

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

January 7, 2025

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

December 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 Regular Meeting on January 7, 2025 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. Administration of Oath of Office to Elected Supervisors (Alberto Eiras - Seat 1 and Mariela Figueroa - Seat 5) (*the following to be provided under a separate cover*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Sample Form 1: Statement of Financial Interests/Instructions
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date
5. Discussion/Consideration of Drainage Cleanup 5-Year Plan
 - A. Drainage Cleanup Plan
 - B. Inspection Proposals
 - I. Allstate Resource Management, Inc.
 - II. Raptor Vac-Systems
 - III. Zoom Drain Estimate #81121460
6. Consideration of Allstate Resource Management, Inc. Rate Increase

7. Ratification Items

- A. UNUS Property Management, LLC Third Amendment to Amenity Services Agreement
- B. Raptor Vac-Systems Proposal for Storm Drain Maintenance [Sonora Emergency Clean Out \$950]

8. Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of November 30, 2024
- B. Approval of August 6, 2024 Public Hearing and Regular Meeting Minutes

9. 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: February 4, 2025 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

10. Supervisors' Requests

11. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930 or Kristen Thomas at (561) 517-5111.

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

4

RESOLUTION 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
STONEGATE COMMUNITY DEVELOPMENT DISTRICT ELECTING
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, the Stonegate Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective January 7, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
Kristen Thomas is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of January 7, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 7th day of January, 2025.

ATTEST:

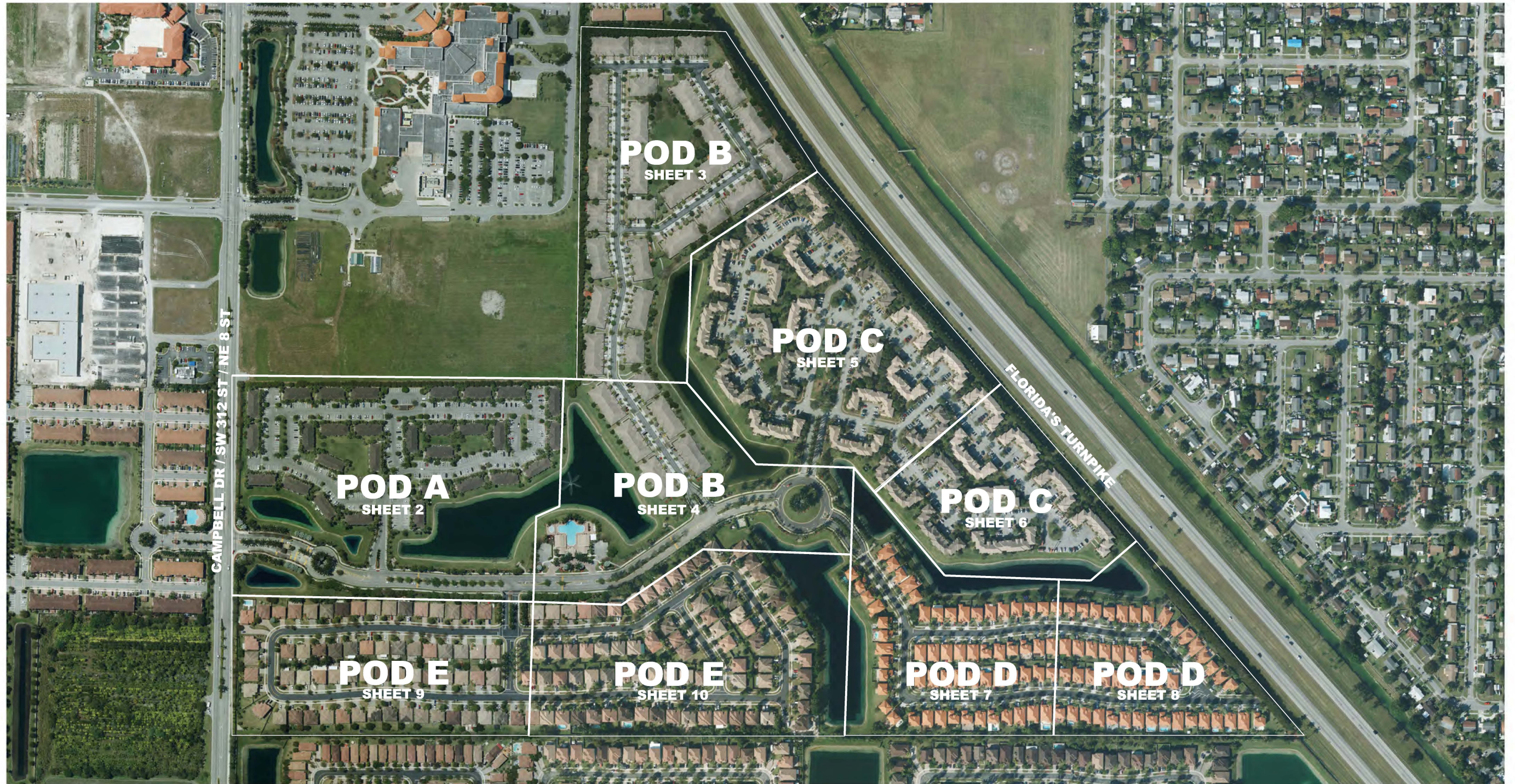
**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

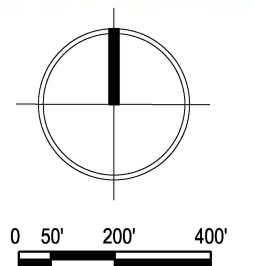
Chair/Vice Chair, Board of Supervisors

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5A



ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP SHEET LAYOUT



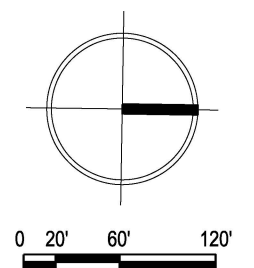
Proposed Stonegate CDD Five-Year Drainage Cleaning Plan							
CDD POD	Total No. Structures in CDD	Total LF Pipes	Cost/EA Structure	Cost/LF Pipe	Total Budget Amount Per Year		
					Structures	Pipes	Total
A	42	3983	\$200.00	\$10.00	\$8,400.00	\$39,830.00	\$ 48,300.00
B	55	3859	\$200.00	\$10.00	\$11,000.00	\$38,590.00	\$ 49,600.00
C	53	5000	\$200.00	\$10.00	\$10,600.00	\$50,000.00	\$ 60,600.00
D	27	2940	\$200.00	\$10.00	\$5,400.00	\$29,400.00	\$ 34,800.00
E	39	4330	\$200.00	\$10.00	\$7,800.00	\$43,300.00	\$ 51,100.00
TOTAL	216	20112					\$ 244,400.00

ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD A



LEGEND:

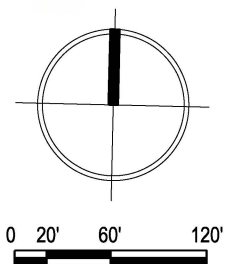
- DRAINAGE PIPE OR FRENCH DRAIN
- SD-1** DRAINAGE STRUCTURE
- CS-1** CONTROL STRUCTURE
- MANHOLE
- INLET
- # LAKE NUMBER



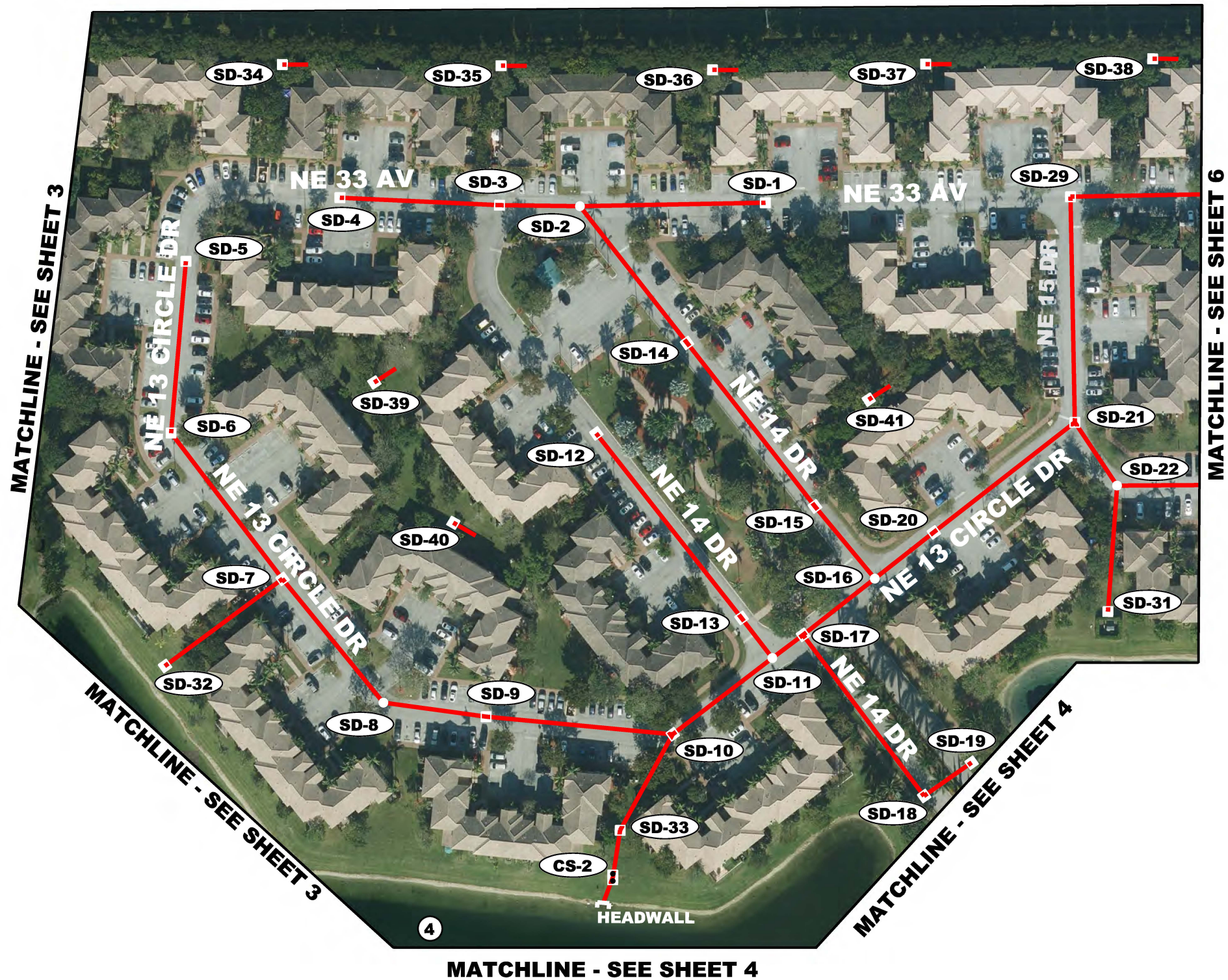


LEGEND:

- DRAINAGE PIPE OR FRENCH DRAIN
- SD-1** DRAINAGE STRUCTURE
- CS-1** CONTROL STRUCTURE
- MANHOLE
- INLET
- # LAKE NUMBER



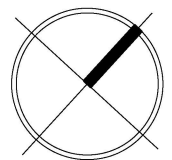
ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD B



ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD C

LEGEND:

- | | |
|-------------------------------|-------------|
| DRAINAGE PIPE OR FRENCH DRAIN | MANHOLE |
| DRAINAGE STRUCTURE | INLET |
| CONTROL STRUCTURE | LAKE NUMBER |



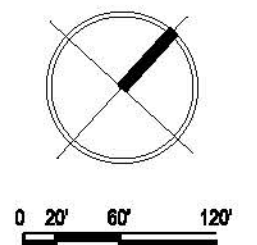
0 20' 60' 120'



ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD C

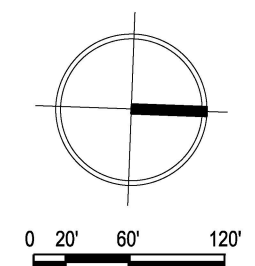
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ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD D

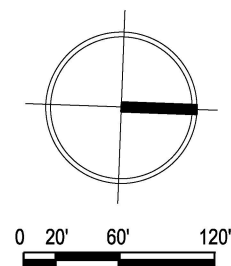


ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD D

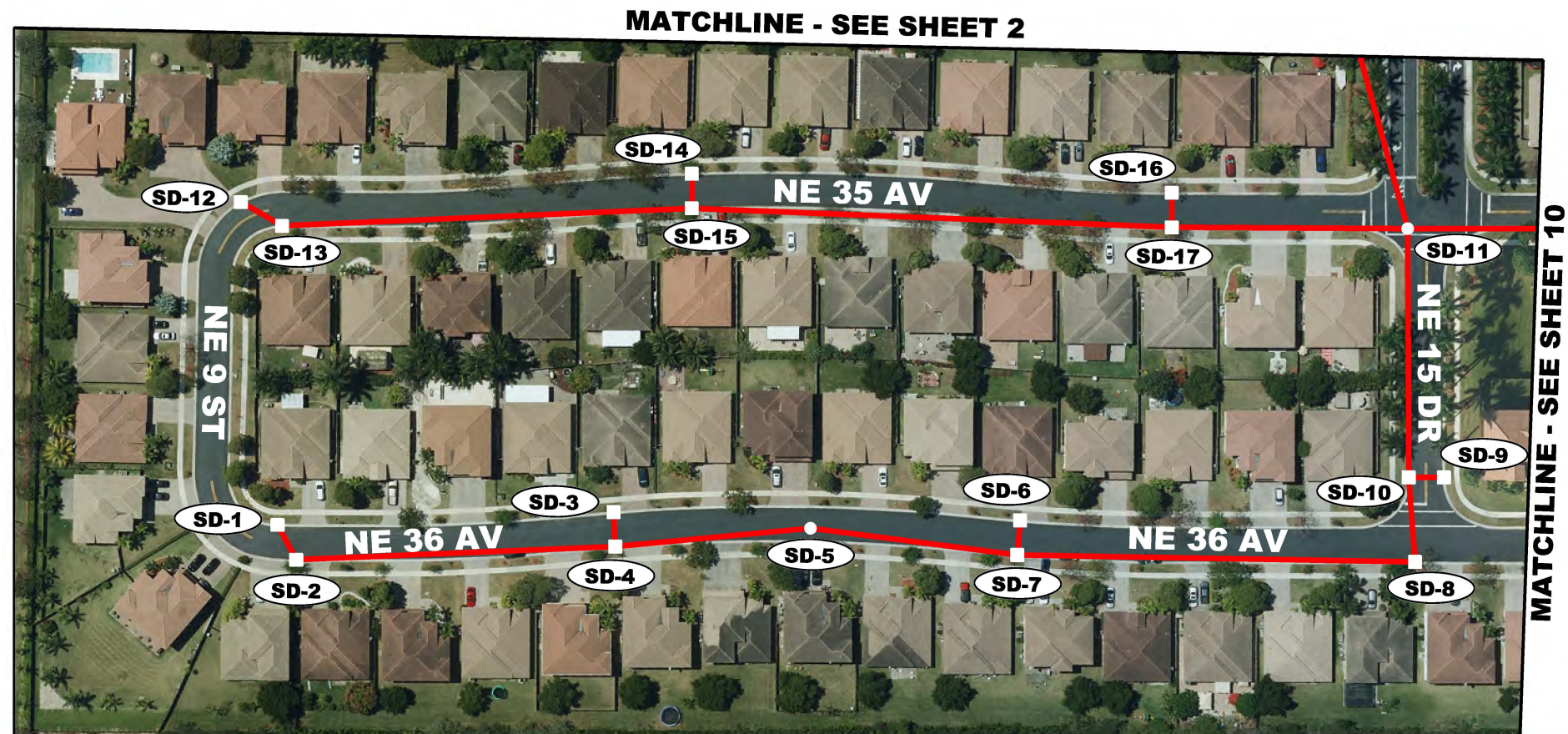


LEGEND:

- | | | | |
|---|-------------------------------|---|-------------------|
|  | DRAINAGE PIPE OR FRENCH DRAIN |  | CONTROL STRUCTURE |
|  | DRAINAGE STRUCTURE |  | MANHOLE |
|  | LAKE NUMBER |  | INLET |

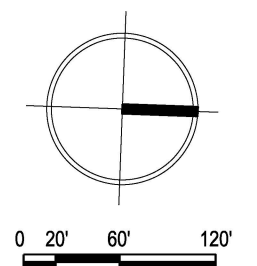


ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD E



LEGEND:

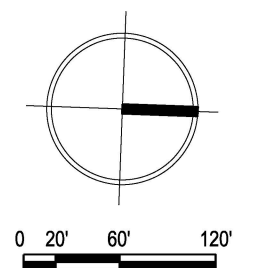
- DRAINAGE PIPE OR FRENCH DRAIN
- SD-1** DRAINAGE STRUCTURE
- CS-1** CONTROL STRUCTURE
- MANHOLE
- INLET
- # LAKE NUMBER





LEGEND:

- DRAINAGE PIPE OR FRENCH DRAIN
- SD-1** DRAINAGE STRUCTURE
- CS-1** CONTROL STRUCTURE
- MANHOLE
- INLET
- # LAKE NUMBER



ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD E

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5BI

STORMWATER DRAINAGE SYSTEM / INSPECTION PROPOSAL

Stonegate Community Development District

1020 NE 34th Avenue, Homestead

Miami-Dade County, Florida

Prepared for:

Mr. Alex Aleman / Engineer

Wrathell, Hunt and Associates, LLC

8/22/2024

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

Dear Mr. Aleman,

As you requested here is the proposal for a stormwater inspection at Stonegate Community Development District located at 1020 NE 34th Avenue, Homestead in Miami-Dade County, Florida.

Our site survey will determine which, if any, of your stormwater facilities will need cleaning and/or repair.

The proper operation and maintenance of stormwater management systems benefits landowners by helping to prevent flooding, captures manmade pollutants, maintains water quality and is an important component in the storage and management of Florida's water supply.

Stormwater systems consist of the following components: drainage structures (catch basins, manholes, control structures and yard drains), lakes, canals, retention basins, swales, and outfalls or headwalls.

Storm drains connect to other storm drains and then flow directly into your lake.

Routine maintenance of these facilities ensures that the system functions as originally approved by the County.

Page 2



Our inspectors have been trained to look for specific stormwater system deficiencies.

Such as:



Storm Drain Blockage



Debris & Sediment in Catch Basin



Loose Pollution Retardant Baffles



Missing Pollution Retardant Baffles

Page 3



Headwall Inspections



Channeling Required for Outfall



Concrete Cracks



Headwall Erosion



Asphalt Deterioration



Concrete Repairs Required Inside Catch Basin

Page 4

Inspection fee of the structures to be cleaned will be deducted from the final stormwater system maintenance invoice.

Looking forward to working with you on this important matter.

Respectfully yours,

ALLSTATE RESOURCE MANAGEMENT, INC.



Wendy Shaw
Stormwater Division Manager

WS / ws

Enclosures

STORMWATER DRAINAGE SYSTEM / INSPECTION AGREEMENT

This agreement, dated 8/22/2024 is made between ALLSTATE RESOURCE MANAGEMENT, INC. (ARMI) and CUSTOMER:

Stonegate Community Development District
c/o Wrathell, Hunt and Associates, LLC (561) 571-0010
2300 Glades Road Suite 410W (561) 571-0013 FAX
Boca Raton, Florida 33431 aaleman@alvarezeng.com

Both Customer and ARMI agree to the following terms and conditions:

1. ARMI will provide the following services on behalf of the customer in accordance with the terms and conditions of this agreement at the following stormwater site:

Inspection of the stormwater facilities and structures at Stonegate Community Development District located at 1020 NE 34th Avenue, Homestead in Miami-Dade County, Florida

2. Customer agrees to pay ARMI the following amount during the term of this agreement for these specific stormwater services:

Inspect catch basins, manholes, yard drains, control structures and outfalls – per original drainage plans (performed by a Certified Stormwater Operator)

\$10.00 per structure;

Project	Catch Basins	Yard Drains	Manholes	Control Structures	Outfalls	Total Structures
Stonegate CDD	194	0	0	12	12	218

Inspect two hundred eighteen (218) structures \$2,180.00

Management Reporting Included

Total Investment: \$2,180.00

***Inspection fee of the structures to be cleaned will be deducted from the final stormwater system maintenance invoice.**

STORMWATER DRAINAGE SYSTEM / INSPECTION AGREEMENT

Page 2

Annual inspections are recommended for preventing flooding and for the creation of an inspection log.

3. Schedule of payment: Payment shall be due and payable upon execution of this agreement.
4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.
5. Addendums:
 - Subsequent to inspection, a quote for work needed to bring the system into compliance, such as cleaning of catch basins, pipes, interconnects or outfalls will be prepared.
6. Proof of insurance included.
7. This agreement constitutes the entire agreement of ARMI and the CUSTOMER, No oral or written alternations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both ARMI and CUSTOMER.

ALLSTATE RESOURCE MANAGEMENT, INC.

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

Wendy Shaw

CUSTOMER (Signature)

CUSTOMER NAME (print)

DATE

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5B11



Tel 786-694-0709

E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Stonegate CDD % Wrathell, Hunt & Associates	PROJECT NAME: Stonegate CDD
BUSINESS ADDRESS: 2300 Glades Road, Suite 410W Boca Raton, FL 33431	PROJECT LOCATION: 1020 Malibu Way, Homestead, FL 33033
CONTACT: Alvarez Engineers	DATE: September 4, 2024

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Pick up truck and personnel to inspect all storm drainage infrastructure in Pods A, B, C, D and E at Stonegate CDD and fill out the inspection log accordingly.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$360.00

Three Hundred and Sixty Dollars and 00/100 Cents

TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5BIII



Zoom Drain Fort Lauderdale
20815 NE16th Ave.
Unit B44
Miami, Florida 33179

BILL TO

Alvarez Engineers
8935 Northwest 35th Lane #Suite 101
Doral, FL 33178 USA

ESTIMATE
81121460

ESTIMATE DATE
Aug 25, 2024

JOB ADDRESS

Stonegate CDD
1020 NE 34th Ave
Homestead, FL 33033 USA

Job: 81098929

ESTIMATE DETAILS

Estimate to do the survey of approximately 200 storm drains and record depth of drains and depth of sediment.: Zoom Drain will do a dept test of all 200 storm drains mapped out by Alvarez Engineers. Recording the depth of the drain, the level of sediment, the depth of the sediment above the inwer, if a baffle is observed, number of baffles, and condition of baffle. This will be submitted to Alvarez Engineering where further estimates for cleaning and jetting will be determined.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Z752	SERVICE TRUCK DAY RATE: SERVICE TRUCK DAY RATE: SERVICE TRUCK DAY RATE INCLUDES VIDEO INSPECTION SERVICES, WATER JETTING, MECHANICAL SNAKING, PIPE LOCATING, AND DIAGNOSTICS AS NEEDED.	2.25	\$3,818.00	\$8,590.50

SUB-TOTAL \$8,590.50

TAX \$0.00

TOTAL \$8,590.50

EST. FINANCING \$142.60

Thank you for your business!

CUSTOMER AUTHORIZATION

Signature indicates approval of quoted pricing and acknowledgment of Zoom Drain Terms and Conditions

Sign here

Date

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6



Allstate

RESOURCE MANAGEMENT, INC.

WATERWAY MANAGEMENT REPORT

(954) 382-9766 • Fax: (954) 382-9770

www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER STONEGATE CDD (LAKES) ACCOUNT # 3782 DATE 8-15-24

WEATHER CONDITIONS SUNNY, HOT BIOLOGIST DAN

WATERWAY I.D.

ALGAE/AQUATIC WEED CONTROL

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING WEEDS

WATER LEVEL

RESTRICTION (# HRS.)

	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT			✓	✓						
BORDER GRASSES			✓	✓						
SUBMERSED AQUATICS										
FLOATING WEEDS										
WATER LEVEL			NORM	NORM						
RESTRICTION (# HRS.)			0	0						

REMARKS: FOLLOW UP VISIT (RAIN YESTERDAY) TO TREAT FOR CONTROL OF ALGAE AND SHORELINE GRASSES.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 87 °F.

DISSOLVED OXYGEN 6.6 ppm.

pH READING 8.7

WATER CLARITY 8'

WATER SAMPLE TO LAB ☐ Yes ☒ No

☐ High

☐ High

☐ Acid 1-7

☒ Good

☐ Test

☒ Normal

☒ Normal

☐ Neutral 7

☐ Fair

☐ Low

☐ Low

☒ Base 7-14

☐ Poor

REMARKS: WATER TESTS NORMAL

FOUNTAIN ON

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED CHARA, AQUASCAPING

LITTORAL SHELF CARE ☐ Manual Removal ☐ Algae Treated ☐ No Treatment

REMARKS: _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

UNDESIRABLE SPECIES

BIRDS

☒ Wading
☐ Anhinga

☐ Wild Ducks
☐ Cormorant

☒ Largemouth Bass
☐ Triploid Grass Carp
☐ Gar

☐ Muscovies
☐ Kite

☒ Bream

☐ Exotics

☐ Coot
☐ Marsh Hawk

☐ Catfish

☒ Mosquitofish

☐ Gallinule
☐ Osprey

OTHER WILDLIFE _____

REMARKS: GREEN HERON, WHITE EGRET, IBIS



6900 S.W. 21st Court . Building 9 . Davie, FL 33317
Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770
Email: info@allstatemanagement.com

Thank you to all our customers. We appreciate the opportunity to serve your communities and municipalities. Many of you have been with us for over fifteen years.

We understand budgets are tight and with the current climate of inflation they may get even tighter. With this in mind we are only moving forward with a 3% increase for 2025. Please do not hesitate to contact us with any questions or concerns.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS A

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

THIRD AMENDMENT TO AMENITY SERVICES AGREEMENT

THIS THIRD AMENDMENT TO AMENITY SERVICES AGREEMENT (the “Third Amendment”) is made and entered into this 1st day of October, 2024 (the “Effective Date), by and between:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Homestead, Miami-Dade County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”), and

UNUS PROPERTY MANAGEMENT, LLC, a Florida limited liability company, whose address is 3560 NE 11th Drive, Homestead, Florida 33033 (“Contractor”).

RECITALS

WHEREAS, District and Contractor are parties to that certain Amenity Services Agreement, dated December 31, 2020 as amended by that First Amendment to Amenity Services Agreement, dated July 1, 2021, and the Second Amendment to Amenity Services Agreement, dated October 1, 2021 (collectively, the “Agreement”); and

WHEREAS, the District Board of Supervisors has agreed to increase the contract amount payable to Contractor under this Agreement, effective with the start of the District’s Fiscal Year 2024/2025; and.

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

Section 1. The foregoing recitals are true and correct and are hereby incorporated into this Third Amendment and Agreement.

Section 2. Section 2-D of the Agreement, entitled “Compensation” is hereby amended to increase the Annual Contract Amount from \$250,466.34 to \$260,486.00.

Section 3. The Effective Date of this Third Amendment shall be October 1, 2024.

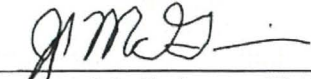
Section 4. In all other respects, the original Agreement between the parties dated, and all amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the parties execute this Third Amendment the day and year first written above.

Attest:

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

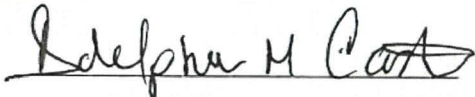

Daniel Rom, Assistant Secretary

By: 
Joe McGuiness, Chair

Date: 08/19/24, 2024

**UNUS PROPERTY MANAGEMENT, LLC, a Florida
limited liability company**

WITNESSES:


ADELPHA M CASTRO
Print name


By: Victor Castro, Manager


Patricia Castro
Print Name

Date: 9/23, 2024

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS B



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Stonegate CDD % Wrathell, Hunt & Associates	PROJECT NAME: Stonegate CDD - Sonara
BUSINESS ADDRESS: 2300 Glades Road, Suite 410W Boca Raton, FL 33431	PROJECT LOCATION: 1020 Malibu Way, Homestead, FL 33033
CONTACT: Victor Castro	DATE: October 7, 2024

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: vac-con sewer combination cleaner to clean six (6) storm drain structures and run jetline through one (1) long pipeline at entrance. At least at one location, debris is blocking water flow into the pipeline.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$950.00

Nine Hundred Fifty Dollars and 00/100 Cents

TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance



STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

CONSENT
AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America	\$ 405,294	\$ -	\$ -	\$ -	\$ 405,294
FineMark Bank - money mkt*	1,077,460	-	-	-	1,077,460
Investments					
State Board of Administration	13	-	-	-	13
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	390	-	-	390
Sinking fund 2013	-	52	-	-	52
Prepayment 2013	-	58,807	-	-	58,807
Revenue 2020	-	-	193,979	-	193,979
Reserve 2020	-	-	159,500	-	159,500
Prepayment 2020	-	-	2,456	-	2,456
Construction 2020	-	-	-	297,297	297,297
Undeposited funds	670	-	-	-	670
Due from other	141	-	-	-	141
Due from other funds					
General fund	-	100,446	54,256	-	154,702
Prepaid expense	21,707	-	-	-	21,707
Total assets	<u>\$ 1,505,285</u>	<u>\$ 184,695</u>	<u>\$410,191</u>	<u>\$ 297,297</u>	<u>\$ 2,397,468</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 25,322	\$ -	\$ -	\$ -	\$ 25,322
Accounts payable - clubhouse	27,015	-	-	-	27,015
Debt service - series 2013	100,446	-	-	-	100,446
Debt service - series 2020	54,256	-	-	-	54,256
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>208,039</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>208,039</u>
Fund Balance					
Restricted					
Debt service	-	184,695	410,191	-	594,886
Construction	-	-	-	297,297	297,297
Assigned					
3 months working capital	372,532	-	-	-	372,532
Disaster	225,000	-	-	-	225,000
Unassigned	699,714	-	-	-	699,714
Total fund balance	<u>1,297,246</u>	<u>184,695</u>	<u>410,191</u>	<u>297,297</u>	<u>2,189,429</u>
Total liabilities & fund balances	<u>\$ 1,505,285</u>	<u>\$ 184,695</u>	<u>\$410,191</u>	<u>\$ 297,297</u>	<u>\$ 2,397,468</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 186,181	\$ 186,181	\$ 1,093,057	17%
Interest	3,817	5,633	1,000	563%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	-	-	5,000	0%
Total revenues	<u>189,998</u>	<u>191,814</u>	<u>1,101,057</u>	17%
EXPENDITURES				
Administrative				
Supervisors	-	-	6,000	0%
Payroll taxes	-	-	459	0%
Management/recording/accounting	3,711	7,421	44,528	17%
Legal	1,210	3,218	20,000	16%
Engineering	545	545	10,000	5%
Audit	-	-	7,100	0%
Assessment roll preparation	444	889	5,332	17%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	88	175	1,051	17%
Trustee	-	-	6,500	0%
ADA website compliance	-	-	210	0%
Website and E-blast communications	-	-	1,220	0%
Postage	-	89	2,000	4%
Legal advertising	-	-	3,600	0%
Office supplies	-	385	300	128%
Other current charges	167	397	1,500	26%
Annual special district fee	-	175	175	100%
Insurance	-	8,495	8,733	97%
Total administrative expenses	<u>6,165</u>	<u>21,789</u>	<u>119,958</u>	18%
Field Operations				
Landscape maintenance	18,223	22,048	101,613	22%
Landscape replacement	-	-	10,000	0%
Lake Plant Maintenance	-	8,150	24,450	33%
Playground maintenance	-	-	1,500	0%
Clubhouse irrigation	-	-	3,000	0%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	-	1,000	0%
Lake maintenance	2,834	4,353	28,015	16%
Lake bank degradation	-	-	392,000	0%
Aeration maintenance	-	-	3,000	0%
Aeration utilities	449	1,188	1,500	79%
Contingency	-	-	5,000	0%
Holiday decorations	8,175	16,350	16,350	100%
Animal control	135	270	1,500	18%
Total field operations	<u>29,816</u>	<u>52,359</u>	<u>593,428</u>	9%

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

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	-	1,250	6,678	19%
Utilities	-	3,232	54,000	6%
Insurance	-	23,325	25,653	91%
Flood insurance	-	-	6,922	0%
Alarm monitoring	69	138	720	19%
Fire monitoring	68	203	540	38%
Pool maintenance	2,300	4,600	15,000	31%
Pool health inspections	-	375	750	50%
Air conditioning R&M	-	-	1,000	0%
Clubhouse operation and management				
Clubhouse management	21,707	43,414	260,486	17%
Special events	235	17,704	35,000	51%
Gym maintenance	-	-	1,500	0%
Gym equipment lease	3,614	3,614	43,000	8%
Pool attendant	-	-	7,906	0%
Office supplies	149	287	4,000	7%
Repairs and maintenance	-	987	15,000	7%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	1,045	1,045	10,000	10%
Pool system upgrade	-	-	242,500	0%
Pressure cleaning	-	-	1,000	0%
Janitorial supplies	-	61	15,700	0%
Stormdrain cleanout	-	-	7,000	0%
Contingencies	-	9,895	9,000	110%
Total clubhouse	<u>29,187</u>	<u>110,130</u>	<u>765,355</u>	14%
Infrastructure reinvestment				
Capital outlay				
General	-	-	21,500	0%
Total clubhouse reserves	<u>-</u>	<u>-</u>	<u>21,500</u>	0%
Other fees and charges				
Property appraiser & tax collector	1,862	1,862	11,386	16%
Total other fees and charges	<u>1,862</u>	<u>1,862</u>	<u>11,386</u>	16%
Total expenditures	<u>67,030</u>	<u>186,140</u>	<u>1,511,627</u>	12%
Net increase/(decrease) of fund balance	122,968	5,674	(410,570)	
Fund balances - beginning	1,174,278	1,291,572	1,189,427	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	(25,202)	-	-	
Assigned				
3 months working capital	372,532	372,532	372,532	
Disaster	225,000	225,000	225,000	
Unassigned	724,916	699,714	181,325	
Fund balance - ending	<u>\$ 1,297,246</u>	<u>\$ 1,297,246</u>	<u>\$ 778,857</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 101,460	\$ 101,460	\$ 596,868	17%
Interest	595	1,105	-	N/A
Total revenues	<u>102,055</u>	<u>102,565</u>	<u>596,868</u>	17%
EXPENDITURES				
Debt service				
Principal	-	-	360,000	0%
Interest 11/1	115,325	115,325	115,325	100%
Interest 5/1	-	-	115,325	0%
Property appraiser & tax collector	1,015	1,015	6,218	16%
Total expenditures	<u>116,340</u>	<u>116,340</u>	<u>596,868</u>	19%
Net increase/(decrease) of fund balance	(14,285)	(13,775)	-	
Fund balances - beginning	198,980	198,470	189,660	
Fund balances - ending	<u>\$ 184,695</u>	<u>\$ 184,695</u>	<u>\$ 189,660</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 54,804	\$ 54,804	\$ 322,360	17%
Interest	1,467	2,908	-	N/A
Total revenues	<u>56,271</u>	<u>57,712</u>	<u>322,360</u>	18%
EXPENDITURES				
Debt service				
Principal	-	-	205,000	0%
Principal prepayment	-	-	10,000	N/A
Interest 11/1	57,150	57,150	57,300	100%
Interest 5/1	-	-	57,150	0%
Property appraiser & tax collector	548	548	3,358	16%
Total debt service	<u>57,698</u>	<u>57,698</u>	<u>332,808</u>	17%
Net increase/(decrease) of fund balance	(1,427)	14	(10,448)	
Fund balances - beginning	411,618	410,177	404,999	
Fund balances - ending	<u>\$ 410,191</u>	<u>\$ 410,191</u>	<u>\$ 394,551</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,132	\$ 2,321
Total revenues	<u>1,132</u>	<u>2,321</u>
EXPENDITURES		
Capital outlay	<u>1,426</u>	<u>1,426</u>
Total expenditures	<u>1,426</u>	<u>1,426</u>
Excess/(deficiency) of revenues over/(under) expenditures	(294)	895
Fund balances - beginning	<u>297,591</u>	<u>296,402</u>
Fund balances - ending	<u><u>\$ 297,297</u></u>	<u><u>\$ 297,297</u></u>

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

10:49 AM

01/03/25

Stonegate CDD

Check Detail

November 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	11/01/2024	COMCAST CORPORATION		101.000 · Bank of America - Chec...		-625.25
Bill	07601...	10/30/2024			536.411 · Clubhouse Telephone	-625.25	625.25
TOTAL						-625.25	625.25
Bill Pmt -Check	CBI	11/15/2024	IMAGENET CONSULTING		101.000 · Bank of America - Chec...		-137.79
Bill	83215...	11/13/2024			536.007 · Office Supplies	-137.79	137.79
TOTAL						-137.79	137.79
Bill Pmt -Check	CBI	11/21/2024	ADT SECURITY SERVICES INC.		101.000 · Bank of America - Chec...		-68.89
Bill	14954...	11/20/2024			536.001 · Alarm Monitoring	-68.89	68.89
TOTAL						-68.89	68.89
Bill Pmt -Check	14691	11/01/2024	FEDEX		101.000 · Bank of America - Chec...		-8.38
Bill	8-665-...	10/30/2024			519.410 · Postage	-8.38	8.38
TOTAL						-8.38	8.38
Bill Pmt -Check	14692	11/01/2024	UNUS PROPERTY MANAGEM...		101.000 · Bank of America - Chec...		-32,574.76
Bill	1195	10/30/2024			537.350 · Special Events	-8,785.00	8,785.00
Bill	1196	10/30/2024			537.350 · Special Events	-1,252.80	1,252.80
					536.031 · Contingencies	-230.05	230.05
					536.003 · Repairs & Maintenance	-538.88	538.88
					536.011 · Janitorial Supplies	-60.86	60.86
Bill	1197	10/30/2024			155.000 · Prepaid Expense	-21,707.17	21,707.17
TOTAL						-32,574.76	32,574.76
Bill Pmt -Check	14693	11/01/2024	LX FLOORING GROUP INC.		101.000 · Bank of America - Chec...		-5,075.00
Bill	15230	10/30/2024			536.031 · Contingencies	-4,590.00	4,590.00
Bill	15231	10/30/2024			536.031 · Contingencies	-485.00	485.00
TOTAL						-5,075.00	5,075.00

10:49 AM

01/03/25

Stonegate CDD

Check Detail

November 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	14694	11/01/2024	CITY OF HOMESTEAD		101.000 · Bank of America - Chec...		-3,971.32
Bill	00035...	10/30/2024			536.010 · Utilities	-3,232.31	3,232.31
Bill	00036...	10/30/2024			536.044 · Aeration Utilities	-739.01	739.01
TOTAL						-3,971.32	3,971.32
Bill Pmt -Check	14695	11/07/2024	WRATHELL, HUNT & ASSOCI...		101.000 · Bank of America - Chec...		-4,242.58
Bill	2025-...	11/06/2024			512.311 · Management Fees	-3,710.67	3,710.67
					513.310 · Assessment Roll Prepar...	-444.33	444.33
					513.315 · Dissemination Fees	-87.58	87.58
TOTAL						-4,242.58	4,242.58
Bill Pmt -Check	14696	11/07/2024	ALLSTATE RESOURCE MAN...		101.000 · Bank of America - Chec...		-2,834.00
Bill	13391	11/06/2024			537.003 · Lake Maintenance	-1,315.00	1,315.00
Bill	12980	11/06/2024			537.003 · Lake Maintenance	-1,519.00	1,519.00
TOTAL						-2,834.00	2,834.00
Bill Pmt -Check	14697	11/15/2024	ALVAREZ ENGINEERS, INC.		101.000 · Bank of America - Chec...		-545.00
Bill	8105	11/13/2024			519.320 · Engineering	-545.00	545.00
TOTAL						-545.00	545.00
Bill Pmt -Check	14698	11/15/2024	BILLING, COCHRAN, MAURO...		101.000 · Bank of America - Chec...		-1,210.00
Bill	190191	11/13/2024			514.310 · Legal Fees	-1,210.00	1,210.00
TOTAL						-1,210.00	1,210.00
Bill Pmt -Check	14699	11/15/2024	UNUS PROPERTY MANAGEM...		101.000 · Bank of America - Chec...		-1,279.87
Bill	1203	11/13/2024			536.038 · Wall paint and repairs	-1,044.60	1,044.60
					537.350 · Special Events	-235.27	235.27
TOTAL						-1,279.87	1,279.87

Stonegate CDD
Check Detail
November 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	14700	11/15/2024	AL-FLEX EXTERMINATORS, I...		101.000 · Bank of America - Chec...		-135.00
Bill	10697	11/13/2024			537.500 · Animal Control	-135.00	135.00
TOTAL						-135.00	135.00
Bill Pmt -Check	14701	11/15/2024	ARMANDO GARCIA LAND SE...		101.000 · Bank of America - Chec...		-2,675.00
Bill	763775	11/13/2024			537.470 · Tract C	-2,675.00	2,675.00
TOTAL						-2,675.00	2,675.00
Bill Pmt -Check	14702	11/15/2024	M&M POOL & SPA SERVICE...		101.000 · Bank of America - Chec...		-2,300.00
Bill	663	11/13/2024			536.004 · Pool Maintenance	-2,300.00	2,300.00
TOTAL						-2,300.00	2,300.00

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



Invoice

12980

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 12/1/2024
Terms Net 30
Account # 3782
PO #

Service Month:
11/1/2024

Description	Amount Due
Lake and Canal Management Services Recurring	1,300.00
Aquascaping Maintenance Services Recurring	219.00
537.003 001	
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 # 12980
Account # 3782

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

Amount Enclosed: \$_____

Please return this portion with your payment



Allstate

RESOURCE MANAGEMENT

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



Invoice

13391

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 12/1/2024
Terms Net 30
Account # 3782
PO #

Service Month:

11/1/2024

Description	Amount Due
Water Quality Monitoring 537.003 001	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 # 13391

Account # 3782

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

Amount Enclosed: \$ _____

Please return this portion with your payment

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
11/1/2024	2025-1430

Bill To:
Stonegate CDD PO Box 810036 Boca Raton, FL 33481

Description		Amount
Management	512.311	3,710.67
Assessment Services	513.310	444.33
Dissemination Agent	513.315	87.58
	001	
Building client relationships one step at a time ...		Total \$4,242.58

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
10697	11/01/2024	\$135.00	12/01/2024	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

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

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

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

Invoice details

Invoice no.: 763775
Invoice date: 11/05/2024
Due date: 12/05/2024

537.470
001

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/01/2024	Cut the Grass	Cut the Grass 11/01, 11/15 #537.400	2	\$950.00	\$1,900.00
2.	11/15/2024	Cut the Grass	Tract C. Maintenance #537.470	2	\$200.00	\$400.00
3.	11/01/2024	Irrigation System	First payment of Maintenance of the Irrigation System/ Fiscal Year 2025 #537.450	1	\$375.00	\$375.00

Total \$2,675.00

Note to customer

#537.400
#537.470
#537.450

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

REMITTANCE SECTION

Invoice Number: 83215503
Due Date: 12/01/2024
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



21000000832155030000137795

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: 83215503
Account Number: 1626036
Site Number: 5608077
Invoice Date: 11/09/2024

WWW.LEASEDIRECT.COM

536.007
001

Period of Performance: 11/01/2024-11/30/2024
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	MXBCLC624Y		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.

INVOICE

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

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



M&M POOL & SPA SERVICES
Cleaning & Maintenance

536.004

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.: 7663
Terms: Net 30
Invoice date: 10/31/2024
Due date: 11/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/01/2024	November 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.

View and pay

View invoice online
Scan code or go to the link below to view the invoice online
[View invoice](#)



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



Invoice

Date	Invoice No.
11/5/2024	8105

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

519.320
001

DocuSigned by:

91E21FBBCEDD4E0...
Juan R. Alvarez, P.E.

Project Number / Name: 080903-3 Stonegate Operations

Invoice Period: 9/28/24-11/1/24

Description			Qty (hrs)	Rate (\$ / hr)	Amount (\$)
9/30/2024	Senior Admin Asst	Review and file Allstate reports	0.50	95.00	47.50
9/30/2024	Electrical Engineer	Forward Landshore AIA agreement to CDD Chair for execution, review/document/forward AIA agreement to Landshore Enterprises, discuss permit process with Landshore enterprises	1.00	135.00	135.00
10/4/2024	Principal	Supervision. Reporting on procurement of prices for inspecting the drainage structures in the CDD for sediments.	0.25	220.00	55.00
10/8/2024	Electrical Engineer	Review RFI regarding permitting with Landshore and Operations manager	0.50	135.00	67.50
10/8/2024	Electrical Engineer	Review RFI regarding permitting with Landshore and Operations manager	0.50	135.00	67.50
10/9/2024	Senior Admin Asst	Prepare and send requisition 49 to district accountant.	0.25	95.00	23.75
10/10/2024	Senior Admin Asst	Prepare and send requisition 49 to district accountant.	0.25	95.00	23.75
10/23/2024	Senior Admin Asst	Review and file Allstate reports	0.25	95.00	23.75
10/29/2024	Electrical Engineer	Review/ forward P&P bonds invoice for shoreline restoration project to district manager for payment, coordinate structural comment for Clubhouse project and forward to Trueblue pools for re-submittal	0.75	135.00	101.25
Amount due this Invoice					\$545.00

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

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
10/31/2024
Account No: 526-030290
Statement No: 190191

514.310
001

Fees

		Hours
10/02/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR MCGUINNESS WITH ATTACHMENT	0.30
10/07/2024		
DEL	CORRESPONDENCE FROM FLORIDACOMMERCE WITH ENCLOSED SPECIAL DISTRICT FEE INVOICE AND INFORMATION REQUEST	0.30
10/11/2024		
DEL	PREPARATION OF FLORIDACOMMERCE UPDATE FORM AND CORRESPONDENCE TO DISTRICT MANAGER	0.40
MJP	CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO AND REPLY THERETO WITH MULTIPLE (X2) ATTACHMENTS	0.20
MJP	RECEIPT, REVIEW AND REPLY TO FURTHER CORRESPONDENCE FROM VICTOR CASTRO	0.20
10/16/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.10
10/17/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS WITH ATTACHMENT	0.20
10/22/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.30
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM	

STONEGATE CDD

		Hours		
	KRISTEN THOMAS WITH MULTIPLE (X6) ATTACHMENTS	0.40		
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE			
	FROM KRISTEN THOMAS AND REPLY THERETO	0.30		
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE			
	FROM KRISTEN THOMAS	0.10		
10/23/2024				
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM			
	DANAE DIAZ AT EGIS	0.10		
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE			
	FROM DANAE DIAZ AT EGIS	0.10		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM			
	DANIEL ROM WITH ATTACHMENT	0.20		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM			
	KRISTEN THOMAS	0.10		
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE			
	FROM KRISTEN THOMAS WITH ATTACHMENT	0.20		
10/27/2024				
MJP	CORRESPONDENCE TO DISTRICT MANAGER RE:			
	WEBSITE COMPLIANCE	0.10		
10/31/2024				
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM			
	KRISTEN THOMAS WITH ATTACHMENT	0.30		
	For Current Services Rendered	4.40		1,210.00

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.70	\$275.00	\$192.50
MICHAEL J. PAWELCZYK	PARTNERS	3.70	275.00	1,017.50

Previous Balance \$2,007.50

Total Current Work 1,210.00

Payments

10/23/2024 PAYMENT RECEIVED - THANK YOU -2,007.50

Balance Due \$1,210.00

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

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

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



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

Invoice details
Invoice no.: 1203
Terms: Due on receipt
Invoice date: 11/12/2024
Due date: 11/12/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Supplies / Repairs - Receipts	Bookings: 536.038, 537.350	1	\$1,279.87	\$1,279.87

Total \$1,279.87

Ways to pay



View and pay

mylowe's Rewards



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

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

— SALE —

SALES#: FSTLAN03 2567000 TRANS#: 385892173 11-03-24

243084 WARNER 36-IN ALUMINUM SPR	39.96
2 @ 19.93	
146659 3M COOL FLOW HALF FACE -	97.96
2 @ 48.93	
1615047 5-FT WOOD EXT POLE	13.96
2 @ 6.93	

536.038

SUBTOTAL:	151.68
TOTAL TAX:	10.63
INVOICE 77116 TOTAL:	162.51
VISA:	162.51

VISA: XXXXXXXXXXXX9285 AMOUNT: 162.51 AUTHCD: 015725

TAP REFID:270713116803 11/03/24 07:56:41

*PIN VERIFIED CUSTOMER CODE: paint supplies

TUR : 0000000000

TSI : 0000

STORE: 2707 TERMINAL: 13 11/03/24 07:57:18

OF ITEMS PURCHASED: 6

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

mylowe's Rewards



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

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

— SALE —

SALES#: FSTLAN01 4843590 TRANS#: 478020394 11-05-24

5971342 GE SB 24-IN METAL BALL WU	59.98
5971341 GE SB 18-IN METAL BALL WU	49.98
4853 5-GAL LOWES BUCKET-ENCORE	9.96
2 @ 4.93	
5967999 HL 30-IN POP UP ORNAMENT	49.98
5968000 HL 30-IN POP UP ORNAMENT	49.98

537.350

SUBTOTAL:	219.88
TOTAL TAX:	15.39
INVOICE 83907 TOTAL:	235.27
VISA:	235.27

VISA: XXXXXXXXXXXX0812 AMOUNT: 235.27 AUTHCD: 048648

TAP REFID:270713907593 11/05/24 18:03:39

*PIN VERIFIED CUSTOMER CODE: NA

TUR : 0000000000

TSI : 0000

STORE: 2707 TERMINAL: 13 11/05/24 18:03:56

OF ITEMS PURCHASED: 6

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



How doers
get more done™

FLORIDA CITY STORE 6355 (786)243-9370
MANAGER FERNANDO SANTIAGO

6355 00054 07937 11/02/24 07:58 PM
SALE CASHIER ANILAH

678885070311 INT PAINT <A>
BUI SCUFF DEFNSE 7750 SAT UPW 5 GL
4@219.00 876.00
MAX REFUND VALUE \$788.40/4
082474673010 PPP&FGLSDPGA <A> 39.98
BEHR PREM P&F PAINT 6730 DEEP 1160Z
MAX REFUND VALUE \$35.98

-----Pro Paint-----
915.98 Pro Paint -91.60
MUST RETURN ALL ITEMS FOR A FULL REFUND

536.038

SUBTOTAL 824.38
SALES TAX 57.71
TOTAL \$882.09

XXXXXXXXXXXX0812 DEBIT

USD\$ 882.09

AUTH CODE 002644

Chip Read

AID A0000000980840

Verified By PIN
US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7263 SUMMARY
THIS RECEIPT P0/JOB NAME: paint

2024 PRO XTRA SPEND 11/01: \$2,288.86

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Credit Card. Apply and SAVE UP TO \$100.
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6355 11/02/24 07:58 PM



6355 54 07937 11/02/2024 8308

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	01/31/2025

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



Invoice date: **Nov 13, 2024** Service period: **Dec 1 - Dec 31, 2024**

Your total due is: **\$68.89** Due by: **Dec 3, 2024**

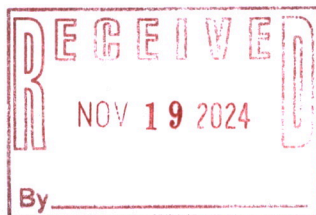
Your Bill at-a-glance

Previous Balance	\$137.78
Payments and Adjustments	-\$137.78
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



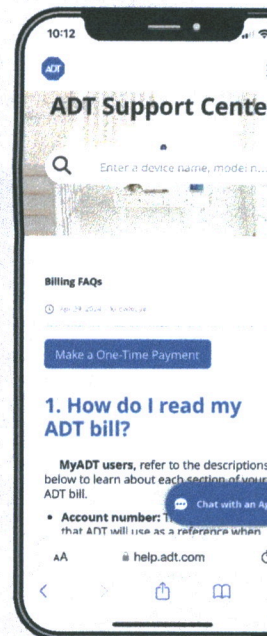
Visit our Support Center for help

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/helpad



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 11132024 NNNNNNNY 01 009509 0028

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	Dec 3, 2024
Amount Due	\$68.89

Amount Enclosed \$ _____

Please send payment to:

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



00014954058000000000000111224000000000000068897

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](#).

Your Account Activity

Previous Balance **\$137.78**

Any balance left from previous billing periods

Payments and Adjustments

All payments and adjustments received from you during billing period

Payment Received - Thank You!	Oct 15, 2024	-\$68.89
Payment Received - Thank You!	Oct 25, 2024	-\$68.89

Current Charges

RECURRING CHARGES

Services

Invoice Number 1100669583	Dec 1 - Dec 31, 2024	\$68.89
---------------------------	----------------------	---------

Total Non-taxable Charges **\$68.89**

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

Total Due to be paid by Dec 3, 2024 **\$68.89**

Have questions? Chat with us at [MyADT.com](#).

Pay your bill online at [MyADT.com](#).

* Taxable charges

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](#)



REFERRAL REWARDS ARE WAITING



Refer a friend to earn a **\$200 ADT Visa® Reward Card***

Show you care with an ADT referral that gives friends and family customized security savings and earns you a **\$200 ADT Visa® Reward Card***. With ADT limitless rewards, it pays to be a good friend.

Scan the QR code or go to [i.adt.com/referral](#) to start earning now.



*When you make a referral and your referral activates their ADT system. Reward card issued by Pathward, N.A., Member FDIC. Card terms and expiration apply. Full terms at [i.adt.com/referral](#).

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.



201 EXECUTIVE CENTER DR., SUITE 100
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 11/19/2024

6110000324 PRESORT PBPS001
STONEGATE COMMUNITY DEVELOPMENT DISTRI
PO BOX 810036
BOCA RATON FL 33481-0036

000413058562024111900003614121



PH: 888-978-6353

Important Messages

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- ➔ Manage Payments
- ➔ Access Additional Credit

Register Today at: <http://my.navitascredit.com>
Click the Link Above



PO#0906241002

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41305856-1	Contract Payment	12/10/2024	\$3,480.49			\$133.63		\$3,614.12
SUBTOTALS:			\$3,480.49			\$133.63		\$3,614.12

Remittance Section

Contract Number: 41305856
Due Date: 12/10/2024
Amount Due: \$3,614.12

Amount Enclosed: \$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204



Keep lower portion for your records - Please return upper portion with your payment.

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
12/10/2024	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

Have you moved or changed your phone number or email address?

Please log onto my.navitascredit.com or email customerservice@navitascredit.com

Your Opinion Matters

Navitas values your opinion; the more we listen to our customers, the better we can satisfy their equipment financing needs. Please take a few minutes to let us know how we are doing. Click the link below to get started.

<https://engage.navitascredit.com/Satisfaction-Survey>

Thank you for your business!

IMPORTANT REMINDER: Enclose remittance slip with your check and remit to the address shown below for payments to ensure accurate and timely processing of your payment. For prompt review and handling, please send other correspondence and notices separately to the attention of: **NAVITAS CREDIT CORP. 201 EXECUTIVE CENTER DR. SUITE 100 COLUMBIA, SC 29210**



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
12/10/2024	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

For Payments

Online: <http://my.navitascredit.com>

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: customerservice@navitascredit.com
- For correspondence other than payments:

NAVITAS CREDIT CORP.
201 EXECUTIVE CENTER DR.
SUITE 100
COLUMBIA, SC 29210

For 24/7 online support, visit us @ <http://my.navitascredit.com>

INVOICE

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

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



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

Invoice details
Invoice no.: 1204
Terms: Due on receipt
Invoice date: 11/27/2024
Due date: 11/27/2024

536.022
001

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Management Service	Monthly	1	\$21,707.17	\$21,707.17

Total \$21,707.17

Ways to pay



Pay invoice

INVOICE

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

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

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

Invoice details

Invoice no.: 763814
Invoice date: 11/15/2024
Due date: 12/15/2024

537.440
001

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Install.	Install Mulch (1350 bags) (First Fiscal Year 2025) #537.440	1350	\$4.85	\$6,547.50
2.		Install.	Install Mulch to Tract C (377 bags) (First Fiscal Year 2025)	377	\$4.85	\$1,828.45

Total \$8,375.95

Note to customer
#537.440

INVOICE

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

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

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

Invoice details

Invoice no.: 763815
Invoice date: 11/15/2024
Due date: 12/15/2024

537.410
001

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Fertilization	Fertilize Palms, Trees, Hedges, and grass. (First of Fiscal Year 2025) #537.410	1	\$3,025.00	\$3,025.00

Total \$3,025.00

Note to customer
#537.410

INVOICE

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

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

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

Invoice details

Invoice no.: 763816
Invoice date: 11/15/2024
Due date: 12/15/2024

537.430
001

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Install	260 Poinciana (in front of the clubhouse).	260	\$6.00	\$1,560.00
2.		Install	1 1/2 Yards of soil	1.5	\$125.00	\$187.50
Total						\$1,747.50

INVOICE

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

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

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

Invoice details

Invoice no.: 763817
Invoice date: 11/15/2024
Due date: 12/15/2024

537.430
001

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Trim.	10 Royal palms & 5 Bismarkias	15	\$50.00	\$750.00
2.		Trim.	33 Coconut Palms	33	\$50.00	\$1,650.00
Total						\$2,400.00

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

536.009

Invoice

Date	Invoice #
11/26/2024	281302

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
	306344		Due upon receipt	11/26/2024	AWC

Item	Description	Qty	Rate	Serviced	Amount
Service	Fire alarm service call to troubleshoot a trouble in the fire alarm system. Technician found the panel clear, he checked the panel and found comm trouble already restored. The FACP was left clear and system normal.	0.5	135.00	11/22/2024	67.50

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	\$67.50

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

CHI ALARMS, INC.

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

FIELD SERVICE REPORT 306344

Date: 11/22/24

BILL TO

Name

Street

City

State

Zip

C/O

SHIP TO

Name

Street

City

State

Zip

C/O

CUSTOMER P.O. No.

TERMS

COD

☐ NET 15

☐ NET 30

REP NAME

SERVICE ON:

☒ FIRE ALARM

2 CCTV

3 SECURITY ALARM

4 OTHERS

	QUANTITY	PART NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1					
2	3/4		Service		
3					
4					
5					
6					
7					
8					
9	1	SALES TAX			

SERVICES:

TOTAL PRICE

I found the FACP in normal condition, but the client said that there was a Comm Fault trouble, yesterday. I checked the history and I found: Comm Fault 1 and Comm Fault 2, Trouble and Restore. I also checked the Radio (HWF7A-Com) and it was OK. I triggered a Pull station, and I disconnected and placed back the batteries, after that the Radio emitted the alarm; trouble and restore signals to the CAC.

Left the FACP System Normal.

CUSTOMER SIGNATURE

PRINT NAME

CUSTOMER PHONE NO.

SERVICE REQUESTED BY:

ADDITIONAL INFO

ARRIVAL TIME	DEPARTURE TIME	TOTAL TIME
8:35 AM	9:20 AM	3/4
TRAVEL TIME	HRS	
No. OF REPS: ☒ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10		
TYPE OF SERVICE		☒ SERVICE CALL
3 - REPAIRS	4 - ANNUAL CERTIFICATION	5 - MODIFICATIONS
		6 - OTHER

NFW-100X

WHITE=SHOP COPY

YELLOW=CUSTOMER COPY

Your HPS Utilities Statement

STONEGATE CDD

Service Address:

1020 NE 34 AVE FOUNT

Account #:

001046837-000363973

Rate Class: COMMERCIAL

Service Period:

10/17/2024-11/17/2024

Bill Date: 11/21/2024

Due Date: 12/16/2024



Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

SERVICE

Electric Base Charge
Electric Consumption @ .0797
Electric Fuel Cost Adj. @ .02400
Electric Total

CONSUMPTION

3,784.00
3,784.00

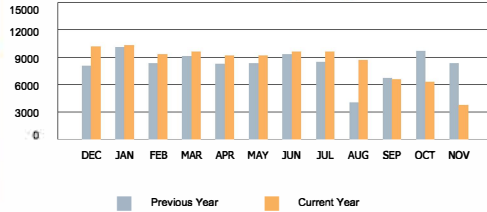
CHARGE

\$15.00
\$301.58
\$90.82
\$407.40

CURRENT USAGE
Meter 60997545

Days 31
Reading 63,534.00
Multiplier 1
Consumption 3,784.00
Avg / Day 122.06

Monthly Energy Usage



OTHER CHARGES

Other Total

\$0.00

TAXES

Dade Co Util Tx Elec
FI Gross Receipts Tx
Taxes Total

\$31.66
\$10.19
\$41.85

Previous Bill Amount

\$739.01

Payments
Adjustments

-\$739.01
\$0.00

536.044
001

SUMMARY OF CHARGES

Water Total \$0.00
Energy Total \$407.40
Sanitation Total \$0.00
Other Total \$0.00
Taxes Total \$41.85
Current Charges \$449.25
Balance Forward \$0.00

Total Amount Due \$449.25

Comments:

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

NAME: STONEGATE CDD

SERVICE ADDRESS: 1020 NE 34 AVE FOUNT

CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES

100 Civic Court
Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	10/17/2024-11/17/2024	12/16/2024	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$449.25	\$449.25

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

0010468370003639730044925

AUTOMIXED AADC 750 5 MAAD 149185AA21-A-1
1108 1 MB 0.617



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

HPS Customer Service Department

Phone: (305) 224-4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224-4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

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

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

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

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

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

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

This will also result in increased deposits.

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

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

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

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

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

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

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

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



CONTRACT INVOICE

Mail Remittance To

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

Boca Raton Division

Fed ID 45-3028912

DUNS # 09-845-9357

Invoice #

INV1098044

Terms

Net 10

536.007

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

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

Customer #	Contract Number	P.O. Number	Invoice Date	Due Date
UM00	CONT2171-01		11/19/2024	11/29/2024
Invoice Remarks				

Contract Remarks

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 10/20/2024 to 11/19/2024 overage period	\$9.10
Surcharge	\$1.37
	\$10.47

Detail:**Equipment included under this contract****HP/HP E776DNS MFP BASE**

Number	Serial Number	Base Charge		Location				
A85EM	MXBCLC624Y	\$0.00		STONEGATE CDD 1020 NE 34TH AVE HOMESTEAD, FL 33033				
Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
ACCENT	EQU41460 - ACCE	1,534	1,538	4	*** See overage details below			
Overage Dates: 10/23/2024 - 11/19/2024								
BW	EQU41460 - BW	53,279	53,353	74	*** See overage details below			
Overage Dates: 10/23/2024 - 11/19/2024								
GENERAL OF	EQU41460 - GENE	196	196	0	*** See overage details below			
Overage Dates: 10/23/2024 - 11/19/2024								
PROFESSION	EQU41460 - PROF	7,865	7,987	122	*** See overage details below			
Overage Dates: 10/23/2024 - 11/19/2024								
								\$0.00
Overage period from 10/23/2024 to 11/19/2024								



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DUNS # 09-845-9357

Invoice #

INV1098044

Terms

Net 10

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

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

Customer #	Contract Number	P.O. Number	Invoice Date	Due Date
UM00	CONT2171-01		11/19/2024	11/29/2024
Invoice Remarks				

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

Item1

OFFICE

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
ACCENT	EQU41460 - ACCE	826	826	0	*** See overage details below			
Overage Dates: 10/20/2024 - 10/22/2024								
BW	EQU41460 - BW	10,439	10,439	0	*** See overage details below			
Overage Dates: 10/20/2024 - 10/22/2024								
GENERAL OF	EQU41460 - GENE	423	423	0	*** See overage details below			
Overage Dates: 10/20/2024 - 10/22/2024								
PROFESSION	EQU41460 - PROF	2,314	2,314	0	*** See overage details below			
Overage Dates: 10/20/2024 - 10/22/2024								

\$0.00

Overage period from 10/20/2024 to 10/22/2024



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BOCA RATON, FL 33431
USA

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

Customer #	Contract Number	P.O. Number	Invoice Date	Due Date
UM00	CONT2171-01		11/19/2024	11/29/2024
Invoice Remarks				

Overage Details

Meter Group	Total Copies	Covered Copies	Billable	Rate	Total
EQU41460 - GENERAL OF	0	0	0	\$0.013220	\$0.00
Overage Dates: 10/23/2024 - 11/19/2024				Base Amount:	\$0.00
					\$0.00
Meter Type	Equip. Number	Serial Number	Begin	End	Copies
GENERAL OF	A85EM	MXBCLC624Y	196	196	0
GENERAL OF	EQU41460	MXBCQ3H00R	423	423	0
Meter Group	Total Copies	Covered Copies	Billable	Rate	Total
EQU41460 - PROFESSION	122	0	122	\$0.066120	\$8.07
Overage Dates: 10/23/2024 - 11/19/2024				Base Amount:	\$0.00
					\$8.07
Meter Type	Equip. Number	Serial Number	Begin	End	Copies
PROFESSION	A85EM	MXBCLC624Y	7,865	7,987	122
PROFESSION	EQU41460	MXBCQ3H00R	2,314	2,314	0
Meter Group	Total Copies	Covered Copies	Billable	Rate	Total
EQU41460 - ACCENT	4	0	4	\$0.013220	\$0.05
Overage Dates: 10/23/2024 - 11/19/2024				Base Amount:	\$0.00
					\$0.05
Meter Type	Equip. Number	Serial Number	Begin	End	Copies
ACCENT	A85EM	MXBCLC624Y	1,534	1,538	4
ACCENT	EQU41460	MXBCQ3H00R	826	826	0
Meter Group	Total Copies	Covered Copies	Billable	Rate	Total
EQU41460 - BW	74	0	74	\$0.013220	\$0.98
Overage Dates: 10/23/2024 - 11/19/2024				Base Amount:	\$0.00
					\$0.98
Meter Type	Equip. Number	Serial Number	Begin	End	Copies
BW	A85EM	MXBCLC624Y	53,279	53,353	74
BW	EQU41460	MXBCQ3H00R	10,439	10,439	0
Total Grouped Overage Charges:					\$9.10
Total Grouped Base Charges:					\$0.00
Total Meter Group Charges:					\$9.10



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Terms

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23200 GLADES RD SUITE 410W
BOCA RATON, FL 33431
USA

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

Important:

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

Credit card payments may incur a non-refundable convenience fee.

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

Invoice SubTotal	\$10.47
Tax:	\$0.73
Invoice Total	\$11.20
Balance Due:	\$11.20

VS Services And Holdings Inc.

3560 NE 11th Dr
Homestead, FL 33033 USA
+12397897263
Victor@IRWL.com



537.300

INVOICE

BILL TO	SHIP TO	INVOICE	1126241037
STONEGATE CDD / MALIBU BAY CLUB HOUSE	STONEGATE CDD / MALIBU BAY CLUB HOUSE	DATE	11/26/2024
1020 MALIBU WAY	1020 MALIBU WAY	TERMS	Net 30
HOMESTEAD, FL 33033	HOMESTEAD, FL 33033	DUE DATE	12/26/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	HOLLIDAY DECORATIONS			
	CHRISTMAS DECORATIONS 2024 ::	1	8,175.00	8,175.00
	BALANCE			

THANK YOU FOR YOUR BUSINESS....

BALANCE DUE

\$8,175.00

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 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.

Present were:

Joe McGuinness	Chair
Alberto Eiras	Vice Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Angel Camacho (via telephone)	Alvarez Engineers Inc.
Victor Castro	Field Operations
Christopher Flores	Resident
Eric Rivera	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:31 p.m. Supervisors Goessel, McGuinness, Eiras and Figueroa were present. Supervisor Boza was absent.

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items

No members of the public spoke.

THIRD ORDER OF BUSINESS

Discussion: Lake 4

Mr. Rom stated the City sent a notice pertaining to a complaint about Lake 4, a section of which produces what some believe is algae. A City representative recently inspected the lake and met with Mr. Castro on site.

Mr. Castro stated, in February 2024, an inspector checked Lake 4, noted buildup accumulated in one section and concluded that this is a common and natural occurrence; the

inspector closed the case. Subsequently, a resident who routinely checks the lake for flora filed a complaint with the City, resulting in the inspector receiving a notice to appear before a Special Master. On August 1, 2024, Mr. Castro, a lake expert from Allstate and the City Inspector met with the Special Master, who agreed to give the CDD six months to make necessary adjustments to the lake, which was already in the planning stages. The plan is to renovate Lake 4 and install spikerush littorals, in the area with the buildup. Staff secured quotes to present.

Mr. Rom stated the initial Inspector reviewed the vendor log, which showed that Lake 4 was consistently and frequently maintained, while adhering to regulations as to how much chemicals can be put into the lake. In addition, the Special Master was receptive and agreed that the CDD was taking appropriate measures to remediate the lake and bring it into compliance.

Referencing handouts, Mr. Castro presented proposals to remove the algae and install spikerush, in the amount of \$2,400, and an annual maintenance fee of \$600.

Discussion ensued regarding algae in Lake 4 and how best to treat it, spikerush installation, code enforcement, the Special Master's order, the homeowner who filed the complaint, the six-month remediation and bringing the lake into compliance.

▪ **Consideration of Proposals, Quotes and Estimates**

The following items, previously part of the Tenth Order of Business, were presented out of order.

A. Lake 4

• **Landshore Enterprises, LLC**

Mr. Rom presented, from Landshore Enterprises, LLC (Landshore), Proposal #4186 for shoreline restoration, in the amount of \$127,140, which was recently updated. The Board previously budgeted \$107,000 for lake bank remediation for Fiscal Year 2024.

Mr. Rivera discussed the revised proposal, original proposal and Staff's futile efforts to secure other proposals from different vendors. There are no proposals for Lake 4 other than the one presented at this time. He responded to questions regarding the scope of work, other estimates, warranties and for how long the current proposal will be honored.

A Board Member voiced his opposition to the "special conditions" in the contract. He wants a clause about proper due diligence by the vendor and proper supervision to be included.

Discussion ensued regarding the special conditions, job scope, sod installation and maintenance, liability, warranty, the vendor, a funding source and the project timing.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Landshore Enterprises, LLC Proposal #4186 for shoreline restoration of Lake 4, in the amount of \$127,140, authorizing District Counsel to draft a small project agreement and authorizing the Chair and Vice Chair to execute, was approved.

B. Lake 6

• **Landshore Enterprises, LLC**

Mr. Rivera stated, upon inspecting the lakes, Staff noticed additional areas in Lake 6 that have eroded over the years. He presented Landshore Proposal #4190, in the amount of \$262,324.

Discussion ensued regarding the cost, if the 2,079 linear feet of embankment refers to a section of the lake or the entire lake, a mockup of the lake and mobilization.

A Board Member asked for a photograph of the eroded section of Lake 6. Mr. Rivera was asked to locate a copy of the mockup and email it to Mr. Rom and to the Board.

A Board Member suggested tabling this discussion until the mockup of Lake 6 is located.

C. Roof

Mr. Rom stated \$155,000 was previously set aside for the clubhouse roof.

Mr. Castro presented the following roofing proposals:

I. Images & Concepts Development, Inc. Estimate in the amount of \$135,500.00

II. T&S Roofing Systems, Inc. Proposal #37178 in the amount of \$100,809.00.

Discussion ensued regarding the costs, difference between the vendors, metal versus tile roofs, electrical, benefits of metal roofs, roof color and installation timing.

On MOTION by Mr. Eiras and seconded by Mr. Goessel, with all in favor, T&S Roofing Systems, Inc. Proposal #37178, in the amount of \$100,809.00, authorizing District Counsel to draft a small project agreement and authorizing the Chair and Vice Chair to execute, was approved.

Consideration of the Lake 6 Landshore Proposal resumed.

Mr. Rivera forwarded the mockup of Lake 6 to the Board and Staff.

It was noted that the mockup reveals that Proposal #4190 is for restoration of the entire lake and not just a section, which explains the cost of \$262,324.

Discussion ensued regarding timing; a funding source; whether to do the roof, the lakes or the pool and decking first; obtaining permits and negotiating a decrease in mobilization costs.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Landshore Enterprises, LLC Proposal #4190 for shoreline restoration of Lake 6, in a not to exceed amount of \$262,324, authorizing Staff to negotiate a decrease in mobilization costs, authorizing District Counsel to draft a small project agreement and authorizing the Chair and Vice Chair to execute, was approved.

FOURTH ORDER OF BUSINESS**Update: Pool Project**

This item was addressed during the Third Order of Business.

Mr. Camacho left the call.

FIFTH ORDER OF BUSINESS**Presentation of District Engineer's Report
for Fiscal Year 2024/2025**

Mr. Alvarez presented the District Engineer's Report for Fiscal Year 2024/2025 and discussed the pertinent information, including the tracts owned by the CDD, state and condition of the public infrastructure, projects completed with bond proceeds and maintenance of the drainage system. Asked if the CDD owns the fencing along the turnpike, Mr. Alvarez replied no.

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the District Engineer's Report for Fiscal Year 2024/2025, dated June 24, 2024, was accepted.

Referencing a handout, Mr. Alvarez presented a proposed 5-year Maintenance Plan for the storm drains. He noted a map of the five subdivisions within the CDD and stated it makes sense to complete one community every year. Mr. Alvarez discussed the plan costs and Miami-Dade County modifying its codes to obligate CDDs to clean the storm drains.

In response to a question, Mr. Alvarez stated the plan is to clean the inlets, manholes and pipes and videotape the pipes.

The Board and Staff discussed videotaping the pipes, the current budgeted amount for drain cleanouts, sediment removal, the 20-year Needs Analysis and the Fiscal Year 2025 budget.

Mr. Goessel exited the meeting at 8:09 p.m.

Mr. Goessel returned to the meeting at 8:10 p.m.

Staff was directed to obtain proposals for inspection of the entire drainage system.

▪ **Consideration of Proposals, Quotes and Estimates**

The following items, previously part of the Tenth Order of Business, were presented out of order.

Mr. Castro stated the current gym equipment needs to be upgraded and presented the following:

D. Gym Upgrades

I. Financing Memo/Commercial Fitness Products [Proposal #BAKNQ2011 \$107,223.92]

Discussion ensued regarding the financing memo, leasing terms, an extended warranty, declaring the old gym equipment as surplus for donation purposes and a funding source.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, declaring and disposing of the old gym equipment as surplus, was approved.

On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, Commercial Fitness Products Proposal #BAKNQ2011 for a 3-year lease, in the amount of \$107,223.92, authorizing Staff to review the lease agreement, and authorizing the Chair or Vice Chair to execute, was approved.

II. K & R Glass & Mirror [Quote #6424 for New Gym Glass \$2,664.00]

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, K & R Glass & Mirror Quote #6424 for New Gym Glass, in the amount of \$2,664.00, was approved.

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]

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Lonseal Quotation 071924-1 for Gym Flooring, in the amount of \$8,643.04, and LX Flooring Group Inc. Estimate #1181 for Floor Removal and Install, in the amount of \$9,180.00, were approved.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

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

Mr. Rom presented Resolution 2024-06 and reviewed the proposed Fiscal Year 2025 budget and noted the following changes that must be made:

- Page 6, "Lake bank degradation": Change \$265,000 to \$392,140 (which includes the Lake 4 proposal)
- Page 7, "Gym equipment lease": Change \$27,223 to \$43,000 (for initial document costs)
- "Clubhouse renewal & replacement": Utilize Unassigned Fund Balance to cover the difference of the committed fund balance of \$155,000 and the approved roofing cost of \$100,809, plus permitting fees.

Mr. Rom stated, to ensure that the per unit operation and maintenance (O&M) assessments that the Board previously approved are upheld, Unassigned Fund Balance will be used to offset the noted line item increases.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the Public Hearing was opened.

No affected property owners or members of public spoke.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the Public Hearing was closed.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, 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, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

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

Mr. Rom presented Resolution 2024-07 and read the title.

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, 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, was adopted.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Rom and Mr. Pawelczyk responded to a question regarding the Management letter.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, the District Engineer's Report for Fiscal Year 2024/2025, was approved.

TENTH ORDER OF BUSINESS

Consideration of Proposals, Quotes and 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]

These items were presented during the Third Order of Business.

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]

These items were presented following the Fifth Order of Business.

ELEVENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Rom presented Management's Memorandum regarding the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Staff coordinated with District Counsel to identify Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2025.

Mr. McGuinness stated the Board will approve the goals and objectives as presented for now but can make changes specific to the CDD for the next fiscal year.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

TWELFTH ORDER OF BUSINESS**Consent Agenda Items**

- 296
297 A. Acceptance of Unaudited Financial Statements as of June 30, 2024
298 B. Approval of May 7, 2024 Regular Meeting Minutes
299

300 On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor,
301 the Consent Agenda Items, as presented, were accepted and approved,
302 respectively.
303
304

305 THIRTEENTH ORDER OF BUSINESS

Staff Reports

- 306
307 A. Operations Manager: UNUS Property Management
308 Mr. Castro reported that 27 cameras were installed and all the pergolas were changed.
309 B. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
310 Mr. Pawelczyk reminded Board Members to complete the required four hours of ethics
311 training by December 31, 2024.
312 C. District Engineer: Alvarez Engineers, Inc.
313 There was no report.
314 D. District Manager: Wrathell, Hunt and Associates, LLC
315 • NEXT MEETING DATE: September 3, 2024 at 6:30 PM
316 ○ QUORUM CHECK
317 The September 3, 2024, meeting will likely be canceled.
318

319 FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

- 320
321 A Board Member suggested sending periodic notices of the clubhouse improvement
322 projects to residents to give a reason for the closures.
323 Discussion ensued regarding eblasts and the community newsletter.
324

325 FIFTEENTH ORDER OF BUSINESS

Adjournment

326
327 On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor,
328 the meeting adjourned at 9:00 p.m.

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334 _____
Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

STONEGATE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2024 CANCELED	Regular Meeting	6:30 PM
November 18, 2024 CANCELED	Regular Meeting	6:30 PM
December 3, 2024 CANCELED	Regular Meeting	6:30 PM
January 7, 2025	Regular Meeting	6:30 PM
February 4, 2025	Regular Meeting	6:30 PM
March 4, 2025	Regular Meeting	6:30 PM
April 1, 2025	Regular Meeting	6:30 PM
May 6, 2025	Regular Meeting	6:30 PM
June 3, 2025	Regular Meeting	6:30 PM
July 1, 2025	Regular Meeting	6:30 PM
August 5, 2025	Regular Meeting	6:30 PM
September 2, 2025	Regular Meeting	6:30 PM