

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

June 28, 2021

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 21, 2021

Board of Supervisors
Stonegate Community Development District

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

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on June 28, 2021 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of May 31, 2021
 - B. Approval of May 11, 2021 Regular Meeting Minutes
4. Discussion/Consideration of Proposals
 - A. Plans for Pool System Upgrade
 - B. Options for Royal Palms on Pool Deck
 - C. Summer Pool Attendant
 - D. Pool Pump Repair
5. Consideration of Cost Increase to Armando Garcia Land Service, Inc., Landscape Maintenance Services Agreement
6. Consideration of Resolution 2021-06, Designating Dates, Times and Locations for the Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
7. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2020, Prepared by Grau & Associates

8. Consideration of Resolution 2021-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

9. Staff Reports

- A. Operations Manager: *UNUS Property Management*
- B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
- C. District Engineer: *Alvarez Engineers*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Update: Fiscal Year 2022 Proposed Budget
 - II. 1,568 Registered Voters in District as of April 15, 2021
 - III. NEXT MEETING DATE: August 9, 2021 at 6:30 P.M.

○ QUORUM CHECK

Alberto Eiras	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Joe McGuinness	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael Granobles	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Art Goessel	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Mariela Figueroa	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Supervisors' Requests

11. 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
 Conference ID: 435668

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3A

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

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

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America	\$ 807,199	\$ -	\$ -	\$ -	\$ 807,199
FineMark Bank - money mkt	258,601	-	-	-	258,601
Investments					
State Board of Administration	11	-	-	-	11
Revenue 2013	-	81,603	-	-	81,603
Reserve 2013	-	25,000	-	-	25,000
Prepayment 2013	-	3	-	-	3
Revenue 2020	-	-	156,635	-	156,635
Reserve 2020	-	-	159,500	-	159,500
Construction 2020	-	-	-	497,057	497,057
Undeposited funds	2,610	-	-	-	2,610
Due from other	116	-	-	-	116
Due from other funds					
General fund	-	38,394	20,573	-	58,967
Total assets	<u>\$ 1,068,537</u>	<u>\$ 145,000</u>	<u>\$336,708</u>	<u>\$ 497,057</u>	<u>\$ 2,047,302</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable - clubhouse	\$ 6,416	\$ -	\$ -	\$ -	\$ 6,416
Contracts payable	-	-	-	333	333
Due to other funds					
Debt service - series 2013	38,394	-	-	-	38,394
Debt service - series 2020	20,573	-	-	-	20,573
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>66,383</u>	<u>-</u>	<u>-</u>	<u>333</u>	<u>66,716</u>
Fund Balance					
Restricted					
Debt service	-	145,000	336,708	-	481,708
Construction	-	-	-	496,724	496,724
Committed					
Clubhouse renewal & replacement	155,000	-	-	-	155,000
Assigned					
3 months working capital	159,023	-	-	-	159,023
Disaster	225,000	-	-	-	225,000
Unassigned	463,131	-	-	-	463,131
Total fund balance	<u>1,002,154</u>	<u>145,000</u>	<u>336,708</u>	<u>496,724</u>	<u>1,980,586</u>
Total liabilities & fund balances	<u><u>\$ 1,068,537</u></u>	<u><u>\$ 145,000</u></u>	<u><u>\$336,708</u></u>	<u><u>\$ 497,057</u></u>	<u><u>\$ 2,047,302</u></u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 45,633	\$ 669,665	\$ 715,602	94%
Interest	154	1,332	1,000	133%
Clubhouse rental fees	1,450	2,675	1,092	245%
Miscellaneous	110	1,760	5,000	35%
Total revenues	<u>47,347</u>	<u>675,432</u>	<u>722,694</u>	93%
EXPENDITURES				
Administrative				
Supervisors	1,000	4,000	6,000	67%
Payroll taxes	76	306	459	67%
Management/recording/accounting	3,549	28,393	42,590	67%
Legal	3,240	14,450	20,000	72%
Engineering	647	647	1,000	65%
Audit	-	2,000	6,730	30%
Assessment roll preparation	444	3,555	5,332	67%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	88	701	1,051	67%
Trustee	4,031	4,031	6,500	62%
ADA website compliance	-	-	210	0%
Website enhancement	705	705	1,220	58%
Postage	38	255	2,000	13%
Legal advertising	152	416	1,225	34%
Office supplies	266	299	300	100%
Other current charges	3,955	5,184	1,500	346%
Annual special district fee	-	175	175	100%
Insurance	-	6,895	6,950	99%
Property taxes	-	-	178	0%
Total administrative expenses	<u>18,191</u>	<u>72,012</u>	<u>104,670</u>	69%
Field Operations				
Landscape maintenance	3,243	64,514	77,158	84%
Landscape replacement	-	8,940	10,000	89%
Playground maintenance	-	-	3,000	0%
Clubhouse irrigation	-	605	6,000	10%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	-	3,000	0%
Lake maintenance	39,122	51,406	20,000	257%
Aeration maintenance	-	-	1,700	0%
Contingency	-	-	5,000	0%
Holiday decorations	7,175	15,750	14,350	110%
Animal control	635	5,280	7,500	70%
Operating supplies	-	-	2,000	0%
Total field operations	<u>50,175</u>	<u>146,495</u>	<u>154,208</u>	95%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Clubhouse				
Telephone	654	3,773	7,200	52%
Utilities	3,177	27,278	63,000	43%
Insurance	-	16,922	14,575	116%
Flood insurance	-	-	2,819	0%
Alarm monitoring	-	1,492	1,775	84%
Fire monitoring	-	211	540	39%
Pool maintenance	2,300	23,075	24,600	94%
Pool repair	330	2,433	7,500	32%
Pool health inspections	376	376	750	50%
Air conditioning R&M	14,306	15,156	4,500	337%
Clubhouse operation and management				
Clubhouse management	14,917	132,701	194,103	68%
Special events	-	6,658	25,000	27%
Fitness equipment maintenance	540	4,348	5,500	79%
Office supplies	-	368	1,800	20%
Repairs and maintenance	-	23,276	15,000	155%
Pressure cleaning	-	2,510	3,000	84%
Janitorial supplies	-	6,231	15,700	40%
Contingencies	-	-	9,000	0%
Total clubhouse	<u>36,600</u>	<u>266,808</u>	<u>396,362</u>	67%
Infrastructure reinvestment				
Capital outlay				
General	-	10,946	60,000	18%
Total clubhouse reserves	<u>-</u>	<u>10,946</u>	<u>60,000</u>	18%
Other fees and charges				
Property appraiser	-	-	3,727	0%
Tax collector	-	6,240	3,727	167%
Total other fees and charges	<u>-</u>	<u>6,240</u>	<u>7,454</u>	84%
Total expenditures	<u>104,966</u>	<u>502,501</u>	<u>722,694</u>	70%
Net increase/(decrease) of fund balance	(57,619)	172,931	-	
Fund balances - beginning	1,059,773	829,223	781,759	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	155,000	155,000	155,000	
Assigned				
3 months working capital	159,023	159,023	159,023	
Disaster	225,000	225,000	225,000	
Unassigned	463,131	463,131	291,302	
Total Fund balance - ending	<u>\$ 1,002,154</u>	<u>\$ 1,002,154</u>	<u>\$ 781,759</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2013 (REFUNDED SERIES 2004)
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 38,394	\$ 563,435	\$ 601,516	94%
Interest	5	20	-	N/A
Total revenues	<u>38,399</u>	<u>563,455</u>	<u>601,516</u>	94%
EXPENDITURES				
Debt service				
Principal	310,000	310,000	310,000	100%
Interest 11/1	-	142,625	142,625	100%
Interest 5/1	142,625	142,625	142,625	100%
Property appraiser	-	-	3,133	0%
Tax collector	-	5,250	3,133	168%
Total expenditures	<u>452,625</u>	<u>600,500</u>	<u>601,516</u>	100%
Net increase/(decrease) of fund balance	(414,226)	(37,045)	-	
Fund balances - beginning	559,226	182,045	173,351	
Fund balances - ending	<u>\$ 145,000</u>	<u>\$ 145,000</u>	<u>\$ 173,351</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2020
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 20,573	\$ 301,916	\$ 322,360	94%
Interest	2	17	-	N/A
Total revenues	<u>20,575</u>	<u>301,933</u>	<u>322,360</u>	94%
EXPENDITURES				
Debt service				
Principal	180,000	180,000	180,000	100%
Interest 11/1	-	95,694	95,694	100%
Interest 5/1	68,625	68,625	68,625	100%
Property appraiser	-	-	1,679	0%
Tax collector	-	2,814	1,679	168%
Total debt service	<u>248,625</u>	<u>347,133</u>	<u>347,677</u>	100%
Net increase/(decrease) of fund balance	(228,050)	(45,200)	(25,317)	
Fund balances - beginning	564,758	381,908	322,765	
Fund balances - ending	<u>\$ 336,708</u>	<u>\$ 336,708</u>	<u>\$ 297,448</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: SERIES 2020
FOR THE PERIOD ENDED MAY 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 2	\$ 22
Total revenues	<u>2</u>	<u>22</u>
 EXPENDITURES		
Capital outlay	923	113,205
Construction costs	333	333
Total expenditures	<u>1,256</u>	<u>113,538</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (1,254)	 (113,516)
 Fund balances - beginning	 497,978	 610,240
Fund balances - ending	<u>\$ 496,724</u>	<u>\$ 496,724</u>

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

Stonegate CDD
Check Detail
 May 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check		05/06/2021	COMCAST CORPO...	101.000 · Bank of ...		0.00
Bill	0760104 042221	05/05/2021	COMCAST CORPO...	202.005 · AP - Club...	0.00	-289.98
TOTAL					0.00	-289.98
Bill Pmt -Check	CBI	05/20/2021	FEDEX	101.000 · Bank of ...		-37.99
Bill	7-374-82837	05/19/2021		519.410 · Postage	-7.64	7.64
Bill	7-360-71852	05/19/2021		519.410 · Postage	-19.24	19.24
Bill	7-367-27559	05/19/2021		519.410 · Postage	-11.11	11.11
TOTAL					-37.99	37.99
Bill Pmt -Check	CBI	05/27/2021	FLORIDA DEPART...	101.000 · Bank of ...		-375.70
Bill	13-60-08613 2022	05/26/2021		536.012 · Pool Heal...	-125.00	125.00
				536.012 · Pool Heal...	-0.35	0.35
Bill	13-60-08612 2022	05/26/2021		536.012 · Pool Heal...	-250.00	250.00
				536.012 · Pool Heal...	-0.35	0.35
TOTAL					-375.70	375.70
Bill Pmt -Check	CBP	05/13/2021	SAFEGUARD BUSI...	101.000 · Bank of ...		-265.73
Bill	034322667	05/12/2021		519.510 · Office Su...	-265.73	265.73
TOTAL					-265.73	265.73
Bill Pmt -Check	CBP	05/13/2021	AT & T	101.000 · Bank of ...		-654.33
Bill	305 247-4094 042921	05/12/2021		536.411 · Clubhous...	-654.33	654.33
TOTAL					-654.33	654.33
Liability Check	EFTPS	05/14/2021	UNITED STATES T...	101.000 · Bank of ...		-153.00
				216.001 · FICA Pay...	-14.50	14.50
				216.001 · FICA Pay...	-14.50	14.50
				216.001 · FICA Pay...	-62.00	62.00
				216.001 · FICA Pay...	-62.00	62.00
TOTAL					-153.00	153.00

Stonegate CDD Check Detail May 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13816	05/03/2021	ADT SECURITY SE...	101.000 · Bank of ...		-195.99
Bill	14954058 041421	04/28/2021		536.001 · Alarm Mo...	-195.99	195.99
TOTAL					-195.99	195.99
Bill Pmt -Check	13817	05/03/2021	ALM MEDIA, LLC.	101.000 · Bank of ...		-93.35
Bill	I0000523538-0409	04/28/2021		519.480 · Legal Adv...	-93.35	93.35
TOTAL					-93.35	93.35
Bill Pmt -Check	13818	05/03/2021	BILLING, COCHRA...	101.000 · Bank of ...		-810.00
Bill	168017	04/28/2021		514.310 · Legal Fees	-810.00	810.00
TOTAL					-810.00	810.00
Bill Pmt -Check	13819	05/03/2021	UNUS PROPERTY ...	101.000 · Bank of ...		-7,716.01
Bill	1006	04/28/2021		536.007 · Office Su... 536.011 · Janitorial ... 537.500 · Animal C... 537.007 · Clubhous... 537.350 · Special E...	-53.49 -974.80 -200.00 -129.99 -6,357.73	53.49 974.80 200.00 129.99 6,357.73
TOTAL					-7,716.01	7,716.01
Check	13820	05/07/2021	MARIUXU GARCES	101.000 · Bank of ...		-250.00
				369.100 · Misc. Inc...	-250.00	250.00
TOTAL					-250.00	250.00
Check	13821	05/07/2021	AMADEXYIES AC...	101.000 · Bank of ...		-125.00
				369.100 · Misc. Inc...	-125.00	125.00
TOTAL					-125.00	125.00

Stonegate CDD Check Detail May 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13822	05/06/2021	THE STRANGE ZO...	101.000 · Bank of ...		-704.99
Bill	2021-0040	05/05/2021		519.409 · Website ...	-704.99	704.99
TOTAL					-704.99	704.99
Bill Pmt -Check	13823	05/06/2021	UNUS PROPERTY ...	101.000 · Bank of ...		-14,916.66
Bill	1007	05/05/2021		536.022 · Clubhous...	-14,916.66	14,916.66
TOTAL					-14,916.66	14,916.66
Bill Pmt -Check	13824	05/06/2021	WRATHELL, HUNT...	101.000 · Bank of ...		-4,081.08
Bill	2019-2283	05/05/2021		512.311 · Managem...	-3,549.17	3,549.17
				513.310 · Assessm...	-444.33	444.33
				513.315 · Dissemin...	-87.58	87.58
TOTAL					-4,081.08	4,081.08
Bill Pmt -Check	13825	05/06/2021	ALLSTATE RESOU...	101.000 · Bank of ...		-2,522.00
Bill	176366	05/05/2021		537.003 · Lake Mai...	-1,170.00	1,170.00
Bill	175859	05/05/2021		537.003 · Lake Mai...	-1,352.00	1,352.00
TOTAL					-2,522.00	2,522.00
Bill Pmt -Check	13826	05/06/2021	ARMANDO GARCI...	101.000 · Bank of ...		-3,243.00
Bill	762115	05/05/2021		537.400 · Lawn Cut...	-2,400.00	2,400.00
				537.400 · Lawn Cut...	-510.00	510.00
				537.450 · Irrigation ...	-333.00	333.00
TOTAL					-3,243.00	3,243.00
Bill Pmt -Check	13827	05/06/2021	CITY OF HOMEST...	101.000 · Bank of ...		-3,247.40
Bill	000363973 042321	05/05/2021		536.010 · Utilities	-18.13	18.13
Bill	000351215 042321	05/05/2021		536.010 · Utilities	-3,229.27	3,229.27
TOTAL					-3,247.40	3,247.40

Stonegate CDD Check Detail May 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13828	05/06/2021	FITNESS SOURCE	101.000 · Bank of ...		-180.00
Bill	51083	05/05/2021		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00
Bill Pmt -Check	13829	05/06/2021	M&M POOL & SPA...	101.000 · Bank of ...		-2,300.00
Bill	1009	05/05/2021		536.004 · Pool Main...	-2,300.00	2,300.00
TOTAL					-2,300.00	2,300.00
Bill Pmt -Check	13830	05/06/2021	POWER ENTERPR...	101.000 · Bank of ...		-14,306.30
Bill	20210293	05/05/2021		536.020 · Air Condit...	-14,306.30	14,306.30
TOTAL					-14,306.30	14,306.30
Paycheck	13831	05/14/2021	Alberto Eiras	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	13832	05/14/2021	Arthur D. Goessel	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70

Stonegate CDD Check Detail May 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	13833	05/14/2021	Joseph M McGuin...	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	13834	05/14/2021	Mariela C. Figueroa	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	13835	05/14/2021	Michael A. Granob...	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Bill Pmt -Check	13836	05/20/2021	MIAMI DADE ELE...	101.000 · Bank of ...		-70.00
Bill	050321	05/19/2021		519.490 · Continge...	-70.00	70.00
TOTAL					-70.00	70.00

Stonegate CDD Check Detail May 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13837	05/20/2021	VS SERVICES AN...	101.000 · Bank of ...		-7,175.00
Bill	051921001	05/19/2021		537.300 · Holiday D...	-7,175.00	7,175.00
TOTAL					-7,175.00	7,175.00
Bill Pmt -Check	13838	05/20/2021	WRATHELL, HUNT...	101.000 · Bank of ...		-151.80
Bill	2019-2324	05/19/2021		519.480 · Legal Adv...	-151.80	151.80
TOTAL					-151.80	151.80
Bill Pmt -Check	13839	05/20/2021	AL-FLEX EXTERMI...	101.000 · Bank of ...		-135.00
Bill	253878	05/19/2021		537.500 · Animal C...	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	13840	05/20/2021	ANIMAL REMOVA...	101.000 · Bank of ...		-500.00
Bill	050321	05/19/2021		537.500 · Animal C...	-500.00	500.00
TOTAL					-500.00	500.00
Bill Pmt -Check	13841	05/20/2021	FITNESS SOURCE	101.000 · Bank of ...		-180.00
Bill	51188	05/19/2021		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00
Bill Pmt -Check	13842	05/20/2021	M&M POOL & SPA...	101.000 · Bank of ...		-330.00
Bill	1011	05/19/2021		536.013 · Pool Repair	-150.00	150.00
Bill	1010	05/19/2021		536.013 · Pool Repair	-180.00	180.00
TOTAL					-330.00	330.00
Bill Pmt -Check	13843	05/27/2021	ALVAREZ ENGINE...	101.000 · Bank of ...		-647.50
Bill	5973	05/26/2021		519.320 · Engineeri...	-647.50	647.50
TOTAL					-647.50	647.50

Stonegate CDD
Check Detail
 May 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13844	05/27/2021	BILLING, COCHRA...	101.000 · Bank of ...		-3,240.00
Bill	168517	05/26/2021		514.310 · Legal Fees	-3,240.00	3,240.00
TOTAL					-3,240.00	3,240.00
Bill Pmt -Check	13845	05/27/2021	US BANK	101.000 · Bank of ...		-4,031.25
Bill	6043965	05/26/2021		513.325 · Trustee F...	-4,031.25	4,031.25
TOTAL					-4,031.25	4,031.25
Bill Pmt -Check	13846	05/27/2021	ARMANDO GARCI...	101.000 · Bank of ...		-36,600.00
Bill	762119	05/26/2021		537.003 · Lake Mai...	-36,600.00	36,600.00
TOTAL					-36,600.00	36,600.00
Bill Pmt -Check	13847	05/27/2021	FITNESS SOURCE	101.000 · Bank of ...		-180.00
Bill	51189	05/26/2021		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00

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

Hello Stonegate Comm Dev Dist,

536.010
001
202.005

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$289.82
One-time EFT Payment - thank you	Apr 08	-\$289.82
Credits	Page 3	-\$360.00
Balance forward		-\$360.00
Regular monthly charges	Page 3	\$287.30
Taxes, fees and other charges	Page 3	\$2.68
New charges		\$289.98

New balance **-\$70.02**

! Your account has a credit balance

You have a credit balance of -\$70.02 on your account. You don't need to pay anything.

Need help?

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

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Apr 22, 2021 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96330350 NO RP 22 20210422 NNNNNNNY 0001850 0007

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

Account number	8495 60 060 0760104
New balance	-\$70.02
Amount enclosed	\$

Make checks payable to Comcast
Do not send cash



COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849560060076010400070029

Download the Comcast Business App

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

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



Faster speeds. More solutions. Bigger savings.

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

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



Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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



Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

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



Balance forward		-\$360.00
Previous balance		\$289.82
Payment - thank you	Apr 08	-\$289.82
Credits		-\$360.00
Bc Overcharge Msp - Adjustment	Apr 12	-\$360.00




Regular monthly charges		\$287.30
Comcast Business services		\$194.85
TV Preferred	\$74.95	
Business Video		
Includes \$25.00 Service Discount		
Business Internet 75	\$89.95	
Includes \$60.00 Service Discount		
Mobility Voice Line	\$29.95	
Business Voice		
Includes \$15.00 Service Discount		

Equipment & services		\$59.45
TV Box + Remote	\$2.70	
Service To Additional TV	\$39.80	
With TV Box and Remote		
Qty 4 @ \$9.95 each		
Equipment Fee	\$16.95	
Voice		

Service fees		\$33.00
Broadcast TV Fee	\$17.75	
Regional Sports Fee	\$10.25	
Voice Network Investment	\$3.00	
Directory Listing Management Fee	\$2.00	

Taxes, fees and other charges		\$2.68
Other charges		\$2.68
Regulatory Cost Recovery	\$0.94	
Federal Universal Service Fund	\$1.74	

What's included?

-  **Internet:** Fast, reliable internet on our Gig-speed network
-  **TV:** Keep your employees informed and customers entertained
-  **Voice Numbers:** (786)349-4735

Visit business.comcast.com/myaccount for more details

You've saved \$100.00 this month with your service discounts.

Additional information

Account Number
8495 60 060 0760104

Billing Date
Apr 22, 2021

Services From
May 02, 2021 to Jun 01, 2021

Page
4 of 5

The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services as the Federal Universal Service Fund at the FCC's approved rate. See: [fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support](https://www.fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support). A new rate becomes effective 4/1/2021.

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

Good News! Effective March 16, 2021, Disney Jr. and FXM are now available in HD. Requires an X1 TV Box or compatible customer owned equipment to view these channels. HD Technology Fee may apply.

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 1-866-216-8634.



Meet challenges head-on with powerful connectivity and added cybersecurity solutions.



Right now, it's more important than ever to equip your business with secure, reliable connectivity. So let's make sure you're getting what you need to help stay connected, protected and Bounce Forward™.

As your business provider, we'd love to conduct a personalized, one-on-one account review to assess how your needs have changed and recommend comprehensive solutions to Bounce Forward in the face of new business challenges.

Our team can help identify the ways in which we can enhance your connectivity, while ensuring that you remain secure and protected across all of your connected devices. With our 24/7 customer support and expertise, you can find exactly what works for your business.

Please give us a call at **855-894-4621**. We're ready to help you with the powerful connectivity and cybersecurity solutions you need to meet challenges head-on — and find even greater success this year.

See how we can help your
business Bounce Forward™.

**Call 855-894-4621 or
visit comcastbusiness.com/accountreview**

Restrictions apply. Services and features vary depending on level of service. Comcast Business SecurityEdge™ requires Comcast Business Internet for additional monthly charge. Internet: Actual speeds vary and are not guaranteed. SecurityEdge: Does not prevent access to Internet sites if connected via public WiFi, virtual private network technology, or non-Comcast DNS servers. Call for restrictions and complete details. © 2021 Comcast. All rights reserved. B4185A-ADP-FAR-4621 PA0165

**COMCAST
BUSINESS**



Invoice Number	Invoice Date	Account Number
7-360-71852	May 04, 2021	[REDACTED]

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

**Invoice Questions?
Contact FedEx Revenue Services**

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

Invoice Summary

FedEx Express Services

Total Charges	USD	\$19.24	519.410
TOTAL THIS INVOICE	USD	\$19.24	001
			2000

Other discounts may apply.

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

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
7-360-71852	USD \$19.24	[REDACTED]

Remittance Advice

Your payment is due by Jun 18, 2021

736071852700000192402932187731000000000000000192400

0003158 01 AV 0.395 **AUTO T6 1 1123 33431-855643 -C01-P03161-11



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



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



61010230010924

Invoice Number	Invoice Date	Account Number	Page
7-360-71852	May 04, 2021		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 28, 2021 **Cust. Ref.:** Stonegate **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient	
Tracking ID	773455812350	Cory Santacroce	U.S Bank, N.A.-CDD	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Lockbox Services-12-2657	
Package Type	FedEx Envelope	2300 GLADES ROAD	EP-MN-01LB	
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US	
Packages	1			
Rated Weight	N/A			
Delivered	Apr 29, 2021 09:54			
Svc Area	A1	Transportation Charge		9.01
Signed by	M.VANG	Fuel Surcharge		0.61
FedEx Use	000000000/54083/_	Total Charge	USD	\$9.62

Ship Date: Apr 28, 2021 **Cust. Ref.:** Stonegate **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient	
Tracking ID	773455836564	Cory Santacroce	Mary Dallatore	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wells Fargo Bank-CTS payment p	
Package Type	FedEx Envelope	2300 GLADES ROAD	1801 Parkview Drive, 1st Floor	
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55126 US	
Packages	1			
Rated Weight	N/A			
Delivered	Apr 29, 2021 09:13			
Svc Area	A1	Transportation Charge		9.01
Signed by	O.HENRY	Fuel Surcharge		0.61
FedEx Use	000000000/54083/_	Total Charge	USD	\$9.62

Third Party Subtotal	USD	\$19.24
Total FedEx Express	USD	\$19.24

FedEx® Billing Online

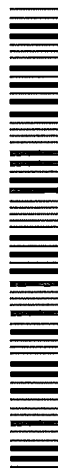
FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing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

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: May 06, 2021
Cust. Ref.: Stonegate CDD 5/11/21 Ag
Ref.#2:
Payor: Third Party
Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	773653471980	Daphne Gilyard	Attn: Martha Agudelo	
Service Type	FedEx Priority Overnight	WHA	Malibu Bay Clubhouse	
Package Type	FedEx Box	2300 Glades Road	1020 NE 34th Avenue	
Zone	02	BOCA RATON FL 33431 US	HOMESTEAD FL 33033 US	
Packages	1			
Rated Weight	7.0 lbs, 3.2 kgs			
Delivered	May 07, 2021 12:02			
Svc Area	A2	Transportation Charge		10.41
Signed by	M.MARTGA	Fuel Surcharge		0.70
FedEx Use	000000000/287007/_	Total Charge	USD	\$11.11
			Third Party Subtotal	USD \$11.11
			Total FedEx Express	USD \$11.11



FedEx® Billing Online

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



Invoice Number	Invoice Date		Page
7-374-82837	May 17, 2021		1 of 2

FedEx Tax ID: 71-0427007

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

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

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

Invoice Summary

FedEx Express Services

Total Charges	USD	\$7.64	
TOTAL THIS INVOICE	USD	\$7.64	519.410 001 2000

Other discounts may apply.

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

Detailed descriptions of surcharges can be located at fedex.com

Invoice Number	Invoice Amount	Account Number
7-374-82837	USD \$7.64	

Remittance Advice

Your payment is due by Jul 01, 2021

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



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



Florida Department of Health
Miami Dade County
Notification of Fees Due

1/5283256

13-BID-5283256

Permit Number

13-60-08612

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount: \$250.00

Previous Balance: \$0.00

Total Amount Due: \$250.00

Payment Due Date: 06/30/2021 or Upon Receipt

Notice: This bill is for the renewal of your Annual Operating Permit. It is due and payable in full upon receipt and payment must be received by the local office by the due date (06/30/2021).

Mail To: Attention: Wrathell, Hunt and Associates, LLC
Malibu Bay Community
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

536.012
001
2000

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

Account Information:

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

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

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

Owner Information:

Name: Stone Gate CDD
Address: 2300 Glades Road, Suite 410W
(Mailing) Boca Raton, FL 33431
Home Phone: (561) 571-0010 Work Phone: ()

Due to recent changes to Chapter 64E-9, Florida Administrative Code ("FAC"), pool owners and operators are now required to submit a renewal application annually using form DH 4159 (State of Florida Department of Health Application for Swimming Pool Operating Permit) along with the required permit application fee. A signed and dated copy of the Department's invoice indicating no changes have been made to your pool may also be used to satisfy the permit application requirement. Form DH4159 can be downloaded from:

http://www.floridahealth.gov/environmental-health/swimming-pools/_documents/dh4159.pdf

If a Re-Inspection visit is needed, a \$75 fee will be assessed per field visit.

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

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

Permit Number: 13-60-08612 Bill ID: 13-BID-5283256

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

Signature

Date

[Please detach this portion and RETURN with your payment]

Batch Billing ID:32918

PERMIT HOLDERS CAN NOW
pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com
NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

Mission:

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



Ron DeSantis
Governor

Scott A. Rivkees, MD
State Surgeon General

Vision: To be the Healthiest State in the Nation

Public Swimming Pool Annual Operating Permit Renewal Notice

Dear Public Swimming Pool/Spa Owner or Operator:

Pool owners and operators are required to submit a renewal application annually using form DH 4159 (State of Florida Department of Health Application for Swimming Pool Operating Permit) along with the required permit application fee. A signed and dated copy of the Department's invoice indicating no changes have been made to your pool may also be used to satisfy the permit application requirement. Form DH4159 can be downloaded from: <http://www.floridahealth.gov/environmental-health/swimming-pools/documents/dh4159.pdf>

Also, please note that per Rule 64E-9.001(4), Florida Administrative Code ("FAS", link: <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=64E-9>), approval of the application for renewal of swimming pool operating permit is dependent upon your pool or spa's compliance with this chapter, with the previous operating permit, and the maintenance of the pool in the same functional, safety, and sanitation conditions as approved by the jurisdictional building department or the Department of Health. For the purposes of this determination, Department staff must refer to and use the Florida Building Code, Building Chapter 4, Section 454.1, or its predecessor, as applicable.

Therefore, owners or operators of pools or spas with outstanding Florida Building Code violations may have their application for renewal of swimming pool operating permit denied until those violations have been corrected and those corrections have been verified by the Department.

Accordingly, in order to avoid denial of your application for renewal of swimming pool operating permit, in addition to submitting the DH 4159 or signed invoice, you must correct any existing pool violations. If violations are not corrected, the Department may deny your renewal application for failure to meet the requirements of Rule 64E-9.001(4), FAC. Please note that per section 514.031(1), Florida Statutes, a public swimming pool cannot be allowed to operate without a valid operating permit from the Department.

Please feel free to contact your inspector with any questions and to provide documentation of correction of violations. Documentation of completed corrective action may include itemized pool contractor invoices, or photos of corrections. General questions may be directed to our main number at 305-623-3500.

In addition, due to recent changes to Section 454, Florida Building Code ("FBC"), by January 1, 2022, all pools shall add: "POOL MAXIMUM DEPTH: ___ FEET," in 2-inch (51 mm) letters with the rest of pool rules.

Thank you for your prompt attention to this important matter.

Sincerely,


Claudia Casas
Environmental Consultant

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



Florida Department of Health
Miami Dade County
Notification of Fees Due

1/5286200
13-BID-5286200

Permit Number
13-60-08613

For: Swimming Pools - Wading Pool

Fee Amount: \$125.00
Previous Balance: \$0.00
Total Amount Due: \$125.00

Payment Due Date: 06/30/2021 or Upon Receipt

Notice: This bill is for the renewal of your Annual Operating Permit. It is due and payable in full upon receipt and payment must be received by the local office by the due date (06/30/2021).

Mail To: Attention: Wrathell, Hunt and Associates, LLC
Malibu Bay Community
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

536.012
001
2000

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

Account Information:

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

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

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

Owner Information:

Name: Stone Gate CDD
Address: 2300 Glades Road, Suite 410W
(Mailing) Boca Raton, FL 33431
Home Phone: (561) 571-0010 Work Phone: ()

Due to recent changes to Chapter 64E-9, Florida Administrative Code ("FAC"), pool owners and operators are now required to submit a renewal application annually using form DH 4159 (State of Florida Department of Health Application for Swimming Pool Operating Permit) along with the required permit application fee. A signed and dated copy of the Department's invoice indicating no changes have been made to your pool may also be used to satisfy the permit application requirement. Form DH4159 can be downloaded from:

http://www.floridahealth.gov/environmental-health/swimmin-g-pools/_documents/dh4159.pdf

If a Re-Inspection visit is needed, a \$75 fee will be assessed per field visit.

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

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

Permit Number: 13-60-08613 Bill ID: 13-BID-5286200

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

Signature

Date

[Please detach this portion and RETURN with your payment]

Batch Billing ID:32918

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

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
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Pay this invoice online at www.myfloridaehpermit.com
NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

Mission:

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



Ron DeSantis
Governor

Scott A. Rivkees, MD
State Surgeon General

Vision: To be the Healthiest State in the Nation

Public Swimming Pool Annual Operating Permit Renewal Notice

Dear Public Swimming Pool/Spa Owner or Operator:

Pool owners and operators are required to submit a renewal application annually using form DH 4159 (State of Florida Department of Health Application for Swimming Pool Operating Permit) along with the required permit application fee. A signed and dated copy of the Department's invoice indicating no changes have been made to your pool may also be used to satisfy the permit application requirement. Form DH4159 can be downloaded from: <http://www.floridahealth.gov/environmental-health/swimming-pools/documents/dh4159.pdf>

Also, please note that per Rule 64E-9.001(4), Florida Administrative Code ("FAS", link: <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=64E-9>), approval of the application for renewal of swimming pool operating permit is dependent upon your pool or spa's compliance with this chapter, with the previous operating permit, and the maintenance of the pool in the same functional, safety, and sanitation conditions as approved by the jurisdictional building department or the Department of Health. For the purposes of this determination, Department staff must refer to and use the Florida Building Code, Building Chapter 4, Section 454.1, or its predecessor, as applicable.

Therefore, owners or operators of pools or spas with outstanding Florida Building Code violations may have their application for renewal of swimming pool operating permit denied until those violations have been corrected and those corrections have been verified by the Department.

Accordingly, in order to avoid denial of your application for renewal of swimming pool operating permit, in addition to submitting the DH 4159 or signed invoice, you must correct any existing pool violations. If violations are not corrected, the Department may deny your renewal application for failure to meet the requirements of Rule 64E-9.001(4), FAC. Please note that per section 514.031(1), Florida Statutes, a public swimming pool cannot be allowed to operate without a valid operating permit from the Department.

Please feel free to contact your inspector with any questions and to provide documentation of correction of violations. Documentation of completed corrective action may include itemized pool contractor invoices, or photos of corrections. General questions may be directed to our main number at 305-623-3500.

In addition, due to recent changes to Section 454, Florida Building Code ("FBC"), by January 1, 2022, all pools shall add: "POOL MAXIMUM DEPTH: ___ FEET," in 2-inch (51 mm) letters with the rest of pool rules.

Thank you for your prompt attention to this important matter.

Sincerely,


Claudia Casas
Environmental Consultant

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

INVOICE



INVOICE NUMBER: 034322667 REPRINT

Safeguard Business Systems, Inc.
PO Box 88043
Chicago, IL 60680-1043

INVOICE DATE: 11/25/2020
 DISTRIBUTOR NO.: 00V9
 ORDER NUMBER: CSV0C3
 CUSTOMER NO.: PYM2KF
 CUST. P.O.:
 TAX CODE:

For Inquiries Call: 866-888-0990

INVOICE TERMS: Payable Upon Receipt
LATE CHARGE: 1 ½% per Month or Maximum Allowable Rate Minimum of \$.50 Per Month

B I L L T O	519.410 001 2000 STONEGATE CDD C/O WRATHELL, HUNT & ASSOC 685 SW 4TH ST BOCA RATON FL 334864609	S H I P T O	519.410 001 2000 STONEGATE CDD C/O WRATHELL, HUNT & ASSOC 685 SW 4TH ST BOCA RATON FL 334864609
--------------------------------	---	--------------------------------	---

QUANTITY	PRODUCT NAME	DESCRIPTION	FORMS AMT.	DISCOUNT	%	AMOUNT DUE
250	CK7S08111LPB1P SFSL1B1	LASER L1 CHECK 1PT PBLUE LINEN	130.84	0.00	0	130.84
250	EZSPREM EZSPREM	EZSHIELD PREMIUM SERVICE	0.00	0.00	0	0.00
500	EN4D2373SBWHXN SGCE2373	ENVELOPE DBL WIN SELF BLANK	99.69	0.00	0	99.69
SAFEGUARD MESSAGE:			TOTAL PRODUCT			230.53
			DISCOUNT			0.00
			PREPAYMENT			0.00
BUSINESS SPECIALIST MESSAGE:			SHIPPING/HANDLING			35.20
			SALES TAX			0.00
TO PAY BY CREDIT CARD, SIMPLY CALL YOUR BUSINESS SPECIALIST			PLEASE PAY THIS AMOUNT			265.73
866-888-0990 FRED SEARL						

Click here for RETURN STUB



AT&T

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

Page 1 of 2
Account Number 305 247-4094 157 0445
Billing Date Apr 29, 2021

Web Site att.com

Monthly Statement

536.411
001
202.005

Bill-At-A-Glance

Previous Bill	520.02
Payment Received 4-08 Thank You!	520.02CR
Adjustments	.00
Balance	.00
Current Charges	654.33
Total Amount Due	\$654.33
Amount Due in Full by	May 21, 2021

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	631.93
1 800 321-2000 PIN: 0552		
Repair Service:		
1 866 620-6900		
AT&T Long Distance Service	2	22.40
1 800 321-2000		
Total Current Charges		654.33

Plans and Services

Promotions and Discounts

Item No.	Description	
1.	Discount for BLC Inside Wire Protection for Bill Period Apr 29, 2021 EET00006L.	10.50CR

Monthly Service - Apr 29 thru May 28

	Quantity	
2. Bus Local Call Unlimited A	1	155.00
Business Line		
Three-Way Calling		
Remote Activation of Call Forwarding		
Caller-ID Name-Number Delivery		
Anonymous Call Blocking		
3. Bus Local Call Unlimited A	1	155.00
Business Line		
Three-Way Calling		
Remote Activation of Call Forwarding		
Caller-ID Name-Number Delivery		
Anonymous Call Blocking		
4. Bus Local Call Unlimited A	1	155.00
Business Line		
Three-Way Calling		
Remote Activation of Call Forwarding		
Caller-ID Name-Number Delivery		
Anonymous Call Blocking		
5. Inside Wire Protection	3	25.50
Total Monthly Service		490.50

Additions and Changes to Service

This section of your bill reflects charges and credits resulting from account activity.

Item No.	Description	Quantity	Monthly Rate	Amount Billed
Activity on Mar 31, 2021				
Charges for 305 247-4094				
Your bill reflects a charge for a change in rates: (Monthly Charges are prorated from Apr 3, 2021 through Apr 28, 2021)				
6.	Monthly Charges	1	69.00	59.82
(Monthly Charges are prorated from Apr 1, 2021 to your Billing Date, Apr 29, 2021)				
7.	Federal Universal Service Fee	1	.25	.23
8.	Federal Universal Service Fee	1	.25	.23
9.	Federal Universal Service Fee	1	.25	.23
Total Charges for 305 247-4094				60.51
Total Additions and Changes to Service				60.51

Local Services provided by AT&T Florida.

News You Can Use Summary

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



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

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

Plans and Services

Surcharges and Other Fees

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

Government Fees and Taxes

Item No.	Description	Quantity	
4.	Federal Excise Tax		16.84
5.	Telecommunications Access System Act Surcharge	3	.36
6.	Emergency 911 Service		1.20
7.	Dade County Manhole Ord #83-3	3	.57
Total Government Fees and Taxes			18.97

Total Plans and Services 631.93

AT&T Long Distance Service

Important Information

NOTICE OF PRICE INCREASE
 Thank you for being a valued AT&T customer. Effective June 12, 2021, the minimum usage charge for customers that are not on a long distance plan will increase from \$52.50 to \$57.50. The minimum usage charge only applies to customers that have not chosen a long distance calling plan. For more information, to cancel service, or to discuss other long distance calling plans, please call the toll-free number on your bill or visit us online at www.att.com.

Monthly Service

Charges for 305 247-4094

Type of Service	Period	
8. All For Less Unlimited 3 Plan Monthly Fee	04/11-05/10	18.00

Surcharges and Other Fees

9.	Federal Universal Service Fee	3.52
10.	Federal Regulatory Fee	.88
Total Surcharges and Other Fees		4.40

Total AT&T Long Distance Service 22.40

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 \$654.33.** 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.

RATE INCREASE

The Federal Universal Service Fee (supports telecommunication needs of low-income households, consumers living in high-cost areas, schools, libraries and rural hospitals) increased on 4/1/2021. Your current bill reflects the change. For more information, please contact an AT&T Service Representative at the phone number listed on the front of your bill.

COST ASSESSMENT CHRG

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

FEE DESCRIPTIONS

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





▷ 14954058

Stone Gate Cdd

Invoice date: 536.001
Apr 14, 2021 001
202.005

Your total due is:

\$ 195.99 Upon Receipt

Your Bill at-a-glance

Previous Balance	\$195.99
Payments and Adjustments	\$0.00
Current Charges	\$0.00
Taxes and Fees	\$0.00
Total Due	\$195.99

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

Message from ADT

Service Appointment Needed

We need to schedule a service visit to replace your cellular communicator.

There is no additional charge for replacing your cellular communicator.

Your system needs this conversion to continue working properly and communicate with ADT's monitoring centers.

Please call
1-800-ADT-ASAP
(800-238-2727)



We are what we protect.



ADT
3190 S Vaughn Way
Aurora, CO 80014

6230 0020 NO RP 14 04142021 NNNNNNNY 01 004123 0011

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



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

Account Number	14954058
Due Date	Upon Receipt
Amount Due	\$195.99

Amount Enclosed \$ _____

Please send payment to:

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



00014954058000000000000041221000000000000195998

Your account number: **14954058** Security provided for: Stone Gate Cdd

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

Your Account Activity

Previous Balance	\$195.99
Payments and Adjustments	\$0.00
Total Due -Upon Receipt	\$195.99

* Taxable charges

Any balance left from previous billing periods

All payments and adjustments received from you during billing period

Have questions? Chat with us through MyADT mobile app.

Pay your bill online at MyADT.com or download MyADT mobile app.



ADT identity theft protection for \$9.99/month*
Call now (800) 615-7100

Constant monitoring | **Alerts & online dashboard** | **Fraud resolution assistance**

* Requires monthly subscription. Excludes taxes. See pricing and subscription details on ADT.com

Protect yourself against FRAUD

- ADT representatives and ADT Authorized Dealers will always carry proper, company-issued identification.
- If their ID is not visible, be cautious and ask to see it. If they're with us, they'll gladly show you.
- 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 a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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Discover. Connect. Compete.

ALM Media, LLC
PO Box 936174
Atlanta, GA 31193-6174

Please Remit To:

STONEGATE CDD
Attention To: DAPHNE GILLYARD
STE 410W
2300 GLADES RD
CRAIG A. WRATHELL
BOCA RATON, FL 33431

Daily Business Review

Miami Dade

519.480

Customer No: 9014944

001

2000

Invoice #:	I0000523538-0409
Invoice Date:	04/09/2021
Due Date:	Due Upon Receipt
AMOUNT DUE:	\$93.35

Amount Remitted

PLEASE RETURN THIS SECTION WITH PAYMENT

TEAR HERE

Daily Business Review

Miami Dade

Invoice Date: 04/09/2021	Customer #: 9014944
--------------------------	---------------------

Invoice #	Description	Amount
I0000523538-0409	Placement/Position: Bids/Hearngs/Meetings/Ordinances/Meetings Run Dates: 04/09/2021 Ad Size: 2 x 5.22 Inches	\$93.35
	STONEGATE COMMUNITY DEVELOPMENT DISTRICT - REVISED NOTICE OF FISCAL YEAR 2021 MEETINGS	
	Subtotal	\$93.35
	Total Due	\$93.35

Visit our online payment portal at <https://www.almpaymentcenter.com> to pay via credit card

For billing questions, please email: ALMcollection@alm.com.



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MIAMI DAILY BUSINESS REVIEW

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

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

STONEGATE COMMUNITY DEVELOPMENT DISTRICT -
REVISED NOTICE OF FISCAL YEAR 2021 MEETINGS

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

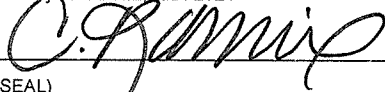
04/09/2021

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



Sworn to and subscribed before me this

9 day of APRIL, A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



STONEGATE COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF FISCAL YEAR 2021 MEETINGS

The Board of Supervisors ("Board") of the Stonegate Community Development District (District") will hold Regular Meetings for the remainder of Fiscal Year 2021 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033, unless otherwise indicated, on the following dates:

April 19, 2021
May 11, 2021
June 28, 2021
August 9, 2021
September 14, 2021

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or on the District's website, <https://stonegatecdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
Stonegate Community Development District
4/9

21-75/0000523538M

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

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

Page: 1
 03/31/2021
 Account No: 526-030290
 Statement No: 168017

Attn: CRAIG WRATHELL

STONEGATE CDD

514.310
 001
 2000

Fees

		Hours
03/25/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
03/26/2021		
MJP	RECEIPT AND REVIEW MULTIPLE (X5) CORRESPONDENCE FROM DAPHNE GILLYARD	0.20
03/29/2021		
MJP	CORRESPONDENCE TO DAPHNE GILLYARD	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DAPHNE GILLYARD WITH ATTACHMENT AND REPLY THERETO	0.20
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND VICTOR CASTRO	0.30
MJP	TELEPHONE CONFERENCE WITH CINDY CERBONE	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
03/30/2021		
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
03/31/2021		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND RECEIVE REPLY	0.40
MJP	PREPARE DRAFT RESOLUTION FOR CHANGE ORDER AND PROJECT DOCUMENT EXECUTION	1.10

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

STONEGATE CDD

Page: 2
 03/31/2021
 Account No: 526-030290
 Statement No: 168017

For Current Services Rendered	Hours 3.60	810.00
-------------------------------	---------------	--------

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	PARTNERS	3.60	\$225.00	\$810.00

Previous Balance		\$3,447.50
------------------	--	------------

Total Current Work		810.00
--------------------	--	--------

Payments

04/13/2021	PAYMENT RECEIVED - THANK YOU	-3,447.50
------------	------------------------------	-----------

Balance Due		<u>\$810.00</u>
-------------	--	-----------------

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

LAW OFFICES

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

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DeLUNA
MARK A. RUTLEDGE
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LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
CHRISTINE A. BROWN
BRAD J. KIMBER
VANESSA T. STEINERTS
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

March 31, 2021

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


**RE: Stonegate Community Development District
Our File No.: 526.03029
Stonegate Community Development District - Construction
Our File No.: 526.20028**

Dear Craig:

We enclose our Interim Statements for legal services rendered in the above-referenced matters.

Thank you for letting us be of service to you in these matters.

Very truly yours,



DENNIS E. LYLES

For the Firm

DEL/sa
Enclosure

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

536.007 - 53.49
536.011 - 974.80
537.500 - 200.00
537.007 - 129.99
537.350 - 6,357.73
001

INVOICE 1006
DATE 04/28/2021
TERMS Net 30
DUE DATE 05/28/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Vendor Invoices	Events	1	3,106.00	3,106.00
Store Receipts	Events / Supplies	1	1,519.76	1,519.76
Amazon Invoices	Events / Supplies	1	1,970.25	1,970.25
Staff Hours Special Events	Events	48	15.00	720.00
Graphic Design	St. Pats Large Clover Graphics for Manufacturer	1	200.00	200.00
Graphic Design	Easter Large Backdrop design for banner print	1	200.00	200.00

BALANCE DUE

\$7,716.01



13960 Sw 139 Ct Miami FL 33186

INVOICE

Geometrick Sets

537.350

Maikel Lazo
(305) 546-5650
mika3023@gmail.com

Bill To	UNUS Property Management 3560 NE 11th Drive Homestead FL 33033	Invoice No.	GEO - 695
		Date	Mar 5, 2021
		Due Date	Mar 5, 2021
		Terms	0 days

Description	Quantity	Rate	Amount
Construcion de green clover Corte cnc Labor , materiales	1	\$600.00	\$600.00
Sera requerido 50% para comenzar el proyecto y 50% al terminar , Geometriks no se responsabilisa por diseños ni medidas fuera de planos existentes , por permisos de Miami-Dade he ingenieria exstructural ,,,,Thank you for your business.			
		Subtotal	\$600.00
		Tax (7%)	\$42.00
		Total	\$642.00
		Paid	\$0.00
		Balance Due	\$642.00

INVOICE

Balloon Arrangement
Delivered 3/11

537.350

Invoice # 0003116
Invoice Date 03/11/2021
Due Date 04/27/2021

Item	Description	Unit Price	Quantity	Amount
	Shamrock Balloon Arrangement	600.00	1.00	600.00
Subtotal				600.00
Total				600.00
Amount Paid				0.00
Balance Due				\$600.00



650 SE 8th Street
Homesleed, FL
(305) 508-3100
Gen Mgr. Shawn Fernandez



650 SE 8th Street
Homesleed, FL
(305) 508-3100
Gen Mgr. Shawn Fernandez

Club:170 Reg 4 Trans:3965
Cashier:294276 03/19/21 09:31pm

Club:170 Reg 4 Trans:6443
Cashier:419148 04/03/21 08:01pm

*****MEMBERSHIP ID: 17041753114 *****
*****MEMBERSHIP EXPIRES ON 08/21 *****
*****MEMBERSHIP ID: 17041753114 *****
*****MEMBERSHIP EXPIRES ON 08/21 *****
7343004800 ZEPH LIL 8/82 16.93 N
2 @ 8.49
7343000014 Z/HILL 7/1 E 7.29 N
4900005848 SPRITE 15 11.99 T
4900005847 DIE COLE 3E 11.99 T
4900005846 COCCOL 35 11.99 T
4133366652 DCL AAA 34PK 21.99 T
**** SUBTOTAL 82.23
FL 7% Tax 4.05
**** TOTAL 86.29

*****MEMBERSHIP ID: 17041753114 *****
*****MEMBERSHIP EXPIRES ON 08/21 *****
*****MEMBERSHIP ID: 17041753114 *****
*****MEMBERSHIP EXPIRES ON 08/21 *****
4900005846 COCCOL 35 49.95 T
4 @ 12.49
4900005848 SPRITE 15 24.93 T
2 @ 12.49
7343050113 ZEPH 40 K 61.90 N
10 @ 6.19
8065095710 HONELO 30240 51.93 T
2 @ 25.99
**** SUBTOTAL 188.82
FL 7% Tax 8.89
**** TOTAL 197.71

GEN SUPPLIES CDO

EASTER SUPPLIES CDO

*****5812
Purchase OK APPROVED
AUTH 007820
TERMINAL NUMBER 7807301704
03/19/21 09:32pm TPO 4 3965 294276
US Debit
AID: A000000042203
CVM RESULTS *F0303
AC: 020E35F943826D03
I#D:
TVR: 0000088300
TSI: E800
ENTRY: C

*****5812
Purchase OK APPROVED
AUTH 006193
TERMINAL NUMBER 7807301704
04/03/21 08:02pm TPO 4 6443 419148
US Debit
AID: A000000042203
CVM RESULTS *F0303
AC: 0E30C8492DE0F309
I#D:
TVR: 0000088300
TSI: E800
ENTRY: C

537.350

537.350

(Signature Not Required)
CID: 80

MasterCard 86.29
CHANGE 0.00

TOTAL ITEMS= 7

By being a BJ's MEMBER
I JUST SAVED: \$16.45

*****MEMBERSHIP ID: 17041753114 *****
My Yearly Savings @ 03/18/21 \$1,283.6
*****MEMBERSHIP ID: 17041753114 *****
Awards Redeemed (Last 12 mos.) \$120.00
BJ's Spend to next Award \$389.50

(Signature Not Required)
CID: 80

MasterCard 197.71
CHANGE 0.00

Date of Birth = xx/xx/xx KEYED
TOTAL ITEMS= 18

By being a BJ's MEMBER
I JUST SAVED: \$27.37

*****MEMBERSHIP ID: 17041753114 *****
My Yearly Savings @ 04/02/21 \$1,195.6
*****MEMBERSHIP ID: 17041753114 *****
Awards Redeemed (Last 12 mos.) \$130.00
BJ's Spend to next Award \$232.50

Dunkin Donuts #349260

(786) 218-5199

3/13/2021 7:45:31 AM

Drive-Thru
Order: 684

537.350

Register:5 Tran Seq No: 1653684

Cashier:Anthony V.

5 12 Donuts 44.95

1 2 Dozen Donuts (4.99)

1 2 Dozen Donuts (4.99)

Sub. Total: \$34.97

Tax: \$0.00

Total: \$34.97

Discount Total: (\$9.98)

Change \$0.00

Mastercard: \$34.97

MASTERCARD *CDD Supl.*

Card Num : *****5812

Terminal : 5 *st Pats WEEKEND*

Approval : 008970

AID : A0000000041010

TVR : 0000001000

IAD : 0610A04001220000000000000000000000FF

TSI : E800

AR : Y3

TC : E028C8

USD\$ 34.97

I agree to pay the above Total Amount according to Card Issuer Agreement.

Signature: _____

Tell us about today's visit at www.telldunkin.com within 3 days

RECEIVE A FREE CLASSIC DONUT on your next visit when you purchase a Medium or Larger Beverage
Survey code: 68404-49260-0703-1318

Enter Validation Code: _____

See restrictions on dunkinonuts.com

****RESTAURANT COPY****

Dunkin Donuts #349260

(786) 218-5199

3/14/2021 7:49:31 AM

Drive-Thru
Order: 321

537.350

Register:5 Tran Seq No: 1654321

Cashier:Anthony V.

5 12 Donuts 44.95

1 2 Dozen Donuts (4.99)

1 2 Dozen Donuts (4.99)

Sub. Total: \$34.97

Tax: \$0.00

Total: \$34.97

Discount Total: (\$9.98)

Change \$0.00

Mastercard: \$34.97

MASTERCARD *CDD Supl.*

Card Num : *****9527

Terminal : 5 *st Pats WEEKEND*

Approval : 87026Z

AID : A0000000041010

TVR : 0000001000

IAD : 0110A040012220000000000000000116900FF

TSI : E800

AR : Y3

TC : E028C8

USD\$ 34.97

I agree to pay the above Total Amount according to Card Issuer Agreement.

Signature: _____

Tell us about today's visit at www.telldunkin.com within 3 days

RECEIVE A FREE CLASSIC DONUT on your next visit when you purchase a Medium or Larger Beverage
Survey code: 32104-49260-0703-1416

Enter Validation Code: _____

See restrictions on dunkinonuts.com

****RESTAURANT COPY****



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

- SALE -

SALES#: S2707DF1 3523236 TRANS#: 11492120 04-03-21

1137834 SYN 6-FT ARTFCAL TURF RB 119.80
10 @ 11.98

SUBTOTAL: 119.80

TAX: 8.39

INVOICE 11443 TOTAL: 128.19

M/C: 128.19

537.350

M/C: XXXXXXXXXXXX5812 AMOUNT:128.19 AUTHCD: 007481

CHIP REFID:270711016555 04/03/21 19:21:57

CUSTOMER CODE: malibu bay

APL: US Debit TVR: 0000088000

AID: A000000042203 TSI: E800

STORE: 2707 TERMINAL: 11 04/03/21 19:22:00

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

ENTER GLASS PHOTO PROP



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

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

STORE MANAGER: ALBERT CONTRERAS

LOWE'S PRICE MATCH GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ¡ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *E
* *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* Y O U R I D #114433 270760 931522 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
*EVUID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *E
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *E

STORE: 2707 TERMINAL: 11 04/03/21 19:22:00

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



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

-- SALE --

SALES#: S27070F1 3523236 TRANS#: 10663160 04-17-21

498410 FURNITURE DOLLY (-74633)	21.98R
1356269 PVC 18 CONEREFLECT TAPE(- 4 @ 14.9B	59.92R
1419416 8-IN RAZOR FLOOR SCRAPER	29.98R
1217523 13-GAL 130-CT KTCMN FLX (13.98R
498412 QCK LATCH CNVRTBL HNDTRK(159.00
4853 5-GAL LOWES BUCKET-ENCORE	3.78R
784277 18-CT SOS STEEL WOOL SOAP 3 @ 4.48	13.44R
1952993 8-IN REPLACEMENT BLADES	7.38
845125 MT 5-CT 4-IN SCRAPER BLAD	3.08
845137 MT 3-IN ANGLED HAND SCRAP	9.78R
845124 MT 4-IN RAZOR SCRAPER	9.98

CDD TOOLS / SUPPLIES

SUBTOTAL:	332.30
TAX:	23.27
INVOICE 10530 TOTAL:	355.57
M/C:	355.57

M/C: XXXXXXXXXXXX5812 AMOUNT:355.57 AUTHCD: 004537

CHIP REFID:270710029538 04/17/21 08:38:35

CUSTOMER CODE: malibu bay

APL: US Debit TUR: 0000088000

AID: A000000042203 TSI: E800

STORE: 2707 TERMINAL: 10 04/17/21 08:39:20

OF ITEMS PURCHASED: 16

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

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

STORE MANAGER: ALBERT CONTRERAS

-- SALE --

SALES#: S2707JD3 3467696 TRANS#: 11420622 03-10-21

EASTER PROP CDD

952607 RUP 35.2-FL OZ G/W RED CO	19.47
*MINIMUM RETAIL PRICE APPLIED TO THIS ITEM*R	
318307 20-IN PLASTIC PLANTER BLA	14.98R

SUBTOTAL:	34.45
TAX:	2.42

INVOICE 11901 TOTAL:	36.87
M/C:	36.87

537.350

M/C: XXXXXXXXXXXX5812 AMOUNT:36.87 AUTHCD: 004788

CHIP REFID:270711011087 03/10/21 18:56:59

CUSTOMER CODE: malibu bay

APL: US Debit TUR: 0000088000

AID: A000000042203 TSI: E800

STORE: 2707 TERMINAL: 11 03/10/21 18:57:02

OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

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

STORE MANAGER: ALBERT CONTRERAS

LOWE'S PRICE MATCH GUARANTEE
 FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

*R SHARE YOUR FEEDBACK! *

*R ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ENTRE EN EL SORTEO MENSUAL *

*R PARA SER UNO DE LOS CINCO GANADORES DE \$500! *R

* *

* ENTER BY COMPLETING A SHORT SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

* Y O U R I D #119016 270730 691606 *

* *

*R NO PURCHASE NECESSARY TO ENTER OR WIN. *R

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *R

*R OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *R

*****R

STORE: 2707 TERMINAL: 11 03/10/21 18:57:02

NO PURCHASE NECESSARY TO ENTER OR WIN.

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 2707 TERMINAL: 10 04/17/21 08:39:20



Final Details for Order #112-6029840-1165862

[Print this page for your records.](#)

Order Placed: March 20, 2021

Amazon.com order number: 112-6029840-1165862

Order Total: \$144.98

Shipped on March 20, 2021

Items Ordered

Price

1 of: *100 Pack Quality Disposable Paper Hot Coffee Cups with Lids, Perfect For Hot Drinks Tea & Coffee , Coffee Shops And Bars (8 oz, Coffee Bean Design)* \$22.95

Sold by: XWDIRECT LLC ([seller profile](#))

Condition: New

1 of: *Carnation Nestle mate Half & Half Liquid Creamer Singles, (NES18894), 360 Count, coffee, 109.4 Fl Oz (Pack of 360)* \$20.08

Sold by: Amazon.com Services LLC

Condition: New

1 of: *100ct Variety Pack for Keurig K-cups®, 8 Assorted Single Cup Sampler 20% more coffee per cup by Bradford Coffee* \$33.45

Sold by: Bradford Coffees ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Shipping Address:

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

537.350

Shipping Speed:

FREE Prime Delivery

Shipped on March 20, 2021

Items Ordered

Price

1 of: *Grove Square Cappuccino Variety Pack, 72 Single Serve Cups* \$27.74

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Folgers 100% Colombian Decaf Medium Roast Coffee, 72 Keurig K-Cup Pods* \$38.82

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

Payment information

Payment Method:

Debit Card | Last digits: 5812
Reference number: Clubhouse

Item(s) Subtotal: \$143.04
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$143.04
Estimated tax to be collected: \$1.94

Grand Total: \$144.98

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #112-9316249-6149053

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Order Placed: March 20, 2021
Amazon.com order number: 112-9316249-6149053
Seller's order number: 3512198030587
Order Total: \$26.96

Shipped on March 24, 2021

Items Ordered

1 of: *Product of Domino Sugar Packets, 2,000 ct.*

Sold by: Buy on ([seller profile](#))

Condition: New

Price

\$25.20

Shipping Address:

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

537.350

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Debit Card | Last digits: 5812
 Reference number: Clubhouse

Item(s) Subtotal: \$25.20
 Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$25.20
 Estimated tax to be collected: \$1.76

Grand Total: \$26.96

Credit Card transactions

MasterCard ending in 5812: March 24, 2021: \$26.96

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INVOICE

357-0119

537.350

Date: Apr 27, 2021

Seis Studio, inc

Balance Due: \$400.00

Bill To:
**UNUS Property
Management LLC**

Ship To:
Victor

Item	Quantity	Rate	Amount
Printing Services (Banner 10'x 8')	1	\$400.00	\$400.00

Total: \$400.00

Notes:
Non-taxable items

4K PHOTOGRAPHY

537.350

INVOICE

786-683-8432
Apayton0625@gmail.com

16931 SW 121 ave
Miami FL , 33177

UNUS property management LLC
3560 NE Drive
Homestead FL 33033

Project Title: Easter Sunday photo shoot
Project Description: 2hr photo shoot
P.O. Number: 0001
Invoice Number: 0001

Sunday, April 4, 2021

DESCRIPTION	QUANTIT Y	UNIT PRICE	COST
2 hrs	1	200	200
			0
		Subtotal	200
	Tax	0.07	14
		Total	214

Thank you for your business.

Sincerely yours,

Andre Payton.

MARLON PACHECO

Invoice Number: 00223

Date:04/04/2021

INVOICE **537.350**

Attention:

305 588 69 69
mapachephotography@gmail.com

UNUS Property Management.

12227 SW 116 Lane

3560 NE 11 th Drive

Homestead FL 33033

Miami - Fl

33186

Quantity	Description	Date	Hours	-	Cost
1	MALIBU BAY EASTER EVENT	04/04/2021	1-4		\$ 400.00
Subtotal					\$ 400.00
Tax					\$ 0.00
Total					\$ 400.00

Thank you for your business. It's a pleasure to work with you on your project.
Sincerely

Marlon Pacheco.



Final Details for Order #112-6003777-2126639

[Print this page for your records.](#)

Order Placed: March 28, 2021

Amazon.com order number: 112-6003777-2126639

Order Total: \$1,112.24

Shipped on March 30, 2021

Items Ordered

Price

6 of: *JOYIN 18 Packs Prefilled Easter Egg Filled with Unicorn Figure and Crystal Slime* \$12.95
Easter Eggs for Easter Kids Party Favors, Easter Eggs Hunt, Easter Basket Stuffers Fillers, Classroom Prize Supplies

Sold by: JoyinDirect ([seller profile](#))

Condition: New

35 of: *Easter Colored Soft Plush Bunnies Perfect Easter Eggs Filler or Easter Baskets Filler* \$14.99
- 12 Pack

Sold by: Kids To discover ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

4 of: *Easter Chocolate Eggs, Multicolored Foil Wrapped Milk Chocolate In Easter Egg Box, 1LB Approximately 90 Eggs* \$18.95

Sold by: Libros Judios ([seller profile](#))

Condition: New

Shipping Address:

537.350

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

Shipping Speed:

Amazon Day Delivery

Shipped on March 29, 2021

Items Ordered

Price

6 of: *72 Pcs Easter Large Plastic Tote Bags Easter Goodie Treat Gift Bags for Egg Hunt, Easter Kids Party Favor Party Supplies* \$24.95

Sold by: JoyinDirect ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Amazon Day Delivery

Shipped on March 30, 2021**Items Ordered**

18 of: *JOYIN 18 Packs Prefilled Easter Egg Filled with Unicorn Figure and Crystal Slime* \$12.95
Easter Eggs for Easter Kids Party Favors, Easter Eggs Hunt, Easter Basket Stuffers Fillers, Classroom Prize Supplies

Sold by: JoyinDirect ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Amazon Day Delivery

Shipped on March 30, 2021**Items Ordered**

1 of: *Easter Chocolate Eggs, Multicolored Foil Wrapped Milk Chocolate In Easter Egg Box, 1LB Approximately 90 Eggs* \$18.95

Sold by: Libros Judios ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Amazon Day Delivery

Payment information**Payment Method:**

Debit Card | Last digits: 5812

Item(s) Subtotal: \$1,079.90
 Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$1,079.90
 Estimated tax to be collected: \$32.34

Grand Total: \$1,112.24

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #112-6184935-0514642

[Print this page for your records.](#)

Order Placed: March 28, 2021

Amazon.com order number: 112-6184935-0514642

Order Total: \$62.91

Shipped on March 28, 2021

Items Ordered

9 of: *50Pcs Easter Stickers,Cute Aesthetic Vinyl Waterproof Easter Stickers for Laptop Water Bottle Envelopes Crafts Scrapbooking,Stickers for Kids Teens Adults...*

Sold by: JoinBo ([seller profile](#))

Condition: New

Price

\$6.99

Shipping Address:

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

537.350

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Debit Card | Last digits: 5812

Item(s) Subtotal: \$62.91
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$62.91
Estimated tax to be collected: \$0.00

Grand Total:\$62.91

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Busy_Bex
Rebeca Romeo
10030 Hammocks Blvd
Apt 203
Miami, FL 33196
Ph. 786-815-6459
rebb0510@gmail.com
Instagram: Busy_Bex

INVOICE

Balloon Arrangement
Delivered 4/1

537.350

Invoice # 0003055
Invoice Date 04/01/2021
Due Date 04/01/2021

Item	Description	Unit Price	Quantity	Amount
Product	Easter Balloon Arrangement	650.00	1.00	650.00
		Subtotal		650.00
		Total		650.00
		Amount Paid		0.00
		Balance Due		\$650.00



Final Details for Order #112-2475014-6064219

[Print this page for your records.](#)

Order Placed: March 29, 2021

Amazon.com order number: 112-2475014-6064219

Order Total: \$175.82

Shipped on March 29, 2021

Items Ordered

2 of: *Hershey's Easter Candy Bar Cadbury Eggs, Kisses, KitKat, Hershey's Miniatures, and More (4 Pound Bag)* \$22.99

Sold by: Sellguru ([seller profile](#))

Condition: New

2 of: *Hershey's Easter Miniature Chocolate Bars, Assorted (5 Lbs.) Easter Wrappers on Krackel, Mr. Goodbar, Milk Chocolate & Special Dark Mini Candy Bars - Great for Easter Baskets & Egg Hunts!* \$34.95

Sold by: RiverFinn LLC. ([seller profile](#))

Condition: New

537.350

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on March 29, 2021

Items Ordered

6 of: *Joy Bang Easter Coloring Book for Kids Easter Basket Stuffers Bulk Happy Easter Coloring Book for Toddlers Ages 4-8 Mini Easter Egg Coloring Book* \$9.99

Sold by: Happy Storm ([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:

Debit Card | Last digits: 5812

Item(s) Subtotal: \$175.82
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$175.82
Estimated tax to be collected: \$0.00

Grand Total: \$175.82

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #112-1412457-2401817

[Print this page for your records.](#)

Order Placed: March 29, 2021

Amazon.com order number: 112-1412457-2401817

Order Total: \$241.88

Shipped on March 30, 2021

Items Ordered

2 of: *36PCS Easter Coloring Books for Kids-Egg Basket Stuffer Gifts Party Favors Class Activity Supplies Decorations* \$20.99

Sold by: jilmart ([seller profile](#))

Condition: New

537.350

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Shipped on March 30, 2021

Items Ordered

10 of: *Easter Day Coloring Books Kids Indoor Activities at Home Party Favors Supplies 24 Pack* \$19.99

Sold by: Omgouue ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 5812

Item(s) Subtotal: \$241.88

Shipping & Handling: \$0.00

Total before tax: \$241.88

Estimated tax to be collected: \$0.00

Grand Total: \$241.88

Billing address

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

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #111-7844253-2952227

[Print this page for your records.](#)

Order Placed: April 1, 2021

Amazon.com order number: 111-7844253-2952227

Order Total: \$21.98

Shipped on April 2, 2021

Items Ordered

2 of: *THE TWIDDLERS 5 Easter Bunny Rabbit Ears Headbands for Kids & Adults*

Sold by: Atox Retail ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Price

\$10.99

Shipping Address:

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

537.350

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Visa | Last digits: 6778

Item(s) Subtotal: \$21.98
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$21.98
Estimated tax to be collected: \$0.00

Grand Total: \$21.98

Credit Card transactions

Visa ending in 6778: April 2, 2021: \$21.98

To view the status of your order, return to [Order Summary](#).

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Humane Animal Removal Inc.
 PO Box 56-0382
 Miami, FL 33256 US
 305-232-1100
 info@humaneanimal.com
 www.HumaneAnimalRemoval.com



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INVOICE

BILL TO

Malibu Bay Club House
 1020 Malibu Way
 Homestead, FL 33033

INVOICE # 3785
DATE 02/04/2021
DUE DATE 02/11/2021
TERMS Net 7

ACTIVITY	QTY	PRICE	AMOUNT
Misc:Service Fee-Misc Removal of Pigeons from property. As per Rob charge a flat fee. Job complete Feb 3rd	1	200.00	200.00
Payment CcEcMa Option One: Credit Card/Debit. There is a 3.5% additional fee for this process. If you would like to pay with this option, please reply via email your request, we will adjust this invoice so you can pay directly through the "pay now" button. Option Two: E-Check or Bank Draft on your checking account. There is a \$4 additional fee for this process. No need to mail a check. This is a direct debit from your checking account. If you would like to pay with this option, please reply via email your request, we will adjust this invoice so you can pay directly through the "pay now" button. Option Three: Mail a check to our PO Box.	1	0.00	0.00
Additional Fees:Credit Cards /Debit Cards As Per Rob Credit Card Charge is waived.	1	0.00	0.00

Reminded March 3rd
 March 22nd Monday -I sent a reminder inquiry .
 April 1st: Rob waived CCard fee for an easy payment.
 April 1st: Reminded with open CCard Link.
 April 13th Reminded.

BALANCE DUE

\$200.00



Final Details for Order #112-8017074-8861055

[Print this page for your records.](#)

Order Placed: March 29, 2021

Amazon.com order number: 112-8017074-8861055

Order Total: \$129.99

Shipped on March 31, 2021

Items Ordered

Price

1 of: *TinyTimes 6 FT Tall Room Divider, 6 Panel Weave Fiber Extra Wide Room Divider, Room Dividers & Folding Privacy Screens, Freestanding, Dark Brown, 6 Panel* \$129.99

Sold by: TinyTimes Direct ([seller profile](#))

Condition: New

Shipping Address:

536.007

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Debit Card | Last digits: 5812

Item(s) Subtotal: \$129.99

Shipping & Handling: \$0.00

Total before tax: \$129.99

Estimated tax to be collected: \$0.00

Grand Total: \$129.99

Billing address

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

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2021, Amazon.com, Inc. or its affiliates



650 SE 8th Street
Homesleed, FL
(305) 508-3100
Gen Mgr. Shawn Fernandez



650 SE 8th Street
Homesleed, FL
(305) 508-3100
Gen Mgr. Shawn Fernandez

Club:170 Reg 4 Trans:3965
Cashier:294276 03/19/21 09:31pm

Club:170 Reg 4 Trans:6443
Cashier:419148 04/03/21 08:01pm

*****MEMBERSHIP ID: 17041753114 *****
*****MEMBERSHIP EXPIRES ON 08/21 *****
*****MEMBERSHIP ID: 17041753114 *****
*****MEMBERSHIP EXPIRES ON 08/21 *****
7343004800 ZEPH LIL 8/82 16.93 N
2 @ 8.49
7343000014 Z/HILL 7/1 E 7.29 N
4900005848 SPRITE 15 11.99 T
4900005847 DIE COLE 3E 11.99 T
4900005846 COCCOL 35 11.99 T
4133366652 DCL AAA 34PK 21.99 T
**** SUBTOTAL 82.23
FL 7% Tax 4.05
**** TOTAL 86.29

*****MEMBERSHIP ID: 17041753114 *****
*****MEMBERSHIP EXPIRES ON 08/21 *****
*****MEMBERSHIP ID: 17041753114 *****
*****MEMBERSHIP EXPIRES ON 08/21 *****
4900005846 COCCOL 35 49.95 T
4 @ 12.49
4900005848 SPRITE 15 24.93 T
2 @ 12.49
7343050113 ZEPH 40 K 61.90 N
10 @ 6.19
8065095710 HONEYLO 30240 51.93 T
2 @ 25.99
**** SUBTOTAL 188.82
FL 7% Tax 8.89
**** TOTAL 197.71

GEN SUPPLIES CDO

EASTER SUPPLIES CDO

*****5812
Purchase OK APPROVED
AUTH 007820
TERMINAL NUMBER 7807301704
03/19/21 09:32pm TPO 4 3965 294276
US Debit
AID: A000000042203
CVM RESULTS *F0303
AC: 020E35F943826D03
I#D:
TVR: 0000088300
TSI: E800
ENTRY: C

*****5812
Purchase OK APPROVED
AUTH 006193
TERMINAL NUMBER 7807301704
04/03/21 08:02pm TPO 4 6443 419148
US Debit
AID: A000000042203
CVM RESULTS *F0303
AC: 0E30C8492DE0F309
I#D:
TVR: 0000088300
TSI: E800
ENTRY: C

537.350

537.350

(Signature Not Required)

(Signature Not Required)

CID: 80
MasterCard 86.29
CHANGE 0.00
TOTAL ITEMS= 7

CID: 80
MasterCard 197.71
CHANGE 0.00

By being a BJ's MEMBER
I JUST SAVED: \$16.45

Date of Birth = xx/xx/xx KEYED
TOTAL ITEMS= 18

By being a BJ's MEMBER
I JUST SAVED: \$27.37

*****MEMBERSHIP ID: 17041753114 *****
My Yearly Savings @ 03/18/21 \$1,283.6
*****MEMBERSHIP ID: 17041753114 *****
Awards Redeemed (Last 12 mos.) \$120.00
BJ's Spend to next Award \$389.50

*****MEMBERSHIP ID: 17041753114 *****
My Yearly Savings @ 04/02/21 \$1,195.6
*****MEMBERSHIP ID: 17041753114 *****
Awards Redeemed (Last 12 mos.) \$130.00
BJ's Spend to next Award \$232.50

Dunkin Donuts #349260

(786) 218-5199

3/13/2021 7:45:31 AM

Drive-Thru
Order: 684

537.350

Register:5 Tran Seq No: 1653684

Cashier:Anthony V.

5 12 Donuts 44.95

1 2 Dozen Donuts (4.99)

1 2 Dozen Donuts (4.99)

Sub. Total: \$34.97

Tax: \$0.00

Total: \$34.97

Discount Total: (\$9.98)

Change \$0.00

Mastercard: \$34.97

MASTERCARD *CDD Supl.*

Card Num : *****5812

Terminal : 5

Approval : 008970

AID : A0000000041010

TVR : 0000001000

IAD : 0610A04001220000000000000000000000FF

TSI : E800

AR : Y3

TC : E028C8

USD\$ 34.97

I agree to pay the above Total Amount according to Card Issuer Agreement.

Signature: _____

Tell us about today's visit at www.telldunkin.com within 3 days

RECEIVE A FREE CLASSIC DONUT on your next visit when you purchase a Medium or Larger Beverage
Survey code: 68404-49260-0703-1318

Enter Validation Code: _____

See restrictions on dunkinonuts.com

****RESTAURANT COPY****

Dunkin Donuts #349260

(786) 218-5199

3/14/2021 7:49:31 AM

Drive-Thru
Order: 321

537.350

Register:5 Tran Seq No: 1654321

Cashier:Anthony V.

5 12 Donuts 44.95

1 2 Dozen Donuts (4.99)

1 2 Dozen Donuts (4.99)

Sub. Total: \$34.97

Tax: \$0.00

Total: \$34.97

Discount Total: (\$9.98)

Change \$0.00

Mastercard: \$34.97

MASTERCARD *CDD Supl.*

Card Num : *****9527

Terminal : 5

Approval : 87026Z

AID : A0000000041010

TVR : 0000001000

IAD : 0110A04001222000000000000000116900FF

TSI : E800

AR : Y3

TC : E028C8

USD\$ 34.97

I agree to pay the above Total Amount according to Card Issuer Agreement.

Signature: _____

Tell us about today's visit at www.telldunkin.com within 3 days

RECEIVE A FREE CLASSIC DONUT on your next visit when you purchase a Medium or Larger Beverage
Survey code: 32104-49260-0703-1416

Enter Validation Code: _____

See restrictions on dunkinonuts.com

****RESTAURANT COPY****

Dunkin Donuts #349260
(786) 218-5199

4/11/2021 7:21:02 AM

Drive-Thru Order: 102 537.350

Register:5 Tran Seq No: 1676102
Cashier:Alexis F.

*****SALE*****

1	12 Donuts	8.99
1	12 Donuts	8.99
	Glz	
1	2 Dozen Donuts	(4.99)
	Sub. Total:	\$12.99
	Tax:	\$0.00
	Total:	\$12.99
	Discount Total:	(\$4.99)
	Change	\$0.00
	Mastercard:	\$12.99

MASTERCARD

ADD Suppl.

Card Num : *****5812

Terminal : 5

Donut/coffee

Approval : 001833

AID : A0000000041010

TVR : 0000001000

IAD : 0610A0400122000000000000000000000000FF

TSI : E800

AR : Y3

TC : E028C8

USD\$ 12.99

Donut forget to tell us about
today's visit! Talk to us at

www.DunkinRunsOnYou.com

within 3 days and receive a
FREE CLASSIC DONUT

on your next visit when you
purchase a Medium or Larger Beverage.

See restrictions on dunkindonuts.com

Survey Code: 10204-49260-0704-1112

Question or Comment?

(855) 336-6887 * 1 (Guest Feedback)

comments@surfsidecoffee.net

Dunkin Donuts #349260
(786) 218-5199

3/20/2021 8:10:22 AM

Drive-Thru Order: 069 537.350

Register:5 Tran Seq No: 1659069
Cashier:Margarita Q.

*****SALE*****

2	12 Donuts	17.98
1	2 Dozen Donuts	(4.99)
	Sub. Total:	\$12.99
	Tax:	\$0.00
	Total:	\$12.99
	Discount Total:	(\$4.99)
	Change	\$0.00
	Mastercard:	\$12.99

MASTERCARD

ADD Suppl.

Card Num : *****5812

Terminal : 5

Donut/coffee

Approval : 007786

AID : A0000000041010

TVR : 0000001000

IAD : 0610A0401122020000000000000000000000FF

TSI : E800

AR : Y3

TC : E028C8

USD\$ 12.99

Donut forget to tell us about
today's visit! Talk to us at

www.DunkinRunsOnYou.com

within 3 days and receive a
FREE CLASSIC DONUT

on your next visit when you
purchase a Medium or Larger Beverage.

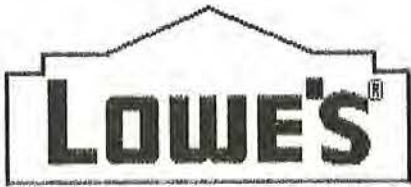
See restrictions on dunkindonuts.com

Survey Code: 06904-49260-0803-2012

Question or Comment?

(855) 336-6887 * 1 (Guest Feedback)

comments@surfsidecoffee.net



LOVE'S HOME CENTERS, LLC

1850 N.E. 8TH STREET

HOMESTEAD, FL 33033 (305) 508-3020

- SALE -

SALES#: S2707DF1 3523236 TRANS#: 11492120 04-03-21

1137834 SYN 6-FT ARTIFICAL TURF RB 119.80
10 @ 11.98

SUBTOTAL: 119.80

TAX: 8.39

INVOICE 11443 TOTAL: 128.19

M/C: 128.19

537.350

M/C: XXXXXXXXXXXX5812 AMOUNT:128.19 AUTHCD: 007481

CHIP REFID:270711016555 04/03/21 19:21:57

CUSTOMER CODE: malibu bay

APL: US Debit TUR: 0000088000

AID: A0000000042203 TSI: E800

STORE: 2707 TERMINAL: 11 04/03/21 19:22:00

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

EMERALD GLASS PHOTO PROP



THANK YOU FOR SHOPPING LOVE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT

LOVES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE

AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: ALBERT CONTRERAS

LOVE'S PRICE MATCH GUARANTEE

FOR MORE DETAILS, VISIT LOVES.COM/PRICEMATCH

SHARE YOUR FEEDBACK!

ENTER FOR A CHANCE TO BE

ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!

¡ENTRE EN EL SORTEO MENSUAL

PARA SER UNO DE LOS CINCO GANADORES DE \$500!

ENTER BY COMPLETING A SHORT SURVEY

WITHIN ONE WEEK AT: www.loves.com/survey

YOUR ID #114433 270760 931522

NO PURCHASE NECESSARY TO ENTER OR WIN.

VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.

OFFICIAL RULES & WINNERS AT: www.loves.com/survey

STORE: 2707 TERMINAL: 11 04/03/21 19:22:00



How doers get more done.

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

6355 00018 38275 02/26/21 06:29 PM
SALE CASHIER ESMERALDA

044365024059 HOSE REEL <A>
SC 150' WICKER HIDEAWAY HOSESTOREAGE
2@41.98 83.96
078627405843 100FT HOSE <A>
5/8"X100' WATERWORKS MEDIUM DTY HOSE
2@28.98 57.96
732109917957 OBLAVENDER <A>
ODOBAN LAVENDER 128 OZ
4@9.98 39.92
046878567191 CP DU PACK <A> 18.98
COPPER NOZZLE WATERING DUAL PACK
021709370553 32OZ BOTTLE <A> 3.28
ZEP PRO SPRAY BOTTLE 32OZ
071618116261 LIQ BKF <A> 3.29
BAR KEEPERS FRIEND LQ CLEANSER 26OZ
021709009545 MILDEW REMVR <A> 2.47
ZEP MOLD&MILDEW STAIN REMOVER 32OZ
051141932972 SBGREENNS6PK <A> 4.38
SB GREENER NON-SCRATCH SPONGE 6PK
021709021684 32 OZ. ANTIB <A> 4.97
ZEP ANTIBAC DISINFECT SPY 32OZ
071618117237 MORE 25.4OZ <A> 3.18
BAR KEEPERS FRIEND SPY+FOAM 25.4OZ
078477211618 1G WP. WH <A> 0.87
1G WHT NYL MIDWAY DECORA WALLPLT
078477406618 RECP T W TR <A>
15A WHT TR DECORA DUP OUTLTS 10PK
2@19.99 39.98
078477800805 10PKDECSW WH <A>
15A WHT DECORA SWITCH 10PK
3@15.98 47.94

CDL supplies
SUBTOTAL 311.18
SALES TAX 21.79
TOTAL \$332.97

XXXXXXXXXXXX5812 MASTERCARD
AUTH CODE 006289/5181735
Chip Read
AID A0000000042203
USD\$ 332.97
536.011 TA
US Debit

P.O.#/JOB NAME; MALIBU BAY

6355 02/26/21 06:29 PM



6355 18 38275 02/26/2021 0562

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 180 08/25/2021

Due to COVID-19, we have extended our
returns policy for most items.
Please see homedepot.com for details.

DID WE NAIL IT?

Take a 3-minute survey for a chance
TO WIN A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: WCZ 83194 76857

PASSWORD: 21126 76839

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.

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

- SALE -

SALES#: S2707DF1 3523236 TRANS#: 10663160 04-17-21

498410 FURNITURE DOLLY (-74633)	21.98
1356269 PVC 18 CONEREFLECT TAPE(-)	59.92
4 @ 14.98	
1419416 8-IN RAZOR FLOOR SCRAPER	29.98
1217523 13-GAL 130-CT KTCHN FLX (13.98
498412 QCK LATCH CNVRTBL HNDTRK (159.00
4853 5-GAL LOWES BUCKET-ENCORE	3.78
784277 18-CT SOS STEEL WOOL SOAP:	13.44
3 @ 4.48	
1952993 8-IN REPLACEMENT BLADES	7.38
845125 MT 5-CT 4-IN SCRAPER BLAD	3.08
845137 MT 3-IN ANGLED HAND SCRAP	9.78
845124 MT 4-IN RAZOR SCRAPER	9.98

COO TOOLS / SUPPLIES

SUBTOTAL:	332.30
TAX:	23.27
INVOICE 10530 TOTAL:	355.57
M/C:	355.57

M/C: XXXXXXXXXXXX5812 AMOUNT:355.57 AUTHCD: 004537

CHIP REFID:270710029538 04/17/21 08:38:35

CUSTOMER CODE: malibu bay

APL: US Debit TUR: 0000088000

AID: A000000042203 TSI: E800

STORE: 2707 TERMINAL: 10 04/17/21 08:39:20

OF ITEMS PURCHASED: 16

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

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

STORE MANAGER: ALBERT CONTRERAS

LOWE'S PRICE PROMISE

FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

SHARE YOUR FEEDBACK!

ENTER FOR A CHANCE TO BE

ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!

¡ENTRE EN EL SORTEO MENSUAL

PARA SER UNO DE LOS CINCO GANADORES DE \$500!

ENTER BY COMPLETING A SHORT SURVEY

WITHIN ONE WEEK AT: www.lowes.com/survey

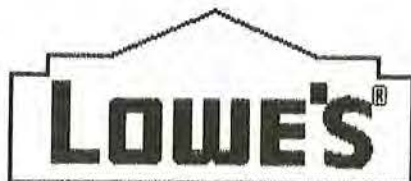
Y O U R I D #105306 270701 076041

NO PURCHASE NECESSARY TO ENTER OR WIN.

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.Lowes.com/survey *

STORE: 2707 TERMINAL: 10 04/17/21 08:39:20



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

- SALE -

SALES#: S2707J03 3467696 TRANS#: 11420622 03-10-21

EASTER PROP COO

952607 RUP 35.2-FL OZ G/W RED CO	19.47
MINIMUM RETAIL PRICE APPLIED TO THIS ITEM	
318307 20-IN PLASTIC PLANTER BLA	14.98

SUBTOTAL: 34.45

TAX: 2.42

INVOICE 11901 TOTAL: 36.87

M/C: 36.87

537.350

M/C: XXXXXXXXXXXX5812 AMOUNT:36.87 AUTHCD: 004788

CHIP REFID:270711011087 03/10/21 18:56:59

CUSTOMER CODE: malibu bay

APL: US Debit TUR: 0000088000

AID: A0000000042203 TSI: E800

STORE: 2707 TERMINAL: 11 03/10/21 18:57:02

OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

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

STORE MANAGER: ALBERT CONTRERAS

LOWE'S PRICE MATCH GUARANTEE

FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

SHARE YOUR FEEDBACK!

ENTER FOR A CHANCE TO BE

ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!

¡ENTRE EN EL SORTEO MENSUAL

PARA SER UNO DE LOS CINCO GANADORES DE \$500!

ENTER BY COMPLETING A SHORT SURVEY

WITHIN ONE WEEK AT: www.lowes.com/survey

Y O U R I D #119016 270730 691606

NO PURCHASE NECESSARY TO ENTER OR WIN.

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.Lowes.com/survey *

STORE: 2707 TERMINAL: 11 03/10/21 18:57:02

Give us feedback @ survey.walmart.com
Thank you! ID #:7QBPTY1ZDWZV

Walmart

305-910-2965 Mgr:MICHAEL
13600 SW 288TH ST
HOMESTEAD FL 33033

ST# 05671 OP# 001963 TE# 14 TR# 09176	
GLASS CLEANR 004191100051	2.88 X
GLASS CLEANR 004191100051	2.88 X
EXPO BULLET 007164115831	4.24 X
PG 8.5X11 DE 693520531236	1.97 X
PG 8.5X11 DE 693520531236	1.97 X
SUBTOTAL	13.94
TAX 1 7.000 %	0.98
TOTAL	14.92
VISA TEND	14.92

BEST BUY VISA **** * 2952 I 2

APPROVAL # 004275
REF # 109400304231
TRANS ID - 461094599583852
VALIDATION - 7LC3
PAYMENT SERVICE - E
AID A0000000031010
AAC 5FAE95A0255528F0
TERMINAL # SC010381

*CCD
clean-Supl.*

04/04/21 12:39:18
CHANGE DUE 0.00

ITEMS SOLD 5
TC# 6735 5403 1033 3540 7876



536.011



Introducing Walmart+

Join today at walmart.com/plus

04/04/21 12:39:18
CUSTOMER COPY

Give us feedback @ survey.walmart.com
Thank you! ID #:7QB39FYJKZM

Walmart

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

ST# 02727 OP# 007763 TE# 04 TR# 06052	
DUNK DECAF 088133401269 F	14.96 O
100 1/8 OZ 004920090554 F	2.63 N
100 1/8 OZ 004920090554 F	2.63 N
PERFECT TEAR 003753102707	19.97 X
YC WAX CUBE 088686072246	3.93 X
HOOVER IMPUL 007350204552	199.00 T
YC WAX CUBE 088686072246	3.93 X
YC WAX CUBE 088686072246	3.93 X
YC WAX CUBE 088686072246	3.93 X
SUBTOTAL	254.91
TAX 1 7.000 %	16.43
TOTAL	271.34
MCARD TEND	271.34

US Debit **** * 5812 I 1

APPROVAL # 000409
REF # 105700152959
PAYMENT SERVICE - A
AID A0000000042203
TC D923COAF3B18968B
TERMINAL # SC011659

CCD SUPPLIES

*NO SIGNATURE REQUIRED
02/26/21 17:50:39
CHANGE DUE 0.00

ITEMS SOLD 9
TC# 4450 5411 8838 5604 2046 5



536.011



Introducing Walmart+

Join today at walmart.com/plus

02/26/21 17:50:40
CUSTOMER COPY



Final Details for Order #112-0020549-8041051

[Print this page for your records.](#)

Order Placed: April 21, 2021

Amazon.com order number: 112-0020549-8041051

Order Total: \$53.49

Shipped on April 21, 2021

Items Ordered

Price

1 of: *Brother Genuine P-touch, TZe-231 4 Pack Tape (TZE2314PKB) 1/2"(0.47") x 26.2 ft. (8m) 4-Pack Laminated P-Touch Tape, Black on White, Perfect for Indoor or Outdoor Use, Water Resistant, TZE2314PK, TZE231*

\$49.99

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

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

536.007

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Debit Card | Last digits: 5812

Item(s) Subtotal: \$49.99

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$49.99

Estimated tax to be collected: \$3.50

Grand Total: \$53.49

To view the status of your order, return to [Order Summary](#).

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Strange Zone, Inc.

260 NW 67th Street
 Apt. 108
 Boca Raton, FL 33487

Invoice

Date	Invoice #
05/01/2021	2021-0040

Bill To
Stonegate CDD 2300 Glades Road, Suite 410W Boca Raton, FL 33431

519.409
 001
 2000

Description	Amount
Website maintenance + Hosting (Yearly Contract) May 2021 to May 2022 Maintenance includes posting of minutes, meeting agendas, audits, scheduled meetings, budgets, general documents, and any other content update needed. Creation of new pages will be a separate fee of \$50/ Page. Please allow up to 48 hours for updates to be posted. Hosting service includes 5 e-mail accounts with 2GB of space for each account.	600.00
Domain Name (Registration/Renewal)	35.00
SSL Certificate (Purchase/Renewal)	69.99
Total	
\$704.99	

UNUS Property Management LLC

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



INVOICE

536.022
001
2000

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

INVOICE 1007
DATE 05/02/2021
TERMS Net 15
DUE DATE 05/17/2021

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

BALANCE DUE **\$14,916.66**

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
5/1/2021	2019-2283

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

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



Invoice

175859

Bill To

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

537.003
 001
 202.005

Contact Us

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

Please retain this portion for your records

Due Date 5/31/2021
Terms Net 30
Account # 3782
PO #

FOR MONTH OF:
5/1/2021

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

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

Total \$1,352.00

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

Invoice # 175859

Account # 3782

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

Amount Enclosed: \$ _____

Please return this portion with your payment



Invoice

176366

Bill To

Stonegate CDD 537.003
 c/o Wrathell Hunt and Associates, LLC 001
 2300 Glades Road Suite 410W 202.005
 Boca Raton, FL 33431

Contact Us

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

Please retain this portion for your records

Due Date 5/31/2021
Terms Net 30
Account # 3782
PO #

FOR MONTH OF:
5/1/2021

Description	Amount Due
Water Quality Monitoring	1,170.00

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

Total \$1,170.00

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

Invoice # 176366
Account # 3782

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

Amount Enclosed: \$ _____

Please return this portion with your payment

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762115	05/03/2021	\$3,243.00	06/02/2021	Net 30	

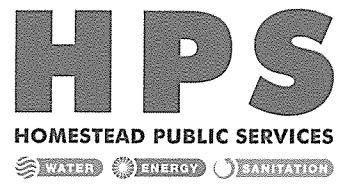
DESCRIPTION	QTY	RATE	AMOUNT
Cut the Grass Cut the Grass 05/03/2021. 05/12/2021. 05/21/2021 #537.400	3	800.00	2,400.00
Cut the Grass Tract C. Maintenance 05/03/2021. 05/12/2021. 05/21/2021 #537.470	3	170.00	510.00
Irrigation System Seventh payment of Maintenance of the Irrigation System/ Fiscal Year 2021 #537.450	1	333.00	333.00

#537.400	BALANCE DUE	\$3,243.00
#537.470		
#537.450		

Your HPS Utilities Statement

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

Rate Class: INDUSTRIAL
 Service Period:
 03/23/2021-04/21/2021
 Bill Date: 04/23/2021
 Due Date: 05/18/2021

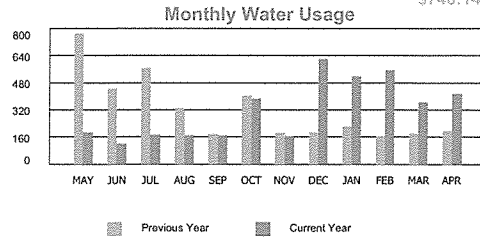


Community-Owned Services Since 1916

WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$51.29
Water Gallons Consumed (1,000s)	6.00	\$9.24
Irrigation Service Charge		\$51.29
Irrigation Gallons Consumed (1,000s)	408.00	\$628.32
Water Total		\$740.14

CURRENT USAGE	
Meter 18533391	
Days	29
Reading	568.00
Multiplier	1
Consumption	414.00
Avg / Day	14.28



OTHER CHARGES

Hurricane Fee	\$1.02
Other Total	\$1.02

TAXES

Dade Co Util Tx Elec	\$151.13
FI Gross Receipts Tx	\$48.90
Dade Co Util Tx Watr	\$74.01
Dade Co Derm (Water & Sewer)	\$50.43
Taxes Total	\$324.47

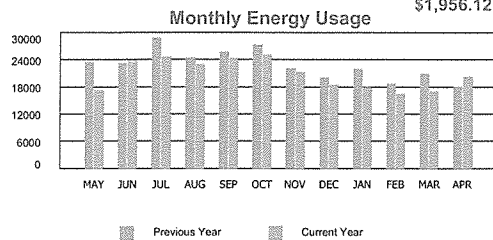
Previous Bill Amount	\$5,830.72
Payments	-\$3,044.10
Adjustments	\$0.00

536.010
 002
 202.005

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$35.67
Electric Consumption @ .0571	20,220.00	\$1,154.56
Demand Consumption @ 6.37	50.40	\$321.05
Electric Fuel Cost Adj. @ .02200	20,220.00	\$444.84
Electric Total		\$1,956.12

CURRENT USAGE	
Meter 64310165	
Days	29
Reading	17,429.00
Multiplier	60
Consumption	20,220.00
Avg / Day	697.24



SUMMARY OF CHARGES

Water Total	\$740.14
Energy Total	\$1,956.12
Sanitation Total	\$207.52
Other Total	\$1.02
Taxes Total	\$324.47
Current Charges	\$3,229.27

Past Due Amount \$2,786.62

Total Amount Due \$6,015.89

Comments:

As of this bill date your account is PAST DUE, please disregard if your payment has been submitted.

April 1st, 2021, the City of Homestead's annual drinking water quality report will be available to view online at <https://www.cityofhomestead.com/documentcenter/view/3784>. Disponible en Espanol.

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

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



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	03/23/2021-04/21/2021	05/18/2021	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$2,786.62	\$3,229.27	\$6,015.89

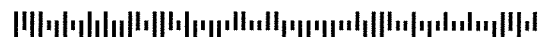
AMOUNT NOT PAID BY DUE DATE IS SUBJECT TO 1.5% LATE FEE.

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

AUTOMIXED AADC 750 5 MAAD 124795AA23-A-1
 1155 1 MB 0.447



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



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

0010468370003512150601589

General Billing Information



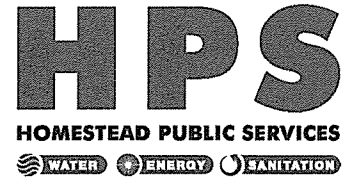
ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

Customer service information, utility account services, billing questions, shut-off for non-pay:	(305) 224-4800	Monday -Friday 8:00 am - 6:00 pm
Garbage and trash pickup questions:	(305) 224-4860	
Emergency Power/Streetlight Outage or downed power lines:	(855) 211-2062	24 Hours
Emergency water service line break or sewer backup:	(305) 248-5201	



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224-4800 or (305) 247-6532 (TTY)
Email: CustomerService@cityofhomestead.com

www.cityofhomestead.com
Para información en español
llama al: (305) 224-4800
Pou enfòmasyon an kreyòl
kontakte: (305) 224-4800

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

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

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

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

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

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

investigation and prosecution under the laws of the State of Florida. This will also result in increased deposits.

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

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

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

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

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

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

Online Payments	Visa, MasterCard, American Express, & E-Checks	www.cityofhomestead.com/cs
Automated Bill Pay (Bank Draft)	Applications available online	www.cityofhomestead.com/cs
Pay-By-Phone	Visa, MasterCard, American Express, & Phone Checks	Call (888) 703-9186
By Mail	PO Box 900430 Homestead, FL 33030	Checks & Money Orders ONLY, No Cash

AUTHORIZED PAYMENT CENTERS: For an up to date list of authorized payment centers, please visit our website at www.cityofhomestead.com/cs or call (888) 703-9186

PAYMENT DEPOSITORIES: Located just south of the Customer Service parking lot, and near the entrance of the Customer Service Building. Checks & Money Orders ONLY, No Cash.

Your HPS Utilities Statement

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

Rate Class: COMMERCIAL
 Service Period:
 03/23/2021-04/21/2021
 Bill Date: 04/23/2021
 Due Date: 05/18/2021

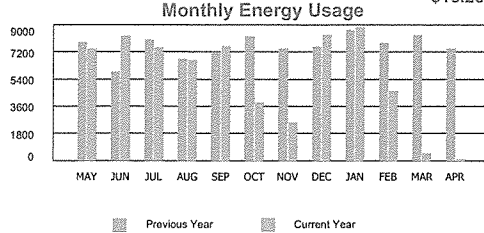


Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	85.00	\$6.77
Electric Fuel Cost Adj. @ .02200	85.00	\$1.87
Electric Total		\$16.28

CURRENT USAGE	
Meter 60997545	
Days	29
Reading	24,077.00
Multiplier	1
Consumption	85.00
Avg / Day	2.93



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$1.44
FI Gross Receipts Tx	\$0.41
Taxes Total	\$1.85
Previous Bill Amount	\$61.45
Payments	\$0.00
Adjustments	\$0.00

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SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$16.28
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$1.85
Current Charges	\$18.13
Past Due Amount	\$61.45
Total Amount Due	\$79.58

Comments:

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



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	03/23/2021-04/21/2021	05/18/2021	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$61.45	\$18.13	\$79.58

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

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 PLEASE PLACE ACCOUNT NUMBER ON CHECK TO ENSURE PROPER CREDIT.

AUT0MIXED AADC 750 5 MAAD 124795AA23-A-1
 1155 1 MB 0.447



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



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

0010468370003639730007958

General Billing Information



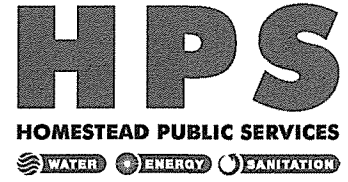
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Email: CustomerService@cityofhomestead.com

www.cityofhomestead.com
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Pou enfòmasyon an kreyòl
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PAYMENT DEPOSITORIES: Located just south of the Customer Service parking lot, and near the entrance of the Customer Service Building. Checks & Money Orders ONLY, No Cash.

Fitness Source

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

536.006
001
202.005

Invoice

Date	Invoice #
4/29/2021	51083

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

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		RMG	4/22/2021

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

It's been a pleasure working with you! Thank you for your business.			Total	\$180.00
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536.004

INVOICE

M&M POOL & SPA SERVICES, CORP.


14304 SW 145th PL

MIAMI, FL 33186

(786) 972-8875

mmpoolspaservicescorp@gmail.com

 @mmpoolspaservicescorp

 @mmpoolspaservicescorp

www.mmpoolspaservicescorp.com

536.004

001

202.005



M&M POOL & SPA SERVICES
Cleaning & Maintenance

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

INVOICE 1009
DATE 5/2/2021

DATE	SERVICES	DESCRIPTION	QTY.	RATE	AMOUNT
5/2/2021	Clean Filters	Monthly Services May		\$2,300.00	\$2,300.00
BALANCE DUE					\$2,300.00

Services.

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

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

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

THANK YOU FOR YOUR BUSINESS!

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



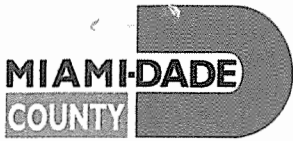
INVOICE

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

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 001
 202.005

Invoice # 20210293
 Invoice Date 04/21/2021
 Due Date 04/21/2021

Item	Description	Unit Price	Quantity	Amount
Product	GYM SIDE UNIT REPLACEMENT: REMOVE EXISTING CARRIER CONDENSER: MODEL#38AKS024 SERIAL#4205G30003 INSTALL NEW - TRANE 20 TON COMMERCIAL AIR COOLED CONDENSING UNIT PRE COATED COIL (208/230-3-60) MODEL#TTA24043DAAE00K LABOR AND MATERIALS INCLUDED:	12746.30	1.00	12,746.30
Service	CRANE SERVICE	1560.00	1.00	1,560.00
<p>NOTES: MECHANICAL LICENSE: CMC#1250496</p> <p>THE UNIT HAS TRANE MANUFACTURER WARRANTY AS FOLLOWS: 5 YEARS ON THE COMPRESSOR 1 YEAR ON PARTS WARRANTY DOCUMENTS PROVIDED WITH UNIT.</p> <p>CLIENT IS TAX EXEMPT: CERTIFICATE#85-8012861825C-0</p>				
Subtotal				14,306.30
Total				14,306.30
Amount Paid				0.00
Balance Due				\$14,306.30



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

May 3, 2021

519.490
001
2000

Ms. Daphne Gillyard
Wrathell, Hunt & Associates, LLC
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Dear Ms. Daphne Gillyard:

The Miami-Dade County Elections Department has completed a review of the area described as **Stonegate Community Development District**. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 70.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

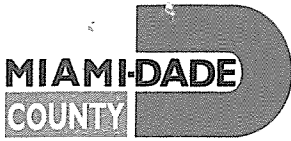
Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302.

Sincerely,

A handwritten signature in black ink, appearing to read "Christina White". The signature is fluid and cursive, with a large initial "C" and "W".

Christina White
Supervisor of Elections

Enclosure (1)



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

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 Stonegate Community Development District, as described in the attached MAP, has 1568 voters.

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

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 3rd DAY OF
MAY, 2021

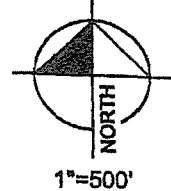
Please submit a check for \$70.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.

St. megate

Property folios

① 10-7910-014-1240

② 10-7910-014-1090



HOMESTEAD EXTENSION OF
FLORIDA'S TURNPIKE (SR 821)

POD D

South Dade Venture CDD

POD C

POD B

POD E

POD A

AND

Villa 10/10/10 East

NE 21st T. 22.22

NE 32nd Ave.

CAMPBELL DRIVE (SW 312TH ST)

LEGEND




-  PROPOSED HDPE PIPE
-  PROPOSED FRENCH DRAIN SYSTEM
-  PROPOSED CATCH BASIN/DRAINAGE MANHOLE

EXHIBIT 8

MASTER DRAINAGE PLAN
 STONEGATE COMMUNITY
 DEVELOPMENT DISTRICT
 HOMESTEAD, FLORIDA



Kimley-Horn
and Associates, Inc.

INVOICE# 051921001
DATE# May 19, 2021



537.300

CUSTOMER

JOB LOCATION

STONEGATE CDD - 1.877.276.0889
2300 GLADES ROAD
SUITE 410W.
BOCA RATON FL 33431

MALIBU BAY COMMUNITY
CLUB HOUSE CHRISTMAS DECORATIONS
1020 MALIBU WAY
HOMESTEAD FL 33033

CUSTOMER AUTHORIZES VS SERVICES TO PERFORM THE FOLLOWING SERVICE AT THE PRICE AND TERMS INDICATED BELOW

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
-------------	------	----------	------------	-------

50% DEPOSIT FOR 2021 CHRISTMAS DECORATIONS BASED ON 2019 PROPOSAL# 042919001

This invoice is for the folloing;

- A- MAIN FRONT ENTRANCE ARCH
- B- FRONT DOOR ENTRANCE
- C- PALM TREE LIGHTING
- D- LOBBY CHRISTMAS TREE
- E- BALLROOM CHRISTMAS TREE
- F- LOBBY MENORAH
- G- PALM TREE POWER RUN, TIMERS AND SAFETY

See attached proposal for exact details.....

50% DEPOSIT \$7,175.00

BY SIGNING YOU ACCEPT THE TERMS TO THIS INVOICE AND AGREE TO PAY THE TOTAL INVOICE AMOUNT FOR PERCUREMENT AND TO SECURE A DATE OF SERVICE. PLEASE NOTE THAT ALL DEPOSITS MUST BE RECEIVED BY THE FIRST WEEK OF JUNE 2021 TO SECURE DECORATIONS AVAILABILITY. THE REMAINING 50% WILL BE COLLECTED WHEN INSTALLATION IS COMPLETED.. NO REFUNDS!

SIGNATURE OF AUTHORIZED AGENT

PRINT NAME

DATE

PROPOSAL / CONTRACT

QUOTE# 042919001

DATE# April 29, 2019



CUSTOMER

JOB LOCATION

STONEGATE CDD - 1.877.276.0889
2300 GLADES ROAD
SUITE 410W.
BOCA RATON FL 33431

MALIBU BAY COMMUNITY
CLUB HOUSE CHRISTMAS DECORATIONS
1020 MALIBU WAY
HOMESTEAD FL 33033

CUSTOMER AUTHORIZES VS SERVICES TO PERFORM THE FOLLOWING SERVICE AT THE PRICE AND TERMS INDICATED BELOW

Table with 5 columns: DESCRIPTION, UNIT, QUANTITY, UNIT PRICE, TOTAL

A- MAIN FRONT ENTRANCE ARCH

ONE 72" DELUXE OREGON FIR WREATH, LIT 600MINI LEDs WITH 24" RED BOW, 40 MULTIPLE COLOR AND SIZE DECORATIVE CHRISTMAS BALLS. SUPPORTED TO ARCH WITH STAINLESS STEEL CABLES (3 ANCHORS FOR SAFETY), CONNECTED TO ELECTRICAL OUTLET UP TO 100'. (ELECTRIC CABLE WILL BE CONNECTED UP TO ROOF AND BACK DOWN TO RECEPTICLE TO MINIMIZE CABLE EXPOSURE). IMAGE ATTACHED

B- FRONT DOOR ENTRANCE

2 LARGE MULTI COLOR GIFT BOX FRAMES LIT WITH 400MINI LEDS EACH. CONNECTED STRAIGHT INTO RECEPTICLES AT LOCATIONS. CUSTOM MADE TO FIT AREA (28"X 50"), MIGHT VARY IN COLORS AND GIFT BOX PLACEMENT FROM IMAGE ATTACHED.

C- PALM TREE LIGHTING

16 PALM TREES (300' OF LED LIGHTS EACH) WITH 16' LIGHTING 14' WARM WHITE / 2' RED ON TOP (CONCAVE M6 LED LIGHTS WITH IP65 WATER PROOF DIN CONNECTORS) CONNECTED STRAIGHT INTO PALM TREE FLOOD LIGHT RECEPTICLES. IMAGE ATTACHED

D- LOBBY CHRISTMAS TREE

ONE 7'6" TALL BY 63" WIDE VERMONT WHITE SPRUCE LUSH, FULL PROFILE LIT WITH SOFT WHITE LED'S LIGHTS DECORATED WITH RIBBONS, BALLS AND DECORATIVE CHRISTMAS GIFT BOXES. IMAGE ATTACHED. IMAGE ATTACHED

E- BALLROOM CHRISTMAS TREE

ONE 12' TALL BY 78" WIDE VERMONT WHITE SPRUCE LUSH, FULL PROFILE LIT WITH SOFT WHITE LED'S LIGHTS DECORATED WITH RIBBONS, BALLS AND DECORATIVE CHRISTMAS GIFT BOXES. IMAGE ATTACHED

F- LOBBY MENORAH

ONE GOLD PLATED OR SILVER PLATED MENORAH UP TO 5' WITH PLATFORM AND CANDLES

G- PALM TREE POWER RUN, TIMERS AND SAFETY

16 PALM TREE LIGHTS REQUIRES POWER EXTENTION RUNS TO POWER RECEPTICLES, AUTO TIMER TURN ON/OFF SWITCHES AND UP TO 4 SAFETY TRIP GUARDS...

REMOVAL INCLUDED IN THIS PROPOSAL AND WILL BE SCHEDULED FOR EARLY JANUARY 2020, EXACT DATE AT THE DISCRETION OF VS SERVICES! DEPOSIT NEEDED NO LATER THAN THE 15TH OF MAY 2019 TO SECURE PROPOSAL TOTAL AND DELIVERY/INSTALLATION. INSTALLATION TO BE DONE BY NOVEMBER 1ST 2019..

WARRANTY: REPLACE ANY DEFECTIVE LIGHTS FROM NOVEMBER 1, 2019 THRU DECEMBER 31, 2019 DUE TO NORMAL FAILURE. WARRANTY VOID IF FAILURE CAUSED BY FAULTY OUTLET, INCLEMENT WEATHER, LIGHTNING STORMS, OR ANY TYPE OF DAMAGE TO THE UNITS BY IMPACT / UNUSUAL AMOUNT OF WATER OR LANDSCAPE MAINTENANCE. ALL LOCATIONS TO HAVE LIGHTING AS PER THIS PROPOSAL MUST HAVE A WORKING RECEPTICLE THAT MEET OUTDOOR REQUIREMENT BY MIAMI-DADE COUNTY CODE. VS SERVICES & HOLDINGS INC IS NOT LIABLE FOR ANY ACCIDENTS AND OR INJURIES DUE TO OR BY CHRISTMAS DECORATIONS INSTALLED BY VS SERVICES & HOLDINGS INC OR BY ANY CONTRACTORS WORKING FOR VS SERVICES & HOLDINGS INC.

BY SIGNING THIS PROPOSAL YOU ARE ENTERING INTO A THREE YEAR CONTRACT (3YRS TOTAL) FOR THE SERVICES AND INSTALLATIONS DESCRIBED ABOVE INCLUDING THE LEASE OF ALL DECORATIONS IN THIS PROPOSAL / CONTRACT.

Table with 2 columns: TOTAL, \$14,350.00

BY SIGNING YOU ACCEPT THE TERMS TO THIS PROPOSAL AND AGREE TO PAY A 50 % DEPOSIT FOR PERCUREMENT AND TO SECURE A DATE OF SERVICE. THE REMAINING 50% WILL BE COLLECTED WHEN INSTALLATION IS COMPLETED. PLEASE NOTE IF PAYMENT IS NOT RECEIVED 15 DAYS OF INVOICE DATE THERE WILL BE A 10% LATE FEE ADDED TO INVOICE AMOUNT AND DECORATION MAY BE REMOVED WITHIN 30 DAYS. NO REFUNDS!

SIGNATURE OF AUTHORIZED AGENT

PRINT NAME

DATE

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
5/14/2021	2019-2324

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

519.480
001
2000

Description	Amount
NewsLeader - Ad# - Notice of Solicitation for Request for Proposals	151.80
<i>Building client relationships one step at a time ...</i>	Total \$151.80

**STONEGATE
COMMUNITY
DEVELOPMENT
DISTRICT
NOTICE OF
SOLICITATION FOR
REQUEST FOR
PROPOSALS**

**AMENITY
MANAGEMENT
SERVICES
Homestead, Florida**

Notice is hereby given that the Stonegate Community Development District, "The District", is request-

ing proposals for Amenity Management Services. This Request for Proposals, **No. SG-AM-2020-02**, is for the management of the District's Amenity Center, otherwise known as the Clubhouse at Malibu Bay Community, for the benefit of the residents and their guests, in accordance with the adopted amenity policies and procedures.

Proposal Documents Availability:
The Request for Proposals will be available on **Friday, October 9, 2020, beginning at 10:00 a.m.** Please contact Mrs. Daphne Gillyard at (561) 571-0010, or by email at gillyardd@whhassociates.com, to receive an electronic copy of the Proposal documents.

Proposal Due Date:
Management companies desiring to provide services for this project must submit an electronic copy (pdf.), to be received no later than **2:00 p.m., on Monday, November 2, 2020.** Send the electronic proposal in pdf. format to Mrs. Daphne Gillyard, at gillyardd@whhassociates.com.

Consideration of Proposals:
The Board of

Supervisors will consider and rank all proposals at the **Tuesday, November 17, 2020, Stonegate CDD** Regular Meeting, to be held at the Malibu Bay Clubhouse, located at 1020 NE 34th Avenue, Homestead, Florida 33033. The proposals shall be ranked in accordance with the criteria included in the Evaluation Criteria sheet, which is contained within the proposal

documents. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities, or to accept the proposal which, in its judgment, is in the best interest of the District.

**Stonegate
Community
Development
District**
Howard McGaffney,
District Manager

AL-FLEX, EXTERMINATORS, INC. (R)4035 SW 98 AVE
MIAMI, FL 33165
U.S.A.**INVOICE**

Invoice Number: 253878

Invoice Date: May 1, 2021

Page: 1

Voice: 305-552-0141

Fax: 305-227-1797

537.500

Bill To:STONEGATE CDD C/O MALIBU BAY
CLUBHOUSE
1020 MALIBU WAY
HOMESTEAD, FL 33033**Ship to:**

Customer ID	Customer PO	Payment Terms	
13-305-C12		Due at end of Month	
Sales Rep ID	Shipping Method	Ship Date	Due Date
52	Courier		5/31/21

Quantity	Item	Description	Unit Price	Amount
		MONTHLY PEST CONTROL SERVICES FOR PROPERTY LOCATED @ 1020 MALIBU BAY		135.00

Subtotal	135.00
Sales Tax	
Total Invoice Amount	135.00
Payment/Credit Applied	
TOTAL	135.00

Check/Credit Memo No:

PIGEONS/DUCKS REMOVAL SERVICES

INVOICE

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

(786)380-9693

SOLD TO:

Stonegate CDD
1020 Malibu Way
Homestead Fl. 33033

INVOICE DATE May 3rd, 2021

305-247-8859

537.500

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	THIS INVOICE IS FOR THE MONTHLY DUCK REMOVAL SERVICE AT THE ABOVE PROPERTY FOR THE MONTH OF MAY.		\$500.00
			500.00

DIRECT ALL INQUIRIES TO:
JORGE GALARRAGA
(786)380-9693
Birdman35@hotmail.com

MAKE ALL CHECKS PAYABLE TO:
Jorge Galarraga
18877 NW 35th Ave.
Miami Gardens Fl. 33056

THANK YOU FOR YOUR BUSINESS!

Fitness Source

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

536.006

Invoice

Date	Invoice #
5/7/2021	51188

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

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		MDM	5/4/2021

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

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

INVOICE


M&M POOL & SPA SERVICES, CORP.

14304 SW 145th PL

MIAMI, FL 33186

(786) 972-8875

mmpoolspaservicescorp@gmail.com

 @mmpoolspaservicescorp

 @mmpoolspaservicescorp

www.mmpoolspaservicescorp.com



M&M POOL & SPA SERVICES
Cleaning & Maintenance

536.013

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

INVOICE 1010
DATE 5/18/2021

DATE	SERVICES	DESCRIPTION	QTY.	RATE	AMOUNT
5/18/2021	Repair	Repair Step Ladder	1	\$180.00	\$180.00
BALANCE DUE					\$180.00

Services.

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

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

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

THANK YOU FOR YOUR BUSINESS!

INVOICE

M&M POOL & SPA SERVICES, CORP.

14304 SW 145th PL

MIAMI, FL 33186

(786) 972-8875

mmpoolspaservicescorp@gmail.com

 @mmpoolspaservicescorp

 @mmpoolspaservicescorp

www.mmpoolspaservicescorp.com

536.013



M&M POOL & SPA SERVICES
Cleaning & Maintenance

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

INVOICE 1011
DATE 5/18/2021

DATE	SERVICES	DESCRIPTION	QTY.	RATE	AMOUNT
5/18/2021	Change parts	Change parts pool lift	1	\$150.00	\$150.00
BALANCE DUE					\$150.00

Services.

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

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

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

THANK YOU FOR YOUR BUSINESS!

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



Invoice

Date	Invoice No.
5/3/2021	5973

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

519.320
001
2000



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

Juan R. Alvarez, P.E.

Invoice Period: 10/1/20-4/30/21

Description	Qty (hrs)	Rate (\$ / hr)	Amount
4/12/2021 Principal Receipt and review of agenda for the April 19 CDD meeting.	0.25	185.00	46.25
4/16/2021 Principal Review of April 16 agenda. Telephone call from Daniel Rom. Gathering of documents related to the CDD capital projects and sending copies to Daniel.	1.5	185.00	277.50
4/19/2021 Principal Prepare for the CDD Board of Supervisors meeting of 4-19-2021.	1.25	185.00	231.25
4/19/2021 Principal Participate in the CDD Board of Supervisors meeting of 4-19-2021 by phone.	0.5	185.00	92.50
Amount due this Invoice			\$647.50

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

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

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

Page: 1
 04/30/2021
 Account No: 526-030290
 Statement No: 168517

Attn: CRAIG WRATHELL

514.310
 001
 STONEGATE CDD 2000

Fees

		Hours
04/01/2021		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND CINDY CERBONE WITH ATTACHMENT	0.30
04/02/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
04/07/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR MCGUINNESS	0.20
04/08/2021		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND CINDY CERBONE	0.20
04/10/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM CINDY CERBONE WITH ATTACHMENT	0.30
04/12/2021		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND DAPHNE GILLYARD WITH ATTACHMENT	0.30
MJP	CORRESPONDENCE TO CINDY CERBONE AND MAC MCGAFFNEY WITH ATTACHMENTS	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM CINDY CERBONE	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM CINDY CERBONE	0.10
MJP	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 4/19/21 MEETING OF BOARD OF SUPERVISORS	0.50

STONEGATE CDD

		Hours
04/13/2021		
MJP	RECEIPT AND REVIEW OF REVISED AGENDA PACKAGE FOR 4/19/21 MEETING OF BOARD OF SUPERVISORS	0.30
04/14/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW MIAMI-DADE EMERGENCY ORDER 33-20	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.20
MJP	CORRESPONDENCE TO CINDY CERBONE AND RECEIVE REPLY	0.20
MJP	CORRESPONDENCE TO DANIEL ROM	0.20
MJP	CORRESPONDENCE TO DANIEL ROM AND CINDY CERBONE WITH ATTACHMENT	0.20
04/15/2021		
MJP	TELEPHONE CONFERENCE WITH CINDY CERBONE	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
04/16/2021		
MJP	TELEPHONE CONFERENCE WITH DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT AND REPLY THERETO	0.40
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM	0.10
04/19/2021		
MJP	RECEIPT AND REVIEW OF FINAL REVISED AGENDA PACKAGE FOR 4/19/21 MEETING OF BOARD OF SUPERVISORS	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY AND REPLY THERETO	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT	0.10
MJP	CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.20
MJP	RECEIPT, REVIEW AND REPLY TO ADDITIONAL CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	5.20

STONEGATE CDD

		Hours		
04/20/2021				
MJP	CORRESPONDENCE TO DANIEL ROM WITH ATTACHMENT	0.20		
MJP	REVISE RESOLUTION 2021-03 PER BOARD DIRECTION	0.30		
MJP	FURTHER CORRESPONDENCE TO DANIEL ROM WITH ATTACHMENT	0.20		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10		
MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM WITH ATTACHMENT	0.20		
04/21/2021				
MJP	CORRESPONDENCE TO DANIEL ROM WITH ATTACHMENTS	0.30		
MJP	CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO	0.20		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.10		
04/27/2021				
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10		
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM DANIEL ROM	0.20		
04/29/2021				
MJP	CORRESPONDENCE TO DANIEL ROM AND MAC MCGAFFNEY	0.30		
04/30/2021				
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20		
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT	0.20		
	For Current Services Rendered	14.40	3,240.00	

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	PARTNERS	14.40	\$225.00	\$3,240.00
	Previous Balance			\$810.00
	Total Current Work			3,240.00

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

STONEGATE CDD

Page: 4
04/30/2021
Account No: 526-030290
Statement No: 168517

Balance Due

\$4,050.00

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

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

ESTABLISHED 1977

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

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

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
CHRISTINE A. BROWN
BRAD J. KIMBER
VANESSA T. STEINERTS
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

April 30, 2021

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

**RE: Stonegate Community Development District
Our File No.: 526.03029
Stonegate Community Development District - Construction
Our File No.: 526.20028**

Dear Craig:

We enclose our Interim Statements for legal services rendered in the above-referenced matters.

Thank you for letting us be of service to you in these matters.

Very truly yours,


DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Copy of Previously Printed Invoice Number:
 Account Number:
 Invoice Date:
 Direct Inquiries To:
 Phone:

6043965
 221163000
 02/25/2021
 AMANDA KUMAR
 954-938-2475

513.325
 001
 2000

STONEGATE COMMUNITY DEVELOPMENT DIST
 ATTN STONEGATE CDD
 C/O WRATHELL, HUNT & ASSOCIATES
 2300 GLADES ROAD STE 410W
 BOCA RATON FL 33431

STONEGATE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BOND,SERIES 2020 REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,031.25

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT REFUNDING AND
 IMPROVEMENT BOND,SERIES 2020 REVENUE FUND**

Invoice Number:	6043965
Account Number:	221163000
Current Due:	\$4,031.25
Direct Inquiries To:	AMANDA KUMAR
Phone:	954-938-2475

Wire Instructions:
 U.S. Bank
 ABA # 091000022
 Acct # 1-801-5013-5135
 Trust Acct # 221163000
 Invoice # 6043965
 Attn: Fee Dept St. Paul

Please mail payments to:
 U.S. Bank
 CM-9690
 PO BOX 70870
 St. Paul, MN 55170-9690



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55102
Copy of Previously Printed Invoice

Invoice Number: 6043965
 Invoice Date: 02/25/2021
 Account Number: 221163000
 Direct Inquiries To: AMANDA KUMAR
 Phone: 954-938-2475

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT REFUNDING AND
 IMPROVEMENT BOND, SERIES 2020 REVENUE FUND**

Accounts Included 221163000 221163001 221163002 221163003 221163004 221163005
 In This Relationship: 221163006 221163007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 02/01/2021 - 01/31/2022				\$3,750.00
Incidental Expenses	3,750.00	0.075		\$281.25
Subtotal Incidental Expenses				\$281.25
TOTAL AMOUNT DUE				\$4,031.25

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

Invoice

537.003
 001
 202.005

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762119	05/05/2021	\$36,600.00	06/04/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Proposal to reinforce/stabilize existing Drainage Endwall Details Dig a 10x20 ft area with 2-3 ft deep from the Endwall into the Lake Dig a 5x20 ft area with 3-4 ft deep above the lake ground. 18-20 tons of Riprap and No. 3 Coarse Aggregate will be installed by hand in addition to the Geogrid blanket The Estimated total for each Drainage is \$12,200 each.	3	12,200.00	36,600.00

BALANCE DUE

\$36,600.00

Fitness Source

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

536.006

Invoice

Date	Invoice #
5/21/2021	51189

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

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		RMG	5/18/2021

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

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

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3B

DRAFT
MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on May 11, 2021 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present at the meeting were:

Joe McGuinness	Chair
Alberto Eiras	Vice Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary
Michael Granobles (via telephone)	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Victor Castro	UNUS Property Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:37 p.m. Supervisors McGuinness, Figueroa, Eiras and Goessel were present, in person. Supervisor Granobles was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

There were no public comments.

THIRD ORDER OF BUSINESS

Consent Agenda Items

A. Acceptance of Unaudited Financial Statements as of March 31, 2021

B. Approval of April 19, 2021 Regular Meeting Minutes

Mr. Rom presented the Consent Agenda Items.

Discussion ensued regarding the greatly increased water consumption over the last three months. Mr. Castro described his ongoing efforts to determine the cause; a leak was suspected and a plumber was scheduled to evaluate the pool pumps and sprinkler system. Lack of rain, irrigation system age and lack of obvious turf soft spots were discussed. Regarding

41 whether to contact the City, Mr. Castro stated the City proactively notified the CDD about the
42 consumption increase.

43 Mr. McGuinness stated the bill had a water and an irrigation service charge, indicating
44 there are two meters; the increase was irrigation-related. Mr. Eiras reported that he observed
45 broken and misaligned sprinkler heads. Ms. Figueroa stated that many Homestead residents
46 complained about sudden, unusually high water bills. Mr. McGuinness felt that the cause was
47 frequent irrigation, given the extremely green lawns, despite the very dry weather.

48 Mr. Castro agreed that sprinkler heads required attention. This was addressed with
49 Armando Garcia Land Service, Inc., (AGLS) but landscaping services are only performed twice a
50 month. A handyman may be able to address these quicker and more cost-effectively.
51 Discussion ensued regarding the broken sprinkler head locations. Mr. Castro stated that, upon
52 notification, AGLS repaired the sprinkler heads damaged by lawnmowers.

53 Mr. Rom thought there was a need to walk the property to evaluate leaks and take
54 pictures. Mr. Castro stated the meter was shut off, in the presence of City water employees, and
55 the water continued to run; however, they were unable to diagnose a leak without the irrigation
56 system plans. Discussion ensued regarding obtaining the plans and the possibility of multiple
57 leaks, on both the CDD and City sides.

58

59 **On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor,**
60 **the Consent Agenda Items, as presented, were accepted and approved.**

61

62

63 **▪ Discussion of Proposal: Addition of a Handyman to Property Management Agreement**

64 **This item, previously Item 6A, was presented out of order.**

65 Mr. Castro distributed a handout that described the general services a facilities
66 maintenance person can provide, rather than hiring individual contractors for miscellaneous
67 repairs. The proposal would add approximately \$64,000 to the UNUS Property Management
68 Agreement for payroll, administration and materials; the cost savings for the District could be
69 approximately \$100,000 annually. Mr. Castro stated, while plumbing and electrical work were
70 beyond the scope of a handyman, significant savings would be realized by maintaining and
71 repairing items, such as plumbing and electrical fixtures, and performing routine work in-house.
72 Upcoming budgeted maintenance included roof cleaning, fence painting, fitness equipment
73 maintenance, shower repair, tree and landscape trimming.

74 Mr. Granobles asked if materials and parts were included in the \$64,000. Mr. Castro
75 stated parts and materials, such as paint, would be an additional cost to be billed separately
76 and documented with receipts; a prioritized project list would be developed.

77 Ms. Figueroa supported the idea of a handyman but she would like to see, in the
78 proposed Fiscal Year 2022 budget, where the savings would be realized, given the projected
79 increase to assessments. Mr. Rom stated, if approved, the \$64,000 would be added to the
80 proposed Fiscal Year 2022 budget and the projected repair costs in the budget would be
81 removed or adjusted. Discussion ensued regarding avoiding duplicate items in the budget,
82 keeping assessments as low as possible, which budgeted items might be reduced, potential
83 annual cost savings of \$100,000, types of projects a handyman could address and potential
84 reductions to budgeted amounts.

85 Mr. Pawelczyk asked when handyman services would go into effect, if approved. Mr.
86 Castro anticipated it becoming effective at the beginning of Fiscal Year 2022. Discussion
87 resumed regarding the budgeted expenses that might be reduced by bringing maintenance in
88 house, including pool maintenance, pressure cleaning, painting, repairs and ongoing
89 maintenance.

90 Mr. Eiras stated his support of a dedicated handyman so potential safety issues can be
91 addressed as quickly as possible. Ms. Figueroa stated she would like a list of pending projects.

92 Ms. Figueroa noted that the AGLS contract does not expire until 2022 and asked if an
93 increase was requested. It was Mr. Rom's understanding that AGLS requested an increase for
94 Fiscal Year 2022. Discussion ensued regarding the request for a mid-contract price increase,
95 scope of the AGLS contract and other line items for work completed by AGLS via separate bids.

96 **Ms. Figueroa left the meeting briefly.**

97 **The meeting recessed briefly and then reconvened.**

98 Mr. McGuinness stated that approximately \$200,000 would need to be cut from the
99 proposed Fiscal Year 2022 budget to avoid an assessment increase. Discussion ensued
100 regarding items added to the proposed Fiscal Year 2022 budget at the last meeting,
101 reevaluating the target assessment level and the priorities. Mr. Pawelczyk stated tax revenues
102 would not be received until January; therefore, he suggested that the handyman could begin in
103 January, if necessary, to reduce or eliminate an assessment increase.

104 Mr. Goessel expressed support for hiring a handyman because of the benefits, including
105 more rapid emergency maintenance and long-term cost savings.

106 **FOURTH ORDER OF BUSINESS**107 **Consideration of Resolution 2021-05,**
108 **Approving a Proposed Budget for Fiscal**
109 **Year 2021/2022 and Setting a Public**
110 **Hearing Thereon Pursuant to Florida Law;**
111 **Addressing Transmittal, Posting and**
112 **Publication Requirements; Addressing**
113 **Severability; and Providing an Effective**
114 **Date**

115 Mr. Rom presented Resolution 2021-05. The Board discussed the proposed Fiscal Year
116 2022 budget, which included wish list items developed at the last meeting, with the goal of
117 prioritizing projects and cutting expenditures r to avoid increasing assessments. Mr. Pawelczyk
118 stated the Board could consider reducing line items, such as “Total capital outlay”, to enable
119 the District to engage a handyman. Use of fund balance was discussed. Mr. Rom referred to
120 Page 3 and noted that the “3 months working capital” amount was a calculation based on
121 revenues and expenditures and the “Unassigned” fund balance amount was reduced to
122 supplement the \$230,000 “Pool system upgrade” discussed at the last meeting. Mr. Castro
123 stated the most recent quote for the pool system upgrade was \$125,000. Discussion ensued
124 regarding including a contingency for this line item, an additional \$8,700 charge for the plans,
125 extent of the upgrade and the suggestion to reduce the “Pool system upgrade” line item to
126 \$175,000.

127 Regarding the “Landscape Maintenance” line item, on Page 2, Mr. Pawelczyk stated that
128 Mr. Garcia requested a mid-contract increase that would increase the line item to \$86,578. Mr.
129 Castro discussed the one-on-one personal service provided by ALGS and noted that Mr. Garcia
130 stated he believed the request was fair, given that ALGS was offering the CDD discounted rates
131 and had not raised its rates since 2008. Discussion ensued regarding the requested increase,
132 increased cost of materials, need for a formal request and the possibility of a good faith
133 increase.

134 Mr. Goessel noted several line items that could be lowered in order to hire a handyman.
135 Discussion resumed regarding trimming the budget to avoid increasing assessments. Mr. Rom
136 stated that additional savings might be realized by trimming the cost of proposals.

137 Regarding the “Wifi system upgrade” line item, on Page 2, Mr. Castro stated he received
138 a considerably lower quote of \$30,000 for the camera and wifi system without an alarm.
139 Although it is on the Fiscal Year 2022 budget, Mr. McGuinness felt that the access system is a
140 priority and suggested it be addressed now, as it would eliminate the need for access cards. Mr.

141 Castro stated the upfront cost was \$5,600 and early pay discounts are available; the monthly
142 cost is \$129. Mr. Castro stated a new Comcast contract offered increased speed and cost
143 savings.

144 The following changes were made to the proposed Fiscal Year 2020 budget:

145 Page 3, "Pool system upgrade": Reduce "230,000" to "175,000"

146 Page 2: Change "Wifi System Upgrade" line item to "Wifi system upgrade + camera"

147 Page 2, "Wifi system upgrade + camera": Reduce "50,000" to "30,000"

148 Page 2, "Wall paint and repairs": Reduce "30,000" to "10,000"

149 Page 2, "Tree Maintenance": Reduce "39,120" to "10,000"

150 Page 2, "Landscape maintenance": Reduce "86,578" to "81,868"

151 Mr. Pawelczyk suggested noting that the Board was doing this as an act of good faith
152 and stated a new AGLS proposal would be needed.

153 Page 2, "Irrigation Repairs": Reduce "6,000" to "3,000"

154 Page 2, "Playground maintenance": Reduce "3,000" to 1,500"

155 Regarding the "Pump maintenance/repair" line item related to the pump for the
156 irrigation system contract, Mr. Rom would find out if any payments were made to Hoover.

157 Page 2, "Electrical repairs": Reduce "3,000" to "1,000"

158 Page 2, "Telephone": Reduce "7,200" to "3,500"

159 Page 2, "Clubhouse Mgmt": Increase "170,000" to "240,000"

160 Discussion ensued regarding the "Fitness equipment lease" line item. Then consensus
161 was to hold off on a lease and have the handyman perform gradual cost-effective upgrades.

162 Page 2: Change "Fitness equipment lease" to "Gym maintenance" and change "7,000"
163 to "5,000"

164 Page 2: Change "New access camera alarm system" to "New access" and change
165 "55,200" to "5,600"

166 Page 2, "Pressure cleaning": Reduce "3,000" to "1,000"

167 Mr. Rom stated that a line item would be added for "New access yearly fee" for \$2,000.

168 The "General" line item, under "Capital Outlay", on Page 3, budgeted at \$60,000 for the
169 ongoing 12-year lake bank erosion project, was discussed. Fiscal Year 2021 savings were due to
170 economies of scale. Ms. Figueroa stated that many homeowners had concerns about erosion.

171 Mr. Pawelczyk stated the Board could direct the District Manager to return with a
172 proposed Fiscal Year 2022 budget that reflects the changes made today, with input and

173 recommendations, and further budget adjustments may be made at the next meeting;
174 however, any assessment increase must be added today. Discussion ensued regarding the need
175 to reduce the budget by another \$20,000 to cover the cost of a handyman.

176 Mr. McGuinness suggested and the following change was approved:

177 Page 3, "General" line item, under "Capital Outlay": Reduce \$60,000 to \$30,000 and
178 planning for Lake 5 to have the same lake erosion work done in Fiscal Year 2022 as was done on
179 Lake 3 in Fiscal Year 2021.

180 Mr. McGuinness noted that the "Clubhouse renewal & replacement" fee was being
181 accumulated for replacement of the Clubhouse roof, which was the most expensive repair that
182 might be needed and it was not a planned expense but repairs would be done on an as-needed
183 basis, when necessary. This change was accepted.

184 Mr. Pawelczyk stated that an assessment increase would eventually be necessary but
185 this approach could postpone it to Fiscal Year 2023. He discussed options for borrowing funds
186 in an emergency if contingency funds are insufficient.

187 Mr. Rom presented the remainder of the Fiscal Year 2022 budget and stated that the
188 requested changes would be incorporated and be presented at the next meeting.

189

190 **On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor,**
191 **Resolution 2021-05, Approving a Proposed Budget for Fiscal Year 2021/2022, as**
192 **amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for**
193 **September 14, 2021 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th**
194 **Avenue, Homestead, Florida 33033; Addressing Transmittal, Posting and**
195 **Publication Requirements; Addressing Severability; and Providing an Effective**
196 **Date, was adopted.**

197

198

199 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2021-06,
Designating Dates, Times and Locations for
the Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2021-2022 and Providing for an Effective
Date

200

201

202

203

204

205

206 Mr. Rom presented Resolution 2021-06. Discussion ensued regarding scheduling
207 meetings on the second Monday of October and November, 2021 and January, March, May,
208 June, August and September, 2022. A revised Fiscal Year 2022 Meeting Schedule would be
209 presented at the next meeting.

210 SIXTH ORDER OF BUSINESS

Discussion/Consideration of Proposals

211

212 **A. Addition of a Handyman to Property Management Agreement**

213 This item was discussed during the Fourth Order of Business.

214 **B. Preventive Maintenance – RCR Plumbing Services Inc. Estimate #380**215 Mr. Castro stated that plumbing companies charge an hourly service charge for an
216 estimate. This item would be removed from future agendas.217 **C. Access System Open Path – AT&I Proposal**218 Mr. Castro distributed a revised proposal with monthly service added; a lifetime
219 warranty on the system was included and a prepay discount was available. Discussion ensued
220 regarding features and functionality of the system, warranty, procedures for leases and
221 suspensions, monitoring, policies, procedures, cost, budget, contract and term length. The
222 consensus was to prepay for one year to receive the annual discount, at an approximate cost
223 under \$6,000.
224

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, authorizing Staff to prepare an Agreement and authorizing the Chair to execute, was approved.

228

229

230 **D. Quarterly HVAC Maintenance – Power Enterprise Corp. Estimate #0000181**231 Mr. Castro stated he was obtaining proposals from several other vendors. Discussion
232 ensued regarding the need for maintenance.
233

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, authorizing Staff to obtain additional proposals and proceed with quarterly HVAC maintenance, in a not-to-exceed amount of \$1,250, was approved.

238

239

240 **E. Fence Issue - Deliver and Install 84 3-Foot Purple Bougainvillea - Armando Garcia Land
241 Service INC Estimate #1730**242 Mr. Rom recalled a fence in disrepair that crosses CDD boundaries and enters the
243 Monterrey and Ventura communities. The fence was constructed by a homeowner who now
244 refuses to maintain it and does not care if the fence is taken down. Mr. Pawelczyk stated it is
245 unclear whether it is on CDD property. Ms. Figueroa expressed concern that Sonara's similar

246 request was denied and a decision on this would set a precedent. Whether the fence is needed,
247 the fence location, who owns the property with the fence the importance of consistency, were
248 discussed. Mr. Rom would email both parties to advise that the District will remove the entire
249 fence, including portions on their property, and ask the parties to advise of any objections.

250 **F. Pool System Upgrade - True Blue Pools Estimate #20-2153**

251 Mr. Castro presented the True Blue Pools Estimate. Discussion ensued regarding the
252 turnaround time. The consensus was not to pay \$1,000 for rush service.

254 **On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor,
255 True Blue Pools Estimate #20-2153, in the amount of \$8,870, was approved.**

253

254

255

256

257

258 **G. Options for Royal Palms on Pool Deck - Unus Property Management, LLC**

259 Mr. Castro presented the proposals. Removal of the trees to address safety issues was
260 discussed. Mr. Rom would consult with the District Engineer to determine if the pool deck
261 project can be approved with removal of the trees and whether the construction fund includes
262 funds for tree replacement. This item was deferred to the next meeting.

263

264 **SEVENTH ORDER OF BUSINESS**

**Consideration of Cost Increase to
Landscape Maintenance Services
Agreement**

265

266

267

- 268 • **Armando Garcia Land Service, Inc., Landscape Maintenance Services Agreement Dated
269 June 21, 2019**

270 Mr. Rom stated an updated proposal would be requested.

271 This item was deferred to the next meeting.

272

273 **EIGHTH ORDER OF BUSINESS**

Staff Reports

274

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

276 Mr. Castro reported the following:

277 ➤ \$1,400 in rentals were scheduled and \$1,560 in rentals were scheduled through August.

278 ➤ The fountain was repaired and working much better. Repair of the lights was pending.

279 ➤ An incident occurred in which children were asked to leave. The Homestead Police

280 Department would include the Clubhouse and Pool Deck as a detail in the future.

281 ➤ Parts of the Americans with Disabilities Act (ADA) pool chair arrived and it was hoped
282 that it would be in service this week.

283 ➤ The AT&T/Comcast contract was renegotiated; speed was increased from 75 to 300
284 mbps, with a savings of \$40 per month.

285 ➤ 28 palm tree lighting fixtures needed maintenance; a handyman would be able to repair
286 80% of the fixtures.

287 ➤ Proposals were expected from several paver companies; all conducted a walkthrough
288 but none have submitted an estimate yet.

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

290 Mr. Pawelczyk stated that Form 1, Statement of Financial Interests, is due on July 1,
291 2021. Form 1 should be received via mail this month and should be returned via mail or
292 electronically.

293 Mr. Castro distributed a proposal for a CPR, first aid and AED certified pool attendant,
294 for the same number of hours as a lifeguard, at a savings of \$9,000. Ms. Figueroa asked if unruly
295 guests were a frequent issue. Mr. Castro stated it is a frequent issue and police have been
296 called often. Children constantly jump in the pool, engage in horseplay in the restrooms and
297 jump over the fence. Discussion ensued regarding access control and police presence serving
298 as a deterrent. Mr. Castro stated one staff member would be added during the summer.

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

300 There being no report, the next item followed.

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

302 • **NEXT MEETING DATE: June 28, 2021 at 6:30 P.M.**

303 ○ **QUORUM CHECK**

304 The next meeting would be held on June 28, 2021 at 6:30 p.m.

305

306 **NINTH ORDER OF BUSINESS**

Supervisors' Requests

307

308 Mr. McGuinness asked if UNUS would hire another camp manager, since the previous
309 camp manager resigned. Mr. Castro stated that he and his wife applied for the course to
310 become certified C.A.M. managers. Discussion ensued regarding staffing and employment
311 issues.

312

313 TENTH ORDER OF BUSINESS

Adjournment

314

315

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

316

317

**On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor,
the meeting adjourned at 10:10 p.m.**

318

319

320

321

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

322
323
324
325
326
327

Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4B

From: Unus Manager <manager@unusmgmt.com>
Sent: Monday, May 03, 2021 10:02 AM
To: Daniel Rom <romd@whhassociates.com>
Subject: Pool deck Royal Palm options

Option 1

As per supervisor Figueroa request;
Mesh the top of the 4 palm:
Mesh option. \$800. Per month to maintain. \$9600. Year

Option 2

Remove; \$1600. Each x4 = \$6400.

Option 3

UNUS handyman could maintain all the clubhouse palms trimmed.

Regards,

Victor Castro

.....

MALIBU BAY CLUBHOUSE
UNUS PROPERTY MANAGEMENT LLC
[1020 NE 34TH AVENUE HOMESTEAD FL 33033](https://www.google.com/maps/place/1020+NE+34th+Avenue+Homestead+FL+33033/@25.92583,-80.24167,15z)
O_ [305-247-8859](tel:305-247-8859)
F_ [305-247-8860](tel:305-247-8860)

C_ [239-789-7263](tel:239-789-7263)
manager@unusmgmt.com
www.unusmgmt.com

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4C

UNUS PROPERTY MANAGEMENT LLC

Summer Pool Attendant

BOARD CONSIDERATION FOR SUMMER 2021

Instead of a lifeguard we could provide a dedicated pool attendant at a considerable cost reduction from a professional lifeguard.

BENEFITS

Having eyes on the pool at all busy hours provide a layer of protection, the pool attendant will be CPR / AED / First Aid Certified and will maintain order in the pool 8 hours a day for 7 days a week in the summer months.

CPR, AED, First Aid Pool attendant: Covers 77 days 8 hours per day = 616 hours plus Payroll, unemployment taxes, workers compensation, Liability insurance.

Total Cost per summer months \$9148.00

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4D

INVOICE

M&M POOL & SPA SERVICES, CORP.

14304 SW 145th PL

MIAMI, FL 33186

(786) 972-8875

mmpoolspaservicescorp@gmail.com

 @mmpoolspaservicescorp

 @mmpoolspaservicescorp

www.mmpoolspaservicescorp.com



M&M POOL & SPA SERVICES
Cleaning & Maintenance

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

INVOICE 1015
DATE 6/18/2021

DATE	SERVICES	DESCRIPTION	QTY.	RATE	AMOUNT
6/18/2021	Repair pool pump	Change and install Pool Pump 15 HP	1	\$2,950.00	\$2,950.00
BALANCE DUE					\$2,950.00

Services.

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

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

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

THANK YOU FOR YOUR BUSINESS!

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5

**FIRST AMENDMENT TO
AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES**

THIS FIRST AMENDMENT TO AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES (the "Amendment"), made and entered into this _____ day of _____, 2021, by and between:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Homestead, Miami-Dade County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"); and

ARMANDO GARCIA LAND SERVICE, INC., a Florida corporation, whose business address is 16650 SW 203 Avenue, Miami, Florida 33187 (the "Contractor").

WITNESSETH:

WHEREAS, the District and the Contractor entered into an Agreement for Landscape Maintenance Services, dated June 21, 2019 (the "Agreement"); and

WHEREAS, the District and the Contractor have agreed to a modification to the Compensation section of the Agreement to increase the Annual Contract Amount for Fiscal Year 2022 and extending the term of the Agreement through September 30, 2023; and

WHEREAS, the District Board of Supervisors has determined that it is in the best interests of the District to amend the Agreement as provided for herein.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Amendment.

Section 2. Article II, "COMPENSATION", Section 2.0 of the Agreement is hereby amended as follows:

2.0 The District shall pay the Contractor for the faithful performance of the Contract in lawful money of the United States and subject to additions and deletions as provided in the Contract Documents, as set forth

in the Proposal of Contractor, an annual contract amount of ~~SEVENTY-SEVEN THOUSAND ONE HUNDRED FIFTY SEVEN AND 74/100 (\$77,157.74) DOLLARS~~ EIGHTY-ONE THOUSAND EIGHT HUNDRED SIXTY-EIGHT DOLLARS 00/100 (\$81,868.00) for completed work (“Contract Amount”). This Contract Amount shall not be subject to any increases before September 30, 2023.

Section 3. Article III, entitled “TERM”, Section 3.0, is hereby revised to extend the term of the Agreement for an additional year as follows:

3.0 The Contractor shall commence performance of the Work on June 1, 2019, and, unless otherwise terminated, the term of the Agreement shall expire on September 30, ~~2022~~ 2023.

Section 4. Section 8.10, entitled “E-Verify” is hereby added to the Agreement as follows:

8.10 E-Verify. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs

incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

Section 5. In all other respects not specifically amended by this Amendment, the Agreement shall remain in full force and effect.

Section 6. The Effective Date of this Amendment shall be October 1, 2021.

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Print name: _____
Secretary

Print name: _____
Chairman

_____ day of _____, 2021

**ARMANDO GARCIA LAND
SERVICE, INC., a Florida
corporation**

Armando Garcia

By: 
_____ Armando Garcia, President

Print Name

_____ 18 day of June, 2021

Print Name

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2021-06

A RESOLUTION OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 28th day of June, 2021.

Attest:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

STONEGATE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE		
LOCATION <i>Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 2, 2021	Regular Meeting	6:30 PM
January 4, 2022	Regular Meeting	6:30 PM
March 1, 2022	Regular Meeting	6:30 PM
May 3, 2022	Regular Meeting	6:30 PM
June 7, 2022	Regular Meeting	6:30 PM
August 2, 2022*	Regular Meeting	6:30 PM
September 6, 2022	Public Hearing & Regular Meeting	6:30 PM

*Only if necessary

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Stonegate Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 3, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 3, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Stonegate Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position balance of (\$1,369,890).
- The change in the District's total net position in comparison with the prior fiscal year was \$83,977, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$2,003,415, an increase of \$317,001 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items, restricted for debt service and capital projects, committed to clubhouse for renewal and replacement, assigned to working capital and disaster reserve, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2020	2019
Current and other assets	\$ 2,055,417	\$ 1,730,947
Capital assets, net of depreciation	7,088,987	7,261,150
Total assets	9,144,404	8,992,097
Deferred outflows of resources	366,979	393,668
Total assets and deferred outflows	9,511,383	9,385,765
Current liabilities	250,601	311,965
Long-term liabilities	10,630,672	10,527,667
Total liabilities	10,881,273	10,839,632
Net position		
Net investment in capital assets	(3,174,706)	(2,872,849)
Restricted	365,353	632,766
Unrestricted	1,439,463	786,216
Total net position	\$ (1,369,890)	\$ (1,453,867)

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

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

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2020	2019
Revenues:		
Program revenues		
Charges for services	\$ 1,805,334	\$ 1,793,935
Operating grants and contributions	7,410	18,900
Capital grants and contributions	521	-
General revenues		
Unrestricted investment earnings	2,685	3,476
Total revenues	<u>1,815,950</u>	<u>1,816,311</u>
Expenses:		
General government	126,225	126,950
Recreation	482,157	565,961
Maintenance and operations	271,804	287,525
Bond issue costs	264,800	
Interest	586,987	685,587
Total expenses	<u>1,731,973</u>	<u>1,666,023</u>
Change in net position	<u>83,977</u>	<u>150,288</u>
Net position - beginning	<u>(1,453,867)</u>	<u>(1,604,155)</u>
Net position - ending	<u>\$ (1,369,890)</u>	<u>\$ (1,453,867)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$1,731,973. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. The increase in expenses was mainly due to bond issue costs incurred in the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$9,439,827 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,350,840 has been taken, which resulted in a net book value of \$7,088,987. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2020, the District had \$10,615,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities
ASSETS	
Cash	\$ 853,013
Investments	11
Accounts receivable	301
Assessments receivable	15
Prepays	24,120
Restricted assets:	
Investments	1,177,957
Capital assets:	
Nondepreciable	5,012,644
Depreciable, net	2,076,343
Total assets	9,144,404
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	366,979
Total deferred outflows of resources	366,979
 LIABILITIES	
Accounts payable	52,002
Accrued interest payable	198,599
Non-current liabilities:	
Due within one year	490,000
Due in more than one year	10,140,672
Total liabilities	10,881,273
 NET POSITION	
Net investment in capital assets	(3,174,706)
Restricted for debt service	365,353
Unrestricted	1,439,463
Total net position	\$ (1,369,890)

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	General	Major Funds Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 853,013	\$ -	\$ -	\$ 853,013
Investments	11	563,943	614,014	1,177,968
Accounts receivable	301	-	-	301
Due from other funds	1,533	-	-	1,533
Assessments receivable	6	9	-	15
Prepays	24,120	-	-	24,120
Total assets	<u>\$ 878,984</u>	<u>\$ 563,952</u>	<u>\$ 614,014</u>	<u>\$ 2,056,950</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 49,761	\$ -	\$ -	\$ 49,761
Due to other funds	-	-	1,533	1,533
Contracts Payable	-	-	2,241	2,241
Total liabilities	<u>49,761</u>	<u>-</u>	<u>3,774</u>	<u>53,535</u>
FUND BALANCES				
Nonspendable:				
Prepaid items	24,120	-	-	24,120
Restricted for:				
Debt service	-	563,952	-	563,952
Capital projects	-	-	610,240	610,240
Committed to:				
Clubhouse renewal and replacement	155,000	-	-	155,000
Assigned to:				
Working capital	165,674	-	-	165,674
Disaster reserve	225,000	-	-	225,000
Unassigned	259,429	-	-	259,429
Total fund balances	<u>829,223</u>	<u>563,952</u>	<u>610,240</u>	<u>2,003,415</u>
Total liabilities and fund balances	<u>\$ 878,984</u>	<u>\$ 563,952</u>	<u>\$ 614,014</u>	<u>\$ 2,056,950</u>

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Fund balance - governmental funds \$ 2,003,415

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

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

Cost of capital assets	9,439,827	
Accumulated depreciation	<u>(2,350,840)</u>	7,088,987

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

366,979

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

Accrued interest payable	(198,599)	
Unamortized Bond discounts/premiums	(15,672)	
Bonds payable	<u>(10,615,000)</u>	<u>(10,829,271)</u>

Net position of governmental activities		<u>\$ (1,369,890)</u>
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See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 726,296	\$ 1,071,373	\$ -	\$ 1,797,669
Interest	2,685	7,410	521	10,616
Miscellaneous income	7,665	-	-	7,665
Total revenues	<u>736,646</u>	<u>1,078,783</u>	<u>521</u>	<u>1,815,950</u>
EXPENDITURES				
Current:				
General government	115,615	10,610	-	126,225
Recreation	364,376	-	-	364,376
Maintenance and operations	202,055	-	-	202,055
Debt service:				
Principal	-	325,000	-	325,000
Interest	-	628,927	-	628,927
Bond issuance costs	-	264,800	-	264,800
Capital outlay	11,593	-	3,774	15,367
Total expenditures	<u>693,639</u>	<u>1,229,337</u>	<u>3,774</u>	<u>1,926,750</u>
Excess (deficiency) of revenues over (under) expenditures	43,007	(150,554)	(3,253)	(110,800)
OTHER FINANCING SOURCES (USES)				
Refunding bond issued	-	3,961,507	613,493	4,575,000
Original issuance premium	-	82,801	-	82,801
Payment to refunded bond escrow agent	-	(4,230,000)	-	(4,230,000)
Total other financing sources (uses)	<u>-</u>	<u>(185,692)</u>	<u>613,493</u>	<u>427,801</u>
Net change in fund balances	43,007	(336,246)	610,240	317,001
Fund balances - beginning	<u>786,216</u>	<u>900,198</u>	<u>-</u>	<u>1,686,414</u>
Fund balances - ending	<u>\$ 829,223</u>	<u>\$ 563,952</u>	<u>\$ 610,240</u>	<u>\$ 2,003,415</u>

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$	317,001
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(187,530)
Bond discounts and deferred amount on refunding costs are amortized over the lives of the bonds in the statement of activities, but are recorded as expenditures in the governmental funds.		(26,689)
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		325,000
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		15,367
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(4,575,000)
Governmental funds report amounts transferred to the escrow agent in connection with the issuance of refunding Bonds as a financing use, whereas these amounts are eliminated in the statement of activities and reduce long-term liabilities in the statement of net position.		4,230,000
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.		(82,801)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(204)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		<u>68,833</u>
Change in net position of governmental activities	\$	<u>83,977</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Refunding of Debt

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

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2020:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Wells Fargo Advantage Government Money Market Fund Institutional Class - # 1751	\$ 182,039	S&P AAAM	Weighted average of the fund portfolio: 37 days
First American Government Obligations Fund Class Y	995,918	S&P AAAM	Weighted average of the fund portfolio: 44 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	11	S&P AAAM	Weighted average of the fund portfolio: 48 days
	<u>\$ 1,177,968</u>		

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

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

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

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

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 5,008,870	\$ -	\$ -	\$ 5,008,870
Infrastructure under construction	-	3,774	-	3,774
Total capital assets, not being depreciated	5,008,870	3,774	-	5,012,644
Capital assets, being depreciated				
Furniture, fixtures and equipment	145,610	11,593	-	157,203
Infrastructure - stormwater management system	1,904,156	-	-	1,904,156
Building - clubhouse	2,365,824	-	-	2,365,824
Total capital assets, being depreciated	4,415,590	11,593	-	4,427,183
Less accumulated depreciation for:				
Furniture, fixtures and equipment	100,121	22,656	-	122,777
Infrastructure - stormwater management system	1,044,224	69,749	-	1,113,973
Building - clubhouse	1,018,965	95,125	-	1,114,090
Total accumulated depreciation	2,163,310	187,530	-	2,350,840
Total capital assets, being depreciated, net	2,252,280	(175,937)	-	2,076,343
Governmental activities capital assets, net	\$ 7,261,150	\$ (172,163)	\$ -	\$ 7,088,987

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 69,749
Recreation	117,781
Total depreciation expense	<u>\$ 187,530</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2008

On October 29, 2008, the District issued \$4,815,000 of Special Assessment Revenue Bond Series 2008 due May 1, 2039, with a fixed interest rate of 8.125%. The Bonds were issued to acquire certain assessable improvements and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2010 through May 1, 2039. The Bonds were refunded with the proceeds of the Series 2020 Bonds.

Series 2013

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirement. The District was in compliance with the requirements at September 30, 2020.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2020

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirement. The District was in compliance with the requirements at September 30, 2020.

Refunded Bonds

The District refunded the Series 2008 Special Assessment Revenue Bonds, which had an outstanding balance of \$4,230,000 at the time of the refunding with the proceeds from the Series 2020 Bonds. The refunding was a current refunding and resulted in a difference in cash flows required to pay the respective debt service of \$2,465,863. The refunding resulted in an economic gain of \$1,942,014. The refunded Bonds have been paid off as of September 30, 2020.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2008	\$ 4,230,000	\$ -	\$ 4,230,000	\$ -	\$ -
Series 2013	6,365,000	-	325,000	6,040,000	310,000
Less: bond discount	67,333	-	4,344	62,989	-
Series 2020	-	4,575,000	-	4,575,000	180,000
Plus: bond premium	-	82,801	4,140	78,661	-
Total	<u>\$ 10,527,667</u>	<u>\$ 4,657,801</u>	<u>\$ 4,554,796</u>	<u>\$ 10,630,672</u>	<u>\$ 490,000</u>

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2021	\$ 490,000	\$ 449,569	\$ 939,569
2022	510,000	404,700	914,700
2023	525,000	386,200	911,200
2024	545,000	367,100	912,100
2025	565,000	347,250	912,250
2026-2030	3,300,000	1,361,050	4,661,050
2031-2035	3,490,000	578,450	4,068,450
2036-2039	1,190,000	90,450	1,280,450
Total	<u>\$ 10,615,000</u>	<u>\$ 3,984,769</u>	<u>\$ 14,599,769</u>

NOTE 7 – MANAGEMENT COMPANY

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

NOTE 8 – RISK MANAGEMENT

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

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 716,866	\$ 726,296	\$ 9,430
Interest	1,000	2,685	1,685
Miscellaneous revenue	6,092	7,665	1,573
Total revenues	<u>723,958</u>	<u>736,646</u>	<u>12,688</u>
EXPENDITURES			
Current:			
General government	102,447	115,615	(13,168)
Recreation	361,062	364,376	(3,314)
Maintenance and operations	172,584	202,055	(29,471)
Capital outlay	87,865	11,593	76,272
Total expenditures	<u>723,958</u>	<u>693,639</u>	<u>30,319</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	43,007	<u>\$ 43,007</u>
Fund balance - beginning		<u>786,216</u>	
Fund balance - ending		<u>\$ 829,223</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Stonegate Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 3, 2021.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Bhav & Associates

June 3, 2021



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

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

We have examined Stonegate Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

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

Grau & Associates

June 3, 2021



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Stonegate Community Development District ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 3, 2021.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 3, 2021, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

June 3, 2021

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2020;

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

1. The Audited Financial Report for Fiscal Year 2020, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2020, for the period ending September 30, 2020; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2020 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 28th day of June, 2021.

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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

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

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
REVENUES					
Assessment levy - gross	\$ 746,735				\$ 790,545
Allowable discounts	(29,869)				(31,622)
Assessment levy - net	716,866	\$ 624,032	\$ 92,834	\$ 716,866	758,923
Interest	1,000	1,016	1,400	2,416	1,000
Miscellaneous	5,000	1,100	3,900	5,000	5,000
Clubhouse rental fees	1,092	660	-	660	1,092
Total revenues	<u>723,958</u>	<u>626,808</u>	<u>98,134</u>	<u>724,942</u>	<u>766,015</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	2,000	4,000	6,000	6,000
Payroll Taxes	459	153	306	459	459
Management/recording/accounting	42,590	21,295	21,295	42,590	42,590
Legal	20,000	10,400	9,600	20,000	20,000
Engineering	1,000	-	1,000	1,000	10,000
Audit	6,730	2,000	4,730	6,730	6,900
Assessment roll preparation	5,332	2,666	2,666	5,332	5,332
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Dissemination agent	1,051	525	526	1,051	1,051
Trustee	6,500	-	6,500	6,500	6,500
Website and E-blast Communication	1,220	-	1,220	1,220	1,220
ADA website compliance	210	-	-	-	210
Postage	2,000	204	150	354	2,000
Legal advertising	1,225	171	-	171	1,225
Office supplies	300	33	267	300	300
Other current charges	1,500	1,058	442	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,950	6,895	-	6,895	7,585
Property taxes	178	-	178	178	178
Total professional & administrative	<u>104,670</u>	<u>47,575</u>	<u>54,130</u>	<u>101,705</u>	<u>114,475</u>

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

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
Field Operations					
Landscape maintenance	77,158	48,625	28,533	77,158	81,868
Landscape replacement	10,000	8,940	1,060	10,000	10,000
Tree Maintenance	-	-	-	-	10,000
Irrigation Repairs	6,000	605	5,395	6,000	3,000
Playground maintenance	3,000	-	3,000	3,000	1,500
Pump maintenance/repair	4,500	-	4,500	4,500	4,500
Electrical repairs	3,000	-	3,000	3,000	1,000
Lake maintenance	20,000	10,802	9,198	20,000	20,000
Aeration maintenance	1,700	-	1,700	1,700	1,700
Contingency	5,000	-	5,000	5,000	5,000
Holiday decorations	14,350	7,175	7,175	14,350	14,350
Animal control	7,500	3,810	3,690	7,500	7,500
Operating supplies	2,000	-	2,000	2,000	2,000
Total field operations	<u>154,208</u>	<u>79,957</u>	<u>74,251</u>	<u>154,208</u>	<u>162,418</u>
Clubhouse					
Telephone	7,200	2,599	4,601	7,200	3,500
Utilities	63,000	20,962	42,038	63,000	63,000
Insurance property	14,575	16,922	-	16,922	18,614
Flood Insurance	2,819	-	2,819	2,819	4,037
Alarm monitoring	1,775	1,296	479	1,775	1,775
Fire monitoring	540	211	329	540	540
Pool maintenance	24,600	17,425	7,175	24,600	30,000
Pool repair	7,500	2,103	5,397	7,500	7,500
Pool health inspections	750	-	750	750	750
Air conditioning R&M	4,500	850	3,650	4,500	5,000
Clubhouse operation and management:					
Clubhouse Mgmt	194,103	53,567	134,250	187,817	240,000
Special events	25,000	300	24,700	25,000	25,000
Gym maintenance	5,500	3,326	2,174	5,500	5,000
Office supplies	1,800	315	1,485	1,800	1,800
Repairs and maintenance	15,000	23,276	10,000	33,276	15,000
New access yearly fee	-	-	-	-	2,000
Wall paint and repairs	-	-	-	-	10,000
Storage shed and landscape	-	-	-	-	15,000
Wifi system upgrade & camera	-	-	-	-	30,000
Pressure cleaning	3,000	2,510	490	3,000	1,000
Janitorial supplies	15,700	4,708	10,992	15,700	15,700
Contingencies	9,000	-	19,000	19,000	9,000
Total clubhouse	<u>396,362</u>	<u>150,370</u>	<u>270,329</u>	<u>420,699</u>	<u>504,216</u>

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

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
Infrastructure Reinvestment					
Capital Outlay					
General	60,000	10,946	25,000	35,946	30,000
Total capital outlay	<u>60,000</u>	<u>10,946</u>	<u>25,000</u>	<u>35,946</u>	<u>30,000</u>
Other fees and charges					
Property appraiser & tax collector	7,468	6,240	1,228	7,468	7,906
Total other fees and charges	<u>7,468</u>	<u>6,240</u>	<u>1,228</u>	<u>7,468</u>	<u>7,906</u>
Total expenditures	<u>722,708</u>	<u>295,088</u>	<u>424,938</u>	<u>720,026</u>	<u>819,015</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	331,720	(326,804)	4,916	(53,000)
Fund balance - beginning (unaudited)	781,759	829,223	1,160,943	829,223	834,139
Fund balance - ending (projected)					
Committed					
Clubhouse renewal & replacement ¹	155,000	155,000	155,000	155,000	155,000
Assigned					
3 months working capital ²	165,674	159,023	165,674	165,674	197,254
Disaster	225,000	225,000	225,000	225,000	225,000
Pool system upgrade	-	-	-	-	175,000
Unassigned	236,085	621,920	236,085	288,465	28,885
Fund balance - ending (projected)	<u>\$ 781,759</u>	<u>\$ 1,160,943</u>	<u>\$ 834,139</u>	<u>\$ 834,139</u>	<u>\$ 781,139</u>

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

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

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

EXPENDITURES

Professional and Administrative Services

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

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

EXPENDITURES (continued)

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

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

EXPENDITURES (continued)

Pump maintenance/repair	4,500
The District uses vendors for preventative maintenance. Additional \$ money has been included in this amount for any repairs needed to the pump.	
Electrical repairs	1,000
Represents electrical repairs on District owned facilities needed from time to time.	
Lake maintenance	20,000
Allstate Resource Management: 24 visits per year for the following: algae and aquatic plant control-\$712.00/month, blue dye application-\$150.00/month, debris removal-\$295.00/month. 12 visits per year for aquatic plantings maintenance-\$195.00/month, quarterly water chemistry testing-\$195.00/quarter per lake= \$14,040/year. Fish stocking as requested, at an additional cost. Additional funds are included for repairs.	
Aeration maintenance	1,700
Allstate Resource Management: \$175/ quarterly Fountain maintenance. Additional \$1,000 has been included in this amount for any repairs needed to the aeration systems.	
Contingency	5,000
This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.	
Holiday decorations	14,350
VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year)	
Animal control	7,500
The District anticipates engaging a vendor to remove ducks and rodents.	
Operating supplies	2,000
Supplies necessary for operating the clubhouse.	
Clubhouse	
Telephone	3,500
The District currently has two accounts with AT&T. The accounts provide telephone and fax service to the clubhouse and alarm line for monitoring.	
Utilities	63,000
The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,	
Insurance property	18,614
Includes property insurance for the District's clubhouse and physical assets.	
Flood Insurance	4,037
Due to FEMAs high hazard flood rating for the clubhouse location, flood insurance was obtained through the National Flood Insurance Program (NFIP). The policy has a \$20,000 deductible and an annual premium of approximately \$3,737, which includes an assumed 10% CPI adjustment.	
Alarm monitoring	1,775
ADT Security Services provides quarterly alarm monitoring services for the alarms in the clubhouse at a rate of \$176.14/quarter (\$705 annually). Two additional service calls per year have been budgeted at \$40 per occurrence.	

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

EXPENDITURES (continued)

Fire monitoring	540
Chi Alarms, Inc. provides fire monitoring services at a rate of \$135/quarter (\$540 annually). This amount includes UL certification and monitoring.	
Pool maintenance	30,000
Pool Quality Services, Inc. Oct. 1, 2019 - Sept. 30, 2020, option to renew at one additional year increments at same price. \$2,050/month	
Pool repair	7,500
Costs for repairs to the clubhouse pool and wading pool.	
Pool Health Inspection	750
Semi-annual pool inspections (\$250/inspection of large pool & \$125/inspection of wading pool) conducted by Miami-Dade County Department of Health.	
Air conditioning inspections	5,000
For regular maintenance and repairs to the Clubhouse A/C units	
Clubhouse Mgmt	240,000
Clubhouse operation and management:	
UNUS Property Management: Pricing from the October 1, 2021 First Amendment is as follows: 10/1/2021 - 9/30/2022 \$240,000, 2/1/2023 - 1/31/2024 (3% increase), 2/1/2024 - 1/31/2025. The agreement can renew at 1 year increments under mutual agreement. Clubhouse and amenity management, which includes, but is not limited to, the complete operations of the clubhouse, staffing, hiring, custodial cleaning (of the facilities), planning activities & special events for the benefit of the residents and their guests in accordance with the adopted clubhouse policies and procedures.	
Special events	25,000
Gym maintenance	5,000
Office supplies	1,800
Supplies needed for the operation of the clubhouse. Examples of office supplies include but are not limited to copy paper, printer ink, pens, pencils, erasers, calendars, clips, tacks, rubber bands, file folders, storage boxes, plastic bins, etc.	
Repairs and maintenance	15,000
Represents repair costs associated with maintaining District owned facilities, infrastructure and improvements.	
New access yearly fee	2,000
Annual maintenance fee	
Wall paint and repairs	10,000
Storage shed and landscape	15,000
Wifi system upgrade & camera	30,000
Pressure cleaning	1,000
Represents the cost to pressure clean the District's clubhouse and surrounding infrastructure.	
Janitorial supplies	15,700
Represents supplies needed for the operation of the clubhouse. Examples of janitorial supplies include but are not limited to paper towels, paper tissue, tissue paper, dispensing devices, cleaning products, antibacterial sprays, mops, brooms, brushes, waste bags, waste receptacles, fitness center/gym wipes, etc.	
Contingencies	9,000

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

EXPENDITURES (continued)

Clubhouse renewal & replacement

Capital Outlay

General

30,000

Other fees and charges

Property appraiser & tax collector

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

7,906

Total expenditures

\$ 819,015

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

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

Stonegate

Community Development District

Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

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

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

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

Stonegate

Community Development District

Series 2020, Special Assessment Refunding and Improvement Bonds

Debt Service Schedule

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

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

Product	Total Projected Units	Proposed FY 2022				% Change FY 21' to FY 22'
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment	
Monterey at Malibu Bay	240	\$ 548.92	\$ 318.55	\$ 749.33	\$ 1,616.81	2.57%
Ventura at Malibu Bay	179	588.99	318.55	749.33	1,656.88	2.50%
Ventura at Malibu Bay-PrePay	1	-	40.16	749.33	789.49	5.73%
Villas at Carmel Condos	384	548.92	318.55	749.33	1,616.81	2.57%
Sonara at Malibu Bay	108	690.00	318.55	749.33	1,757.88	2.33%
Estates at Mendocino	143	710.31	318.55	749.33	1,778.19	2.30%
	<u>1,055</u>					

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

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

9D11



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

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 Stonegate Community Development District, as described in the attached MAP, has 1568 voters.

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

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 3rd DAY OF
MAY, 2021

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

9D IIII

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 17, 2020*	Regular Meeting	6:30 PM
February 9, 2021	Regular Meeting	6:30 PM
April 19, 2021	Regular Meeting	6:30 PM
May 11, 2021	Regular Meeting	6:30 PM
June 28, 2021	Regular Meeting	6:30 PM
August 9, 2021	Regular Meeting	6:30 PM
September 14, 2021	Public Hearing & Regular Meeting	6:30 PM

Exception:

**November meeting is two (2) weeks later to accommodate Election Day.*