# STONEGATE Community Development District

# June 15, 2022 Board of Supervisors Regular Meeting Agenda

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

June 8, 2022

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 June 15, 2022 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033. The agenda is as follows:

- 1. Call to Order/Roll Call
- 2. Public Comments: *non-agenda items*
- 3. Discussion/Consideration
  - A. True Blue Pools, Estimate #22-01436 for Pool Upgrades
  - B. Armando Garcia Land Service, Inc. Estimate #1834 for Red Plant Replacement
  - C. Luxe Control, LLC Estimate No. 377 for Clubhouse Wifi Upgrade
  - D. Modified Fee Schedule for Facility Rental Agreement
- 4. Consideration of Lift Station Tract P Conveyance to City of Homestead
  - A. Estates at Mendicino Plat (for informational purposes)
  - B. Resolution 2022-04, Authorizing the Proper District Officials to Execute a Quit Claim Deed and All Other Necessary Conveyance Documents Necessary for the District to Convey the Lift Station Tract at Tract P, Estates at Mendicino, to the City of Homestead ("City"); and Providing for an Effective Date
  - C. Agreement (to be provided under separate cover)
- 5. Discussion Items
  - A. Update: Pool Permit
  - B. Fiscal Year 2022/2023 Budget
- 6. Consent Agenda Items
  - A. Acceptance of Unaudited Financial Statements as of April 30, 2022

- B. Approval of May 3, 2022 Regular Meeting Minutes
- 7. Staff Reports
  - A. Operations Manager: UNUS Property Management
    - Allstate Resource Management, Inc., Mitigation Area Management Report
  - B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
  - C. District Engineer: *Alvarez Engineers*
  - D. District Manager: Wrathell, Hunt and Associates, LLC
    - I. 1636 Registered Voters in District as of April 15, 2022
    - II. NEXT MEETING DATE: August 2, 2022 at 6:30 P.M
      - QUORUM CHECK

Alberto Eiras	IN PERSON	No
Joe McGuinness	IN PERSON	No
Michael Granobles	IN PERSON	No
Art Goessel	IN PERSON	No
Mariela Figueroa	IN PERSON	No

- 8. Supervisors' Requests
- 9. Adjournment

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

Sincerely,

Daniel Rom District Manager

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





# Estimate

ADDRESS

Stonegate CDD/Malibu Bay 1020 Malibu Way Homedtead, FI 33033 USA

existing deck area up to the new retaining wall.

#### True Blue Pools

18495 South Dixie Hwy PALMETTO BAY, FL 33157 US (305)562-7010x1 truebluepoolscontracting@gmail.com http://www.truebluepoolscontracting.com/

#### ESTIMATE # 22-01436 DATE 06/03/2022

ACTIVITY	QTY	RATE	AMOUNT
<b>Renovations:Equipment reposition</b> Commercial pool equipment re-location construction as per the provided design rendering of new location. Plan review and processing. Health dept. plans and review processing. Pool permit. Pool equipment area demolition. Excavation of new area where location of equipment will be. Construction fencing for protection of area. Equipment concrete base. Installation of all new equipment as per plan.	1	121,722.00	121,722.00
New Construction:Fencing Fencing for area around existing pool area as per requested info. Pool barrier is the directed protection of the swimming pool from accidental drowning and such. The existing fence is old and the condition it is in it would need to be replaced. Included in price is the following: 4' Aluminum fencing 310 linear feet with adornment painted and oven baked	1	36,750.00	36,750.00
New Construction:Concrete work for retaining walls Retaining wall. Permits, processing, inspections, and construction of Pool area retaining wall. Excavation labor, materials for formation, formation labor concrete pump and concrete for new retaining wall around pool deck at above location.	1	49,500.00	49,500.00
*This estimate is contingent on final dimensions provided with approved plans.			
**No water control is included.			
<b>Renovations:Deck</b> Demolition and Removal of existing decking material and installation of new deck. To include concrete pavers materials, base lime rock, compaction and labor. The area included is the	1	147,600.00	147,600.00

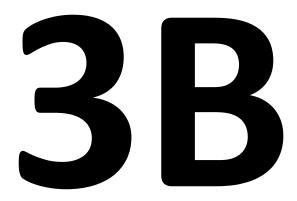
Thank you for the opportunity to prepare this estimate for you. If you approve and authorize us to perform this work, please e-mail your approval to do so. We will invoice you once the work is completed. Thank you.

Accepted By

Accepted Date

TOTAL

\$355,572.00



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

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

ESTIMATE #	DATE	
1834	06/07/2022	

ACTIVITY	QTY	RATE	AMOUNT
Work/ Replace All Cooper Leafs of lake #3			
Remove	1	9,400.00	9,400.00
Cooper Leaf in 10 Flower beds, and dispose of debris.			
Install. In Zone 1, Install 356 Fichus Green Island	356	9.15	3,257.40
Install In Zone 2, Install 204 Fichus Green Island	204	9.15	1,866.60
Install.	103	9.15	942.45
In Zone 3, Install 103 Fichus Green Island			
Install. In Zone 4, Install 352 Fichus Green Island	352	9.15	3,220.80
Install. In Zone 5, Install 121 Fichus Green Island	121	9.15	1,107.15
Install. In Zone 6, Install 154 Fichus Green Island	154	9.15	1,409.10
Install.	709	9.15	6,487.35
In Zone 7, Install 709 Fichus Green Island			
Install. In Zone 8, Install 298 Fichus Green Island	298	9.15	2,726.70
	TOTAL		\$30,417.55

Accepted By

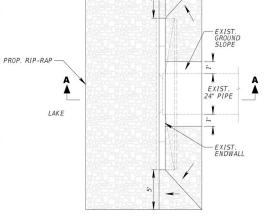
Accepted Date

### Estimate



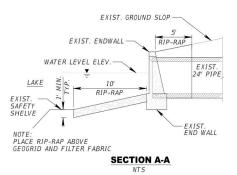






10'

DETAIL NTS



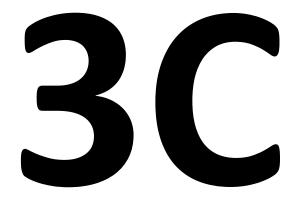
# PROPOSED RIP-RAP DETAIL AT EXISTING OUTFALL ENDWALLS



#### ALVAREZ ENGINEERS, INC.

STONEGATE C.D.D. PROPOSED LAKE 3 TRANSITIONAL VEGETATION PLANTING PROJECT





### LUXE CONTROL LLC

Estimate

Homestead	Estimate No:	377
FI 33033	Date:	05/19/2022
7862099331		

#### For: Malibu Club House Network Upgrade Reversion manager@unusmgmt.com 1020 Malibu Way Homestead, FL, 33033

Description	Quantity	Rate	Amount
Araknis Networks® 310-Series Gigabit VPN Router For high-traffic networks with up to 500 devices, choose the Araknis Networks® 310-series router. It features four Gigabit LAN interfaces with full Gigabit LAN-LAN speed, as well as a Gigabit WAN interface	1	\$389.65	\$389.65*
Araknis Networks® 210 Series 24- port Websmart Gigabit Switch with Partial PoE+ and Rear Ports For installs that require PoE on a budget, opt for the Araknis Networks® 210-series switch. With it, you get a sizable power budget and full PoE capability on all ports, up to 30W. You can also take advantage of Websmart, which allows you to control PoE and IP settings via OvrC.	1	\$745.89	\$745.89*
Araknis Networks® 310 Series L2 Managed Gigabit Switch with Rear Ports AN-310-SW-R-8	1	\$345.49	\$345.49*
Araknis Networks® 510 Series Indoor Wireless Access Point Deliver higher speed on more devices than ever before with the Araknis Networks® 510-series Wave 2 AC 1300 Indoor Wall Mount Wireless Access Point. The latest Wave 2 AC technology permits more devices to talk to the access point simultaneously, making it perfect for high-density networks with multiple wireless clients. With a 2x2:2 Wave 2 Wireless AC antenna,	3	\$365.98	\$1,097.94*
Araknis Networks® 700 Series Outdoor Wireless Access Point Get reliable signal and fast internet speeds anywhere outdoors with the Araknis Networks® 700-Series Outdoor Wireless Access Point. Equipped with the latest AC wireless technology, this WAP offers faster network speeds than ever before, while high TX power ensures proper coverage throughout your install. It operates via concurrent radio interfaces, which enables automatic dual-band steering between 2.4 and 5 GHz bands for optimal performance. And since this WAP is IP55 rated, it can be placed outdoors without being compromised by rain, wind, or dust.	2	\$465.98	\$931.96*

#### LUXE CONTROL LLC - Estimate 377 - 05/19/2022

Description	Quantity	Rate	Amount
WattBox® 1U Integrated Faceplate IP Power Conditioner   8 Individually Metered and Controlled Outlets The WattBox 800 Series 8-Outlet brings the professional-grade benefits of the 800 Series in a dealer-requested 1U form factor. We've also added an integrated faceplate with LED indicators and local reset for the entire unit or individual outlets.	1	\$645.41	\$645.41*
WattBox® Uninterruptible Power Supply - 8 Outlets   1100 VA WB-UPS-1100-8	1	\$739.95	\$739.95*
The WattBox® Uninterruptible Power Supply (UPS) is packed with features to help keep vital equipment up and running in the case of power loss. This Pure Sinewave UPS provides 8 outlets of battery backup and full automatic voltage regulation (AVR) to prevent costly interruptions, as well as a 'Graceful Shutdown' of a connected a PC via USB port. With this model, you'll get a 1100 VA capacity, up to 3:30 minutes of battery backup at full load (900W), and at least 9 minutes of battery backup at 50% load (450W).			
Steel Enclosure, 20 x 12 x 10'' NEMA 4X Steel Electrical Box, IP66 Waterproof & Dustproof, Outdoor/Indoor Electrical Junction Box, With Mounting Plate	1	\$289.99	\$289.99*
Wall Mount Consumer Series Server Cabinet Network Enclosure Locks, Fan	1	\$350.00	\$350.00*
	Parts Su	btotal	\$5,536.28

Description	Quan	tity Rate	Amount
Re-use existing cabling from certain cameras for WAP installation.	19 hc	ours \$175.00	\$3,325.00*
Install and Setup New Network System.			
Relocate and Rewire Cable Modem To Office.			
Install and Mount Rack on the wall above the office desk.			
Install and Mount Junction Box to install the 24 port Switch inside.			
		Labor Subto	tal \$3,325.00
*Indicates non-taxable item			
	Subtotal		\$8,861.28
	Total		\$8,861.28
_	Total		\$8,861.28



Please see immediately below and attached as a follow up to last meeting.

- 1. The below tables show the total annual CDD assessments residents have been the last three years. A Supervisor requested this information to potential base the number to charge non-residents.
- 2. Further below, please see information from Victor which also provides for some of his suggested revisions. Please review in advance of the meeting and have notes prepared to have an efficient discussion.

		Adopted FY	2019 - Detail		
	Series 2013	Series 2008			
	Debt	Debt			
	Service	Service	O & M	Total	Total AVG
Product			Assessment	Assessment	Assessment
Monterey at Malibu Bay	\$ 562.37	\$ 429.22	\$ 707.81	\$ 1,699.40	
Ventura at Malibu Bay	603.42	429.22	707.81	1,740.45	
Villas at Carmel Condos	562.37	429.22	707.81	1,699.40	
Sonara at Malibu Bay	706.90	429.22	707.81	1,843.93	
Estates at Mendocino	727.71	429.22	707.81	1,864.74	\$ 1,769.58

			Ac	lopted FY	2020	) - Detail					
	Se	ries 2013	Sei	ries 2008							
		Debt		Debt							
		Service		Service		Service Service		Service Assessment		O & M	Total
Product	Assessment Assessment		Assessment		Assessment						
Monterey at Malibu Bay	\$	557.93	\$	432.72	\$	707.81	\$ 1,698.46				
Ventura at Malibu Bay		598.66		432.72		707.81	1,739.18				
Villas at Carmel Condos		557.93		432.72		707.81	1,698.46				
Sonara at Malibu Bay		701.32		432.72		707.81	1,841.84				
Estates at Mendocino		721.97		432.72		707.81	1,862.49				

				Proposed	I FY 2	2021								
Product Monterey at Malibu Bay Ventura at Malibu Bay Ventura at Malibu Bay- PrePay	Se	ries 2013	Sei	ries 2020										
		Debt		Debt										
		Service	S	Service	(	D & M	To	otal						
Product	As	sessment	Ass	sessment	Ass	essment	Asses	sment						
Monterey at Malibu Bay	\$	551.15	\$	318.55	\$	706.56	\$ 1,5	576.25						
Ventura at Malibu Bay		591.38		318.55		706.56	1,6	616.49						
Ventura at Malibu Bay-														
PrePay		-		40.16		706.56	7	746.72						
Villas at Carmel Condos		551.15		318.55		706.56	1,5	576.25						
Sonara at Malibu Bay		692.79		318.55		706.56	1,7	717.90						
Estates at Mendocino		713.18		318.55		706.56	1,7	738.29	l	\$ <b>\$</b> .	\$ 1,4	\$ 1,49	\$ 1,495.	\$ 1,495.

1,768.09

Thanks,

Daniel Rom District Manager E-Mail: <u>romd@whhassociates.com</u> Wrathell, Hunt and Associates, LLC 2300 Glades Road, Suite 410W Boca Raton, FL 33431 Phone: 561.571.0010 Toll Free: 877.276.0889 Fax: 561.571.0013 Cell: 561.909.7930

#### www.whhassociates.com

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WHA Logo with Title Letterhead dark grey Letters

# FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE <u>DO NOT</u> SEND A WIRE.

From: Unus Manager < manager@unusmgmt.com>

Sent: Monday, June 06, 2022 2:22 PM

To: Daniel Rom <romd@whhassociates.com>; Michael J. Pawelczyk <<u>mjp@bclmr.com</u>> Subject: Rental Agreement Changes for Board approval June Meeeting

Gentleman,

The following is what I propose we change to the attached Facility Rental Agreement and Club Due's Fees.

Facility Rental Agreement;

Page 2 - #7 Omit Personal Check, we should only except Money orders and Certified bank checks

Page 2 - #8 Change Wall Paper to Walls

Page 3 – C No Trash should be All Trash

Rates and Charges :: Club Due's Fees;

As per our last CDD meeting we would determine what the residents pay per community and adjust our current member fee from \$800 to reflect what the community currently pays. Annual Fees currently paid by homeowners from all communities; Mendocino \$1803. Sonora \$1783. Villas \$1682. Monterey \$1642. Ventura \$1682. Please provide this info for the June agenda for discussion. I recommend that we omit the Non-Exclusive (Limited) use of BBQ Grill section; we have never offered and don't see the benefit to doing so...

Regards,

Victor Castro Stonegate CDD Operations Manager MALIBU BAY CLUBHOUSE UNUS PROPERTY MANAGEMENT LLC 1020 NE 34<sup>TH</sup> AVENUE HOMESTEAD FL 33033 O\_ 305-247-8859 F\_ 305-247-8860

C\_239-789-7263 manager@unusmgmt.com www.unusmgmt.com

#### FACILITY RENTAL AGREEMENT

1

#### Stonegate Community Development District

Rev. August 5, 2021 April 29, 2022

This Agreement for the short-term rental of a portion of the **Club Malibu Bay** facility for a private function is by and between the **Stonegate Community Development District** (the "District") and the **Renter** whose identity is set forth below and who is further defined as a (check one):

		_ Malibu Bay Member/ <u>Resident</u> _ Annual Member/ <u>Non-Resident Member</u> _ <del>General Public User</del>	
Renter	·(s):	Print Name of Renter(s)	
	Number		
Renter'	s address	::	
Rental	Date:	Time: From am/pm to am/pm	
1.	All ev their g servec Facilit this A while Limite and an charge flow.	falibu Bay Facility ("Club Facility") to be rented (check all that apply):       Grand Room (includes non-exclusive access to the Tot Lot and south terrace) (room capacity is 120 persons)         BBQ Pavilion and North Terrace (maximum capacity as defined by code)       After Hours Clubhouse (After normal business hours only) (includes: Grand Room, Pool Deck, BBQ Pavilion and North Terrace) (excludes pool and fitness center) (maximum capacity as defined by code)         Other Area(s) as follows:	
2.	Purpose	e of Rental:	
3.	Approx	imate number of people expected to attend this function:	
4.	Renter will:         A.       Serve Food:       Yes No         (No candles, grills, cooking, or other open flame items are permitted, except as set forth in Section 12 below. Food warming trays may be used only under the strict supervision of a caterer or attendant, and such devices shall first be cleared with the Club Manager or Club attendant.)		
	B.	Serve Alcohol: Yes No (If Alcohol is being served, please complete the required Alcohol Release Form and note that Alcohol is only permitted within the Grand Room or approved event area as provided herein.)	

FACILITY RENTAL AGREEMENT Stonegate Community Development District

Rev. August 5, 2021 April 29, 2022

- C. Provide Entertainment: Yes \_\_\_\_\_ No \_\_\_\_\_ (Entertainment consisting of animals, fire, or any flammables is prohibited).
- D. Provide Music: Yes \_\_\_\_ No \_\_\_\_

(If "Yes," indicate type of music (i.e. live band, stereo, disc jockey, etc.) here: \_\_\_\_\_) Renters shall not permit the use of the Club Facilities or other Club property for any unlawful purpose, nor will any act be performed or permitted which will unreasonably interfere with rights, comforts, or convenience of other Club users. Renter will maintain volume of music and noise at a level sufficiently reduced so as not to disturb other Club users. Speakers must be placed on tables or elevated stands away from walls to reduce transmission of sound and/or vibration to adjacent parts of the building. Foam rubber pads or other similar acoustical materials must be placed beneath each speaker. The Grand Room doors and windows must remain closed during any event or function.

5. Club Rules: The Stonegate Community Development District: Club Malibu Bay Rules and Regulations, as amended from time to time (the "Club Rules"), are hereby incorporated into and made a part of this Agreement. Copies of the Club Rules are available by contacting the District Manager or the Club Manager for the District or by accessing the same from the District's website at <a href="http://www.malibubayedd.comhttps://stonegatecdd.net/">http://www.malibubayedd.comhttps://stonegatecdd.net/</a>. Club Manager and District Manager and their respective designees shall have free access to the Club Facility rented under this Agreement and may check in on the event from time to time at their discretion.

**Time for Party Reservations:** In the event that any party or rental extends past the closing hours of the Clubhouse, the "Renter" shall pay an additional \$30.00 per hour, which shall be made payable to the Club Management company.

All music and noise making activities must cease at the conclusion of the Rental reservation period. The Club Facility must be returned to their original condition, vacated of people, lights out (except for lights which are routinely left on) window shades placed in the up position, the room secured and the doors locked by the prescribed closing hours. Adjacent restrooms shall be left in the same condition as they were in prior to the event with lights out.

#### 6. Fee Schedule:

- A. Grand Room \$40<u>60</u>.00/hr Rental Fee, \$75<u>125</u>.00 Cleaning Admin Fee (if rental for more than two hours), and \$125.00 Security Deposit (without alcohol) or \$250.00 Security Deposit (with alcohol).
- B. -BBQ Pavilion and North Terrace: \$40<u>60</u>.00/hr. Rental Fee<sub>1</sub>, \$75<u>125</u>.00 Cleaning Admin Fee, (if rental for more than two hours) and \$125.00 Security Deposit (without alcohol) or \$250.00 Security Deposit (with alcohol).
- C. After Hours Clubhouse (10:00 p.m.- Midnight: \_\_\_\_\_\_\$250.00 Rental Fee, (includes 2 hours of use of the Grand Room, Pool Terraces and BBQ Pavilion), A cleaning dmin Ffee of \$150.00, and a Security Deposit of \$250500.00 (without alcohol) or \$350.00 (with alcohol).
- D. \$30.00/hr. any portion of every additional hour past approved rental period, if such time period extends beyond operating hours of the Club. This cost is for the payment of afterhours staffing of the Clubhouse and required to be paid by the renter, directly to the Clubhouse management company.

#### 7. Reservations, Applications, Payments of Fees:

All Rental Fees, including Security Deposits and applicable Cleaning Ffees must accompany this application and be in the form of a *Money Order, Cashier's Check*, or Certified Personal Check. The Club Manager may not accept an application or confirm reserved space without receipt of the required fees.

#### 8. Decorations; Refund of Deposit; Inspection:

A. Renter agrees that any decoration or the decorating of the Club Facility must be done in a manner so as not to cause any damage whatsoever to any area of the Clubhouse. Decorations must not be attached to or hung from any sprinklers, ceilings, lights or wall paper and must be fire resistant. The use of tape, nails, tacks, staples and any substance or item which may cause permanent damage are not permitted to be used to attach decoration or other items to the walls, doors, door trim, windows, furniture or any other surfaces in the Club Facility. All decorations shall be removed at the conclusion of the event.

#### FACILITY RENTAL AGREEMENT

#### Stonegate Community Development District

#### Rev. August 5, 2021 April 29, 2022

Renter agrees to remove and properly dispose of all personal property immediately after event, such as dishes, foods, B. bottles, trash, decorations, etc., and to leave the Club Facility and adjacent premises in good condition similar to that of its original condition of the Club Facility and adjacent premises prior to the event. Nothing should be left in the refrigerator and the garbage disposal must be empty. The Club Facility must be cleaned and restored to its pre-event condition by the Renter. Renter shall have up to one (1) hour after the rental time concludes to clean up after their event. In the case of an "After Hours Clubhouse Rental, the renter shall have the utilized areas fully cleaned -by no later than 10:00 AM, the following day. Renter shall remove all perishable food and beverage items when leaving the event, and shall not store them overnight. Arrangements must be made with the Club Manager concerning delivery and removal of any rented tables, chairs, or catering items if unable to be picked up by the rental company immediately following the function or if after 10:00 PM must be removed by 10:00 AM the following day. Renter is afforded one (1) hour prior to the rental to set up and decorate for an event, provided that it does not interfere with another party's rental or the District's use of the Clubhouse. Deliveries of items such as tables, musical equipment, or other items (other than food) associated with the rental, or by caterers providing service to the rental, will be permitted. Overnight storing of equipment, tables etc., prior to a rental or event, will require prior approval and coordination with the Clubhouse Manager and is subject to available space in which to safely store items overnight. The District, its officers, employees, staff and agents are not liable or responsible for items of the Renter, its officers, employees or agents that are lost or stolen from the rental areas or the Clubhouse, and it is recommended that careful planning on the part of the renter is used to avoid leaving items overnight or unsupervised.

C. All trash and garbage should be properly bagged and sealed and deposited in the outside trash dumpster. No trash must be removed from the Club Facility. The District does not provide any trash bags for the event. Spilled liquids or food must be cleaned from floors, counters walls, furniture or other surfaces.

D. If the Facility being rented is left in acceptable condition, all garbage and refuse has been removed from the Facility and properly disposed of, no damage or loss has occurred, no extraordinary cleaning (other than mopping the floors and regular cleaning of the Facility) is required, and there have been no infractions of the Rental Schedule as deemed by the Club Manager's inspection, the Deposit will be fully refunded (inspection of the Facility to be rented is done prior to the event and after the event with the Renter.) The Deposit, or portion thereof, will be refunded by the District within thirty (30) days after receipt of clearance from the Club Manager that there was or was no damage to the Club Facility. In addition, the Deposit will be refunded if the following occurs:

- (i) Renter cancels event at least fourteen (14) days prior to date of event; or
- (ii) If the Club Facility, after inspection by the attendant is in good order (no damage to walls, area, equipment, clean (including removal of party balloons, strings, trash, etc.) and restored to the condition existing prior to function.

E. If damage is found or extraordinary or additional cleaning, as determined by the Club Manager, is necessary, the Deposit will be kept by the District to pay all costs of repairs and cleaning and the expense will be deducted from the Damage Deposit and Cleaning Fee and the Renter will receive the balance, to the extent there is any remaining.

F. If there are no damages or extraordinary or additional cleaning costs or expenses, the Renter will receive the return of the Deposit within thirty (30) days of the Rental Date. If there are damages or additional cleaning costs or expenses, which result in all or a portion of the Deposit being applied thereto, the Renter will receive the balance remaining of such Deposit, if any, within thirty (30) days of the District determining how much of the Deposit will be withheld.

G. Renter agrees and acknowledges responsibility for any false alarm or alarm costs arising out of or in any way connected to the Rental, event, or party, as imposed by the City of Homestead, Miami-Dade County, or the District's alarm monitoring provider. The District may withhold and remove these outstanding costs and fees from the Deposit or may collect the same from Renter pursuant to this Agreement or by other legal means.

#### 9. Insurance Requirements; Indemnification:

A. The District requires any Renter of a party to furnish the District with proof of required event insurance in the form of a certificate of insurance naming the Stonegate Community Development District as additional insured if alcoholic beverages are to be served or made available and for events held in the Grand Room. Additional event liability insurance coverage in the amount of One Hundred Thousand Dollars (\$100,000) is required for any events that are approved to serve alcoholic beverages,

#### FACILITY RENTAL AGREEMENT

#### Stonegate Community Development District

#### Rev. August 5, 2021 April 29, 2022

which insurance may be provided by the Renter or the licensed bartender/caterer and naming the Stonegate Community Development District as an additional insured or additional named insured. The Renter of the private event shall be responsible to ensure that alcoholic beverages are distributed, poured, and consumed in accordance with applicable state and local laws. Except as otherwise expressly stated herein, no alcoholic beverages distributed or served at the event shall be permitted outside of the approved rental areas at any time. The event, function or party shall remain contained in the approved rental areas and shall not extend into the pool area, tot lot, fitness center, offices, lobby or other areas not specifically rented under this Agreement. Should the Renter fail to keep the event contained in the Grand Room or approved event area, the District Manager, the Club Manager or either of their designees may require all event attendees to leave the Club and all fees, deposits, and charges paid shall be forfeited.

B. Renter assumes sole and total responsibility for any property damage arising out of this Rental Agreement or the use of any District Facilities by Renter, Renter's agents and guests, and Renter agrees on behalf of itself and its guests and invitees to indemnify, reimburse, and hold the District and Club Manager harmless for any and all violations of any and all Federal, state and local laws, statutes or ordinances, and to indemnify, reimburse and hold the District and Club Manager harmless for any and all losses, damages, causes of actions, claims proceedings, and/or injuries sustained, including attorney's fees, arising out of or related to Renter's or his/her agents, guests' or invitees' use of the Club Facility or negligence, acts or omissions.

#### **10. Alcoholic Beverages:**

No person may enter or leave the Club Facilities with any alcoholic beverage and alcoholic beverages may not generally be possessed or consumed at or within the Club Facilities unless within the Grand Room or BBQ Pavilion and in connection with an approved event, function or party.

#### 11. Gas Grill(s) located within BBQ Pavilion:

The District is the owner of all propane gas grills that can be used by the Renter, if included in the rental pursuant to this Agreement, and provided that the following conditions are satisfied:

A. Any applicable rental fee and any other applicable fees required by the District have been paid to the District by the Renter.

B. The grills are operated only while located in the area designated by the District for operation.

C. The grills are used and operated in accordance with the operating instructions for grill operation, the receipt of which is hereby acknowledged by the Renter. Additional copies of grill operating instructions can be obtained from the Club Manager.

D. After use Renter is responsible for making sure that, all burners to the grill shall be turned off, the propane turned off, the grill grates appropriately brushed clean to remove all food materials or items, and the grill returned to the location designated by the Club Manager or the District.

E. No other grills or grill equivalents, other than the CDD grills owned by the District, may be utilized anywhere at the Club Facility or other property owned by the District without the express written approval of the District Board of Supervisors. Nothing herein shall be construed to prohibit authorized, licensed and insured caterers are permitted to use their own equipment.

F. Food cooked or prepared utilizing the grills under this Rental Agreement shall not be sold; the intent being that the Renter can utilize the grills to prepare food for gatherings, events or functions hosted by Renter.

G. Renter acknowledges and agrees that any Deposits posted for a Rental may be utilized by the District to cover any damages to the grills or its appurtenant parts or facilities while the same is being rented or used by Renter under this Agreement.

# H. No Glass is permitted anywhere on the pool deck or in pool terrace areas. The only authorized areas where any glass is permitted is within the BBQ Pavilion and Grand Room.

#### 12. Additional Regulations:

A. **Reservations:** Reservations can be made with the District no more than six (6) months in advance of the proposed Rental Date.

#### FACILITY RENTAL AGREEMENT

#### Stonegate Community Development District

#### Rev. August 5, 2021 April 29, 2022

**B. Fees include:** All fees and deposits paid pursuant to this Agreement and the Club Rules cover the rental of the particular Facility only; such fees do not pertain to the rental of chairs, tables, or other equipment. The cabinets and appliances (i.e. refrigerator) in the Grand Room are for the exclusive use of the District and for District or Club-sponsored events; however, the Renter may coordinate with the Club Manager in advance of the Rental for use of limited cabinet space and the appliances in the Club Manager's discretion.

**C. Inspections:** Inspections are completed, immediately upon conclusion of the event and allotted clean up time, or within twenty-four (24) hours after the end of an After-Hours Clubhouse Rental. Renters are not required to contact the Club to request an inspection.

**D. Cancellations:** Written notice of cancellation must be received no later than fourteen (14) days prior to the event date and time. Cancellations received less than fourteen (14) days prior to the event date and time will result in forfeiture of the non-refundable Rental Fee Deposit and Rental Fee.

#### E. Prohibitions:

- 1. No advertising will be permitted and no charge or admittance fee shall be allowed.
- 2. All Non-Profit Organizations must make a formal request to the District for renting of the District's Facilities. Approval is made by the authorized District Representative.

**F. Reservation of rights:** The District and Club Manager reserve the right, at any time prior to or during the event to immediately revoke the approval granted herein and immediately suspend the right of use of the Club Facility by the Renter and his or her guests and require Renter and guests to vacate the premises during the event if it is determined that there were misrepresentations set forth in the Application, in the case of an emergency, or if there is any violation of the District's rules or regulations (including this Agreement and the Club Malibu Bay Rules and Regulations, as amended from time to time) or damage to property or violation of any Federal, State or local laws, statutes or ordinances. Such revocation, suspension and vacate the premises shall within the sole discretion of the District and Club Manager. Except as provided in the Rental Agreement, a partial refund is in the Club Manager's discretion if use is suspended for reasons other than rules violations or damages.

G. Renter present: Renter agrees that the Renter shall be personally in attendance during all hours of the event.

**H. Responsibility for damages:** Renter agrees to assume full financial responsibility for any loss or damage to the Club Facilities, the furniture, furnishings and equipment, and adjacent premises, including the parking lot, as a result of the Rental and for the proper conduct of guests or other persons employed or otherwise engaged by Renter while they are on the Club premises, whether inside or outside of the building or Club Facilities. Such damage amounts shall not be limited to the amount of any security or deposits received.

**I. Minors:** Parties or events for minors under the age of 18 years of age are required to be continuously chaperoned by the Renter hosting the event. Two adult chaperones are required for every ten (10) minors in attendance. Renter and chaperone(s) shall be and remain present throughout and for the entirety of the event. Toddlers/Young Swimmers attending pool side/BBQ Pavilion events, must be supervised by a parent, guardian or responsible adult at ALL times, including while in the pool. It is the responsibility of the Renter and the guests of the Renter to know and understand the club Rules and policies and to adhere to such Club Rules and policies at all times.

**J. Compliance with Laws.** Use of the Club Facilities by the Renter and all guests shall be in compliance with Federal, State and local laws, statutes, and ordinances as well as all Club Rules, as amended from time to time.

\_\_\_\_\_\_ Note: Any infraction of the Club Rules, as amended from time to time, or this Agreement, and disturbances created as a result of the Event will require the Renter to appear before the Board of Supervisors for approval of any future rentals of Club Facilities. The Board of Supervisors has the right to suspend privileges of any Renter who has, in the opinion of the Board, abused the rules and regulations of this Agreement. An automatic 60-day non-use penalty will be imposed at the time of said infraction or damage. If there is property damage in excess of the Damage Deposit, the District reserves the right to bill the Renter for

FACILITY RENTAL AGREEMENT

Stonegate Community Development District

Rev. August 5, 2021 April 29, 2022

the damage and to pursue collection by all available legal means to recover the damages incurred by the District.

Renter's Signature

1

Date: \_\_\_\_\_

Club Manager Representative

Date: \_\_\_\_\_

Renter must provide a copy of picture ID; and Access Card.

FOR ANY ADDITIONAL INFORMATION PLEASE CHECK WITH THE CLUB ADMINISTRATIVE OFFICE YOU MUST HAVE AN APPOINTMENT TO RESERVE A DATE (305) 247-8859

#### STONEGATE CDD Malibu Bay Clubhouse

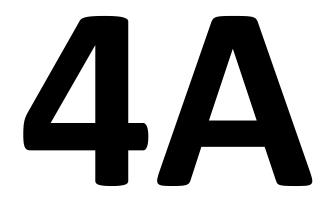
#### CLUB DUES, FEES, AND CHARGES

CATEGORY	AMOUNT		
Annual Member Club Fee	\$800.00		
Supplemental Member Annual Fee (for Non-Residents)	\$800.00		
Seasonal Member Fee (Four Consecutive Months)**	\$375.00		
Membership Card Replacement	\$25.00		
Event Rental of the Grand Room or BBQ Pavilion/North	\$40 <u>60</u> /hr Rental Fee, \$75- <u>125</u>		
Terrace	Cleaning Admin Fee*** and \$125		
	<u>250</u> Security Deposit (no alcohol) or		
	\$250 Security Deposit (alcohol)		
After Hours Club Event Rental (includes Grand room,	\$250.00 Rental Fee (2 hour rental),		
Pool Terraces, and BBQ Pavilion) (10:00 pm –	\$150.00 Cleaning Admin Fee, and		
Midnight)	\$250.00 Security Deposit (no		
	alcohol) or \$350.00500.00 Security		
	Deposit <del>(alcohol)</del>		
Non-Exclusive ("Limited") Use of BBQ Pavilion Grill	1-2 people1 hour\$5.00		
(use of one grill) ****	3-4 people1.5 hours\$15.00		
	5-6 people2.5 hours\$30.00		
Additional Hours on a Rental (in addition to rental fees if additional hours or any portion thereof are beyond the operating hours for the Club)	\$30.00/hr (or any portion or an hour)		

- \* ANY CLUB DUES, FEES, AND CHARGES NOT SPECIFICALLY MODIFIED ABOVE SHALL BE UNCHANGED AND SHALL REMAIN IN EFFECT AS PREVIOUSLY ADOPTED AND APPROVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT. ALL HOURLY RATES AND CHARGES SET FORTH HEREIN ARE CHARGED FOR ANY PORTION OF AN HOUR AND ARE NOT TO BE PRO-RATED.
- \*\* Seasonal Membership is available only to Members who have leased their unit pursuant to District and association rules.
- \*\*\* No up front cleaning fee is required if the event is scheduled for less than two (2) hours; however, any costs attributed to cleaning are authorized to be taken from the applicable security deposit. Should such rental exceed two (2) hours, the renter is liable for the cleaning fee, which may be removed from the security deposit.
- \*\*\* $\underline{*}$  (a) The initial use fee shall be paid up front prior to the use of the equipment of the BBQ Pavilion.
  - (b) Members shall leave their Driver's License or Club Membership Card (collectively, the "ID Card") with Club staff, which ID Card

will be returned upon inspection and payment of all fees to the District. In addition, the failure to pay any fees to the District pursuant to this section may result in suspension of the Member's use of the Club Facilities pursuant to Section 6 of the Club Malibu Bay Rules and Regulations.

- (c) Members shall complete all cooking and cleaning prior to the end of their rental or otherwise be subject to the fees associated with the next time slot and a suspension from future use pursuant to Section 9.6 of the Rules, regardless of whether or not Members are waiting to use the equipment. If the approved or assigned Members are waiting to use the equipment, an additional cleaning fee of \$25.00 shall immediately be due and owing to the District and all persons associated with the rental shall immediately leave the BBQ Pavilion their belongings.
- (d) This non-exclusive use of a BBQ Pavilion Grill DOES NOT include the use of the bar area at the BBQ Pavilion and shall not in any way be construed to permit the use, consumption or possession of any alcoholic beverages.
- (e) For purposes of this subsection, the term, "people" includes all individuals over the age of two (2) years old.
- (f) This use of the equipment in the BBQ Pavilion includes the use of one grill only. Should a Member wish to use more than one grill or the other amenities of the BBQ Pavilion and North Terrace, such Member shall be required to rent the BBQ Pavilion and North Terrace as an event rental on an exclusive basis in accordance with the fees provided above.
- (g) In the discretion of the Club Manager, the Club Manager may permit pre-registration or call-ahead reservations with same day requests.



### KNOW ALL MEN BY THESE PRESENTS

That STONEGATE JOINT VENTURE, A Florida Joint Venture Sto Has Caused To Be Made The Attached Plat Entitled ESTATES AT MENDICINO A Subdivision of The Following Described Property.

# LEGAL DESCRIPTION

A Portion of The West 3/4 of The Swill of Section 10, Township 57 South, Range 39 East, Miami-Dade County, Florida, Being More Particularly Described As follows: Commence At The Southeast Corner of The Said West 3/4 of The SW 1/4 of Section 10, Said Point Being The Southeast Corner of The Plat of MALIBY WAY, According To The Plat Thereof Recorded In Plat Book 162 At Page 39, of The Public Records of Miami-Dade County, Florida; Thence Run The Commerce in the Southers intersection in South as 2 Alf Rage 39 of the Public Records of Main Dack Journey (Jorder) in the Part of Mall of Mall Book has 2 Alf Rage 39 of the Public Records of Main Dack Journey Horeds, There Run The Southers Allong The Boundary Line of Said Mall Buy Ways. North Starker Run The Southers Allong The Boundary Line of Said Mall Buy Ways. North Starker Run The South Line of the Suid South Line of the Suid South Care on other and of her to D Point That Is 4000 feet North of, 45 Measured 41 Right Angles To, The South Line of the Suid South Line of Section to Par and the D Point Being The Point OF Bagenshing of the Part 18 4000 feet North of, 45 Measured 41 Right Stores Theree From The Hove Established Point of Baginning Run Service South Allong A Line That 18 4000 feet North of, And Parallel With, The Baid Bouth Line of The SW 40 of Bection to Point Settements A Radius of as core that A data and the Right Starker to Distance of Said Curve, Having For Its Elements A Radius of St. Soo Feet And A Circular Curve To The Right Allong Allong Said Curve, Having For Its Settements A Radius of St. Soo Feet And A Core of Said South Line of Said Curve, Having For Its Elements A Radius of St. Soo Feet And A Circular Curve To The Right Allong Said Curve, Having For Its Elements A Radius of St. Soo Feet And A Core of Said Said Curve, Having For Its Elements A Radius of St. So Feet To A Point of Curvature of the Cleft Allong Said Curve, Having For Its Elements A Radius of St. So Feet To A Point of Core of Said Said Curve, Having For Its Elements A Radius of St. So Feet To A Aron Said Curve, Having For Its Elements A Radius of Its Starke of Said Said Curve, Having For Its Elements A Radius of St. Set For An Arc Distance of Said Curve, Having For Its Elements A Radius of Its Starke of Said Curve, Having For Its Elements A Radius of Its Starke of Said Curve, Having For Its Elements A Radius of Its Starke of Said Curve, Having For Its Elements A Radius of Its Starke of Said Curve, Having For Its Elements A Its Elements A Radius of 1923.75 Feet And A Central Angle of 02°50'35" for An Arc Distance of 95.46 Feet 10 A Point of Reverse. Curvature, Thence To The Left Along Said Curve, Having For Its Elements A Radius of 190.00 Feet And A Central Angle of 31°48'27" For An Arc Distance of 105.48 Feet To The Point of Tangency; Thence N36°32'07"W for 348.68 Feet To A Point of Curvature of A Circular Curve To The Right; Thence To The Right Along Said Curve, Having for Its Elements A Radius of 410.00 Feet And A Central Angle of 31°25'13" For AnArc Distance of 224.84 Feet To A Point of Compound Curvature; Thence To The Right Along Said Curve, Having for Its Elements A Radius of 27.50 Feet And A Central Angle of 71°30'56" for An Arc Distance of 34'32 Feet To A Point of Reverse. Curvature; Thence To The Left Along Said Curve, Having for Its Elements A Radius of 117.50 feet And A Central Angle of 66°24'02" For An Arc Distance of 120.17 Feet To A Point; Thence Run Due East, Radius of 117.50 feet And A Central Angle of 66°24'02" For An Arc Distance of 120.17 Feet To A Point; Thence Run Due East, Radial To The Last Described Curve, For 102.96 Feet; Thence N 53°27'53"E for 302.80 Feet; Thence N 88°00'14"E for 413.70 Feet To A Point On The Aforesaid East Line of The West 3/4 of The Sui /4 of Section 10; Thence Soi°50'46"E Along The Said East Line of West 3/4. of The SW /4 of Section 10 For 2,337.33 Feet To The Point of Beginning.

# CITY OF HOMESTEAD PLAT RESTRICTIONS

Tract "A" As Shown On The Attached Plat Is Hereby Reserved " As Common Area for The Joint And Several Use of Property Owners Within This Subclivision, And As A Means of Inopess-Egress to The Individual Lots And Tracts And For the Installation And Maintenance of Public Utilities And Drainage Facilities And Shall Be Owned And Maintained By A City of Homestead Approved Maintenance of Public Utilities And Drainage Facilities And Shall Be Owned And Maintained By A City of Homestead Approved Maintenance of Public Utilities And Drainage Facilities And Shall Be Owned And Maintained By A City of Homestead Approved Maintenance of Public Utilities And Drainage Facilities And Shall Be Owned And E" Storm Water Management Areas Are Reserved As Storm Water Homeowners Association, Its Successors And/Or Assigns. Tracts "C" And "E" Storm Water Management Areas Are Reserved As Storm Water Homeowners Association, Its Successors And/Or Assigns. Tracts "C" And "E" Storm Water Management Areas Are Reserved As Storm Water Storage Basins And Shall Beowned And Maintained By the Storie Gare Common Open Space, Landscape And For The Installation And Maintenance of Public Utilities And Drainage Facilities And Shall Be Owned And Maintained By The Storie Gare Common Open Space, Landscape And For The Installation And /Or Assigns. Tracts "F", "G", "H," "J", "K" "L", "M" And "N" Are Reserved For Common Open Space, Landscape And For The Installation And /Or Assigns. Tracts "F", "G", "H," "J", "K" "L", "M" And "N" Are Reserved For Common Open Space, Landscape And For The Installation And /Or Assigns. Tracts "F", "G", "H," "J", "K" "L", "M" And "N Are Reserved For Common Open Space, Landscape And For The Installation And /Or Assigns. Tracts "F", "G", "H," "J", "K" "L", "M" And "N Are Reserved For Common Open Space, Landscape And For The Installation And /Or Assigns. Tracts "F", "G", "H," "J", "K" "L", "M" And "N Areas Adjacent To Tracts "C"And "E" Storm Water Management Areas To Be Graded As To Prevent Overland Stormwater Discharge I

# MIAMI-DADE COUNTY PLAT RESTRICTIONS

That Individual Wells Shall Not Be Permitted On Any Lot Or Tract Within This Subdivision Except for Swimming Pools Sprinkler Systems And Or Air Conditioners. That The Use of Septic Tanks Will Not Be Permitted On Any Lot Within This Subdivision, Unless Approved for Temporary Use In Accordance With County Or State Regulations. That All New Electric And Communication Lines Except Transmission Lines, Within This Bubdivision Shall Be Installed Underground.

## OWNERS PLAT RESTRICTIONS

The Utility Equements As Shown On The Attached Plat Are Hereby Reserved For The Installation And Maintenance of Public Utilities And Drainage Facilities.

SURVEYOR'S CERTIFICATE

I Hereby Certify: That This Plat Entitled E**states At MENDICINO**, Is A True And Correct Representation of The Lands As Recently Surveyed And Platted Under My Direction, Also That Permanent Reference Monuments Were In Place On The <u>16</u><sup>TH</sup> Day of <u>Jur</u> 2004. In Accordance With Part I, Chapter 177, Laws of The State of Florida.

Jack Mueller & Associates, Inc. 9450 SUNSET DRIVE, MIAMI, FLORIDA 33173 CERTIFICATE OF AUTHORIZATION Nº LB0064

JOHN W MUELLER, JR. PRESIDENT PROFESSIONAL SURVEYOR AND MAPPER Nº LS 479 STATE OF FLORIDA

ESTATES AT MENDICINO A SUBDIVISION LYING IN THE WEST 3/4 OF THE SWI 1/4 OF SECTION 10 TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

Jack Mueller & Associates Inc. 9450 SUNSET DR. SUITE 200 MIAMI, FLORIDA CIVIL ENGINEERS LAND SURVEYORS APRIL 2004

TURA L. PALACIO

# IN WITNESS WHEREOF

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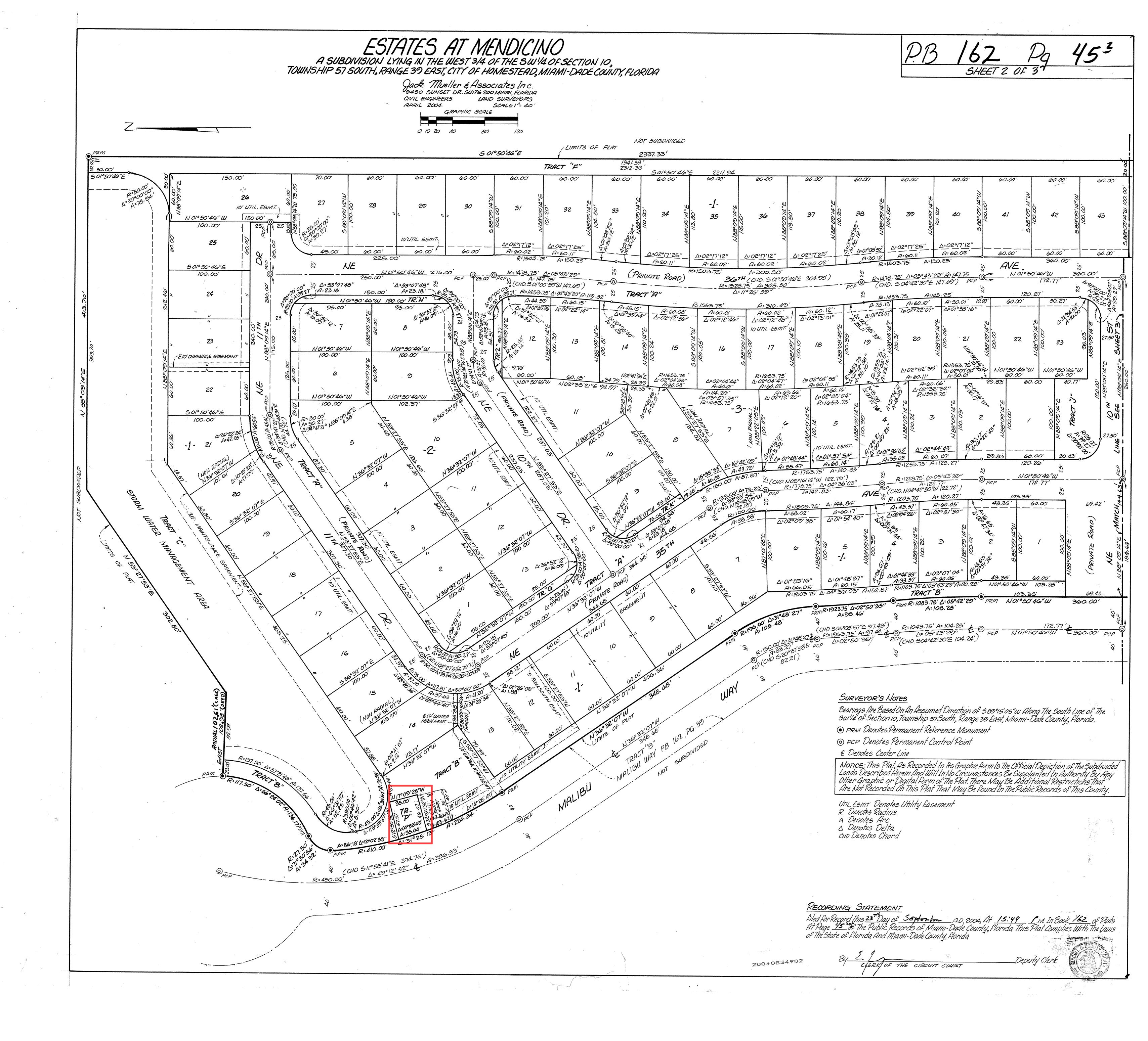
COUNTY OF MIAMI-DADE SS,

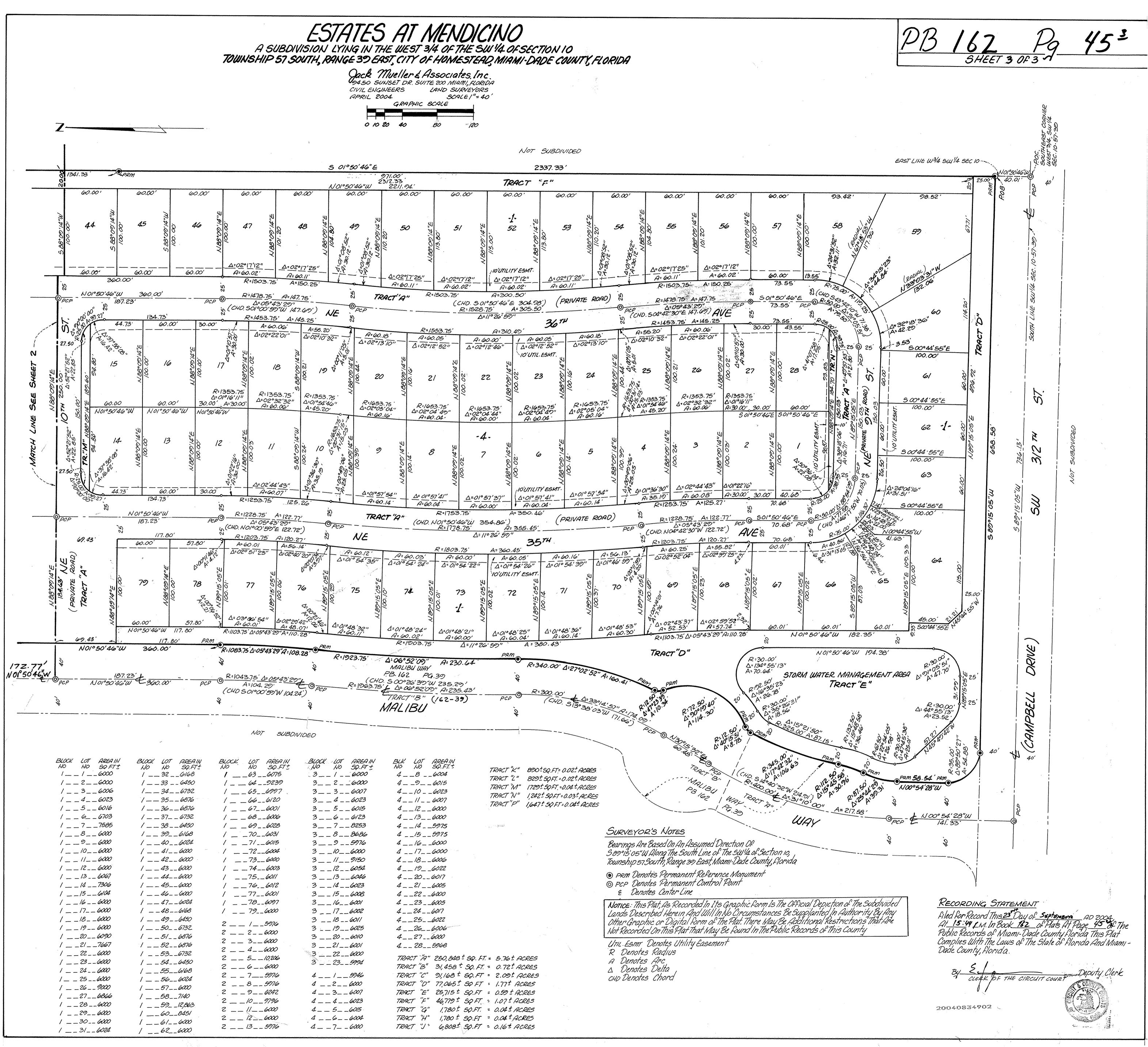
July 2004 July 1, 2006 My Commission Expires\_

IN WITNESS WHEREOF: The Said STONEGATE JOINT VENTURE, A Florida Joint Venture Has Caused These Preser Signed for By Its General Partner Pride Homes of Stonegate LLC A Florida Limited Liability Company By Its Member Pride Homes By Garco, LLC A Florida Limited Company This 3 Day of 304 \_\_\_\_\_\_ 2004. Has Caused These Presents To Be STONEGATE JOINT VENTURE, A Florida Joint Venture By Pride Homes of Stonegate, LLC A Florida Limited Liability Company, Its General Partner By Its Member Pride Homes By Garco, LLC. A Florida Limited Liability Company WITNESS STERRA ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF MIAMI-DADE SS. I Hereby Certify: That On This Day Personally Appeared Before Me, A Officer Duly Authorized To Administer Oaths And Take Acknowledgements <u>Felix Sierra</u> Of Pride Homes By Garos, LIC, A Florida Limited Liability Company Its Member, Pride Homes of Stonegate, LIC A Florida Limited Liability Company, Its General Partner of Stonegate Joint Venture, A Florida Joint Nenture, Who Is Personally Known To Me Or Has Produced Personally Known As Identification And Who Executed The Forgoing Instrument And Who Acknowledged The Execution Thereof To Be His Free Act And Deed As Such Officer For The Purposes Therein Expressed And Who <u>Acknowledged Take And Oath</u>. Witness My Hand And Official Seal This <u>13</u> Day of <u>Joint</u> 2004, My Commission Expires <u>10-22-04</u> October 22,2004 MIRIAM RUIZ-SIMENEZ MY COMMISSION # CC 977127 EXPIRES: October 22, 2004 imenez RY PUBLIC STATE OF FLORIDA SERIAL NO. CC 977127 MORTGAGE: KNOW ALL MEN BY THESE PRESENTS That BANK OF AMERICA, N.A. A National Banking Association, The Owner And Holder of That Certain Mortgage Dated February 14, 2003 And Recorded February 18, 2003 In Official Records Book 21031, At Page 3415 of The Public Record of Miami-Dade County, Florida. Does Hereby Consent to this Plat And Joins In the Above Dedications. n11 10 Association, Has Caused These Presents To Be Signed for And On Its I Its Corporate Seal To Be Hereunto Affixed And Attested By N.A. A National Banking Association John Michols VICE-PRESIDENT JOHN NICHOLS- VP ACKNOWLEDGEMENT I Hereby Certify: That On This Day Personally Appeared Before Me, An Officer Duly Authorized To STATE OF FLORIDA COUNTY OF MIAMI-DADE 35, Theresa Bello Vice President And Senior Vice President Vice President And Senior Vice President Kebecco E Hel Rebecco L. Helwig REBECCAL HELVIG NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION # DD 096599 SERIAL NUMBER DD 094569 EXPIRES: July 1, 2006 CITY OF HOMESTEAD APPROVAL This Is To Certify That This Plat Has Been Reviewed By A Professional Surveyor And Mosper In Accordance With Chapter 177,081, Florida Statutes Contract To The City of Homesteact Certified This 25 Day of Out usy DIRECTOR DEVELOPMENT SERVICES This Plat Will Not Result In A Reduction In The Level of Services for The Affected Public Facilities Below The Level of Services Provided MIAMI-DADE COUNTY APPROVAL This Is To Certify That This Plat Appears To Conform To All of The Requirements of Chapter 25 of The Miami-Dade County, Florida Code. Certified This \_\_\_\_ Day of AD 2004 DIRECTOR, PUBLIC/WORKS DEPARTMENT MIAMI-DADE COUNTY RECORDING STATEMENT Filed for Record This 23<sup>+1+</sup>Day of <u>September</u> A.D. 2004, At <u>15:44</u> P.M. In Book 162 of Plats, At Page <u>45'+</u>, of The Public Records of Miami-Dade County, Florida. This Plat Complies With The Laws of The State of Florida And Miami-Dade County, Florida HARVEY RUVIN CLERK OF THE CIRCUIT COURT Deputy Clerk

a 745 SW 142 ND AVE ESTIGTES AT MENDICINO MALIBU WAY AVE 147 TH SW SUL CORNER SEC IO SUI 1/4 SECTION 10-575-39E LOCATION MAP SCALE = 1"=600'

CFN 2004R0834902 PLT Bk 00162 Ps 0045; (1ps) RECORDED 09/23/2004 15:44:17 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA LAST PAGE







#### **RESOLUTION 2022-04**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AUTHORIZING THE PROPER DISTRICT OFFICIALS TO EXECUTE A QUIT CLAIM DEED AND ALL OTHER NECESSARY CONVEYANCE DOCUMENTS NECESSARY FOR THE DISTRICT TO CONVEY THE LIFT STATION TRACT AT TRACT P, ESTATES AT MENDICINO, TO THE CITY OF HOMESTEAD ("CITY"); AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors (the "Board") of the Stonegate Community Development District (the "District") has determined that it is in the best interests of the District and the present and future landowners and a special benefit to the lands within the District to convey to the City the following lift station parcel located within the boundaries of the District:

Tract P (lift station tract), ESTATES AT MENDICINO, according to the Plat thereof, recorded Plat Book 162, Page 45, of the Public Records of Miami-Dade County, Florida (Folio # 10-7910-010-1460) (the "Lift Station Parcel"); and

WHEREAS, the City desires to acquire the Lift Station Parcel and will maintain the same as a lift station, in accordance with the Quit Claim Deed for the the Lift Station Parcel, attached hereto and made a part hereof as <u>Exhibit "A"</u> (the "Deed"); and

**WHEREAS**, the District Board desires to authorize the proper District officials to execute the Deed and all other necessary conveyance documents in connection with the conveyance of the Lift Station Parcel to the City.

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

**SECTION 1.** The foregoing recitals are hereby incorporated as the findings of fact of the District Board of Supervisors.

**SECTION 2.** The proper District officials of the Board are authorized to execute, on behalf of the District, the Deed and all other necessary conveyance documents associated with the conveyance of the Lift Station Parcel by the District to the City. For purposes of this Resolution, the "proper District officials" shall mean the Chair, or in the absence of the Chair, the Vice-Chair of the District Board, while any attestation shall be by the Secretary or an Assistant Secretary of the District.

**SECTION 3.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 4.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**<u>SECTION 5.</u>** This Resolution shall take effect immediately upon adoption.

# PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT THIS 15TH DAY OF JUNE, 2022.

#### STONEGATE COMMUNITY DEVELOPMENT DISTRICT

Chair/Vice Chair, Board of Supervisors

Attest:

Print Name

Secretary/Assistant Secretary

Print Name

Exhibit "A"

This instrument prepared by/ Record and return to:

Maria V. Currais, Esq. Weiss Serota Helfman Cole & Bierman, P.L. 2525 Ponce de Leon Blvd., Suite 700 Coral Gables, Florida 33134 Telephone: 305.854.0800

Tax Folio No. 10-7910-010-1460

#### NOTE TO RECORDER: THIS IS A CONVEYANCE OF A LIFT STATION TO A MUNICIPALITY FOR NOMINAL CONSIDERATION AND, AS SUCH, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE HEREIN.

#### **QUITCLAIM DEED**

**THIS QUITCLAIM DEED** is executed and delivered on \_\_\_\_\_\_, 2022, by **STONEGATE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established to Chapter 190, F.S, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("Grantor") in favor of the CITY OF HOMESTEAD, a Florida municipal corporation, whose mailing address is 100 Civic Court Homestead, Florida 33030 ("Grantee").

(Wherever used herein, the terms Grantor and Grantee include all the parties to this instrument; the heirs, legal representatives and assigns of individuals; and the successors and assigns of entities.)

**WITNESSETH,** that the Grantor, for and in consideration of the sum of \$10.00 paid by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described parcel of real property situate, lying, and being in Broward County, Florida:

#### **SEE EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the proper use and benefit of the Grantee forever.

#### [SIGNATURE BLOCK ON NEXT PAGE]

**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:	GRANTOR:			
	STONEGATE COMMUNITY DEVELOPMENT DISTRICT, a local unit of			
Print name:	special purpose government established to Chapter 190, F.S.			
Print name:	By: Name: Title:			
STATE OF				
COUNTY OF				

The foregoing instrument was acknowledged before me by means of  $\Box$  physical presence or  $\Box$  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_\_ 2022 by \_\_\_\_\_\_ as \_\_\_\_\_ of **STONEGATE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established to Chapter 190, F.S, on behalf of the local unit, who is (check one) [] is personally known to me or [] has produced a valid \_\_\_\_\_\_ driver's license as identification.

[SEAL]

Notary Public, State of \_\_\_\_\_

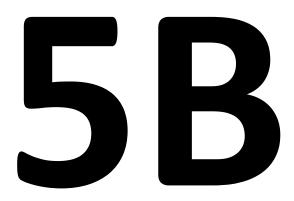
Print Name
Commission Expires: \_\_\_\_\_

#### EXHIBIT "A"

#### **LEGAL DESCRIPTION**

Tract P (lift station tract), ESTATES AT MENDICINO, according to the Plat thereof, recorded Plat Book 162, Page 45, of the Public Records of Miami-Dade County, Florida.

Folio No. 10-7910-010-1460



STONEGATE COMMUNITY DEVELOPMENT DISTRICT PROPOSED BUDGET FISCAL YEAR 2023

## STONEGATE COMMUNITY DEVELOPMENT DISTRICT TABLE OF CONTENTS

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## STONEGATE COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2023

	Fiscal Year 2022				
	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2022	3/31/22	9/30/2022	Projected	FY 2023
REVENUES					
Assessment levy - gross	\$ 817,730				\$945,726
Allowable discounts	(32,709)				(37,829)
Assessment levy - net	785,021	\$ 695,234	\$ 89,787	\$ 785,021	907,897
Interest	1000	956	1,400	2,356	1,000
Miscellaneous	5000	2,160	2,840	5,000	5,000
Clubhouse rental fees	1092	390	700	1,090	2,000
Total revenues	792,113	698,740	94,727	793,467	915,897
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	1,800	4,000	5,800	6,000
Payroll Taxes	459	138	321	459	459
Management/recording/accounting	42,590	21,295	21,295	42,590	43,655
Legal	20,000	3,580	7,000	10,580	20,000
Engineering	10,000	2,718	7,282	10,000	10,000
Audit	6,900	-	6,900	6,900	7,100
Assessment roll preparation	5,332	2,666	2,666	5,332	5,332
Arbitrage rebate calculation	1,250	500	750	1,250	1,250
Dissemination agent	1,051	525	526	1,051	1,051
Trustee	6,500	4,031	2,469	6,500	6,500
Website and E-blast Communication	1,220	-	1,220	1,220	1,220
ADA website compliance	210	199	-	199	210
Postage	2,000	123	150	273	2,000
Legal advertising	1,225	95	-	95	1,225
Office supplies	300	-	300	300	300
Other current charges	1,500	968	532	1,500	1,500
Annual special district fee	175	200	-	200	200
Insurance	7,585	7,136	-	7,136	8,563
Property taxes	178		178	178	178
Total professional & administrative	114,475	45,974	55,589	101,563	116,743

## STONEGATE COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2023

	Fiscal Year 2022				
	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2022	3/31/22	9/30/2022	Projected	FY 2023
Field Operations					
Landscape maintenance	81,868	46,500	35,368	81,868	109,018
Landscape replacement	10,000	3,723	6,277	10,000	10,000
Tree Maintenance	10,000	5,725	10,000	10,000	10,000
Irrigation Repairs	3,000	-	3,000	3,000	3,000
Playground maintenance	1,500	-	1,500	1,500	1,500
Pump maintenance/repair	4,500	-	4,500	4,500	4,500
Electrical repairs	1,000	1,086	350	1,436	1,000
Lake maintenance	22,050	9,845	12,205	22,050	22,050
Aeration maintenance	1,700	3,043	12,205	22,000	9,700
Aeration utilities	1,700		-		12,000
Contingency	5,000	-	5,000	5,000	5,000
Contingency	5,000	-	5,000	5,000	5,000
Holiday decorations	14,350	7,175	7,175	14,350	14,350
Animal control	7,500	2,675	1,500	4,175	3,000
Operating supplies	2,000	293	1,707	2,000	2,000
Total field operations	164,468	71,297	88,582	159,879	207,118
Clubhouse					
	2,160	2,204	1,800	4,004	3,480
Telephone Utilities	63,000	2,204 22,052	40,948	4,004	63,000
	18,614	22,032 17,514	40,940	17,514	21,017
Insurance property Flood Insurance	4,037	17,514	- 4,037	4,037	4,037
Alarm monitoring	4,037	- 439	4,037	4,037 720	4,037 720
Fire monitoring	540	439 896	201	896	720 540
Pool maintenance	30,000	14,200	- 15,800	30,000	30,000
Pool repair	7,500	14,200	15,600	30,000 160	30,000 7,500
Pool health inspections	750	100	750	750	7,500
Air conditioning R&M	5,000	- 15,706	1,000	16,706	5,000
Clubhouse operation and management:	5,000	15,700	1,000	10,700	5,000
Clubhouse Operation and management.	243,171	121,586	134,250	255,836	254,034
Special events	25,000	7,960	17,040	25,000	25,000
Gym maintenance	5,000	1,817	1,000	2,817	3,000
Office supplies	1,800	1,017	1,800	1,800	1,800
Repairs and maintenance	15,000	4,223	10,777	15,000	15,000
New access yearly fee	2,000	-,225	2,000	2,000	2,000
Wall paint and repairs	10,000	429	2,000 9,571	10,000	10,000
Storage shed and landscape	15,000	1,274	13,726	15,000	10,000
Pool system upgrade	13,000	4,435	13,720	4,435	50,000
	-		- 1,000		50,000
Pool permit inspection & repair	-	12,546	-	13,546	-
Wifi system upgrade & camera	- 1,000	-	25,000	25,000	-
Pressure cleaning		-	1,000	1,000	1,000 15 700
Janitorial supplies Contingencies	15,700 9,000	1,982	7,000 9,000	8,982 9,000	15,700 9,000
Total clubhouse	474,992	229,423	297,780	<u>9,000</u> 527,203	<u>9,000</u> 522,578
	414,332	229,423	237,700	521,203	522,010

#### STONEGATE COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2023

	Fiscal Year 2022				
	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2022	3/31/22	9/30/2022	Projected	FY 2023
Infrastructure Reinvestment					
Capital Outlay					
General	30,000	-	30,000	30,000	60,000
Total capital outlay	30,000		30,000	30,000	60,000
Other fees and charges					
Property appraiser & tax collector	8,178	6,953	1,225	8,178	9,458
Total other fees and charges	8,178	6,953	1,225	8,178	9,458
Total expenditures	792,113	353,647	473,176	826,823	915,897
Excess/(deficiency) of revenues		0.45 000	(070 440)	(00.050)	
over/(under) expenditures	-	345,093	(378,449)	(33,356)	-
Fund balance - beginning (unaudited)	834,139	869,183	1,214,276	869,183	835,827
Fund balance - ending (projected)					
Committed					
Clubhouse renewal & replacement <sup>1</sup>	155,000	155,000	155,000	155,000	155,000
Assigned					
3 months working capital <sup>2</sup>	190,528	159,023	190,528	190,528	213,974
Disaster	225,000	225,000	225,000	225,000	225,000
Pool system upgrade	175,000	175,000	175,000	175,000	-
Lake 4 and 6 degradation	-	-	-	-	45,000
Unassigned	88,611	675,253	263,611	265,299	196,853
Fund balance - ending (projected)	\$ 834,139	\$1,214,276	\$ 835,827	\$ 835,827	\$835,827

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

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

EXPENDITURES		
Professional and Administrative Services	•	0.000
Supervisors Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates twelve meetings during the fiscal year.	\$	6,000
Payroll Taxes		459
FICA payroll taxes.		
Management/recording/accounting		43,655
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.		
Legal		20,000
Billing, Cochran, Lyles, Mauro & Ramsey, P.A. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.		
Engineering		10,000
Alvarez Engineering provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
Audit		7,100
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Grau and Associates conducts the District audit and an annual 3% CPI increase has been included.		1,100
Assessment roll preparation		5,332
Wrathell, Hunt and Associates, LLC provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.		
Arbitrage rebate calculation		1,250
To ensure the District's compliance with all tax regulations, annual computations are		
necessary to calculate the arbitrage rebate liability.		
Dissemination agent		1,051
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Wrathell, Hunt and Associates, LLC serves as the dissemination agent.		
Trustee		6,500
Annual fees are paid to Wells Fargo for services provided as trustee, paying agent and		
registrar.		
Website and E-blast Communication Constant Contact for Eblast Communication \$60/month and Website enhancement \$500		1,220
annually. ADA website compliance		210

EXPENDITURES (continued)	0.000
Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc. Legal advertising	1,225
The District advertises for monthly meetings, special meetings, public hearings, public	1,223
bids, etc.	
Office supplies	300
Accounting and administrative supplies.	
Other current charges	1,500
Miscellaneous charges including bank fees and automatic AP routing.	
Annual special district fee	200
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	8,563
The District carries public officials and general liability insurance with policies written by	
Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for	
general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	470
Property taxes	178
Parcel #1079100101460 has an assessed value of \$100, which results in an annual tax hill of $$2.44$ . This relates to the lift station. This amount class includes a situ clubbaura tax	
bill of \$2.44. This relates to the lift station. This amount also includes a city clubhouse tax	
that the District disputes. Field Operations	
Landscape maintenance	109,018
Armando Garcia Land Service, Inc. 4/13/2022 second amendment to agreement October	109,010
1, 2019 through September 30, 2022 to include planting maintenance to lakes 3 and 5.	
Landscape replacement	10,000
Replacement of landscaping around common areas owned by the District.	10,000
Tree Maintenance	10,000
Tree trimming 1/xyr	10,000
Trim Palms (Royals, Coco's & Bizmarkias) 2x/yr	
Trim & apply herbicide section 1,2,3 of lake #5 6x/yr	
Trim & apply herbicide lake #3 6x/yr	
Cleaning (picking up) coconuts lakes #1,2,3,4,5 6x/yr	
Irrigation Repairs	3,000
Represents the labor to replace defective valves as well as replacement of various	
sprinklers around the clubhouse area and all common areas. Contractor is to provide	
receipts for actual costs associated with the replacement parts and to be reimbursed for	
those costs.	
Playground maintenance	1,500
This amount is for annual mulch and equipment repairs necessary for the clubhouse	
playground area.	

EXPENDITURES (continued)	
Pump maintenance/repair The District uses vendors for preventative maintenance. Additional \$ money has been included in this amount for any repairs needed to the pump.	4,500
Electrical repairs	1,000
Represents electrical repairs on District owned facilities needed from time to time. Lake maintenance Allstate Resource Management: 24 visits per year for the following: algae and aquatic plant control-\$712.00/month, blue dye application-\$150.00/month, debris removal- \$295.00/month. 12 visits per year for aquatic plantings maintenance-\$195.00/month,	22,050
quarterly water chemistry testing-\$195.00/quarter per lake= \$14,040/year. Fish stocking as requested, at an additional cost. Additional funds are included for repairs.	
Aeration maintenance	9,700
Allstate Resource Management: \$175/ quarterly Fountain maintenance. Additional \$1,000 has been included in this amount for any repairs needed to the aeration systems.	
Aeration utilities	12,000
Contingency	5,000
This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.	
Holiday decorations VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year)	14,350
Animal control	3,000
The District anticipates engaging a vendor to remove ducks and rodents.	
Operating supplies Supplies necessary for operating the clubhouse.	2,000
Clubhouse	0.400
Telephone The District currently has two accounts with AT&T. The accounts provide telephone and fax service to the clubhouse and alarm line for monitoring.	3,480
Utilities	63,000
The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,	
Insurance property Includes property insurance for the District's clubhouse and physical assets.	21,017
Flood Insurance	4,037
Due to FEMAs high hazard flood rating for the clubhouse location, flood insurance was obtained through the National Flood Insurance Program (NFIP). The policy has a \$20,000 deductible and an annual premium of approximately \$3,737, which includes an assumed 10% CPI adjustment.	
Alarm monitoring	720
ADT Security Services provides quarterly alarm monitoring services for the alarms in the clubhouse at a rate of \$176.14/quarter (\$705 annually). Two additional service calls per year have been budgeted at \$40 per occurrence.	

EXPENDITURES (continued)	
Fire monitoring	540
Chi Alarms, Inc. provides fire monitoring services at a rate of \$135/quarter (\$540 annually). This amount includes UL certification and monitoring.	
Pool maintenance Pool Quality Services, Inc. Oct. 1, 2019 - Sept. 30, 2020, option to renew at one	30,000
additional year increments at same price. \$2,050/month	
Pool repair	7,500
Costs for repairs to the clubhouse pool and wading pool. Pool Health Inspection	
Semi-annual pool inspections (\$250/inspection of large pool & \$125/inspection of wading pool) conducted by Miami-Dade County Department of Health.	750
Air conditioning inspections	5,000
For regular maintenance and repairs to the Clubhouse A/C units	
Clubhouse Mgmt	254,034
Clubhouse operation and management:	
UNUS Property Management: Pricing from the October 1, 2021 First Amendment is as follows: 10/1/2021 - 9/30/2022 (\$243,171.20), 2/1/2023 - 1/31/2024 (3% increase), 2/1/2024 - 1/31/2025. The agreement can renew at 1 year increments under mutual agreement. Clubhouse and amenity management, which includes, but is not limited to,	
the complete operations of the clubhouse, staffing, hiring, custodial cleaning (of the facilities), planning activities & special events for the benefit of the residents and their guests in accordance with the adopted clubhouse policies and procedures.	
Special events	25,000
Gym maintenance	3,000
Office supplies	1,800
Supplies needed for the operation of the clubhouse. Examples of office supplies include but are not limited to copy paper, printer ink, pens, pencils, erasers, calendars, clips, tacks, rubber bands, file folders, storage boxes, plastic bins, etc.	
Repairs and maintenance	15,000
Represents repair costs associated with maintaining District owned facilities, infrastructure and improvements.	
New access yearly fee	2,000
Annual maintenance fee	40.000
Wall paint and repairs	10,000 50,000
Pool system upgrade Pressure cleaning	1,000
Represents the cost to pressure clean the District's clubhouse and surrounding infrastructure.	1,000
Janitorial supplies	15,700
Represents supplies needed for the operation of the clubhouse. Examples of janitorial	
supplies include but are not limited to paper towels, paper tissue, tissue paper, dispensing devices, cleaning products, antibacterial sprays, mops, brooms, brushes, weste base waste recented as fitness contor(arm wines, etc.	
waste bags, waste receptacles, fitness center/gym wipes, etc.	0.000
Contingencies	9,000

EXPENDITURES (continued) Clubhouse renewal & replacement Capital Outlay	
General	60.000
Other fees and charges	,
Property appraiser & tax collector	9,458
The property appraiser and tax collector fees are 0.5% each.	
Total expenditures	\$ 915,897

### STONEGATE COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004) FISCAL YEAR 2023

	Fiscal Year 2022				
	Adopted	Actual	Projected		Proposed
	Budget	through	through	Total Actual	Budget
	FY 2022	3/31/22	9/30/2022	& Projected	FY 2023
REVENUE					
Assessment levy - gross	\$624,052				\$626,369
Allowable discounts	(24,962)				(25,055)
Assessment levy - net	\$599,090	\$ 530,566	\$ 68,524	\$ 599,090	601,314
Interest	-	9	-	9	-
Total revenue	599,090	530,575	68,524	599,099	601,314
EXPENDITURES Debt service					
Principal 5/1	320,000	-	320,000	320,000	335,000
Interest 11/1	136,425	136,425	-	136,425	130,025
Interest 5/1	136,425	-	149,225	149,225	130,025
*Total debt service	592,850	136,425	469,225	605,650	595,050
Other fees & charges					
Property appraiser & tax collector	6,240	5,305	935	6,240	6,264
Total other fees & charges	6,240	5,305	935	6,240	6,264
*Total expenditures	599,090	141,730	470,160	611,890	601,314
Net increase/(decrease) in fund balance	-	388,845	(401,636)	(12,791)	-
Beginning fund balance (unaudited)	155,456	188,818	577,663	188,818	176,027
Ending fund balance (projected)	\$ 155,456	\$ 577,663	\$176,027	\$ 176,027	176,027
Use of fund balance:					<i></i>
Debt service reserve account balance (required	)				(25,000)
Interest expense - November 1, 2023					(123,325)
Projected fund balance surplus/(deficit) as of Se	eptember 30, 2	2023			\$ 27,702

## Stonegate

Community Development District Series 2013, Special Assessment Revenue Bonds

# **Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	-	-	130,025.00	130,025.00
05/01/2023	335,000.00	4.000%	130,025.00	465,025.00
11/01/2023	-	-	123,325.00	123,325.00
05/01/2024	350,000.00	4.000%	123,325.00	473,325.00
11/01/2024	-	-	116,325.00	116,325.00
05/01/2025	360,000.00	4.000%	116,325.00	476,325.00
11/01/2025	-	-	109,125.00	109,125.00
05/01/2026	395,000.00	5.000%	109,125.00	504,125.00
11/01/2026	-	-	99,250.00	99,250.00
05/01/2027	415,000.00	5.000%	99,250.00	514,250.00
11/01/2027	-	-	88,875.00	88,875.00
05/01/2028	435,000.00	5.000%	88,875.00	523,875.00
11/01/2028	-	-	78,000.00	78,000.00
05/01/2029	455,000.00	5.000%	78,000.00	533,000.00
11/01/2029	-	-	66,625.00	66,625.00
05/01/2030	480,000.00	5.000%	66,625.00	546,625.00
11/01/2030	-	-	54,625.00	54,625.00
05/01/2031	505,000.00	5.000%	54,625.00	559,625.00
11/01/2031	-	-	42,000.00	42,000.00
05/01/2032	530,000.00	5.000%	42,000.00	572,000.00
11/01/2032	-	-	28,750.00	28,750.00
05/01/2033	560,000.00	5.000%	28,750.00	588,750.00
11/01/2033	-		14,750.00	14,750.00
05/01/2034	590,000.00	5.000%	14,750.00	604,750.00
Total	\$5,410,000.00	-	\$1,903,350.00	\$7,313,350.00

#### STONEGATE COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2020 FISCAL YEAR 2023

	Fiscal Year 2022							
	Adopted		Actual	Р	rojected			Proposed
	Budget		through	t	hrough	То	tal Actual	Budget
	FY 2022		3/31/22	9/30/2022		& Projected		FY 2023
REVENUE								
Assessment levy - gross	\$335,792							\$ 335,792
Allowable discounts (4%)	(13,432)							(13,432)
Assessment levy - net	322,360	\$	285,490	\$	36,831	\$	322,321	322,360
Interest	-		6		-		6	-
Total revenue	322,360		285,496		36,831		322,327	322,360
EXPENDITURES								
Debt service								
Principal 5/1	190,000		-		190,000		190,000	190,000
Interest 11/1	65,925		65,925		-		65,925	63,075
Interest 5/1	65,925		-		65,925		65,925	63,075
Total debt service	321,850		65,925		255,925		321,850	316,150
Other fees & charges								
Property appraiser	1,679		-		1,679		1,679	1,679
Tax collector	1,679		2,855		-		2,855	1,679
Transfer in	-		-		672		672	-
Total other fees & charges	3,358		2,855		1,679		4,534	3,358
Total expenditures	325,208		68,780		257,604		326,384	319,508
Net increase/(decrease) in fund balance	(2,848)		216,716		(220,773)		(4,057)	2,852
Beginning fund balance (unaudited)	355,429		360,193		576,909		360,193	356,136
Ending fund balance (projected)	\$352,581	\$	576,909	\$	356,136	\$	356,136	358,988
Use of fund balance:								
Debt service reserve account balance (requi	red)							(159,500)
Interest expense - November 1, 2023	/							(60,225)
Projected fund balance surplus/(deficit) as o	f September 3	0, 20	023					\$ 139,263
, , , , , , , , , , , , , , , , , , , ,		,						

## Stonegate

Community Development District

Series 2020, Special Assessment Refunding and Improvement Bonds

# **Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	-	-	63,075.00	63,075.00
05/01/2023	190,000.00	3.000%	63,075.00	253,075.00
11/01/2023	-	-	60,225.00	60,225.00
05/01/2024	195,000.00	3.000%	60,225.00	255,225.00
11/01/2024	-	-	57,300.00	57,300.00
05/01/2025	205,000.00	3.000%	57,300.00	262,300.00
11/01/2025	-	-	54,225.00	54,225.00
05/01/2026	210,000.00	3.000%	54,225.00	264,225.00
11/01/2026	-	-	51,075.00	51,075.00
05/01/2027	215,000.00	3.000%	51,075.00	266,075.00
11/01/2027	-	-	47,850.00	47,850.00
05/01/2028	225,000.00	3.000%	47,850.00	272,850.00
11/01/2028	-	-	44,475.00	44,475.00
05/01/2029	230,000.00	3.000%	44,475.00	274,475.00
11/01/2029	-	-	41,025.00	41,025.00
05/01/2030	240,000.00	3.000%	41,025.00	281,025.00
11/01/2030	-	-	37,425.00	37,425.00
05/01/2031	245,000.00	3.000%	37,425.00	282,425.00
11/01/2031	-	-	33,750.00	33,750.00
05/01/2032	255,000.00	3.000%	33,750.00	288,750.00
11/01/2032	-	-	29,925.00	29,925.00
05/01/2033	260,000.00	3.000%	29,925.00	289,925.00
11/01/2033	-	-	26,025.00	26,025.00
05/01/2034	270,000.00	3.000%	26,025.00	296,025.00
11/01/2034	-	-	21,975.00	21,975.00
05/01/2035	275,000.00	3.000%	21,975.00	296,975.00
11/01/2035	-	-	17,850.00	17,850.00
05/01/2036	285,000.00	3.000%	17,850.00	302,850.00
11/01/2036	-	-	13,575.00	13,575.00
05/01/2037	295,000.00	3.000%	13,575.00	308,575.00
11/01/2037	-	-	9,150.00	9,150.00
05/01/2038	300,000.00	3.000%	9,150.00	309,150.00
11/01/2038	-	-	4,650.00	4,650.00
05/01/2039	310,000.00	3.000%	4,650.00	314,650.00
Total	\$4,205,000.00	-	\$1,227,150.00	\$5,432,150.00

#### STONEGATE COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON PROJECTED FISCAL YEAR 2023 ASSESSMENTS

	Total	Series 2013	Series 2020			
	Projected	Debt Service	Debt Service	O & M	Total	% Change
Product	Units	Assessment	Assessment	Assessment	Assessment	FY 22' to FY 23'
Monterey at Malibu Bay	240	\$ 550.96	\$ 318.55	\$ 896.42	\$ 1,765.93	7.51%
Ventura at Malibu Bay	179	591.18	318.55	896.42	1,806.15	7.34%
Ventura at Malibu Bay-PrePay	1	-	40.16	896.42	936.58	14.88%
Villas at Carmel Condos	384	550.96	318.55	896.42	1,765.93	7.51%
Sonara at Malibu Bay	108	692.56	318.55	896.42	1,907.53	6.95%
Estates at Mendocino	143	712.94	318.55	896.42	1,927.92	6.87%
	1,055					

		Adopted FY 2022 - Detail						
	Total	Series 2013	Series 2020					
	Projected	Debt Service	Debt Service	O & M	Total			
Product	Units	Assessment	Assessment	Assessment	Assessment			
Monterey at Malibu Bay	240	\$ 548.92	\$ 318.55	\$ 775.10	\$ 1,642.57			
Ventura at Malibu Bay	179	588.99	318.55	775.10	1,682.64			
Ventura at Malibu Bay-PrePay	1	-	40.16	775.10	815.26			
Villas at Carmel Condos	384	548.92	318.55	775.10	1,642.57			
Sonara at Malibu Bay	108	690.00	318.55	775.10	1,783.65			
Estates at Mendocino	143	710.31	318.55	775.10	1,803.96			
	1,055							

# **STONEGATE** COMMUNITY DEVELOPMENT DISTRICT



STONEGATE COMMUNITY DEVELOPMENT DISTRICT FINANCIAL STATEMENTS UNAUDITED APRIL 30, 2022

#### STONEGATE COMMUNITY DEVELOPMENT DISTRICT BALANCE SHEET GOVERNMENTAL FUNDS APRIL 30, 2022

	(	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Gover	otal mmental unds
ASSETS				1 4114 2020	1 4114 2020		
Bank of America	\$	994,706	\$-	\$-	\$-	\$	994,706
FineMark Bank - money mkt	·	258,767	-	-	-		258,767
Investments		,					,
State Board of Administration		11	-	-	-		11
Revenue 2013		-	68,901	-	-		68,901
Reserve 2013		-	25,000	-	-		25,000
Interest 2013		-	136,425	-	-		136,425
Sinking fund 2013		-	320,000	-	-		320,000
Prepayment 2013		-	27,365	-	-		27,365
Revenue 2020		-	, -	161,487	-		161,487
Reserve 2020		-	-	159,500	-		159,500
Interest 2020		-	-	65,925	-		65,925
Principal 2020		-	-	190,000	-		190,000
Construction 2020		-	-	-	362,790		362,790
Undeposited funds		670	-	-			670
Due from other		116	-	-	-		116
Due from other funds		-					-
General fund		-	35,088	18,880	-		53,968
Total assets	\$	1,254,270	\$ 612,779	\$595,792	\$ 362,790	\$2,	825,631
LIABILITIES AND FUND BALANCES Liabilities: Accounts payable - clubhouse Due to other funds Debt service - series 2013 Debt service - series 2020 Deposits - rental facility Total liabilities	\$	2,766 35,088 18,880 1,000 57,734	\$ - - - -	\$ - - - -	\$ - - - -	\$	2,766 35,088 18,880 1,000 57,734
Fund Balance Restricted Debt service Construction Committed Clubhouse renewal & replacement		- - 155,000	612,779 - -	595,792 - -	- 362,790 -		208,571 362,790 155,000
Assigned 3 months working capital Disaster Pool system upgrade		190,528 225,000 175,000	-	-	-		190,528 225,000 175,000
Unassigned		451,008	-	-	-		451,008
Total fund balance		1,196,536	612,779	595,792	362,790		767,897
Total liabilities & fund balances	\$	1,254,270	\$ 612,779	\$595,792	\$ 362,790	\$2,	825,631

#### STONEGATE COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GENERAL FUND FOR THE PERIOD ENDED APRIL 30, 2022

	-	urrent 1onth		Year to Date		Budget	% of Budget
REVENUES							
Assessments	\$	46,442	\$	741,676	\$	785,021	94%
Interest	Ŧ	163	Ŧ	1,119	Ŧ	1,000	112%
Clubhouse rental fees		1,690		3,850		1,092	353%
Miscellaneous		425		815		5,000	16%
Total revenues		48,720		747,460		792,113	94%
		,		,		,	• • • •
EXPENDITURES							
Administrative							
Supervisors		-		1,800		6,000	30%
Payroll taxes		-		138		459	30%
Management/recording/accounting		3,549		24,844		42,590	58%
Legal		3,488		7,068		20,000	35%
Engineering		-		2,718		10,000	27%
Audit		-		, _		6,900	0%
Assessment roll preparation		444		3,110		5,332	58%
Arbitrage rebate calculation		-		500		1,250	40%
Dissemination agent		88		613		1,051	58%
Trustee		-		4,031		6,500	62%
ADA website compliance		-		199		210	95%
Website enhancement		-		-		1,220	0%
Postage		61		184		2,000	9%
Legal advertising		84		178		1,225	15%
Office supplies		641		641		300	214%
Other current charges		170		1,137		1,500	76%
Annual special district fee		-		200		175	114%
Insurance		_		7,136		7,585	94%
Property taxes		-		-		178	0%
Total administrative expenses		8,525		54,497		114,475	48%
		0,020		0.,.01		, 0	
Field Operations							
Landscape maintenance		18,046		64,546		81,868	79%
Landscape replacement		1,274		4,997		10,000	50%
Tree maintenance		-		-		10,000	0%
Playground maintenance		-		-		1,500	0%
Clubhouse irrigation		-		-		3,000	0%
Pump maintenance/repair		-		-		4,500	0%
Electrical repairs		-		1,086		1,000	109%
Lake maintenance		2,649		12,494		22,050	57%
Aeration maintenance		-		-		1,700	0%
Contingency		-		-		5,000	0%
Holiday decorations		-		7,175		14,350	50%
Animal control		-		2,675		7,500	36%
Operating supplies		-		293		2,000	15%
Total field operations		21,969		93,266		164,468	57%
				,		,	2

#### STONEGATE COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GENERAL FUND FOR THE PERIOD ENDED APRIL 30, 2022

	Current Month	Year to Date	Budget	% of Budget
Clubhouse			0	<u>v</u>
Telephone	366	2,570	2,160	119%
Utilities	2,770	24,822	63,000	39%
Insurance	-	17,514	18,614	94%
Flood insurance	-	-	4,037	0%
Alarm monitoring	116	555	720	77%
Fire monitoring	-	896	540	166%
Pool maintenance	2,300	16,500	30,000	55%
Pool repair	450	610	7,500	8%
Pool health inspections	-	-	750	0%
Air conditioning R&M	1,100	16,806	5,000	336%
Clubhouse operation and management	,	-,	-,	
Clubhouse management	20,264	141,850	243,171	58%
Special events	7,296	15,257	25,000	61%
Fitness equipment maintenance	- ,	1,817	5,000	36%
Office supplies	74	74	1,800	4%
Repairs and maintenance	1,980	6,202	15,000	41%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	-	429	10,000	4%
Storage shed and landscape	(1,274)	-	15,000	0%
Pool system upgrade	(1,271)	4,435	-	N/A
Pool permit inspection & repair	-	12,546	_	N/A
Pressure cleaning	_	12,040	1,000	0%
Janitorial supplies	61	2,043	15,700	13%
Contingencies	01	2,040	9,000	0%
Total clubhouse	35,503	264,926	474,992	56%
Total Clubilouse	55,505	204,920	474,992	5070
Infrastructure reinvestment				
Capital outlay				
General	-		30,000	0%
Total clubhouse reserves	-	-	30,000	0%
Other fees and charges				
Property appraiser	-	_	4,089	0%
Tax collector	464	7,418	4,089	181%
Total other fees and charges	464	7,418	8,178	91%
Total expenditures	66,461	420,107	792,113	53%
	00,401	420,107	102,110	0070
Net increase/(decrease) of fund balance	(17,741)	327,353	-	
Fund balances - beginning	1,214,277	869,183	834,139	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	155,000	155,000	155,000	
Assigned				
3 months working capital	190,528	190,528	190,528	
Disaster	225,000	225,000	225,000	
Pool System upgrade	175,000	175,000	175,000	
Unassigned	451,008	451,008	88,611	
Total Fund balance - ending	\$ 1,196,536	\$ 1,196,536	\$ 834,139	
	+ .,,	, .,,	÷ :::,::::	•

#### STONEGATE COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND: SERIES 2013 (REFUNDED SERIES 2004) FOR THE PERIOD ENDED APRIL 30, 2022

		Current Month	``	Year To Date		Budget	% of Budget
REVENUES	¢	05 440	¢	500.000	¢	500 000	0.40/
Assessments	\$	35,442	\$	566,009	\$	599,090	94%
Interest		29		38		-	N/A
Total revenues		35,471		566,047		599,090	94%
EXPENDITURES Debt service							
Principal		-		-		320,000	0%
Interest 11/1		-		136,425		136,425	100%
Interest 5/1		-		-		136,426	0%
Property appraiser		-		-		3,120	0%
Tax collector	_	355		5,661		3,120	181%
Total expenditures		355		142,086		599,091	24%
Net increase/(decrease) of fund balance		35,116		423,961		(1)	
Fund balances - beginning		577,663		188,818		155,456	
Fund balances - ending	\$	612,779	\$	612,779	\$	155,455	

#### STONEGATE COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND: SERIES 2020 FOR THE PERIOD ENDED APRIL 30, 2022

		Current Month	``	Year To Date		Budget	% of Budget
REVENUES	•		•		•		<b>•</b> • • • •
Assessments	\$	19,071	\$	304,561	\$	322,360	94%
Interest		3		9		-	N/A
Total revenues		19,074		304,570		322,360	94%
EXPENDITURES							
Debt service							<b>.</b>
Principal		-		-		190,000	0%
Interest 11/1		-		65,925		65,925	100%
Interest 5/1		-		-		65,925	0%
Property appraiser		-		-		1,679	0%
Tax collector		191		3,046		1,679	181%
Total debt service		191		68,971		325,208	21%
Net increase/(decrease) of fund balance		18,883		235,599		(2,848)	
Fund balances - beginning		576,909		360,193		355,429	
Fund balances - ending	\$	595,792	\$	595,792	\$	352,581	

#### STONEGATE COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES CAPITAL PROJECTS FUND: SERIES 2020 FOR THE PERIOD ENDED APRIL 30, 2022

	Current Month	Ň	Year To Date
REVENUES			
Interest	\$ 2	\$	18
Total revenues	 2		18
EXPENDITURES			
Capital outlay	-		60,262
Total expenditures	 -		60,262
Excess/(deficiency) of revenues over/(under) expenditures	2		(60,244)
Fund balances - beginning	 362,788		423,034
Fund balances - ending	\$ 362,790	\$	362,790

STONEGATE COMMUNITY DEVELOPMENT DISTRICT CHECK REGISTER APRIL 30, 2022 4:36 PM 05/06/22

## Stonegate CDD Check Detail April 2022

Туре	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	СВІ	04/21/2022	ADT SECURITY SE	101.000 · Bank of		-57.99
Bill	14954058 041322	04/20/2022		536.001 · Alarm Mo	-57.99	57.99
TOTAL					-57.99	57.99
Bill Pmt -Check	СВІ	04/21/2022	FEDEX	101.000 · Bank of		-61.34
Bill	7-728-95502	04/20/2022		519.410 · Postage	-61.34	61.34
TOTAL					-61.34	61.34
Bill Pmt -Check	СВІ	04/28/2022	ADT SECURITY SE	101.000 · Bank of		-57.99
Bill	14954058 031322	04/27/2022		536.001 · Alarm Mo	-57.99	57.99
TOTAL					-57.99	57.99
Bill Pmt -Check	СВР	04/07/2022	AT & T	101.000 · Bank of		-366.01
Bill	305-247-4094 032922	04/06/2022		536.411 · Clubhous	-366.01	366.07
TOTAL					-366.01	366.01
Bill Pmt -Check	14062	04/07/2022	ALM MEDIA, LLC.	101.000 · Bank of		-84.43
Bill	10000575321-0125	04/06/2022		519.480 · Legal Adv	-84.43	84.43
TOTAL					-84.43	84.43
Bill Pmt -Check	14063	04/07/2022	UNUS PROPERTY	101.000 · Bank of		-22,936.73
Bill Bill	1044 1045	04/06/2022 04/06/2022		536.022 · Clubhous 536.003 · Repairs & 537.350 · Special E 519.510 · Office Su 536.011 · Janitorial	-20,264.26 -1,979.65 -158.01 -473.97 -60.84	20,264.26 1,979.65 158.01 473.97 60.84
TOTAL					-22,936.73	22,936.73

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## Stonegate CDD Check Detail April 2022

Туре	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	14064	04/07/2022	WRATHELL, HUNT	101.000 · Bank of		-4,081.08
Bill	2021-0950	04/06/2022		512.311 · Managem	-3,549.17	3,549.17
				513.310 · Assessm	-444.33	444.33
				513.315 · Dissemin	-87.58	87.58
TOTAL					-4,081.08	4,081.08
Bill Pmt -Check	14065	04/07/2022	ALLSTATE RESOU	101.000 · Bank of		-1,420.00
Bill	183563	04/06/2022		537.003 · Lake Mai	-1,420.00	1,420.00
TOTAL					-1,420.00	1,420.00
Bill Pmt -Check	14066	04/07/2022	ARMANDO GARCI	101.000 · Bank of		-18,046.00
Bill	762559	04/06/2022		537.460 · Trimming	-2,915.00	2,915.00
Bill	762560	04/06/2022		537.460 · Trimming	-2,975.00	2,975.00
Bill	762561	04/06/2022		537.440 · Mulch	-6,908.00	6,908.00
Bill	762562	04/06/2022		537.410 · Fertilize	-2,975.00	2,975.00
Bill	762572	04/06/2022		537.400 · Lawn Cut	-1,600.00	1,600.00
				537.470 · Tract C	-340.00	340.00
				537.450 · Irrigation	-333.00	333.00
TOTAL					-18,046.00	18,046.00
Bill Pmt -Check	14067	04/07/2022	CITY OF HOMEST	101.000 · Bank of		-2,770.10
Bill	000363973 032822	04/06/2022		536.010 · Utilities	-24.68	24.68
Bill	000351215 032522	04/06/2022		536.010 · Utilities	-2,745.42	2,745.42
TOTAL					-2,770.10	2,770.10
Bill Pmt -Check	14068	04/07/2022	M&M POOL & SPA	101.000 · Bank of		-2,300.00
Bill	1423	04/06/2022		536.004 · Pool Main	-2,300.00	2,300.00

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4:36 PM

## Stonegate CDD Check Detail April 2022

Туре	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	14069	04/07/2022	POWER ENTERPR	101.000 · Bank of		-1,100.00
Bill	20220266	04/06/2022		536.020 · Air Condit	-1,100.00	1,100.00
TOTAL					-1,100.00	1,100.00
Bill Pmt -Check	14070	04/14/2022	M&M POOL & SPA	101.000 · Bank of		-450.00
Bill	1507	04/13/2022		536.013 · Pool Repair	-450.00	450.00
TOTAL					-450.00	450.00
Bill Pmt -Check	14071	04/21/2022	UNUS PROPERTY	101.000 · Bank of		-7,211.83
Bill Bill	1049 1048	04/20/2022 04/20/2022		536.007 · Office Su 537.350 · Special E	-73.64 7,138.19	73.64 7,138.19
TOTAL					-7,211.83	7,211.83
Bill Pmt -Check	14072	04/28/2022	BILLING, COCHRA	101.000 · Bank of		-3,487.50
Bill	174266	04/27/2022		514.310 · Legal Fees	-3,487.50	3,487.50
TOTAL					-3,487.50	3,487.50
Bill Pmt -Check	14073	04/28/2022	SAFEGUARD BUSI	101.000 · Bank of		-166.99
Bill	034952470	04/27/2022		519.510 · Office Su	-166.99	166.99
TOTAL					-166.99	166.99
Bill Pmt -Check	14074	04/28/2022	ALLSTATE RESOU	101.000 · Bank of		-1,229.00
Bill	182604	04/27/2022		537.003 · Lake Mai	-1,229.00	1,229.00
TOTAL					-1,229.00	1,229.00

05/06/22

STONEGATE COMMUNITY DEVELOPMENT DISTRICT INVOICES APRIL 30, 2022

	Your account number:
$\triangleright$	14954058

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

Invoice date:

Service period:

Mar 13, 2022 Apr 1 - Apr 30, 2022

Your total due is:

°116.98

Past Due

#### O Your Bill at-a-glance

Previous Balance	\$58.99
Payments and Adjustments	\$0.00
Current Charges	\$57.99
Taxes and Fees	\$0.00

Upon Receipt

\$116.98

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

#### Message from ADT

Hi. Looks like you have a past due balance of \$58.99. Please make a payment soon.

Pay your bill easily online at MyADT.com or on the MyADT mobile app.

We recommend you test your alarm service monthly.



6230 0020 NO RP 13 03132022 NNNNNNNY 01 005751 0016

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

## վիկիկիրիներիներիներիներութիներութի

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.

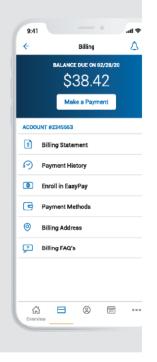


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Page 1/4

## Pay your bill on-the-go with MyADT mobile app

- 1. Download the app from ADT.com/apps to your mobile
- Sign in to the MyADT app using your username and password
- 3. Pay your bill



#### www.ADT.com/apps

Account Number	14954058
Due Date	Past Due
Amount Due	\$116.98
Amount Enclosed	s

Please send payment to:

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

## իլիկեսերեսվիկերկվերերերին հետևերերին

⊳	Your account number: 14954058	Security provided for: Stone Gate Cdd	Your ADT system is located a 1020 Malibu Way Homestead FL 33033	t:	Page 2/4	0	Is your billing information incorrect? You can change it on MyADT.com or in the MyADT mobile app.
Ð	Your Accour	nt Activity					
	Previous Balance		\$58.9	9 <	Any balance left from previous billin	g period	ds
	Payments and Adjust	tments	\$0.0	0	All payments and adjustments receiv	ed from	you during billing period
	Current Charges			_			
	Services			-	About your Services: Cellguard Mo Pulse Remote Internet Access, Qualit		
	Invoice Number 9090771	87 Apr 1 - /	Apr 30, 2022 \$57.9	9			
	Total Non-taxable Cl	harges	\$57.9	9			
	Total Due over 30 days P	Past Due	\$116.9	B	Have questions? Chat with us through MyADT mobile app.	٦	Pay your bill online at MyADT.com or download MyADT mobile app.
	*T 11 1 .						

\* Taxable charges

#### Thinking about moving?

We want you to stay protected with your ADT service at your new home. To get set up quickly, give us a call at least 30 days in advance so we can pack up your options and help you stay protected.

Learn more at www.adt.com/safe-move

#### Protect yourself against FRAUD

- ADT representatives and ADT Authorized Dealers will always carry proper, company-issued identification.
- 2 If their ID is not visible, be cautious and ask to see it. If they're with us, they'll gladly show you.
- 3 When in doubt, verify their credentials. Visit ADT.com/verify for ADT representatives, or ADT.com/dealer for ADT Authorized Dealers.
- If they refuse to give you their ID, or you are still unsure, call ADT at 800.ADT.ASAP (800.238.2727).

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 acheck transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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Dear Valued Customer,

Sometimes it seems like there aren't enough hours in the day to even accomplish the little things. With that in mind, we completely understand why your payment to ADT might have been overlooked last month - or perhaps sent to us late. We want to remind you that your payment of \$116.98 is now past due.



It's easy to get your account up to speed. You can make a payment by:



Visit **www.MyADT.com**. Look for the Express Pay button and sign up for EasyPay.



Make a payment by calling 877.545.0495.

If you have questions about your bill or service, **please call us at 877.545.0495** so we can resolve any issues. We are available **Monday through Friday from 8 a.m. - 9 p.m. ET**. It is our privilege to be your security provider and continue to help you protect what matters most.

## Sign up for EasyPay

Over 4.5 million ADT customers use the convenience of EasyPay every month. Sign up at www.MyADT.com for free, keep your account up to date, and access other features. We look forward to serving you.

Sincerely, Your ADT Customer Care Team

## **CUSTOMER INFORMATION**

Account #: Due Date: Amount Due: Days Overdue: 14954058 March 13, 2022 \$116.98 30

# **Important Information**

BALANCE OF CONTRACT CHARGES: If you are under contract at the time of your service cancellation, ADT will charge you for the balance of your contract in accordance with your contract.

COLLECTION AGENCY PLACEMENT: ADT will place the final balance due with a collection agency which will contact you for payment.

CREDIT BUREAU REPORTING: ADT may report the status of your past due balances to the different credit bureaus.

CORRECT ADDRESS FOR PAYMENTS: If you choose to mail in a check, it is preferred that you use the payment coupon and return envelope included with your bill. Otherwise, please send the check to the address below and make sure to include your ADT customer account number from your bill.

ADT SECURITY SERVICES P.O. BOX 371878 PITTSBURGH, PA 15250-7878

If you have signed up for paperless bills or if you have signed up for the ADT EasyPay Service, you will automatically receive email notifications when ADT issues your bill. These notifications will be sent to Your Email Address. Additionally, ADT will deliver all other written notices it provides to you about your ADT Contract or your Account to Your Email Address including, without limitation, payment reminders, default notices, late payment notices and termination notices. If you have signed up for any of these services, you may not "opt-out" of receiving these email communications, unless you discontinue your ADT EasyPay service. To ensure you receive future ADT communication, please add ADT@safehome.com to your address book.

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#### MS 15019511



edEx。	Invoice	Number	Invoice Date		count Number	Pag
	7-728-	-95502	Apr 19, 2022			1 of
				FedEx Ta	ax ID: 71-0427007	
Billing Address:		ing Address:		Invoice Qu	uestions?	
STONE GATE CDD		EGATE CDD	014/		edEx Revenue Services	
2300 GLADES RD STE 410W BOCA RATON FL 33431-8556		GLADES RD STE 41 RATON FL 33431	* * * *	Phone:	800.645.9424	
BOCA RATON FE 35451-8550	BUCA	KATONFL 33431	-0550		M-F 7-5 (CST)	
				Internet:	fedex.com/usgovt	
Invoice Summary						
FedEx Express Services						
Total Charges	USD	\$61.34				
TOTAL THIS INVOICE	USD	\$61.34	51	9.410		
			00	1		

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



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx.	Invoice Number	Invoice Amount	Account Number
Please do not staple or fold. Please make check payable to FedEx.	7-728-95502	USD \$61.34	

**Remittance Advice** 

Your payment is due by Jun 03, 2022

## 77289550270000613415297271008000000000000613410

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

## վին կեղերենին ինիս դեռնելի ինդերես ինդովին

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



ed					~
	•	Invoice Number	Invoice Date	Account Number	Page
		7-728-95502	Apr 19, 2022		2 of 2
FedEx Expr	ess Shipment Detail	By Payor Type (Original)			
Ship Date: Apr	08, 2022	Cust. Ref.: NO REFERENCE	INFORMATION Ref.#2:		
Payor: Recipien	ıt	Ref.#3:			
Business Closed Distance Based P	FedEx has applied a fuel surcharge of or Adult Recipient Unavailable Delive vricing, Zone 2 11, 2022 at 07:11 AM.				
Automation	AWB	Sender	Recipier	nt	
Tracking ID	814846318610	<b>PATRICIA CASTIO</b>	NICOLE	PARISI	
Service Type	FedEx First Overnight	MALIBU BAY CLUBHOUSE	STONEG	ALE CDD	
Package Type	FedEx Envelope	1020 MALEBU WAY	2300 GL	ADES RD 410W	
Zone	02	HOMESTEAD FL 33033 US	BOCA RA	ATON FL 33431 US	
Packages	1				
Rated Weight	N/A				
Delivered	Apr 11, 2022 09:47	Transportation Charge			57.33
Svc Area	A1	Fuel Surcharge			4.01
Signed by	D.DAPHNE	Courier Pickup Charge			0.00
FedEx Use	009884661/10860/	Total Charge		USD	\$61.34
			<b>Recipient Subtotal</b>	USD	\$61.34
			Total FedEx Express	USD	\$61.34

#### FedEx<sup>®</sup> Billing Online

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

Your account number:Security provided for:14954058Stone Gate Cdd	Your ADT system is located at: 1020 Malibu Way Homestead FL 33033		ADT
		36.001 01	
Invoice date: Service period: Apr 13, 2022 May 1 - May 31, 2	2022		
Your total due is: Due by: \$115.98 May 3,	2022	Pay your bill on-the MyADT mobile app	e-go with
<ul> <li>Your Bill at-a-glance</li> <li>Previous Balance</li> <li>Payments and Adjustments</li> <li>Current Charges</li> <li>Taxes and Fees</li> </ul> Nould you like more detail? See the back of the account activity and charges. Message from ADT	\$116.98 -\$58.99 \$57.99 \$0.00 \$115.98 bill for your	<ol> <li>Download the app from ADT.com/apps to your mobile</li> <li>Sign in to the MyADT app using your username and password</li> <li>Pay your bill</li> </ol>	9.41     Billing       CLARCE DUE ON B0228720     \$38.422       \$38.422     \$38.422       \$38.42     Billing Statement       1     Billing Statement       1     Payment History       1     Enroll in EasyPay       1     Payment Methods       1     Billing FAC's
ADT 3190 S Vaughn Way Aurora, CO 80014		Account Number 14954058 Due Date May 3, 2022 Amount Due \$115.98	ffé
6230 0020 NO RP 13 04132022 NNNNNNNY 01 006143 0018 STONE GATE CDD 2300 GLADES RD STE 410 BOCA RATON FL 33431-7386		Amount Enclosed S	
գույններիներինութերութերին	and	Please send payment to:	

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.

# \_ իրորդրիդիսիլիրը։ իրիկինը կերկի

♦ In

....

PITTSBURGH, PA 15250-7878

PO BOX 371878

⊳	Your account number: Security provided for 14954058 Stone Gate Cdd	Your ADT system is located at: 1020 Malibu Way Homestead FL 33033	Page 2/2 Sour billing information incorrect? You can change it on MyADT.com or in the MyADT mobile app.
Q	Your Account Activity		
	Previous Balance	\$116.98	<ul> <li>Any balance left from previous billing periods.</li> </ul>
	Payments and Adjustments Payment Received - Thank You! Mar 1	6, 2022 <b>-\$58.99</b>	<ul> <li>All payments and adjustments received from you during billing period</li> </ul>
	Current Charges RECURRING CHARGES		
	Services		About your Services: Cellguard Monitoring, Burglar Alarm Monitoring, Pulse Remote Internet Access, Quality Service Plan
	Invoice Number 914765285 May	- May 31, 2022 \$57.99	
	Total Non-taxable Charges	\$57.99	
	Total Due to be paid by May 3, 2022	\$115.98	Have questions? Chat with us through MyADT mobile app.
	* Taxable charges		



#### Thinking about moving?

We want you to stay protected with your ADT service a your new home. To get set up quickly, give us a call at least 30 days in advar ce so we can pack up your options and halp you stay protected.

Learn more at www.adt.com/safe-move

#### Protect yourself against FRAUD

- 1 ADT representatives and ADT Authorized Dealers will always carry proper, company-issued identification.
- 2 If their ID is not visible, be cautious and ask to see it. If they're with us, they'll gladly show you.
- 3 When in doubt, verify their credentials. Visit ADT.com/verify for ADT representatives, or ADT.com/dealer for ADT Authorized Dealers.
- 4 If they refuse to give you their ID, or you are still unsure, call ADT at 800.ADT.ASAP (800.238.2727).

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 acheck 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.

payment, and you Will not receive your check back from your inhancial institution. ©2022 ADT LLC dba ADT Security Services. All rights reserved. ADT, the ADT logo, 800.ADT.ASAP and the product/service names listed in this document are marks and/or registered marks. Unauthorized use is strictly prohibited. License information available at www.ADT.com or by calling 800.ADT.ASAP. CA ACO7155, 974443; PP017232; FL EF0001121; LA F1639, F1640, F1643, F1654, F1655; MA 172C; NC Licensed by the Alarm Systems Licensing Board of the State of North Carolina 7535P2, 7561P2, 7562P10, 7563P7, 7565P1, 7566P9; NY 12000305615; PA 090797. The ADT Security Corporation dba ADT Patrol , 21171 S. Western Ave. Torrance, CA 90501, 561-989-7919, Lic. No. PPO 120288. MS 15019511



5

att.com

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

> Item No.

> > 1.

2.

#### Page Account Number Billing Date

EXPLORE ALL THAT AT&T CAN DO FOR YOU Get Wireless, Internet and other premium services from AT&T. We're eager to help you find the best deals possible. Call 877.677.0494. Business customers: 800.321.2000

**Plans and Services** 

Your contract for participation in the

Business Local Calling for 12 months

Discount for All For Less 2018 BLC for

Bill Period Mar 29, 2022 EES61J5V9. Discount for Business Local Calling for

Bill Period Mar 29, 2022 EES61J5VC. Discount for BLC Inside Wire

Protection for Bill Period Mar 29, 2022

Caller-ID Name-Number Delivery Anonymous Call Blocking

Caller-ID Name-Number Delivery Anonymous Call Blocking

Caller-ID Name-Number Delivery Anonymous Call Blocking

**Promotions and Discounts** 

Description

EET00006M. Total Promotions and Discounts

Monthly Service - Mar 29 thru Apr 28

5. Bus Local Call Unlimited A

Business Line Three-Way Calling Remote Activation of Call

Forwarding

6. Bus Local Call Unlimited A

Business Line Three-Way Calling Remote Activation of Call

Forwarding

7. Bus Local Call Unlimited A

Business Line Three-Way Calling Remote Activation of Call

Forwarding

8. Inside Wire Protection

**Company Fees and Surcharges** 

Cost Assessment Charge

Total Company Fees and Surcharges

Local Services provided by AT&T Florida.

Federal Subscriber Line Charge

Federal Universal Svc Fee-Mult

**Total Monthly Service** 

Description

Item No.

9

10.

11.

expires May 7, 2022.

1 of 4 305 247-4094 157 0445 Mar 29, 2022

135.00CR

285.00CR

10.50CR

430.50CR

175.00

175.00

175.00

25.50

550.50

22 50

34 44

11 01

67.95

Web Site att.

Quantity

3

Quantity

3

3

3

att.com

# Monthly Statement

Previous Bill	366.05
Payment Received 3-17 Thank You!	366.05CF
Adjustments	.00
Balance	.00
Current Charges	366.01
Total Amount Due	\$366.01
Amount Due in Full by	Apr 20, 2022
	and the second second

Online: a	att.com/myatt	Page	1000 A
Plans and Repair S	1 800 321-2000 PIN: 0552	1	194.26
AT&T Lon	g Distance Service 1 800 321-2000	2	25.07
AT&T Wir	eless Services 1 800 331-0500	2	146.68
Total Cu	rrent Charges		366.01

News You Can Use Summary

PREVENT DISCONNECT
 CARRIER INFORMATION
 PRICE INCREASE
 COST ASSESSMENT CHRG
 See \*News You Can Use\* for additional information.

DUE BY: Apr 20, 2022

n portion with your check in the enclosed envi

2022 \$36

\$366.01

Amount After Apr 29, 2022

\$381.01

SAT&T

Billing Date Mar 29, 2022

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

Make checks payable to AT&T

3900 30524740941573 4001500999922 04402100000000000000036601



#### STONEGATE CDD 2300 GLADES RD STE 410W

BOCA RATON FL 33431-8556

#### Page Account Number **Billing Date**

2 of 4 305 247 - 4094 157 0445 Mar 29, 2022

#### Plans and Services

ltem		the set of process	
No.	Description	Quantity	
1.	Federal Excise Tax		4.21
2.	Telecommunications Access	3	.36
	System Act Surcharge		
3.	Emergency 911 Service	1250	1.20
4.	Dade County Manhole Ord #83-3	3	.54
Total	<b>Government Fees and Taxes</b>		6.31
Tot	al Plans and Services		194.26

#### AT&T Long Distance Service

Charges for 305 247-4094		
Type of Service	Period	
5. All For Less Unlimited 3 Plan Monthly Fee	03/11-04/10	21.00
Company Fees and Surcharges 6. Federal Universal Service Fee	194 B	3.10
	1.00	3.10 .97

AT&T Wireless Services

#### Important Information

AT&T MOBILITY CENTER FOR CUSTOMERS W/DISABILITIES Questions on accessibility by persons with disabilities: 866 241 6568

#### COMPANY FEES AND SURCHARGES

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

#### WIRELESS DIRECTBILL CHARGES

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

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

#### Wireless Summary - 287306239973 Cycle Dates: Feb 20, 2022 - Mar 19, 2022

FAN: 60122448

Promotions and Discounts	\$50.00CR
Monthly Service	\$190.00
Credits, Adjustments and Other Charges	\$3.50
Taxes	\$3.18
Total Wireless Charges	\$146.68

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6957 004 034656 01 02 0000000 NNNNNNN 014379.014379

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

իլիրել (իլիս) հեղուդ (իլսպեհիկիկ) (իսպեկ) հինե dm 924.0 VA 1 32654 24 0.426 mp

	Circle.	com		
S AT&T	2300 GLA	ATE CDD DES RD STE 410W ATON FL 33431-8556	Page Account Number Billing Date	3 of 4 305 247-4094 157 0445 Mar 29, 2022
AT&T Wireless Services         Mobile Charges Summary         786 545-2733 Group: 1         VICTOR MALIBU BAY       Promotions and Discounts       \$25.00CR         Monthly Service       \$95.00       Credits, Adjustments and Other Charges       \$1.75         Taxes       \$1.59       Charges for this mobile       \$73.34         VICTOR MALIBU BAY         Promotions and Discounts       \$25.00CR         Monthly Service       \$95.00         Credits, Adjustments and Other Charges       \$1.75         Taxes       \$1.59         Charges for this mobile       \$73.34         VBCTOR MALIBU BAY       \$95.00         Credits, Adjustments and Other Charges       \$1.59         Charges for this mobile       \$73.34         Graup Usage Summary - Group: 1         O MB Used by         0 MB Used by       786 545-2733         197 MB Used by       786 545-2754			ccess Savings INS I <b>ther Charges</b> f 30 l of 30 it very Charge vice Charge <b>045320731- Est. on 05/11/21</b> \$179.99 i of 30 ler Current Installment: \$113. tallment plan early, please	25.000 95.00 3.340 5.000 1.99 26 1.25 .59 6.00
786 545-2733 - VICTOR MALIBU BAY		MOBILE SHARE DEVICE 55 Minutes Used	a harring a second and	
Promotions and Discounts 1. Discount for Device Access Savings Monthly Service Mar 20 thru Apr 19 2. BUS UNL STARTER 2LNS Credits, Adjustments and Other Charges 3. Equipment Credit 10 of 30 4. Smartphone Promo 10 of 30 5. Administrative Fee 6. Property Tax Allotment 7. Regulatory Cost Recovery Charge 8. Federal Universal Service Charge Installment Plan ID: 280000045320688- Est. on 05/11/21 SMA125U Anount Financed: \$179.99 Date Description 9. 03/11 Installment 11 of 30 Balance Remaining after Current Installment: \$113.99 * To pay off your installment plan early, please visit att.com/payoffNEXT for details.	25.00CR 95.00 3.34CR 5.00CR 1.99 .26 1.25 .59 6.00	Data Usage Summary MobileShareMessaging 7 Text Message 2 Multimedia M UNLIM QCI9 DATA AAT 197 Megabytes Us 1 Gigabyte (GB) = 102 Taxes 23. 911 Service Fee 24. City Communications 25. County Communications 26. FL State Communications 26. FL State Communications 26. FL State Communications 27. Total Faxes Total for 786 545-2754 Total AT&T Wireless Wireless services provided	essages Used ed 4MB, 1 Megabyte (MB) = 1024KB Tax nsTax onsTax <b>: Services</b>	.40 .44 .21 .54 1.59 <b>73.34</b> <b>146.68</b>
Taxes 10. 911 Service Fee 11. City Communications Tax 12. County Communications Tax 13. FL State Communications Tax Total Taxes Total for 786 545-2733	.40 .44 .21 .54 1.59 <b>73.34</b>			



STONEGATE CDD 2300 GLADES RD STE 410W BOCA RATON FL 33431-8556 Page Account Number Billing Date

4 of 4 305 247-4094 157 0445 Mar 29, 2022

#### News You Can Use

#### PREVENT DISCONNECT

Thank you for being a valued customer. Please be aware that all charges must be paid each month to keep your account current and prevent collection activities. We are required to inform you that certain charges must be paid in order to prevent interruption of local service. THESE CHARGES ARE ALREADY INCLUDED IN THE TOTAL AMOUNT DUE AND ARE \$356.01. Also, neglecting to pay for remaining charges may result in interruption or removal of these remaining services or further collection action, but will not result in disconnection of your local service. For more information, call the Plans and Services number listed in the Billing Summary section on page 1.

#### CARRIER INFORMATION

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

#### PRICE INCREASE

Effective on or after April 3, 2022, the month-to-month per line price of Business Local Calling (BLC) Unlimited A (Option A) and Unlimited B (Option B) packages will increase. BLC Unlimited A (Option A) will increase from \$175.00 to \$190.00 and BLC Unlimited B (Option B) will increase from \$175.00 to \$190.00. Customers currently on a BLC term plan will continue to receive their current BLC term package price through the end of their term. For questions about this change, please contact us at the toll-free number on your bill or visit business.att.com.

#### COST ASSESSMENT CHRG

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



		Please Remit	Го:	ALM Media, LLC PO Box 936174 Atlanta, GA 31193-6174		Box 936174		STATEMENT OF A	
							Statement	Date:	02/02/2022
		STONEGATE ( Attn: Accounts		510.4			Account Nu	ımber:	9014944
		STE 410W 2300 GLADES CRAIG A. WRA BOCA RATON	RD ATHELL	519.4 001	80		Pay this Amount Amount of		\$84.43 USD
							Remittance		
			PLEAS	E RETURN THIS	SECTION WIT	H PAYMENT			
Statement Date	e: 02/02/2022					Account: ST	ONEGATE CDD		Account #: 9014944
Date	Invoice #				Descrip	tion			Amount
01/25/22 Firm Internal#:	10000575321-0		aily Business Rev DAPHNE GILLYAF		Size: 2 x	x 4.71 Inches			\$84.43
	Visit		our account ba ayment portal					redit card	
	0-30	31-60	61-90	91-120	121-150	151-180	Over 180	Unapplied	Total
No. of Items	0	1	0	0	0	0	0		1
Amount	\$0.00	\$84.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$84.43

We appreciate your business. If you would like to make a payment or have questions please call 800-974-0946 or email us at ALMcollection@alm.com. Email invoices@alm.com for invoice copies.

#### UNUS Property Management LLC

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



Management Service	Monthly		1	20,264 26	20,264 26
SERVICE	DESCRIPTION		QTY	RATE	AMOUNT
BILL TO GENERAL MANAGER STONEGATE CDD 1020 Malibu Way Homestead, FL 33033 USA		001	INVOICE DATE TERMS DUE DATE	1044 04/01/20 Due on n 04/01/20	eceipt
INVOICE		536.022 001			

BALANCE DUE

\$20,264.26

#### **UNUS Property Management LLC**

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



536.003 - 1,979.65 537.350 - 158.01 519.510 - 473.97 536.011 - 60.84 001

#### INVOICE

Supplie / Repair Receipts	Receipt Attached	1	2,672 47	2,672 47
SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
BILL TO GENERAL MANAGER STONEGATE CDD 1020 Malibu Way Homestead, FL 33033 USA		INVOICE DATE TERMS DUE DATE	1045 04/01/202 Due on re 04/01/202	eceipt

BALANCE DUE

\$2,672.47

#### HOMESTEAD, FL 33033 (305) 508-3020

Transaction # : 14755222 Order Date : 03/08/22 11:00:22	536.003
ltem	Price
1/2-IN PVC FEMALE ADAPTER Item #: 115912	\$ 0.53
1 @ 0.53 1/2-IN PVC FEMALE ADAPTER Item #: 115912 1 @ 0.53	\$ 0.53
RB 1/2-IN MNPT BARB 90-DEG ELBOW Item #: 864106	\$ 0.98
1 @ 0.98 1/2-IN LQ TIGHT STRGHT FITTNG Item #: 116022	\$ 5.14
2 @ 2.57 Invoice 14296 Subtotal	\$ <u>7.18</u>
Invoice 14296 Subtotal Subtotal Total Tax Total	\$ 7.18 \$ 7.18 \$ 0.50 \$ 7.68

Total # of items purchased: 5 Excludes fees, services and special order items

Payment: DEBIT ending in 3891	\$ 7.68
Trace	00893814
Purchase Amount	\$ 7.68
Cash Back	\$ 7.68
Total Debit	\$ 7.68
AuthTime	03/08/22 11:00:22
AuthCD	828251
REFID	270714068976
APL	US DEBIT
TSI	6800



How doers get more done.

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

6355 00063 71488 02/11/22 01:45 PM SALE SELF CHECKOUT

010254076041 CORE ORB <A> CLASSIC ARCH ORB - 6IN X 8IN 2@7.98 15.96 873214006430 SHLF ESPRSO <A> LITE SHELF 24INX8INX3/4IN ESPRESSO 2@9.98 19.96

	SUBTOTAL	35.92
	SALES TAX	2.51
	TOTAL	\$38.43
XXXXXXXXXXX3891	DEBIT	

USD\$ 38.43 AUTH CODE 000262 Chip Read AID A000000980840

Verified By PIN US DEBIT



6355 63 71488 02/11/2022 1609

RETURN POLICY DEFINITIONS POLICY ID DAYS POLICY EXPIRES ON 05/12/2022 Α 1 90

\*\*\*\*\*\*

#### DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H88 149620 143328 PASSWORD: 22111 143265



How doers get more done.

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

6355 00052 07196 02/11/22 03:19 PM SALE SELF CHECKOUT

010254076034 CORE BLK <A> CLASSIC ARCH BLACK-6INX8IN 2@7.98 15.96

	SUBTOTAL	15.96
	SALES TAX	1.12
	TOTAL	\$17.08
XXXXXXXXXXXXX3891	DEBIT	

US DEBIT

USD\$ 17.08 AUTH CODE 001773 Chip Read Verified By PIN AID A000000980840



6355 52 07196 02/11/2022 1745

	RET	rurn	POLICY	DEFINIT	IONS	
	POLICY	ID	DAYS	POLICY	EXPIRES	ON
А	1		90	05/1	L2/2022	

#### DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H88 21036 14733 PASSWORD: 22111 14681



How doers get more done.

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

6355 00052 78403 03/17/22 02:01 PM SALE SELF CHECKOUT

078477622087 WALL PLATE <A> 5.53 DECORA 5 GANG PLATE- WHITE

	SUBTOTAL	5.53
	SALES TAX	0.39
	TOTAL	\$5.92
XXXXXXXXXXXX0958	MASTERCARD	

USD\$ 5.92 AUTH CODE 06512B/1521984 Chip Read AID A000000041010 CAPITAL ONE



6355 52 /8403 03/1//2022 8586

RETURN POLICY DEFINITIONS POLICY ID DAYS POLICY EXPIRES ON A 1 90 06/15/2022

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

Opine en español

www.homedepot.com/survey

User ID: H89 163450 157147 PASSWORD: 22167 157095



How doers get more done.

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

6355 00052 57993 01/19/22 11:13 AM SALE SELF CHECKOUT

049793099457 1 1/8CAMLOCK <A> 5.74 1-1/8IN DRAWER CAM LOCK - CHROME 785991137903 4"SQBXCVFLBL <A> 0.78 4" SQ BOX COVER FLAT BLANK

	SUBTOTAL	6.52
	SALES TAX	0.46
	TOTAL	\$6.98
XXXXXXXXXXXX0958	MASTERCARD	
		USD\$ 6.98

AUTH CODE 09754B/8522014 TA Chip Read AID A0000000041010 CAPITAL ONE



6355 52 57993 01/19/2022 3273

RETURN POLICY DEFINITIONSPOLICY IDDAYSPOLICY EXPIRES ONA19004/19/2022

#### DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H89 122630 116327 PASSWORD: 22069 116275



How doers get more done.

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

6355 00062 18085 01/26/22 03:40 PM SALE SELF CHECKOUT

032888182363 VACUUM BRKR <A> 7.25 3/4" HOSEBIBB VACUUM BREAKER

	SUBTOTAL	7.25
	SALES TAX	0.51
	TOTAL	\$7.76
XXXXXXXXXXXX3891	DEBIT	

USD\$ 7.76 AUTH CODE 000614

Chip ReadVerified By PINAID A000000980840US DEBIT



 $6355\ 62\ 18085\ 01/26/2022\ 9081$ 

RETURN POLICY DEFINITIONS POLICY ID DAYS POLICY EXPIRES ON A 1 90 04/26/2022

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

Opine en español

www.homedepot.com/survey

User ID: H88 42814 36521 PASSWORD: 22076 36459



#### Final Details for Order #112-8653602-9573817

Print this page for your records.

Order Placed: March 30, 2022 Amazon.com order number: 112-8653602-9573817 Order Total: \$123.81

#### Shipped on March 30, 2022

	537.350	
Items Ordered		Price
3 of: [100 Pack] 12 oz. White Package (seller profile)		\$18.99
Condition: New		
1 of: Grove Square Cappuccino	Pods, French Vanilla, Single Serve (Pack of 50)	\$22.90
(Packaging May Vary)		
Sold by: Amazon.com Services LLC		
Condition: New		

1 of: Coffee Pods Variety Pack Sampler, Assorted Single Serve Coffee for Keurig K Cups \$26.06 Coffee Makers, 40 Unique Cups - Great Coffee Gift Sold by: Amazon.com Services LLC

Condition: New

#### Shipping Address:

Victor Castro 3560 NE 11TH DR HOMESTEAD, FL 33033-5564 United States

#### **Shipping Speed:**

**FREE Prime Delivery** 

#### Shipped on March 31, 2022

#### **Items Ordered**

1 of: Grove Square Cappuccino Pods, Caramel, Single Serve (Pack of 24) (Packaging May \$13.89 Vary) Sold by: Deals On Call (seller profile)

Condition: New

#### **Shipping Address:**

Victor Castro 3560 NE 11TH DR HOMESTEAD, FL 33033-5564 United States

#### **Shipping Speed:**

FREE Prime Delivery

#### **Payment information**

**Payment Method:** 

Item(s) Subtotal: \$119.82

Price

Amazon.com - Order 112-8653602-9573817

Visa | Last digits: 9802

**Billing address** 

Victor Castro 3560 NE 11TH DR HOMESTEAD, FL 33033-5564 United States Shipping & Handling: \$0.00 -----Total before tax: \$119.82 Estimated tax to be collected: \$3.99 -----

#### Grand Total: \$123.81

**Credit Card transactions** 

Visa ending in 9802: March 31, 2022: \$123.81

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice © 1996-2022, Amazon.com, Inc. or its affiliates

## **Busy Bex Balloons**

#### Bill To: Malibu Bay Invoice No: 1 Manager@UNUSmgmt.com Date: 03/12/2022 Terms: NET 0 Due Date: 03/12/2022 Description Quantity Rate Amount 1 \$600.00 \$600.00 St. Patrick's Day Arrangement Oversized rainbow Subtotal \$600.00

	Paid	\$600.00
Paid	Balance Due	\$0.00

**TAX 0%** 

Total

Invoice

\$0.00

\$600.00

**GRAINGER** 

2255 NW 89TH PLACE DORAL, FL 33172-2428 www.grainger.com

SHIP TO

UNUS PM / MALIBU BAY CLUBHOUSE 1020 NE 34th Avenue Homestead FL 33033

BILL TO UNUS PROPERTY MANAGEMENT LLC 3560 NE 11TH DR HOMESTEAD FL 33033

#### INVOICE

GRAINGER ACCOUNT NUMBER INVOICE NUMBER INVOICE DATE DUE DATE AMOUNT DUE 887863189 9220060447 02/21/2022 03/23/2022 \$50.23

PO NUMBER: CALLER: CUSTOMER PHONE: ORDER NUMBER: INCO TERMS: 536020-002 VICTOR CASTRO 7865452754 1439678210 FOB ORIGIN

#### 536.003

PAGE1 OF1

Pay invoices online at: www.grainger.com/invoicing Sign up for paperless invoicing at: www.grainger.com/paperlessinvoicing

THANK YOU! FEI NUMBER 36-1150280 FOR QUESTIONS ABOUT THIS INVOICE OR ACCOUNT CALL 1-800-472-4643

PO	ITEM #	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
LINE #					
1	3X635	V-BELT, B38 MANUFACTURER # 3X635 Delivery #:6540393976 Date: 02/21/2022 Carrier: FDX GROUND No:of Pkgs:1 Wt: 0.800 Trk #:186669214547 SHIPPED FROM: WEST PALM BEACH BRANCH 482 1800 N. FLORIDA MANGO RD., WEST PALM BEACH, FL 33409-6406	2	18.34	36.68
		RNED EXCLUSIVELY BY GRAINGER'S TERMS OF SALE, INCLUDING: (I) DISPUTE	INVOICES	SUB TOTAL	36.68
IN EFFECT TERMS OF	AT THE TIME O SALE ARE AVA	AND (II) CERTAIN WARRANTY AND DAMAGES LIMITATIONS AND DISCLAIMERS F THE ORDER, WHICH ARE INCORPORATED BY REFERENCE HEREIN. GRAINGER'S ILABLE AT WWW.GRAINGER.COM		SHIPPING TAX	10.98 2.57
		UCTIONS ARE AVAILABLE AT WWW.GRAINGER.COM/RETURNS			
		r domestic consumption. If exported, purchaser assumes full responsibility for com on contrary to US law prohibited.	pliance with	US	
	S INVOICE - PA	AYMENT TERMS Net 30 days after inv IN U.S. DOLLARS.	АМОШ	NT DUE	\$50.23

#### PLEASE DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT

BILL TO:

UNUS PROPERTY MANAGEMENT LLC 3560 NE 11TH DR HOMESTEAD FL 33033 UNITED STATES OF AMERICA REMIT TO: GRAINGER DEPT. 887863189 P.O. BOX 419267 KANSAS CITY, MO 64141-6267

#### 887863189922006044710000050231000025710001098100000022032352

Χ

ACCOUNT NUMBER 887863189 DATE 02/21/2022 INVOICE NUMBER 9220060447 AMOUNT DUE \$50.23 **GRAINGER** 

2255 NW 89TH PLACE DORAL, FL 33172-2428 www.grainger.com

SHIP TO

UNUS PM / MALIBU BAY CLUBHOUSE 1020 NE 34th Avenue Homestead FL 33033

BILL TO UNUS PROPERTY MANAGEMENT LLC 3560 NE 11TH DR HOMESTEAD FL 33033

#### INVOICE

GRAINGER ACCOUNT NUMBER INVOICE NUMBER INVOICE DATE DUE DATE AMOUNT DUE 887863189 9221173652 02/22/2022 03/24/2022 \$630.28

PO NUMBER: CALLER: CUSTOMER PHONE: ORDER NUMBER: INCO TERMS: 536020-001 VICTOR CASTRO 7865452754 1439672306 FOB ORIGIN

#### 536.003

PAGE1 OF1

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www.grainger.com/paperlessinvoicing

THANK YOU! FEI NUMBER 36-1150280 FOR QUESTIONS ABOUT THIS INVOICE OR ACCOUNT CALL 1-800-472-4643

PO	ITEM #	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL	
LINE #						
1	4C406	WASHABLE METAL AIR FILTER,16X20X2,MESH MANUFACTURER # 4C406 Delivery #:6540405589 Date: 02/22/2022 Carrier: FDX GROUND No:of Pkgs:3 Wt: 66.400 Trk #:563313359728 563313359809 563313359831 SHIPPED FROM: DC JACKSONVILLE 945 8001 FORSHEE DRIVE,JACKSONVILLE,FL 32219-5338	16	34.79	556.64	
		RNED EXCLUSIVELY BY GRAINGER'S TERMS OF SALE, INCLUDING: (I) DISPUTE	INVOICE S	SUB TOTAL	556.64	
IN EFFECT TERMS OF	AT THE TIME O SALE ARE AVA	AND (II) CERTAIN WARRANTY AND DAMAGES LIMITATIONS AND DISCLAIMERS F THE ORDER, WHICH ARE INCORPORATED BY REFERENCE HEREIN. GRAINGER'S ILABLE AT WWW.GRAINGER.COM JCTIONS ARE AVAILABLE AT WWW.GRAINGER.COM/RETURNS		SHIPPING TAX	34.67 38.97	
These items are sold for domestic consumption. If exported, purchaser assumes full responsibility for compliance with US export controls. Diversion contrary to US law prohibited.						

Reprint

PAY THIS INVOICE - PAYMENT TERMS Net 30 days after inv IN U.S. DOLLARS

#### PLEASE DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT

AMOUNT DUE

BILL TO:

UNUS PROPERTY MANAGEMENT LLC 3560 NE 11TH DR HOMESTEAD FL 33033 UNITED STATES OF AMERICA REMIT TO: GRAINGER DEPT. 887863189 P.O. BOX 419267 KANSAS CITY, MO 64141-6267

#### 887863189922117365210000630281000389710003467100000022032473

ACCOUNT NUMBER 887863189 DATE 02/22/2022 INVOICE NUMBER 9221173652 AMOUNT DUE \$630.28

\$630.28

FOR COMMENTS OR CHANGE OF ADDRESS, ENTER INFORMATION ON REVERSE SIDE

### Invoice

Page 1 of 1



9840 NW 77th Ave Hialeah Gardens, FL 33016 (305) 823-2803 Fax: (305) 823-1106 Invoice # 10-I150953 Date: 03/10/2022 PO # Salesperson: Robert Bennett Ship Via: Terms: Due Upon Receipt

#### 536.003

10-C113010 Phone: 2397897263 UNUS PROPERTY MANAGEMENT 3560 NE 11TH DRIVE HOMESTEAD, FL 33033



Item # / Type	Shipped	B/O	Description	Price	Ext prc
0671495622	8		Luminoso Landscape Flood Light VFLE 20W Y 40K P 26 BZ 20 Watts 2380 Lumens 40K Bronze Swivel Bracket 40° 70 CRI Not Dimmable 5 Year Warranty	71.88	575.04

Total Cube: 0.00	Users: RBENNETT	Total line items: 1	Subtotal: Order Subtotal: Tax: Total:	575.04 0.00 40.25 615.29
	Tender:			. da
	Visa #XXXX9802	and the second se	1 CT 1 C 1 C 1 C 1 C 1 C 1 C 1 C 1 C 1 C	615.29
	Batch: 633 Auth: 021582 Entry Method: EMV Contact VISA DEBIT AID: A000000031010 TVR: 808008000 TSI: 6800 AC: E602970E483A31E3 CVM: sig Authorization Mode: ISSUER	5	AJD.	
		The second second	Net tender:	615.29
4	WWW.LEDA NO REF 3 DAY EXCHA WITH RE	UNDS ANGE ONLY		6

[]	Staples	5
Col	nnec	t
18591 Sou	th Dixie Hi	ahway
Cutter 305	Bay. FL 331 -969-8171	57
Store: 1778 Date: 3/1/22 Transaction: 24515	Registe Time: 2	:39 PM
HIGHSdELTUIT: 24515	.510	: 1923837
Qty Item CANON 055 BL	Price	Amount
1 013803309287	94.99	94.99
CANON 055 YE	115 99	115.99
CANON 055 CY/ 1 013803309270	AN TON	115.99
CANON 055 MA	GENTA	
013003303203	115.99	115.99
	Subtotal	442.96
	LORIDA 7%	31.01
UO DEDTI	Total	473.97
US DEBIT Card No. : XXXXXXX	XXXXX9802	JSD\$473.97 [C]
Auth No. : 000116		dis.
AID.: A0000009808	340 fied By PIN	
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Shop Smarte	r. Get Rewa	inded.
Stanlos Roward	s members (	let lin to
Exclusions Apply	See an ass	ociate for
full program de	tails or to	enroll.
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- 3060 N.E. Homestea Store Mana	bione Plaza 41st Terrace ad, FL 33033 ager: Dara Sel 242-0954	
TULIP BOUQUET 5 TULIP BOUQUET 5 TULIP BOUQUET TULIP BOUQUET	37.350	7.99 T 7.99 T 7.99 T 7.99 T 7.99 T
Order Total Sales Tax Grand Total Debit F Change	Dayment	31.96 2.24 34.20 34.20 0.00
Acct #: XXX	2570 : 0165815393 XXXXXXX9802 hase FROM CHE( .20	
DEBIT CARD A0000000980840 Entry Method: Aode:	Issuer-PI	PURCHASE US DEBIT Chip Read N Verified

Your cashier was Samantha

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03/01/2022 15:12 S1029 R106 9008 C0241

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Publix Super Markets, Inc.



### Wrathell, Hunt & Associates, LLC

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

#### Bill To:

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

	Description	Amount
Management	512.311	3,549.17
Assessment Services	513 310	444.33
Dissemination Agent	513.310 513.315 001	87.58
Building	client relationships one step at a time	Total \$4,081.08

### Invoice

Date	Invoice #
4/1/2022	2021-0950



c/o Wrathell Hunt and Associates, LLC

2300 Glades Road Suite 410W

Boca Raton, FL 33431

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

**Bill To** 

Stonegate CDD

537.003 001

### Invoice

183563

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

Please retain this portion for your records

<b>Due Date</b>	5/1/2022	
Terms	Net 30	FOR MONTH OF:
Account # PO #	3782	4/1/2022

	Amount Due
	1,215.00
	205.00
Total	\$1,420.00
	Total

Stonegate CDDInvoice #c/o Wrathell Hunt and Associates, LLC2300 Glades Road Suite 410WBoca Raton, FL 33431Account #

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

Amount	\$
Enclosed:	Ψ_

)		

183563

3782

Please return this portion with your payment

16650 SW 2 Miami, FL 3 (786) 298-7	203 AVE 33187 US '104	Service INC ervice@hotmail.con	ı	537.460	Ir	nvoice
		e CDD Ides Rd. Ste. 410 W ton, FL 33431	,			
INVOICE #		DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762559		03/30/2022	\$2,915.00	04/29/2022	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
<b>Trim.</b> 10 Royal palms & 5 Bismarkias	15	55.00	825.00
Trim. 38 Coconut Palms	38	55.00	2,090.00
	BALANCE DUE		\$2,915.00

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762560	03/30/2022	\$2,975.00	04/29/2022	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Trim. All the Trees located in the CDD. #537.460	1	2,975.00	2,975.00
#537.460	BALANCE DUE	1	\$2,975.00

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762561	03/30/2022	\$6,908.00	04/29/2022	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Install. Install Mulch (1350 bags) (Second Fiscal Year 2022) #537.440	1,350	4.00	5,400.00
Install. Install Mulch to Tract C (377 bags) (Second Fiscal Year 2022)	377	4.00	1,508.00
#537.440	BALANCE DUE		\$6,908.00

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

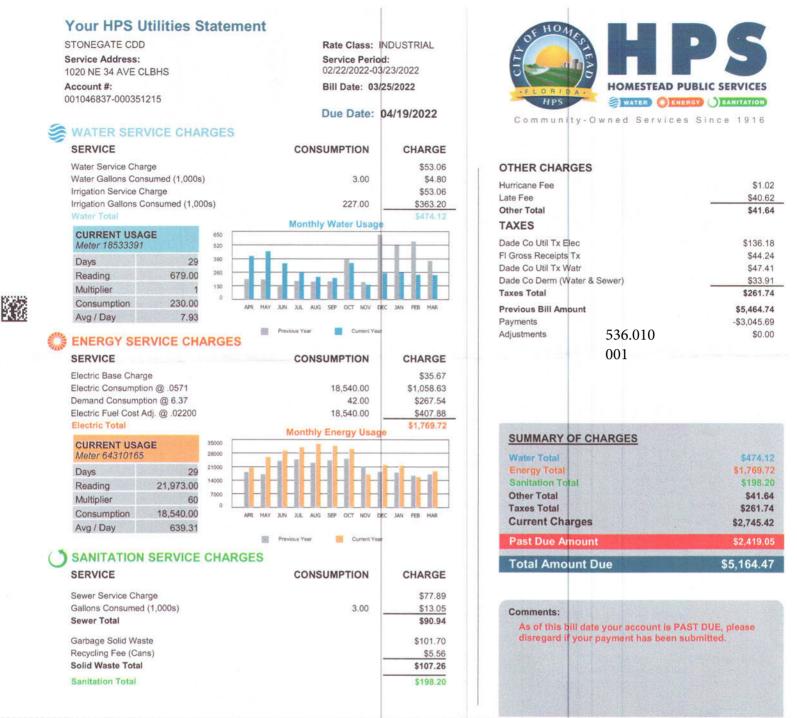
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762562	03/30/2022	\$2,975.00	04/29/2022	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Fertilization Fertilize Palms, Trees, Hedges, and grass. (Second & last of Fiscal Year 2022) #537.410	1	2,975.00	2,975.00
#537.410	BALANCE DUE	1	\$2,975.00

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762572	04/04/2022	\$2,273.00	05/04/2022	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
<b>Cut the Grass</b> Cut the Grass 04/01/2022. 04/15/2022. #537.400	2	800.00	1,600.00
<b>Cut the Grass</b> Tract C. Maintenance 04/01/2022. 04/15/2022. #537.470	2	170.00	340.00
Irrigation System Sixth payment of Maintenance of the Irrigation System/ Fiscal Year 2022 #537.450	1	333.00	333.00
#537.400 #537.470 #537.450	BALANCE DUE		\$2,273.00



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

Account Number

001046837-000351215

**HELP** contribution

(Optional)

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

Service Billing Period

02/22/2022-03/23/2022

**Past Due Amount** 

\$2,419.05



HOMESTEAD PUBLIC SERVICES 100 Civic Court Homestead, FL 33030

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

**Current Charges** 

**Past Due After** 

04/19/2022

**Current Charges** 

\$2 745 42

**Amount Enclosed** 

**Total Amount Due** 

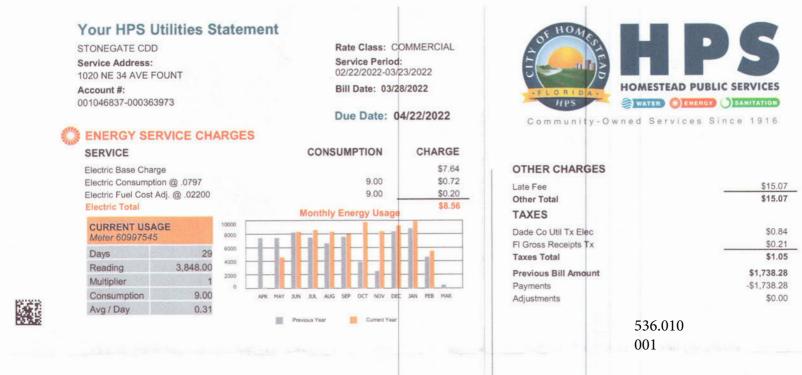
\$5 164 47

PLEASE PLACE ACCOUNT NUMBER ON CHECK TO ENSURE PROPER CREDIT.

**IIIIII OF HOMESTEAD** PO BOX 900430 HOMESTEAD, FL 33090-0430

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

0010468370003512150516447



Total Amount Due	\$24.68
Balance Forward	\$0.00
Current Charges	\$24.68
Taxes Total	\$1.05
Other Total	\$15.07
Sanitation Total	\$0.00
Energy Total	\$8.56
Water Total	\$0.00

Comments:

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

NAME: STONEGATE CDD

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



HOMESTEAD PUBLIC SERVICES 100 Civic Court Homestead, FL 33030

Account Number	Number Service Billing Period Current Charges Past Due After		Amount Enclosed	
001046837-000363973	02/22/2022-03/23/2022	04/22/2022		
HELP contribution (Optional)	Past Due Amount		Total Amount Due	
	\$0.00	\$24.68	\$24.68	

\*\*AUTO\*\*MIXED AADC 750 6 MAAD 130991AA28-A-1 1202 1 MB 0.482

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

#### 0010468370003639730002468

#### M&M POOL & SPA SERVICES, CORP.

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



### 536.004

#### INVOICE

BILL TO STONEGATE CDD / I 1020 MALIBU WAY HOMESTAD, FL 3303	MALIBU BAY CLUB HOUSE 33 US		INVOICE DATE TERMS DUE DATE	1423 04/03/2022 Due on receipt 04/03/2022	
DATE		DESCRIPTION	QTY	RATE	AMOUNT
04/01/2022	April Pool Services	Monthly Services	1	2,300.00	2,300.00
Thank you for your business! I take credit cards, ACH payments, Zelle can be sent to 7869728875, Venmo can be sent to @Marcelo-Valdes, and check can be sent to 14304 SW 145 PL, Miami, FL 33186.		SUBTOTAL			2,300.00
		TAX TOTAL			0.00 2,300.00
		BALANCE DUE		\$2	2,300.00

POWER ENTERPRISE CORP 19441 SW 212th STREET MIAMI, FL 33187 CELL#305 216 9782 ALT# 305-878-1889 POWERENTERPRISECORP@GMAIL.COM



Due Date

### INVOICE

03/21/2022

MALIBU BAY CLUBHOUSE STONEGATE CDD 1020 MAILIBU WAY HOMESTEAD, FL 33033 PH. 305-247-8859 MANAGER@UNUSMGMT.COM		Invoice #	20220266
	536.020	Invoice Date	03/21/2022

Item	Description	Unit Price	Quantity	Amount
Product	Office side a/c unit service call:	1100.00	1.00	1,100.00
	RAN LEAK DETECTION PROCESS; RESET EQUIPMENT AN REPROGRAMMED TO ALLOW THE COMPRESSOR SAFETY SWITCH TO UNLOCK AND START THE COMPRESSOR BAC UP.			
	REFILLED UNIT WITH USE OF TWO (2)410A REFRIGERAN TANKS AND TERSTED TEMPERATURES TO ENSURE ALL IN WORKING ORDER.			
	IF THE PROBLEM PERSISTS; A MORE IN DEPTH UNDERGROUND LEAK DETECTION WILL BE REQUIRED.			
	LABOR AND MATERIALS INCLUDED:			
NOTES:	TAX EXEMPT			
	ake all checks payable to Power Enterprise Corp. IK YOU FOR YOUR BUSINESS!			
		Subtotal		1,100.00
		Total		1,100.00
		Amount Paid		0.00
		Balance Due		\$1,100.00

#### M&M POOL & SPA SERVICES, CORP.

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



#### 536.013

#### INVOICE

BILL TO STONEGATE CDD / MALIBU BAY CLUB HOUSE 1020 MALIBU WAY HOMESTAD, FL 33033 US			INVOICE DATE TERMS DUE DATE	1507 04/10/2022 Due on receipt 04/10/2022	
DATE		DESCRIPTION	QTY	RATE	AMOUNT
04/10/2022	Change Parts	UPDATED FLA POOL RULES 24X36in	3	55.00	165.00
	Sales	SNAP TITE ESCUTCHEON CHROME	1	35.00	35.00
	Clean Filter D.E	Wash and Clean DE Filter Assembly and add D.E powder.	1	250.00	250.00
Thank you for your business! I take credit cards, ACH payments, Zelle can be sent to 7869728875, Venmo can be sent to @Marcelo Valdes, and check can be sent to 14 04 W 145 PL, Miami, FL 33186		SUBTOTAL			450 00
		TAX			0.00
		TOTAL			450.00
		BALANCE DUE			\$450.00

#### UNUS Property Management LLC

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



INVOICE BILL TO GENERAL MANAGER STONEGATE CDD 1020 Malibu Way Homestead, FL 33033 USA	537.350 001	INVOICE DATE TERMS DUE DATE	1048 04/20/2022 Due on recei 04/20/2022	pt
SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Event Receipt Additional Services	Ea ter 2022 Employee Hours for Setup and Event	1 1	3,935 79 3,202.40	3,935 79 3,202.40

BALANCE DUE

\$7,138.19

### Busy Bex Balloons

### Invoice Busy Bex Balloons

BILL TO Malibu Bay Club HouseManagment	Dat	Invoice # Date Due date	
Item	Quantity	Price	Amount
Easter Balloon Basket	1	\$600.00	\$600.00
	Su	Subtota	
		Tota	
	Am	ount Due	\$600.00



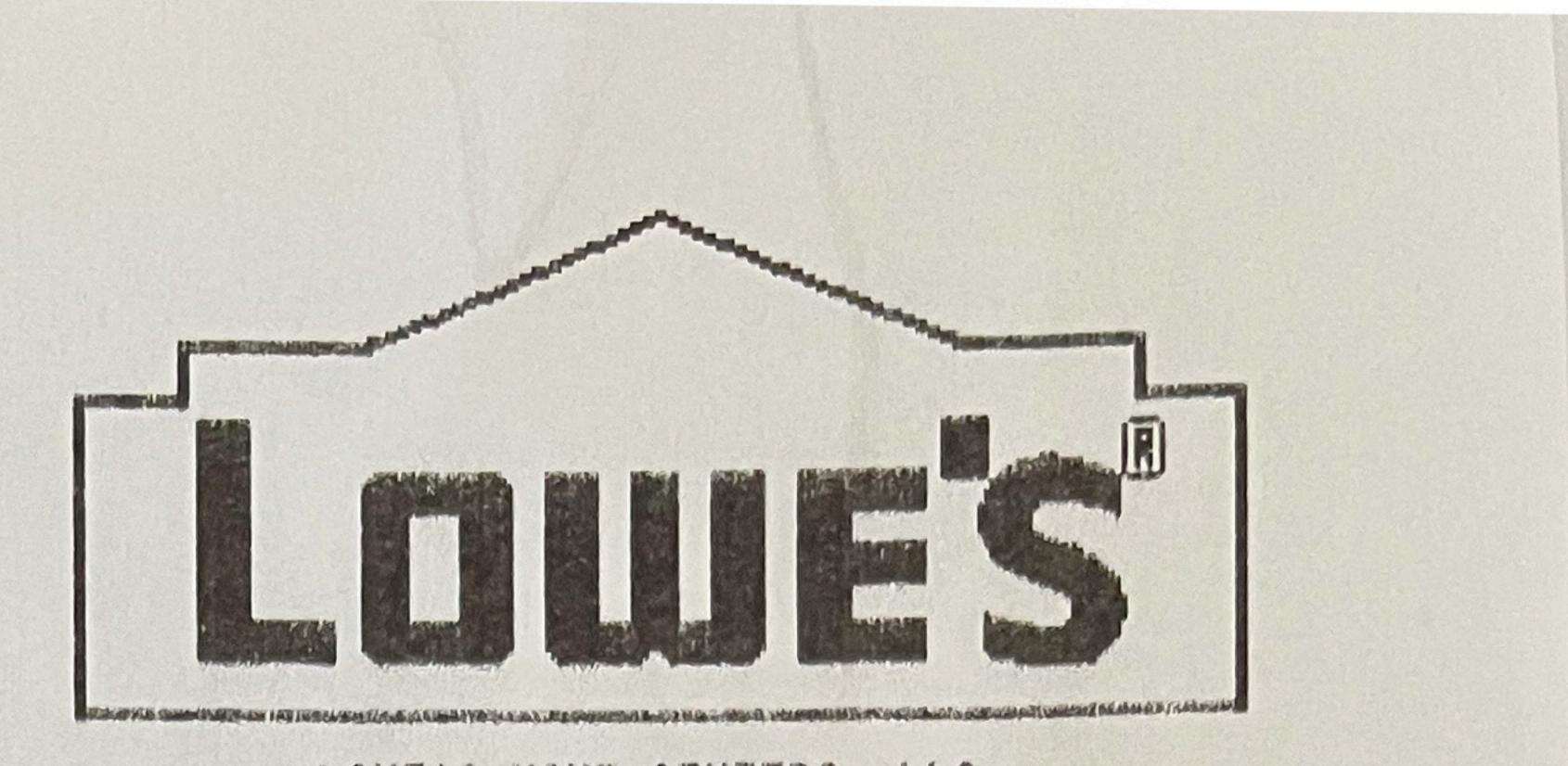
# How doers A was get more done.

59.52

4.17

\$63.69

USD\$ 63.69



LOWE'S HOME CENTERS, LLC

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

6355 00036 87142 04/15/22 01:17 PM SALE CASHIER MARIA

090489144203 1X2 DRYWALL <A> 1X2-8FT PT DRYWALL STRIPS 2402.48 59.52

SUBTOTAL SALES TAX TOTAL XXXXXXXXXXXX9802 DEBIT

AUTH CODE 001119 Chip Read

# 1850 N.E. 8TH STREET HOMESTEAD, FL 33033 (305) 508-3020

SALES#: S2707NCZ 4070102 TRANS#: 11128029 04-16-22

- SALE -

1026727	12-02 CX GLOSS BANNER RED	4.98
72713	3/4 EMT CONDUIT 10-FT	24.56
	2 @ 12.28	
1026727	12-02 CX GLOSS BANNER RED	9.96
	20 4.98	
2953492	12-02 CX GLOSS PEEKABOO B	14.94
	3 @ 4.98	
1026754	12-OZ CX GLOSS WHITE	14.94



30 4.98 20.94 1427095 11-02 FLUORESCENT GREEN 6.98 3 Q 1026740 12-UZ CX GLOSS GUM DROP 14.94 30 4.98 851392 11-0Z FLUORESCENT CERISE 20.94 6.98 30 244350 12-02 ORANGE GLOSS SP R-0 17.94 30 5.98 144.14 SUBTOTAL: 10.09 TAX: 154.23 TOTAL: **INVOICE 11659** 

Opine en español

www.homedepot.com/survey

User ID: HXX 180928 174609 PASSWORD: 22215 174573

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

CHIP REFID: 270711081902 04/16/22 12:53:04

DEBIT:

154.23

# How doers How doers set more done. get more done.

# CUTLER BAY HOME DEPOT (305)234-2700 19400 SW 106 AVE CUTLER BAY FLA 33157

04/07/22 02:19 PM 06322 00061 0207 SALE SELF CHECKOUT

## 038398321186 6X100 WOV WB <A> 77.98 VIGORO 6X100 WOVEN LANDSCAPE FABRIC

## 77.98 SUBTOTAL 5.46 SALES TAX \$83.44 TOTAL XXXXXXXXXXXX9802 DEBIT USD\$ 83.44

AUTH CODE 001557 Chip Read AID A000000980840

A

# Verified By PIN US DEBIT

0207 04/07/22 02:19 PM

CUTLER BAY HOME DEPOT (305)234-2700 19400 SW 106 AVE CUTLER BAY FLA 33157

04/15/22 09:18 AM 00034 0207 14505 SALE CASHIER BEATRICE

858316007073 6X100 WOV WB <A> VIGORO 6X100 WOVEN LANDSCAPE FABRIC 155.96 2077.98 090489144203 1X2 DRYWALL <A> 1X2-8FT PT DRYWALL STRIPS 59.52 2402.48

215.48 SUBTOTAL 15.08 SALES TAX \$230.56 TOTAL XXXXXXXXXXXX9802 DEBIT

USD\$ 230.56



# RETURN POLICY DEFINITIONS POLICY ID DAYS POLICY EXPIRES ON 07/06/2022 90

# DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

AUTH CODE 002197 Chip Read AID A000000980840

C101637

Verified By PIN US DEBIT

# 0207 04/15/22 09:18 AM 0207 34 14505 04/15/2022 3362

### RETURN POLICY DEFINITIONS POLICY EXPIRES ON POLICY ID DAYS 90 07/14/2022 A

# \*\*\*\*\*\*\*\*\* WE NAIL IT?

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

User ID: H88 13140 12994 PASSWORD: 22207 12933

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

Opine en español

www.homedepot.com/survey

User ID: WTR 29506 29333 PASSWORD: 22215 29299

690155120977 The House of Costumes 1343 SW 8 Street Miami, FL 33135 (305) 858-5029

## Sales Receipt

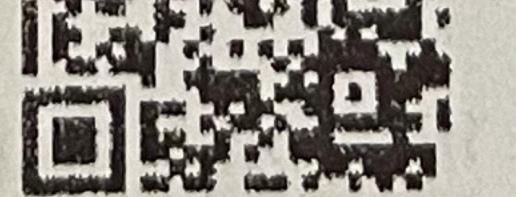
Transaction #: Date: 4/7/2022 Cashier: CT	313419 Time: 11:34 Register #:	1:19 AM 3
Item Descripti	on	Amount
======================================	ingle Sho code: ADV	\$3.99
Discount		(\$0.40)
006400010101JW-0064 E	xploding	\$8.99
	code: ADV	
Discount		(\$0.90)
11222701010153420 Far		\$24.99
	code: ADV	(45 00)
Discount		(\$5.00)
099996038654GP0246 Ch Discount		\$8.99
Discount		(\$0.90)
180450010101Magical w		\$14.99
Discount	code: ADV	(++ +
Discount	5	(\$1.50)
842445115181124446 St Discount		\$269.99
741545104265HG MC26/1 Discount		\$199.99
Discount		(\$40.00)
099996009548DC-0004 W Discount		\$34.95
Discount		(\$3.50)
5 @ \$6.29		
08268613019413096 Bun	ny Access	\$19.98
Discount		
Discount		(\$2.00)
20\$8.99		
	Sub Total	\$532.66
C	ounty Tax	\$37.29
	Total	\$569.95
Credit Card	Tendered	\$569.95
C	hange Due	\$0.00
YOURSERVER		
	WWWWWWWWW 3419	
31 Thank you f	3419 ar shanning	





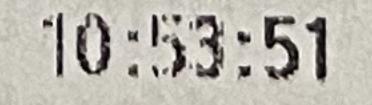
# member today Scan for 30-day free trial. 04/14/22

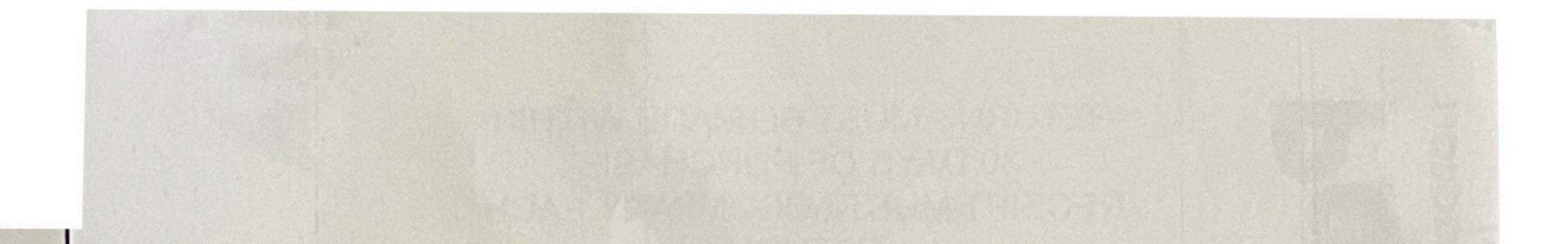
23:01:44



Scan for 30-day free trial.

04/13/22





FAMILY DOLLAR STORE #08383 28800 SW 137th Ave Homestead, FL, 786-404-6996 AIR O PLAY COMPOUND 653899629113 9.00 T 9 @ 1.00 FIDGET BENDY TUBES 613153745515 6.00 T 6 @ 1.00 FINGER SKATEBOARD WITH ACCESSORY 032251673214 9.00 T 9 @ 1.00 SAND ART ASST 653899799250 6.00 T 6 @ 1.00 653899799243 5.00 T SAND ART ASST 5 @ 1.00 MACHETTO DUANTHE DOADD

# Party City. NOBODY HAS MORE PARTY FOR LESS

911 NORTH HOMESTEAD BLVD HOMESTEAD, FL 33030 786-446-8007

618645445492 520Z CANDY C \$15.00 T 520Z CANDY COMBO 618645445492 520Z CANDY C \$15.00 T

	MAGNETIC DRAWING BUARD 841893103269	1.00 T
		5019867 5.00 T
	5 @ 1.00	
	SUBTOTAL	\$41.00
Contraction of the local division of the loc	TAXI	\$2.87
Contraction of the	TOTAL	\$43.87
A STATE AND A STAT	DEBIT	\$43.87
	US DEBIT *********9802	
and the second	CHIP READ Approved	
No. West of the	AUTH# 473311 SEQUENCE NO: 2	260601
Souther State	ONLINE PIN VERIFIED	
	Mode: Issuer AAC - 27329768	B338F62F
	AID: A0000000980840 ARC: Z3	1

618645445492	5202 CHNDY L	\$15.00 1
520Z CANDY CO	MBO	
041420022371	315CT BRACHS	\$20.00 T
315CT BRACHS	KIDDIE MIX	
041420022371	315CT BRACHS	\$20.00 T
315CT BRACHS	KIDDIE MIX	
================	=======================================	=============
SUBTOTAL		\$70.00
GEN MERCH TAX	@ 7.000%	\$4.90
TOTAL		\$74.90
DEBIT		\$74.90
ITEMS = 4		
===============	=======================================	=======================================
DEBIT	SALE \$74.90	
VVVVVVVVVVVVV	and the second second second second	

99083830126060190933 ITEMS 41 04-11-2022 20:44:33 08383 01 7272633 2606 Cash Check Debit Credit & EBT Accepted, THANK YOU.

XXXXXXXXXXXX9802 CHIP APPR: 070331 JOURNAL: 0671114969837674

AID: A0000000980840 Application Label: US DEBIT Cryptogram Type: TC Cryptogram: 9A00219E8D964CDE



### Dadeland - 305-668-0262 8350 S Dixie Hwy Miami, Florida 33143-7714 04/15/2022 08:55 PM

# 

TOYS 091140186 FranklinSprt T \$19.96 4 @ \$4.99 ea

SUBTOTAL\$19.96T = FL TAX 7.00000 on \$19.96\$1.40TOTAL\$21.36

(786) 404-6951 Store# 4157 2552 NE 10th Court Homestead FL 33033-4717 TOTAL PRICE DESCRIPTION QTY 1.25T 1.25 DIAMOND GREENLT MATCHES 300CT 1.25T 1.25 FLARP NOISE PUTTY PDQ 1.25T1.25 FLARP NOISE PUTTY PDQ 1.25TFLARP NOISE PUTTY PDQ 1.25 FLARP NOISE PUTTY PDQ 1.25T1.25 1.25T1.25 SS 1550ML LRG BOWL 1.25T 1.25 SS BOWL 780ML PRINT/COLOR 1.25 1.25TSS BOWL 780ML PRINT/COLOR

\*9802 DEBIT TOTAL PAYMENT \$21.36 AID: A000000980840 US DEBIT AUTH CODE: 034274

# SOME PROMOTIONS MAY REDUCE THE REFUND VALUE OF ITEMS

REC#2-2105-1039-0085-1556-3 VCD#751-160-843

Help make your Target Run better. Take a 2 minute survey about today's trip

informtarget.com User ID: 7789 4896 1991 Password: 484 437

CUÉNTENOS EN ESPAÑOL

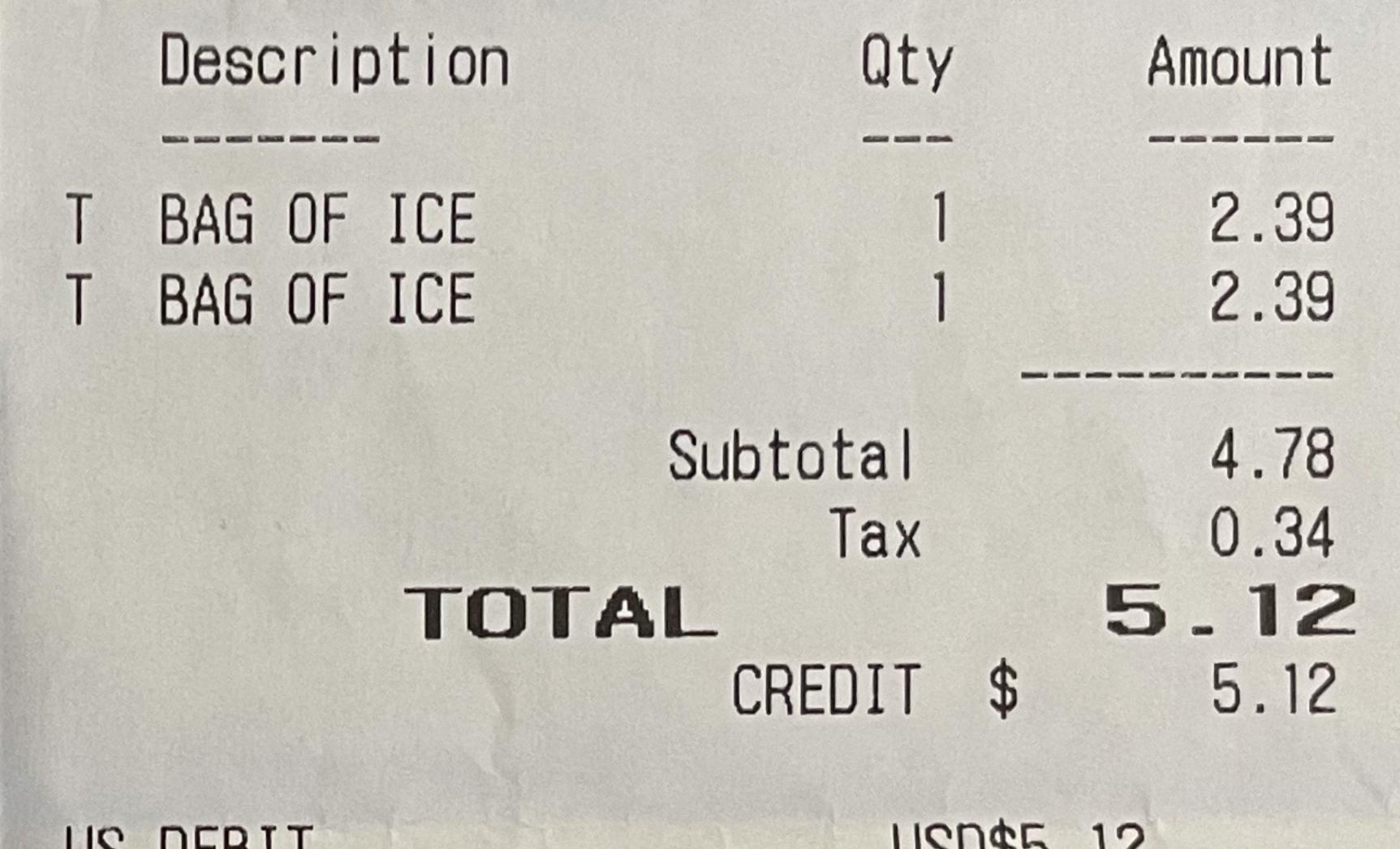
Please take this survey within 7 days

### 9278 04157 02 022 27261829 4/16/22 19:55 Sales Associate:James

Thank You For Choosing Papa Johns Restaurant # 673 Welcome to Shell WELCOME TO SUNSHINE SHELL 57543797005 Shell 10 SOUTHEAST 1ST AVENUE



FLORIDA CITY FL 33034



Lane: 99 Card Type: Visa Account #: xxxx9802 Authorization #: 089753 Reference #: 1032480 Batch ID: 453

> > 0.00

 US
 DEBIT
 USD\$5.12

 XXXX
 XXXX
 XXXX
 9802

 Chip
 Read
 APPROVED
 INV # 867176

 AUTH # 007113
 INV # 867176

 Mode:
 Issuer

 AID:
 A000000980840

 TVR:
 8000108000

 IAD:
 06011203608000

 TSI:
 6800

 ARC::
 00

Customer Copy

Additional Tender Amt:

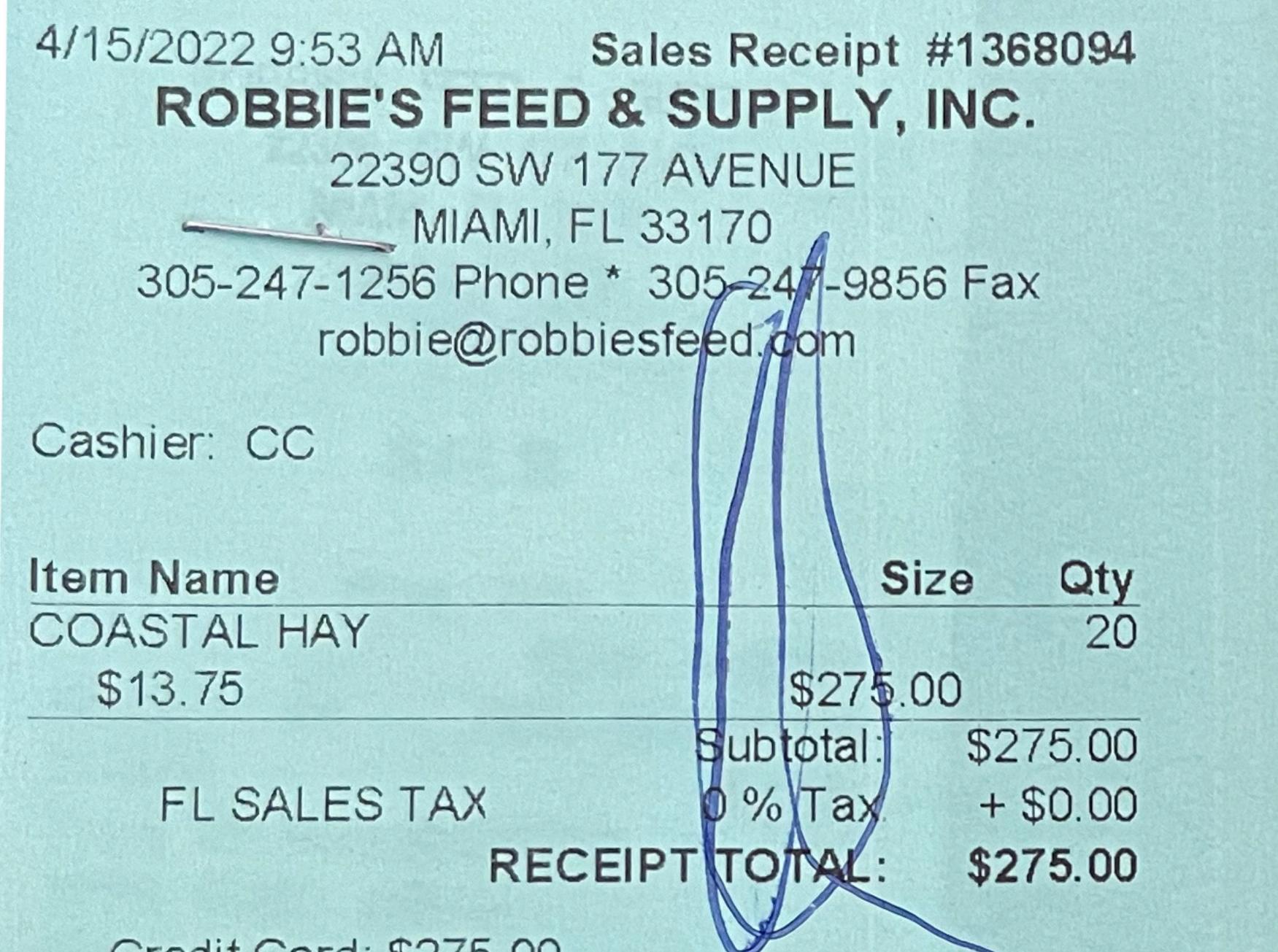
# Any delivery fee charged is not a tip for the driver. Please reward your Driver with a tip for outstanding service.

APPROVED

## Please come again

# THANKS, COME AGAIN ST# 284 TILL XXXX DR# 1 TRAN# 1019762 CSH: 7 4/13/22 11:05:22 AM

# PAID



4/15/2022 10:01 AM Sa ROBBIE'S FEED &	les Receipt #1368098 SUPPLY, INC.
22390 SW 177	AVENUE
MIAM 5305-247-1256 Phone	32-170 FFFFFFFFFFFFFFFFFFFFFFFFFFFFFFFFFFFF
305-24/-1256 Phone	305-24 -9856 Fax
robbie@robbies	steed.com
Cashier: SM	
Item Name	Size Qty
COASTAL HAY	1
\$13.75	\$13 75
	Subtotal: \$13.75
FL SALES TAX	0 % Tax: + \$0.00
FL SALES TAX RECE	DT TOTAL . 913 75

Credit Card: \$275.00 Visa

### v 9802

All Sales Final on Clearance Items \* No Returns/Refunds on Any Medicine \* No Returns/Refunds/Exchanges on Special Orders \* No guarantee/refunds on live animals \* All discrepancies must be reported within 48 hours

Thank you for shopping with us!



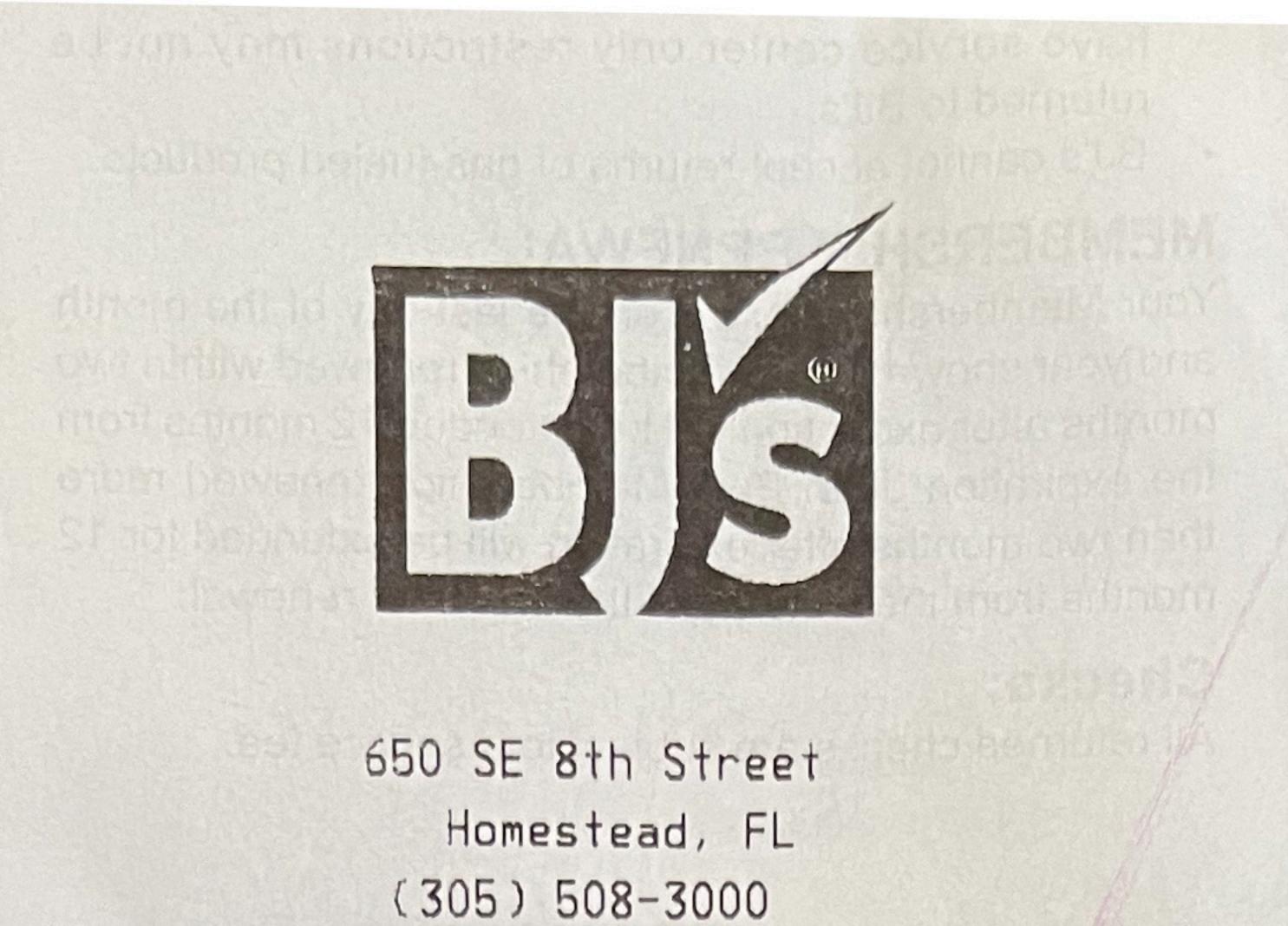
DEBIT DEBIT

## d9802

All Sales Final on Clearance Items \* No Returns/Refunds on Any Medicine \* No Réturns/Refunds/Exchanges on Special Orders \* No guarantee/refunds on live animals \* All discrepancies must be reported within 48 hours

Thank you for shopping with us!

1368098

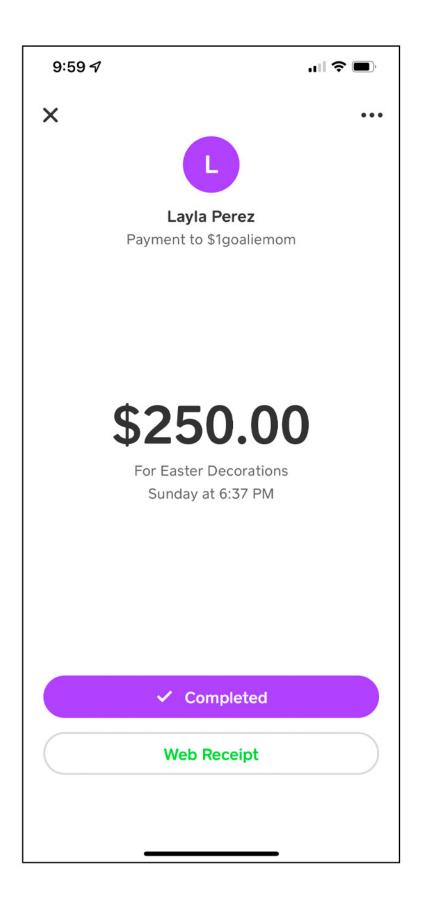


Club Mgr. Shawn Fernandez

or lapton we have been builten builten for actional to

Club:170 Reg:7 Trans:7739 Cashier:466108 04/16/22 03:16pm

*********	*************	<b>*****</b>
*** MEMBERSH	IP ID. 170417531	14 ***
*** MEMBERSH	IP EXPIRES ON	08/22 ***
**********	************	****
7343050113	ZEPH 40PK	58.32 N
8 @ 7.29		
3600052547	WIPES 1088CT	25.99 T
20100600000	WF CKIPLTR	16.99 N
2840048066	FLDEVP30CT	33.98 N
2 @ 16.99	General undamag	
2840069716	VARIETY MIX	34.58 N
2@17.29		
2840069715	LAYS MIX	34.58 N
2@17.29		
88867004780	WF FRZR BARS	19.98 T
2 @ 9.99		
19124540895	INFLATABLE	119.99 T
2109839	CCPN-INFLATA	50.00-T
4300008954	KA JAMMERS	33.16 T
4 @ 8.29	line active at the here.	
4900005846	COKE 35/120Z	29.58 T
2@14.79		
4900005848	SPRITE 35/12	29.58 T
2@14.79		
8066095710	MODELO EC24C	53.98 T
2 @ 26,99		
1820053168	BUD LT 24CN	41.98 T
2 @ 20.99		
88867003297	BJ RED CUP	13.99 T
88867012097	BJ SPR PLATE	11.99 T
76067211290	HMNTSHN24Z	15.98 N
2 @ 7.99		
**** SUBTOT	AL	524.65
FL 7% Tax		23.12
**** TOTAL		547.77
**********	202	
Purchase 00 AF		
AUTH 051667	, NOVED	
TERMINAL NUMBE	R 7807301707	Estimate the second
	3pm 170 7 7739 4	66108
US DEBIT		



#### Luis Rodriguez

12930 SW 191st Terrace, Miami, Florida 33177

Luis@bestphotocreations.com

786-487-7936



#### **BILL TO**

UNUS Property management LLC

Portrait 4/17/2022

PROJECT DETAILS

Invoice Date: 4/7/2022 Due Date: 4/17/2022

DESCRIPTION	HOURS	Detail	TOTAL
Standard portrait package			
Clubhouse @ Malibu Bay Photoshoot (Easter Event)	3		575.00
All photos uploaded to website with unlimited use and		Unlimited Photos	0.00
downloads.			0.00
			0.00
DELIVERY VIA A PREMIUM ONLINE GALLERY			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
		SUBTOTAL	575.00
		DISCOUNT	0.00
		SUBTOTAL LESS DISCOUNT	575.00
Thank you for your business!		TAX RATE	0.00%
		TOTAL TAX	0.00

Cash, Money Order, Check or Cash App, Zelle

Balance Due \$ 575.00

#### **UNUS Property Management LLC**

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



536.007 001 INVOICE **BILL TO** INVOICE 1049 GENERAL MANAGER DATE 04/20/2022 STONEGATE CDD TERMS Due on receipt 1020 Malibu Way DUE DATE 04/20/2022 Homestead, FL 33033 USA SERVICE DESCRIPTION QTY RATE AMOUNT General Supplie Office Supplie 1 73 64 73 64

BALANCE DUE

\$73.64

# Give us feedback @ survey.walmart.com Thank you! ID #:7RF9Z41ZDW8T Walmart 2.

### DOLLAR GENERAL STORE #19071 HOMESTEAD, FL 786-298-5817

STICKY NOTE NEON CUB 430001024208-140 STICKY NOTE NEON CUB 430001024208-140 STICKY NOTE NEON CUB 430001024208-140

SUBTOTAL

2.50 S 2.50 S

2.50 S

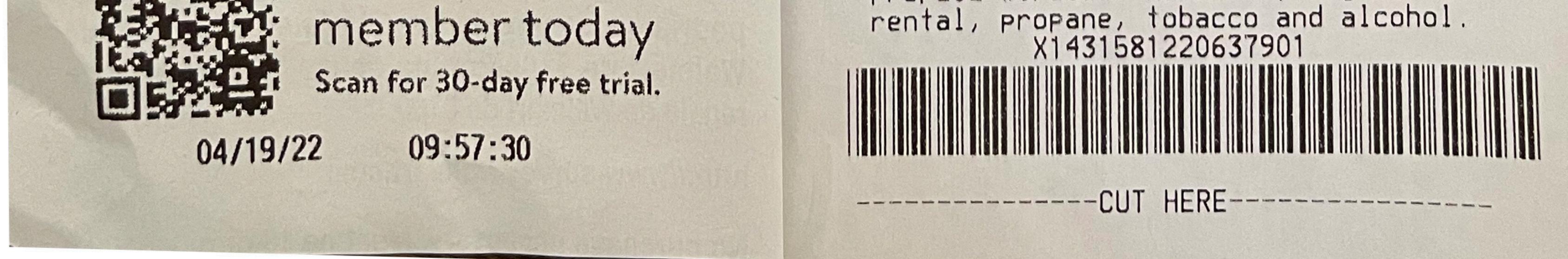
\$7.50 \$0.53



Tax1 \$8.03 TOTAL SALE \$8.03 Visa/Debit PIN VERIFIED \*\*\*\*\*\*\*\*\*\*9802 EXPIRY: \*\*/\*\* CHIP PIN VERIFIED AUTH# 002531 REFERENCE# 00000069693 A000000980840 AID# ITEMS 3 3011 13:24:05 19071 02 2022-04-13 890980920129539113221916919418930413321639 ----CUT HERE-\* Complete survey at decustomerfirst.com \*



\$25 or more (pretax) after all other DG discounts. Limit one DG \$2, \$3, or \$5 off store coupon per customer. Excludes: phone, gift and prepaid financial cards; prepaid wireless handsets, Rug Doctor



×

×

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

STONEGATE COMMUNITY DEVELOPMENT DISTRICTPage: 1<br/>03/31/20222300 GLADES ROAD, SUITE 410WAccount No:BOCA RATON FL 33431Statement No:Attn: CRAIG WRATHELL174266

STONEGATE CDD	514.310
	001

#### Fees

02/01/2022		Hours
03/01/2022 MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENTS	0.20
MJP	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	5.30
03/02/2022 MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JUAN ALVAREZ RE: 2020 PROJECTS WITH	
	ATTACHMENT	0.20
MJP	REVIEW PREVENTATIVE MAINTENANCE AGREEMENT WITH FITNESS SOURCE	0.20
MJP	PREPARE INITIAL DRAFT OF SECOND AMENDMENT TO LANDSCAPE MAINTENANCE AGREEMENT	0.40
03/03/2022 MJP	REVISIONS TO DRAFT SECOND AMENDMENT TO	
MJP	LANDSCAPE MAINTENANCE AGREEMENT RECEIPT AND REVIEW OF CORRESPONDENCE FROM	0.20
	VICTOR CASTRO AND REPLY THERETO	0.30
03/04/2022 MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENTS AND REPLY THERETO	0.30
03/06/2022 MJP	REVIEW PREVENTATIVE MAINTENANCE SERVICES AGREEMENT FOR FITNESS EQUIPMENT	0.20
03/07/2022 MJP	TELEPHONE CONFERENCE WITH DANIEL ROM	0.20
03/08/2022 MJP	TELEPHONE CONFERENCE WITH DANIEL ROM AND VICTOR CASTRO; TELEPHONE CONFERENCE WITH DANIEL ROM	0.30

STONEGATE CDD

		Hours
03/09/2022 MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM WITH ATTACHMENT	0.30
03/10/2022 MJP	CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO WITH ATTACHMENTS; PREPARE RATE	
MJP	SCHEDULE PREPARE INITIAL DRAFT OF SMALL PROJECT	0.50
	AGREEMENT WITH TRUE POOLS	0.60
MJP	PREPARE INITIAL DRAFT OF SMALL PROJECT AGREEMENT FOR AERATORS	0.80
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.20
03/11/2022 MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM	0.10
MJP	DAPHNE GILLYARD RECEIPT AND REVIEW OF CORRESPONDENCE FROM	0.10
MJP	VICTOR CASTRO RECEIPT AND REVIEW FURTHER CORRESPONDENCE	0.10
MJP	FROM DAPHNE GILLYARD RECEIPT AND REVIEW FURTHER CORRESPONDENCE	
MJP	FROM VICTOR CASTRO RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DAPHNE GILLYARD WITH ATTACHMENT	0.10 0.10
03/15/2022 MJP	REVISIONS TO SMALL PROJECT AGREEMENT WITH	
	SOLITUDE FOR AERATORS REVISIONS TO SMALL PROJECT AGREEMENT WITH	0.40
MJP	POWER ENTERPRISE CORP	0.40
MJP	REVISIONS TO SMALL PROJECT AGREEMENT FOR POOL EQUIPMENT RELOCATION	0.40
03/17/2022 MJP	CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO WITH ATTACHMENT	0.30
MJP	FURTHER REVISIONS TO SMALL PROJECT AGREEMENT	0.20
MJP	WITH SOLITUDE FOR AERATORS FURTHER CORRESPONDENCE TO DANIEL ROM AND	0.30
MJP	VICTOR CASTRO WITH MULTIPLE ATTACHMENTS RECEIPT AND REVIEW OF CORRESPONDENCE FROM	
MJP	DANIEL ROM RECEIPT AND REVIEW FURTHER CORRESPONDENCE	0.20
MJP	FROM DANIEL ROM RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE	0.10
	FROM DANIEL ROM	0.10
03/21/2022		

#### 03/21/2022

DEL RECEIPT AND REVIEW OF CORRESPONDENCE FROM

STONEGATE CDD

	UNITED STATES DE	PARTMENT OF COMM	ERCE	Hours 0.20	
MJP		E TO DANIEL ROM AND		0.30	
03/22/2022 DEL	CORRESPONDENCE ENCLOSURE	E TO DISTRICT MANAG	ER WITH	0.30	
03/23/2022 MJP MJP	DANIEL ROM RESEARCH RE: CLU	EW OF CORRESPOND	Y PUBLIC	0.10	
	ACCESS; PREPARE MANAGER; CORRES WITH ATTACHMEN	MEMORANDUM TO DIS SPONDENCE TO DISTR	STRICT RICT MANAGER	0.40	
03/25/2022 MJP	RECEIPT AND REVI DANIEL ROM	EW OF CORRESPOND	ENCE FROM	0.20	
03/28/2022 MJP	CORRESPONDENC	E TO DANIEL ROM		0.10	
03/29/2022 MJP	CORRESPONDENC CASTRO	E TO DANIEL ROM AND	VICTOR	0.20	
03/30/2022 MJP	RECEIPT AND REVI DANIEL ROM	EW OF CORRESPOND	ENCE FROM	0.20	
MJP	RECEIPT AND REVI	EW OF FURTHER COR	RESPONDENCE	0.20	
MJP		E TO DANIEL ROM AND	VICTOR	0.20	
	For Current Services	Rendered		15.50	3,487.50
		Recapitulation	n		
<u>Timekeeper</u> DENNIS E. I MICHAEL J.	-YLES PAWELCZYK	<u>Title</u> PARTNERS PARTNERS	<u>Hours</u> 0.50 15.00	<u>Rate</u> \$225.00 225.00	<u>Total</u> \$112.50 3,375.00
	Previous Balance				\$400.00
	Total Current Work				3,487.50
		Payments			

03/28/2022 PAYMENT RECEIVED - THANK YOU

Balance Due

\$3,487.50

#### LAW OFFICES

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

ESTABLISHED 1977

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

PGA NATIONAL OFFICE CENTER 300 AVENUE OF THE CHAMPIONS, SUITE 270 PALM BEACH GARDENS, FLORIDA 33418 (561) 659-5970 (561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

March 31, 2022

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

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

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

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

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

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

Dear Craig:

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

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

Very truly yours, - Eglas DENNIS E. LYLES

DENNIS E. LYLI For the Firm

DEL/sa Enclosure



В

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

#### Invoice

INVOICE TERM: NET 30

FEDERAL TAX ID: 23-1689322

LATE CHARGE: 11/2% per Month or Maximum Allowable Rate Minimum of \$.50 Per Month

S STONEGATE CDD STONEGATE CDD 519.510 Н C/O WRATHELL, HUNT & ASSOC C/O WRATHELL, HUNT & ASSOC 001 L 2300 GLADES RD STE 410W 2300 GLADES RD STE 410W Ρ BOCA RATON FL 33431-8556 BOCA RATON FL 33431-8556 Т 0

CONSU	JLTANT NUMBER	CUSTOMER NUMBER	ORDER NUMBER	PO NUMBER	INVOICE NUMBER	INVOICE DATE
	00V9-09	PYM2KF	CCK59Z		034952470	04/26/2022
QUANTITY	PRODUCT NAME		DESCRIPTION		AMOUNT	AMOUNT DUE
250	SFSL1B1 CK7S08111LPB1P	LASER L1 CHECK 1	PT PBLUE LINEN			147.60
250	EZSPREM	EZSHIELD PREMIU	M SERVICE	SUBTOTAL		147.60
			SHIPPI	NG & PROCESSING TOTAL		19.39 166.99
	ARD MESSAGE:	n Safeguard Secure SI	М		BALANCE DUE	\$166.99

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rd	For Inquires call: FRED SEARL	34952470	05/26/2022	
	(866)888-0990	CUSTOMER NUMBER	AMOUNT DUE	
		PYM2KF	\$166.99	

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R	Allstate
3	1 manue

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

#### Bill To

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

182604

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

Please retain this portion for your records

	. /. /	001	
Due Date Terms	3/3/2022 Net 30		FOR MONTH OF:
Account # PO #	3782		2/1/2022

527 002

Description		Amount Due
Water Quality Monitoring		1,229.00
There will be a \$25 charge for all returned checks.	Total	\$1,229.00

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

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

Amount Enclosed:

Invoice #

Account #

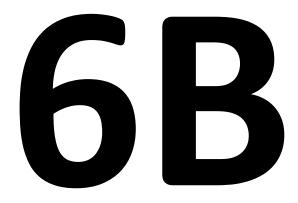


182604

3782

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#### **STONEGATE** COMMUNITY DEVELOPMENT DISTRICT



	1	DRAFT
1	MINUTE	S OF MEETING
2		DNEGATE
3	COMMUNITY DE	VELOPMENT DISTRICT
4 5	The Board of Supervisors of the Sto	onegate Community Development District held a
6	Regular Meeting on May 3, 2022 at 6:30 p.m.,	at the Malibu Bay Clubhouse, 1020 NE 34 <sup>th</sup> Avenue,
7	Homestead, Florida 33033.	
8 9	Present at the meeting were:	
10	Joe McGuinness	Chair
11	Alberto Eiras	Vice Chair
12	Mariela Figueroa	Assistant Secretary
13	Arthur Goessel	Assistant Secretary
14 15	Michel Granobles	Assistant Secretary
15 16	Also procent work:	
17	Also present were:	
18	Daniel Rom	District Manager
19	Michael Pawelczyk	District Counsel
20	Juan Alvarez (via telephone)	District Engineer
21	Victor Castro	UNUS Property Management
22	Angel Camacho (via telephone)	Landshore Enterprises, LLC
23	Arnaldo Sosa	Resident
24		
25		
26	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
27 28	Mr. Rom called the meeting to order a	t 6:31 p.m. All Supervisors were present, in person.
29		
30	SECOND ORDER OF BUSINESS	Public Comments: non-agenda items
31 32	There were no public comments.	
33		
34 35	THIRD ORDER OF BUSINESS	Discussion/Consideration
36	A. Landshore Enterprises, LLC, Shoreline	Degradation Proposals for Lakes 4 and 6
37	Mr. Rom stated that the Budget Fir	nancial Analysis Report, including post-additional
38	landscaping costs after completing the eros	ion repairs for Lakes 4 and 6 and proposals, and
39	aeration projects, as requested at the last me	eting, were emailed to the Board and added to the
40	agenda package this morning.	

#### **STONEGATE CDD**

#### DRAFT

41 Mr. Goessel stated that, on principle, he is opposed to any special assessment for these
42 lake improvements if this project cannot be figured into the budget.

Discussion ensued regarding the options, such as offsetting overage by using unused capital outlay funds, unassigned or contingency funds, and scheduling another walkthrough for Lake 6. The Board agreed with the suggestion to proceed with and budget for the Lake 6 repair project in Fiscal Year 2023 and budget for the Lake 4 project over the next three to five years.

47 Mr. Castro was asked to find out if other neighborhoods are interested in a joint Request
48 for Proposals (RFP) comprised of linear work, which might help lower the costs.

49 B. Update: 2020 Capital Projects Fund

50 Mr. Alvarez presented a revised spreadsheet for the Series 2020 Projects. There are 51 sufficient funds to proceed with the aeration projects and electrical services, as well as the pool 52 deck expansion system. He highlighted the following:

53 Eake 3: The landscape project was completed and already paid in full.

54 > The new pumps for the pool system upgrade were not included in the spreadsheet.

55 Mr. Alvarez stated the aeration system monthly maintenance costs, excluding electricity,

is about \$1,700, not \$3,000, which was approved at the last meeting.

57 Mr. Rom stated the updated True-Blue proposal does not contain the additional paver 58 work and the pool system upgrade project costs; those items were transferred out of the original 59 proposal and tied into the Capital Projects Fund.

60 Mr. Castro compared the original True-Blue proposal to the revised proposal that was 61 distributed, and to the Capital Project Fund spreadsheet. The revised proposal included redoing 62 the entire existing deck, which addresses several tripping hazards. Ms. Figueroa asked for a 63 walkthrough of the deck to be scheduled.

The Board agreed with Mr. Alvarez's recommendation for Mr. Castro to obtain an updated True-Blue proposal, above the \$256,000, to include the other costs needed to complete the pool design and listed in the Report, such as hand rails, lighting and construction administration items, etc., and to present it at the next meeting.

68 Mr. Alvarez stated that CDD funds can be used on all the additional expenditures in the 69 special area where the pumps are to be relocated on CDD property, which were not originally in 70 the Engineer's Report. He discussed Mr. Pawelczyk researching the provision to increase the 71 threshold that will not require the CDD to go out to bid. Mr. Rom stated that Mr. Pawelczyk 72 confirmed the expense threshold cannot exceed \$400,000.

2

DRAFT

73 Mr. Rom reviewed the budget for the pool deck expansion and the pool system upgrade,
74 which can be combined, and will allow for \$50,000 to be reassigned to cover omitted expenses.

Discussion ensued regarding the need to clarify with the vendor that the term "apron" refers to the retaining wall and the suggestion to separate design and furnishing to avoid exceeding the threshold amount that would require the RFP process.

Mr. Rom stated that Mr. Alvarez will review the updated proposal against the design specifications and approve it before presenting it for approval. Mr. Castro would walkthrough with the contractor tomorrow and obtain an updated proposal. Mr. Castro discussed the timeline and stated he expects the pool to be closed October through February. The City still needs to approve the site plan and the application needs to be resubmitted once the remaining two open permits for stucco and Southern Asphalt are closed. Mr. Castro will email the pool designs to Mr. Alvarez and present an updated proposal at the next meeting.

85

86	FOURTH ORDER OF BUSINESS	Consideration of Resolution 2022-02,
87		Approving a Proposed Budget for Fiscal
88		Year 2022/2023 and Setting a Public
89		Hearing Thereon Pursuant to Florida Law;
90		Addressing Transmittal, Posting and
91		Publication Requirements; Addressing
92		Severability; and Providing an Effective
93		Date
94		

95 Mr. Rom distributed and reviewed the updated proposed Fiscal Year 2023 budget and 96 explained line item increases and decreases compared to the Fiscal Year 2022 budget.

97 Mr. Castro stated the new "Wifi system upgrade and camera" line item amount was 98 reduced because he and the handyman are confident that most of it can be in-house work.

99 Mr. Rom and Mr. Castro responded to questions about landscaping amounts and 100 allowable discounts and replanting plants elsewhere. The Board did not want to increase the 101 General Fund assessments. Scenarios to reduce certain line item costs were discussed, such as 102 reducing the "Wifi" line item amount, installing a camera outside the Clubhouse directed at the 103 front door and providing separate Wi-Fi for the office and the pool areas.

104 Mr. Rom listed the high-budget items that are driving the need to increase assessments 105 and cautioned against letting the Unassigned Fund balance get too low.

106 The Board reconsidered increasing assessments, which is justified as costs are increasing 107 nationwide. It will also enable the CDD to do projects that it is behind on. Mr. Rom suggested the

100	STONEGATE CDD	DRAFT	May 3, 2022
108	option of the Operations Manager s		-
109	upcoming CDD projects and showing	0.1	
110		ard can approve the proposed Fis	-
111	assessment level now, in order to set		
112		ed Plant Replacement Around the	e Lakes
113		C, was presented out of order.	
114		ner firm never submitted a proposa	
115	the red plants around the lakes with g		nance costs.
116	Discussion of the proposed Fi	iscal Year 2023 budget resumed.	
117	The following changes were n	made to the proposed Fiscal Year 2	2023 budget:
118	Page 2, "Telephone" line item	n: Change to reduced figure to be p	provided by Mr. Castro.
119	Page 2, "Storage shed and lar	ndscape" line item: Delete entire li	ne item.
120	Page 3, "Capital Outlay-Gener	ral": Change "\$65,000" to "\$35,00	0"
121	Page 3, "Pool system upgrade	e" line item: Change "\$175,000" to	o "\$50,000"
122	Page 3, Under "Assigned": Ad	ld new "Lake 6 Shoreline Degradat	ion" line item for \$18,000
123	Mr. Rom presented Resolutio	ın 2022-02.	
124			
125 126 127 128 129 130 131 132 133	Resolution 2022-02, Approvin presented, and Setting a Pu September 6, 2022 at 6:30 Avenue, Homestead, Florida individual feedback to Mr. Ro	a and seconded by Mr. Goessel, ng a Proposed Budget for Fiscal Yo Iblic Hearing Thereon Pursuant t pm., at the Malibu Bay Clubhou a 33033; with the Board Membe om; Addressing Transmittal, Postir Severability; and Providing an Ef	ear 2022/2023, as o Florida Law for use, 1020 NE 34 <sup>th</sup> ers emailing their ng and Publication
133 134			
135	Mr. Pawelczyk reiterated tha	at the Board can still adjust the p	roposed Fiscal Year 2023
136	budget at the June meeting and up to	adoption at the September Public	c Hearing.
137			
138 139 140 141 142 143 144	FIFTH ORDER OF BUSINESS	the Regular Mee Supervisors of the	F Resolution 2022-03, , Times and Locations for etings of the Board of e District for Fiscal Year roviding for an Effective

	STON	EGATE CDD	DRAFT	May 3, 2022
145		Mr. Rom presented Resolu	tion 2022-03.	
146				
147 148 149 150 151		favor, Resolution 2022-0 Regular Meetings of the	obles and seconded by Mr. McG 3, Designating Dates, Times and Board of Supervisors of the Dist for an Effective Date, was adopted	Locations for the trict for Fiscal Year
152 153 154	SIXTH	I ORDER OF BUSINESS	Discussion Items	
155	Α.	Update: Pool Permit		
156	В.	Update: Pool System Upg	ade Design	
157		• Continued Discussi	on: True Blue Plan Proposal	
158		The above items were disc	ussed during the Third Order of Bu	siness.
159	C.	Second Opinion Regarding	Red Plant Replacement Around t	he Lakes
160		This item was discussed du	ring the Fourth Order of Business.	
161		Mr. Castro will present pro	posals at the next meeting to repla	ace the red plants .
162				
163 164	SEVE	NTH ORDER OF BUSINESS	Consent Agenda	Items
165		Mr. Rom presented the fol	lowing:	
166	Α.	Acceptance of Unaudited	Financial Statements as of March	31, 2022
167			Storage shed and landscape" line i	tem expense of \$1,274 will
168	be red	coded correctly to the "Land	scape Replacement" line item.	
169	В.	Approval of March 1, 2022	2 Regular Meeting Minutes	
170				
171 172 173		-	el and seconded by Mr. McGuinne ns, as amended and presented, n	
174 175				
176	EIGH	TH ORDER OF BUSINESS	Staff Reports	
177 178	А.	Operations Manager: UNL	JS Property Management	
179		Allstate Resource I	Management, Inc., Mitigation Area	Management Report
180		Mr. Castro distributed the	Management Report and highlight	ed the following:
181	$\triangleright$	195 rental registrations we	ere received since the pool opened.	

STONEGATE CDD

#### DRAFT

182 > About \$300 was collected for access and Staff recorded 960 registered residents. A

183 reminder mailing will be sent to the remaining residents.

184 > A commercial printer is being purchased to help reduce office supply costs.

185 > The Health Department performed a surprise inspection requiring things be brought up-

186 to-date; the handyman helped in-house staff install two new showers.

- 187 > Permits for the shed and concrete are being pulled.
- 188 > A list of the handyman's progress was distributed.

189 The Board Members were asked to submit their questions to Mr. Rom or Mr. Castro, in

advance of the meetings, so that those items can be addressed speedily during meetings.

#### 191 Discussion/Consideration of Facility Rental Fees

#### 192 This item was an addition to the agenda.

193 Mr. Rom distributed and presented a redline edited version of the current Facility Rental 194 Agreement with the proposed increased tiered fees and rates.

195Discussion ensued regarding the difference between the terms Club Member and Annual196Member. It was noted that the Agreement is an attachment to the policy and is defined in the

197 policy. The tiered rates, requiring a deposit and the cleanup issues were discussed.

- Mr. Pawelczyk stated the goal is to approve the proposed rates in order to advertise the changes and set the public hearing. Comments about the Agreement should be submitted to Mr. Castro and Mr. Rom.
- 201 The Board directed Management to review the non-resident annual member fee, as it has 202 not increased since it was adopted.
- 203 Mr. Castro explained the process for renting the barbeque area, the ability to serve 204 alcohol within the rental area, having security present near the end of an event and returning 205 deposits upon final walkthrough.

#### 206

207On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in208favor, authorizing Management to advertise the proposed Clubhouse Rental209Rates and Fees and directing Management to review and present proposals210respective to the annual member and seasonal member fees to commensurate211with the actual costs paid by homeowners and provide comments at the next212meeting, was approved.

213

214

	STONEGATE CDD	DRAFT	May 3, 2022
215	Discussion ensue	d about renters accessing the Clubhouse and p	oool areas. Mr. Pawelczyk
216	stated he would review t	he Rules to determine if that section needs to	be changed.
217	B. District Counsel:	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.	
218	Mr. Pawelczyk s	ated Form 1 must be filed by July 1, 2022.	
219	Board Members v	vhose seats expire in November and candidate	es interested in holding a
220	Board seat were reminde	ed to qualify with the Miami-Dade Supervisor o	of Elections office, during
221	the candidate qualifying	period that runs from noon on June 13, 2022 t	o noon on June 17, 2022.
222	C. District Engineer:	Alvarez Engineers	
223	There was no rep	ort.	
224	D. District Manager	Wrathell, Hunt and Associates, LLC	
225	NEXT MEE	TING DATE: June 7, 2022 at 6:30 P.M.	
226	0 QL	IORUM CHECK	
227	Due to a schedul	ng conflict Mr. Rom provided the options of	rescheduling the June 7,
228	2022 meeting or for him	to attend the meeting via telephone and zoom	ı, with Mr. Pawelczyk and
229	Mr. Castro facilitating the	e meeting. The Board directed Mr. Rom to con	ifer with Mr. McGuinness
230	about holding the meeting	ng on June 14 or 15, 2022, and then confer wi	th the Board, if there is a
231	need to re-advertise the	meeting date.	
232			
233	NINTH ORDER OF BUSIN	ESS Supervisors' Reque	ests
234 235	A Board Member	asked Mr. Castro to present a proposal to upg	rade the Wi-Fi at the next
236	meeting, with the expen	se being funded using unassigned fund balan	ce. It was noted that the
237	CDD does not expect to h	old eight meetings.	
238			
239	TENTH ORDER OF BUSIN	ESS Adjournment	
240 241	There being no fu	rther business to discuss, the meeting adjourn	hed
242		The busiless to discuss, the meeting dujourn	
243		ls. Figueroa and seconded by Mr. McGuinness	with all in favor
243 244		urned at approximately 9:07 p.m.	, with an in lavor,
245			
246 247			
248	[S	IGNATURES APPEAR ON THE FOLLOWING PAG	E]

#### STONEGATE CDD

254	Secretary/Assistant Secretary	Chair/Vice Chair
253		
252		
251		
250		
249		

#### **STONEGATE** COMMUNITY DEVELOPMENT DISTRICT



#### WATERWAY MANAGEMENT REPORT



**RESOURCE MANAGEMENT, INC.** 

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CUSTOMER	STONEGATE	COD			A	CCOUN	T#3	782	D/	ATE 5-	25-2
WEATHER CONDITIONS	PARTLY	CLOUDY	Ho	T, WI	NDY (+	15 MP	н)	_ BIO		DAN	
					-		VAY I.D.				
ALGAE/AQUATIC W		1	2	3	4	5	6	7	8	9	10
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ALGAE TREATMEN	іт				/						
BORDER GRASSE	S				1						
SUBMERSED AQU	ATICS				/						
FLOATING WEEDS										_	
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OTHER WILDLIFE				C Kite				WK	L Ospr	σy	
REMARKS:		GR	EEN	HEROI	N , 1813	5					
REMARKS:		GR	TEN	HERO	1, 1813			_			

Fountains & Aeration • Weed & Algae Control • Environmental Services Fish Stocking • Wetland Planting • Water Testing

#### **STONEGATE** COMMUNITY DEVELOPMENT DISTRICT





Elections 2700 NW 87th Avenue Miami, Florida 33172

miamidade.gov

#### CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

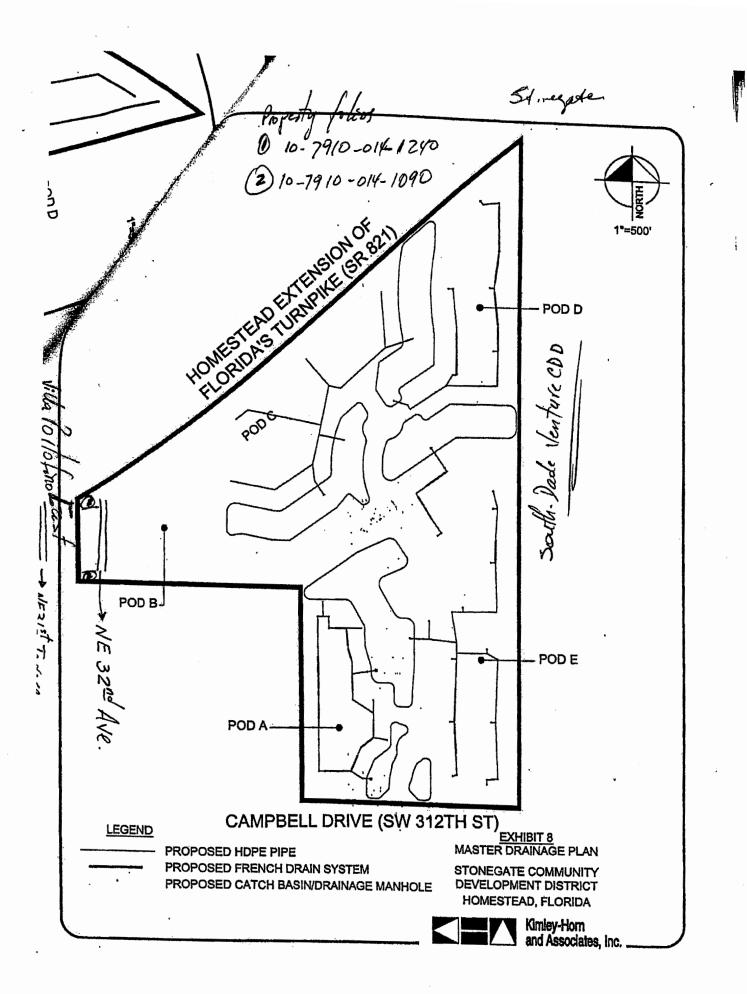
I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that <u>Stonegate Community Development District</u>, as described in the attached <u>MAP</u>, has <u>1636</u> voters.

Raberto G. Radique

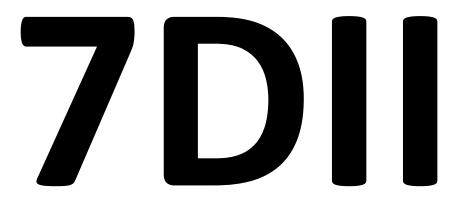
Christina White Supervisor of Elections

WITNESS MY HAND AND OFFICIAL SEAL, AT MIAMI, MIAMI-DADE COUNTY, FLORIDA, ON THIS 24<sup>th</sup> DAY OF MAY, 2022

Please submit a check for \$70.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.



#### **STONEGATE** COMMUNITY DEVELOPMENT DISTRICT



STONEGATE CO	DMMUNITY DEVELOPMENT DISTRICT						
BOARD OF SUPERVISO	RS FISCAL YEAR 2021/2022 MEETING SCH	EDULE					
Malibu Bay Clubhouse,	<b>LOCATION</b> 1020 NE 34 <sup>th</sup> Avenue, Homestead, Florida	33033					
DATE POTENTIAL DISCUSSION/FOCUS TIME							
October 18, 2021	Regular Meeting	6:30 PM					
November 2, 2021 CANCELED	Regular Meeting	6:30 PM					
January 4, 2022 CANCELED	Regular Meeting	6:30 PM					
March 1, 2022	Regular Meeting	6:30 PM					
May 3, 2022	Regular Meeting	6:30 PM					
June 7, 2022 CANCELED	Regular Meeting	6:30 PM					
June 15, 2022	Regular Meeting	6:30 PM					
August 2, 2022*	Regular Meeting	6:30 PM					
September 6, 2022	Public Hearing & Regular Meeting	6:30 PM					

\*Only if necessary