAINTENANCE SERVICES, INC
If you have any questions concerning this invoice, contact us at A1HandymanMaintSvc@gmail.com
Thank you for your business!

Request for Taxpayer Identification Number and Certification

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

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

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. A1 HANDYMAN & MAINTENANCE SERVICES, INC	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) See instructions. 26621 SW 122ND CT	Requester's name and address (optional) STONEGATE CDD
	6 City, state, and ZIP code HOMESTEAD, FL 33032	1020 MALIBU WAY HOMESTEAD, FL 33033
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

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

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

Social security number									
			-				-		
or									
Employer identification number									
8	5		-	3	6	0	8	6	9

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person ►	Date ►	06-21-24
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General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

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

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

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

Page 1/2



JUN 24 2024

Invoice date: **Jun 13, 2024** Service period: **Jul 1 - Jul 31, 2024**

Your total due is: **\$68.89** Due by: **Jul 3, 2024**

Your Bill at-a-glance

Previous Balance	\$68.89
Payments and Adjustments	-\$68.89
Current Charges	\$68.89
Taxes and Fees	\$0.00

Total Due **\$68.89**

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

Message from ADT

Stay safe from a common scam - remember to Identify, Verify and Notify.

Watch out for unexpected telephone calls, text messages, or door-to-door agents offering to "check" or "upgrade" your security system. They could be competitors misleading you into believing they are performing a service for ADT rather than a sale by another company. Identify who is contacting you and verify who they work for. A false sense of urgency is often employed with deceptive sales to confuse or distract you. If you think you may be a victim of this scam and your ADT system has been replaced, conduct a test at the keypad to confirm it is connected to our monitoring center.

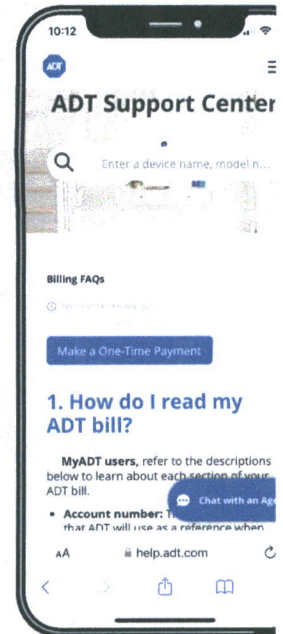
Visit our Support Center for help

Find answers to billing, service and product questions 24/7 - no need to call.

Scan the QR code below to go to i.adt.com/helpadt



Need more help?
We've got you covered!
Quickly connect to us using the chat button.



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

6230 0020 NO RP 13 06132024 NNNNNNNY 01 007521 0022

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.

Account Number	14954058
Due Date	Jul 3, 2024
Amount Due	\$68.89

Amount Enclosed \$

Please send payment to:

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



0001495405800000000000000612240000000000000068897

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

Page 2/2

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

Your Account Activity

Previous Balance		\$68.89
Payments and Adjustments		
Payment Received - Thank You!	May 17, 2024	-\$68.89
Current Charges		
<u>RECURRING CHARGES</u>		
Services		
Invoice Number 1069952083	Jul 1 - Jul 31, 2024	\$68.89
Total Non-taxable Charges		\$68.89
Total Due to be paid by Jul 3, 2024		\$68.89

* Taxable charges

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

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



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

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



Thinking of moving?

As a loyal customer, you get **FREE** system installation when you move with ADT! Life changes, but your security provider doesn't have to. Scan the QR code below or visit i.adt.com/safemove to learn more.



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.

© 2024 ADT dba ADT Security Services. All Rights Reserved. **CA** ACO7155, 974443, PPO120288, 11157-99; 1000046587, 1000027300 **MA** 7242C; **NC** Licensed by the Alarm Systems Licensing Board of the State of North Carolina; 2736-CSA, 2381-CSA; **NY** 12000305615, 12000261120; **PA** 090797; **MS** 15019511.

Your HPS Utilities Statement

STONEGATE CDD

Service Address:

1020 NE 34 AVE CLBHS

Account #:

001046837-000351215

Rate Class: INDUSTRIAL

Service Period:

05/20/2024-06/20/2024

Bill Date: 06/26/2024

Due Date: 07/22/2024



Community-Owned Services Since 1916

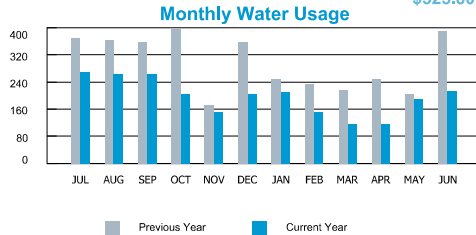
WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$58.53
Water Gallons Consumed (1,000s)	5.00	\$9.55
Irrigation Service Charge		\$58.53
Irrigation Gallons Consumed (1,000s)	209.00	\$399.19
Water Total		\$525.80

CURRENT USAGE

Meter 18533391

Days	31
Reading	910.00
Multiplier	1
Consumption	214.00
Avg / Day	6.90



OTHER CHARGES

Hurricane Fee	\$1.25
Other Total	\$1.25
TAXES	
Dade Co Util Tx Elec	\$153.11
FI Gross Receipts Tx	\$50.84
Dade Co Util Tx Watr	\$52.58
Dade Co Derm (Water & Sewer)	\$38.26
Taxes Total	\$294.79
Previous Bill Amount	\$2,975.55
Payments	-\$2,975.55
Adjustments	\$0.00

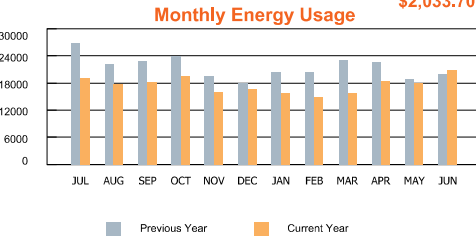
ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$45.00
Electric Consumption @ .0571	20,940.00	\$1,195.67
Demand Consumption @ 6.37	45.60	\$290.47
Electric Fuel Cost Adj. @ .02400	20,940.00	\$502.56
Electric Total		\$2,033.70

CURRENT USAGE

Meter 64310165

Days	31
Reading	30,879.00
Multiplier	60
Consumption	20,940.00
Avg / Day	675.48



SUMMARY OF CHARGES

Water Total	\$525.80
Energy Total	\$2,033.70
Sanitation Total	\$384.38
Other Total	\$1.25
Taxes Total	\$294.79
Current Charges	\$3,239.92
Balance Forward	\$0.00

Total Amount Due \$3,239.92

Comments:

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$85.92
Gallons Consumed (1,000s)	5.00	\$25.90
Sewer Total		\$111.82
Garbage Solid Waste		\$267.00
Recycling Fee (Cans)		\$5.56
Solid Waste Total		\$272.56
Sanitation Total		\$384.38

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

NAME: STONEGATE CDD

SERVICE ADDRESS: 1020 NE 34 AVE CLBHS

CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES

100 Civic Court
Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	05/20/2024-06/20/2024	07/22/2024	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$3,239.92	\$3,239.92

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

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



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

0010468370003512150323992

AUTOMIXED AADC 750 5 MAAD 146179AA26-A-1
1168 1 MB 0.568



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

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

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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:

05/20/2024-06/21/2024

Bill Date: 06/26/2024

Due Date: 07/22/2024



Community-Owned Services Since 1916



ENERGY SERVICE CHARGES

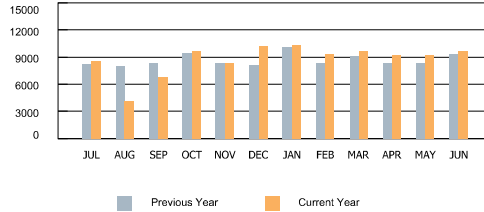
SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$15.00
Electric Consumption @ .0797	9,598.00	\$764.96
Electric Fuel Cost Adj. @ .02400	9,598.00	\$230.35
Electric Total		\$1,010.31

CURRENT USAGE

Meter 60997545

Days	32
Reading	28,535.00
Multiplier	1
Consumption	9,598.00
Avg / Day	299.94

Monthly Energy Usage



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$78.00
FI Gross Receipts Tx	\$25.26
Taxes Total	\$103.26
Previous Bill Amount	\$1,084.59
Payments	-\$1,084.59
Adjustments	\$0.00

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$1,010.31
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$103.26
Current Charges	\$1,113.57
Balance Forward	\$0.00
Total Amount Due	\$1,113.57

Comments:

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NAME: STONEGATE CDD

SERVICE ADDRESS: 1020 NE 34 AVE FOUNT

CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES

100 Civic Court
Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	05/20/2024-06/21/2024	07/22/2024	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$1,113.57	\$1,113.57

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

0010468370003639730111357

AUTOMIXED AADC 750 5 MAAD 146179AA26-A-1
1168 1 MB 0.568



STONEGATE CDD
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STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on May 7, 2024 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present were:

Joe McGuinness	Chair
Alberto Eiras	Vice Chair
Mariela Figueroa	Assistant Secretary
Yoniel Boza	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Michael Pawelczyk	District Counsel
Angel Camacho	District Engineer
Victor Castro	Field Operations
Jennifer Puerto	Resident
Omaira Quintero	Resident
Alex Martinez	Resident
Coral Martinez	Resident
Melissa Golf	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:33 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items

Resident Coral Martinez expressed concern about trees behind her house hanging over her property that have never been pruned or cut. Mr. Castro stated it was determined that the

trees are on Ventura property; therefore, the Ventura HOA is responsible for maintaining the trees. She was advised to contact the HOA's Property Manager, Guarantee Management.

Mr. Rom stated that an inquiry was received asking if military family members are generally exempt from property tax. He stated that exemptions do not apply to Non-Ad Valorem assessments. He stated that the homeowner was misinformed about CDD assessments being exempt.

THIRD ORDER OF BUSINESS

Update: Pool Project

Mr. Camacho reported the following:

➤ Discussions regarding the Agreement with Rock Power Paving, Inc. (Rock Power) are underway. Rock Power submitted comments and the CDD made necessary changes.

➤ Rock Power has had issues obtaining insurance because the insurance agency thought the work was being done for the HOA. Rock Power's bonding agent advised that they must obtain a sub-bond with True Blue Pools. The contract was submitted and approved and bonding information is pending. Upon receipt, the Agreement will be submitted for signatures.

➤ Permits are pre-filled and ready for submission, when the requirements are met. Workers' Compensation insurance information was received. Staff hopes for a 45 to 60 day turnaround for permits; when the permits are received, a pre-construction meeting will be scheduled.

➤ Construction is currently projected to take seven months from the pre-construction meeting. A construction schedule will be requested at the pre-construction meeting.

Mr. McGuinness stated that, if the permits are issued in July, the pool will likely be completed in February. He noted that additional comments could push the completion date further out.

Mr. Camacho stated that proactive efforts are being made to keep the project on track.

FOURTH ORDER OF BUSINESS

Consideration of Luxe Control LLC, Estimate No. 588 [Security Cameras for Exterior]

Mr. Castro presented Luxe Control LLC, Estimate No. 588 for additional exterior security cameras. While he hoped to have this work completed next year, running the conduits now could save the CDD up to \$3,000.

Mr. Rom stated that the Contingency reflected in the budget includes the amount of this proposal.

The benefit of installing the additional cameras before construction begins and the cost savings associated with completing the work now, were discussed.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Luxe Control LLC, Estimate No. 588 for additional exterior security cameras, subject to District Counsel review, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2024-04 and distributed copies of the proposed Fiscal Year 2025 budget and stated that no assessment increase is currently anticipated. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

The Board and Staff discussed the Field Operations line items.

It was noted that the "Aeration utilities" line item was reduced, as it was overestimated; the monthly cost will likely be more in the range of \$50. "Lake bank degradation" was increased to allow flexibility for proactive erosion repairs and prevention measures.

Mr. Rom stated the requested 4% Clubhouse management increase, which will be considered at a future meeting, is included in the proposed Fiscal Year 2025 budget. Should the request be approved, another amendment to the Agreement will be necessary. The initial term

runs through January 31, 2025 and, after the initial term, the Agreement can be extended on an annual basis.

Mr. Rom stated that, year-over-year, expenditures decreased by approximately \$50,000. Assessments decreased slightly, with the exception of PrePay assessments, which were unchanged compared to Fiscal Year 2024.

The following changes were made to the proposed Fiscal Year 2025 budget:

Page 2, "Aeration utilities": Change "14,400" to "1,500"

Page 2, "Lake bank degradation": Change "106,657" to "115,000"

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 6, 2024 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

Mr. Camacho left the meeting at 7:23 p.m.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Rom presented Resolution 2024-05.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE: Change "November 5, 2024" to "November 18, 2024"

On MOTION by Mr. McGuinness and seconded by Mr. Boza, with all in favor, Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Consent Agenda Items**

- A. Acceptance of Unaudited Financial Statements as of March 31, 2024**
- B. Approval of February 6, 2024 Regular Meeting Minutes**

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

EIGHTH ORDER OF BUSINESS**Staff Reports**

- A. Operations Manager: UNUS Property Management**

There was no report.

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

Mr. Pawelczyk discussed Form 1, which must be filed electronically, via the Commission on Ethics (COE) portal. He encouraged the Board Members to begin their filing soon so that any questions can be addressed before the filing deadline of July 1, 2024. He stated that completion of the ethics training will be reported when filing Form 1 in 2025. He noted the links to free, online training options that were included in the previously circulated Memorandum. Board Members should contact him or Mr. Rom with any questions.

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

There was no report.

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

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

- **QUORUM CHECK**

The next meeting will be held on June 4, 2024, unless canceled.

NINTH ORDER OF BUSINESS**Supervisors' Requests**

Discussion ensued regarding the proposals received in response to the Request for Proposals (RFP) for Lake #4, for which \$106,657 is budgeted, the scope of work and the need to request an updated proposal for Lake #4 and to request a proposal for Lake #6.

Mr. McGuinness directed Staff to obtain a proposal for Lake #4, authorized execution of the proposal for Lake #4 provided it is less than the budgeted amount and directed Staff to obtain a proposal for Lake #6, for budgeting purposes for Fiscal Year 2026. The scope of work for the Lake #6 proposal will include the entire side of Lake #6, all the way to the palm trees.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, authorizing Staff to solicit an updated proposal for Lake #4 and authorizing execution of an Agreement with the contractor for the said amount, was approved.

The Board and Staff discussed how to provide access to a home owned by a corporation. Mr. Pawelczyk thinks the corporation can identify the individual residing on the property, via a corporate resolution; HOA approval would still be required.

Mr. Castro stated he attempted to obtain HOA approval, for the homeowner, but the HOA cannot issue approval without a lease.

Mr. Pawelczyk believes a corporate resolution will allow the corporate designee and their immediate family to access the property.

Mr. McGuinness stated that homeowners must comply with the HOA rules.

Mr. Pawelczyk stated, if the HOA does not have a process for this, the CDD can interpret its rules to state, as long as the corporation has designated who resides in the home, the CDD can advise the HOA.

Mr. Castro stated that the HOA performs tenant background checks.

Mr. Pawelczyk stated, in the absence of any other documentation, only the President of the corporation should be deemed the authorized user. The corporate resolution can assign an individual as the Authorized Member for purposes of The Malibu Club rules; the President of the corporation should sign the corporate resolution.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor,
the meeting adjourned at 7:58 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

210

211

212

213

214

215 _____
Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

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