

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

August 9, 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

August 2, 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 August 9, 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 June 30, 2021
 - B. Approval of June 28, 2021 Regular Meeting Minutes
4. Discussion/Consideration:
 - A. Update on Open Pool Permits
 - B. Updated Rental Agreement
 - C. District Engineer's Report on Capital Projects Fund 2020
5. Discussion/Consideration of Proposal(s)/Agreement(s)
 - A. Plans for Pool System Upgrade (Update)
 - B. First Amendment to Amenity Services Agreement (Summer Pool Attendant)
6. Ratification of Florida Pumps Solution Corp. Invoice #0027116 [\$3,910.00]
7. Ratification of Second Amendment to Amenity Services Agreement
8. Staff Reports
 - A. Operations Manager: *UNUS Property Management*
 - I. Special Events Expense Budget Report
 - II. Pool/Fitness Report (With Number of Daily Users)

- 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. NEXT MEETING DATE: September 14, 2021 at 6:30 P.M. {Adoption of FY2022 Budget}
 - o 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

9. Supervisors' Requests

10. Adjournment

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

Sincerely,



Daniel Rom
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3A

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2021**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2021**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America	\$ 867,290	\$ -	\$ -	\$ -	\$ 867,290
FineMark Bank - money mkt	258,616	-	-	-	258,616
Investments					
State Board of Administration	11	-	-	-	11
Revenue 2013	-	81,604	-	-	81,604
Reserve 2013	-	25,000	-	-	25,000
Prepayment 2013	-	3	-	-	3
Revenue 2020	-	-	156,637	-	156,637
Reserve 2020	-	-	159,500	-	159,500
Construction 2020	-	-	-	496,275	496,275
Undeposited funds	670	-	-	-	670
Due from other	116	-	-	-	116
Due from other funds					
General fund	-	82,176	44,034	-	126,210
Total assets	\$ 1,126,703	\$ 188,783	\$360,171	\$ 496,275	\$ 2,171,932
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 1,368	\$ -	\$ -	\$ -	\$ 1,368
Accounts payable - clubhouse	2,871	-	-	-	2,871
Due to other funds					
Debt service - series 2013	82,176	-	-	-	82,176
Debt service - series 2020	44,034	-	-	-	44,034
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	131,449	-	-	-	131,449
Fund Balance					
Restricted					
Debt service	-	188,783	360,171	-	548,954
Construction	-	-	-	496,275	496,275
Committed					
Clubhouse renewal & replacement	155,000	-	-	-	155,000
Assigned					
3 months working capital	159,023	-	-	-	159,023
Disaster	225,000	-	-	-	225,000
Unassigned	456,231	-	-	-	456,231
Total fund balance	995,254	188,783	360,171	496,275	2,040,483
Total liabilities & fund balances	\$ 1,126,703	\$ 188,783	\$360,171	\$ 496,275	\$ 2,171,932

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 52,036	\$ 721,701	\$ 715,602	101%
Interest	137	1,468	1,000	147%
Clubhouse rental fees	-	2,675	1,092	245%
Miscellaneous	(245)	1,515	5,000	30%
Total revenues	<u>51,928</u>	<u>727,359</u>	<u>722,694</u>	101%
EXPENDITURES				
Administrative				
Supervisors	-	4,000	6,000	67%
Payroll taxes	-	306	459	67%
Management/recording/accounting	3,549	31,943	42,590	75%
Legal	4,208	18,658	20,000	93%
Engineering	92	740	1,000	74%
Audit	4,730	6,730	6,730	100%
Assessment roll preparation	444	3,999	5,332	75%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	88	788	1,051	75%
Trustee	3,500	7,531	6,500	116%
ADA website compliance	-	-	210	0%
Website enhancement	-	705	1,220	58%
Postage	102	356	2,000	18%
Legal advertising	-	416	1,225	34%
Office supplies	276	574	300	191%
Other current charges	157	5,340	1,500	356%
Annual special district fee	-	175	175	100%
Insurance	-	6,895	6,950	99%
Property taxes	-	-	178	0%
Total administrative expenses	<u>17,146</u>	<u>89,156</u>	<u>104,670</u>	85%
Field Operations				
Landscape maintenance	3,243	67,757	77,158	88%
Landscape replacement	1,820	10,760	10,000	108%
Playground maintenance	-	-	3,000	0%
Clubhouse irrigation	275	880	6,000	15%
Pump maintenance/repair	134	134	4,500	3%
Electrical repairs	-	-	3,000	0%
Lake maintenance	1,527	52,933	20,000	265%
Aeration maintenance	-	-	1,700	0%
Contingency	-	-	5,000	0%
Holiday decorations	-	15,750	14,350	110%
Animal control	500	5,780	7,500	77%
Operating supplies	-	-	2,000	0%
Total field operations	<u>7,499</u>	<u>153,994</u>	<u>154,208</u>	100%

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Clubhouse				
Telephone	462	4,236	7,200	59%
Utilities	4,380	31,658	63,000	50%
Insurance	-	16,922	14,575	116%
Flood insurance	-	-	2,819	0%
Alarm monitoring	4,105	5,597	1,775	315%
Fire monitoring	-	211	540	39%
Pool maintenance	2,300	25,375	24,600	103%
Pool repair	3,650	6,083	7,500	81%
Pool health inspections	-	376	750	50%
Air conditioning R&M	-	15,156	4,500	337%
Clubhouse operation and management				
Clubhouse management	14,917	147,618	194,103	76%
Special events	4,054	10,712	25,000	43%
Fitness equipment maintenance	223	4,571	5,500	83%
Office supplies	-	368	1,800	20%
Repairs and maintenance	-	23,276	15,000	155%
Pressure cleaning	-	2,510	3,000	84%
Janitorial supplies	92	6,323	15,700	40%
Contingencies	-	-	9,000	0%
Total clubhouse	<u>34,183</u>	<u>300,992</u>	<u>396,362</u>	<u>76%</u>
Infrastructure reinvestment				
Capital outlay				
General	-	10,946	60,000	18%
Total clubhouse reserves	<u>-</u>	<u>10,946</u>	<u>60,000</u>	<u>18%</u>
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>	<u>84%</u>
Total expenditures	<u>58,828</u>	<u>561,328</u>	<u>722,694</u>	<u>78%</u>
Net increase/(decrease) of fund balance	(6,900)	166,031	-	
Fund balances - beginning	1,002,154	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	456,231	456,231	291,302	
Total Fund balance - ending	<u>\$ 995,254</u>	<u>\$ 995,254</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 JUNE 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 43,782	\$ 607,217	\$ 601,516	101%
Interest	1	21	-	N/A
Total revenues	<u>43,783</u>	<u>607,238</u>	<u>601,516</u>	101%
EXPENDITURES				
Debt service				
Principal	-	310,000	310,000	100%
Interest 11/1	-	142,625	142,625	100%
Interest 5/1	-	142,625	142,625	100%
Property appraiser	-	-	3,133	0%
Tax collector	-	5,250	3,133	168%
Total expenditures	<u>-</u>	<u>600,500</u>	<u>601,516</u>	100%
Net increase/(decrease) of fund balance	43,783	6,738	-	
Fund balances - beginning	145,000	182,045	173,351	
Fund balances - ending	<u>\$ 188,783</u>	<u>\$ 188,783</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 JUNE 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 23,460	\$ 325,377	\$ 322,360	101%
Interest	3	19	-	N/A
Total revenues	<u>23,463</u>	<u>325,396</u>	<u>322,360</u>	101%
EXPENDITURES				
Debt service				
Principal	-	180,000	180,000	100%
Interest 11/1	-	95,694	95,694	100%
Interest 5/1	-	68,625	68,625	100%
Property appraiser	-	-	1,679	0%
Tax collector	-	2,814	1,679	168%
Total debt service	<u>-</u>	<u>347,133</u>	<u>347,677</u>	100%
Net increase/(decrease) of fund balance	23,463	(21,737)	(25,317)	
Fund balances - beginning	336,708	381,908	322,765	
Fund balances - ending	<u>\$ 360,171</u>	<u>\$ 360,171</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 JUNE 30, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 3	\$ 25
Total revenues	3	25
EXPENDITURES		
Capital outlay	452	113,990
Total expenditures	452	113,990
Excess/(deficiency) of revenues over/(under) expenditures	(449)	(113,965)
Fund balances - beginning	496,724	610,240
Fund balances - ending	\$ 496,275	\$ 496,275

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
JUNE 30, 2021**

3:40 PM
07/07/21

Stonegate CDD Check Detail June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	06/03/2021	FEDEX	101.000 · Bank of ...		-40.60
Bill	7-390-05186	06/02/2021		519.410 · Postage	-40.60	40.60
TOTAL					-40.60	40.60
Bill Pmt -Check	CBI	06/10/2021	FEDEX	101.000 · Bank of ...		-16.85
Bill	7-397-55298	06/09/2021		519.410 · Postage	-16.85	16.85
TOTAL					-16.85	16.85
Bill Pmt -Check	CBI	06/18/2021	FEDEX	101.000 · Bank of ...		-44.30
Bill	7-097-43401	06/16/2021		519.410 · Postage	-7.10	7.10
Bill	7-404-04639	06/16/2021		519.410 · Postage	-8.53	8.53
Bill	7-344-75676	06/16/2021		519.410 · Postage	-28.67	28.67
TOTAL					-44.30	44.30
Bill Pmt -Check	CBP	06/10/2021	AT & T	101.000 · Bank of ...		-462.46
Bill	305 247-4094 052921	06/09/2021		536.411 · Clubhous...	-462.46	462.46
TOTAL					-462.46	462.46
Bill Pmt -Check	13848	06/03/2021	UNUS PROPERTY ...	101.000 · Bank of ...		-14,916.66
Bill	108	06/02/2021		536.022 · Clubhous...	-14,916.66	14,916.66
TOTAL					-14,916.66	14,916.66
Bill Pmt -Check	13849	06/03/2021	ALLSTATE RESOU...	101.000 · Bank of ...		-1,352.00
Bill	176549	06/02/2021		537.003 · Lake Mai...	-1,352.00	1,352.00
TOTAL					-1,352.00	1,352.00

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07/07/21

Stonegate CDD
Check Detail
June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13850	06/03/2021	CITY OF HOMEST...	101.000 · Bank of ...		-4,379.92
Bill	000351215 052521	06/02/2021		536.010 · Utilities	-3,870.97	3,870.97
Bill	000363973 052521	06/02/2021		536.010 · Utilities	-508.95	508.95
TOTAL					-4,379.92	4,379.92
Check	13851	06/03/2021	LUIS YEPEZ	101.000 · Bank of ...		-125.00
				369.100 · Misc. Inc...	-125.00	125.00
TOTAL					-125.00	125.00
Check	13852	06/03/2021	ROSA GARCIA	101.000 · Bank of ...		-120.00
				369.100 · Misc. Inc...	-120.00	120.00
TOTAL					-120.00	120.00
Bill Pmt -Check	13853	06/10/2021	GRAU AND ASSO...	101.000 · Bank of ...		-3,730.00
Bill	21245	06/09/2021		513.320 · Audit	-3,730.00	4,730.00
TOTAL					-3,730.00	4,730.00
Bill Pmt -Check	13854	06/10/2021	WRATHELL, HUNT...	101.000 · Bank of ...		-4,081.08
Bill	2019-2400	06/09/2021		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	13855	06/10/2021	ANIMAL REMOVA...	101.000 · Bank of ...		-500.00
Bill	060321	06/09/2021		537.500 · Animal C...	-500.00	500.00
TOTAL					-500.00	500.00

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07/07/21

Stonegate CDD
Check Detail
June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13856	06/10/2021	ARMANDO GARCI...	101.000 · Bank of ...		-5,063.00
Bill	762156	06/09/2021		537.004 · Landscap...	-1,820.00	1,820.00
Bill	762151	06/09/2021		537.400 · Lawn Cut...	-2,400.00	2,400.00
				537.470 · Tract C	-510.00	510.00
				537.450 · Irrigation ...	-333.00	333.00
TOTAL					-5,063.00	5,063.00
Bill Pmt -Check	13857	06/10/2021	FITNESS SOURCE	101.000 · Bank of ...		-223.00
Bill	51402parts	06/09/2021		536.006 · Fitness E...	-43.00	43.00
Bill	51402	06/09/2021		536.006 · Fitness E...	-180.00	180.00
TOTAL					-223.00	223.00
Bill Pmt -Check	13858	06/10/2021	FLORIDA PUMP S...	101.000 · Bank of ...		-133.75
Bill	0027104	06/09/2021		537.005 · Pump Re...	-133.75	133.75
TOTAL					-133.75	133.75
Bill Pmt -Check	13859	06/10/2021	M&M POOL & SPA...	101.000 · Bank of ...		-2,300.00
Bill	1012	06/09/2021		536.004 · Pool Main...	-2,300.00	2,300.00
TOTAL					-2,300.00	2,300.00
Bill Pmt -Check	13860	06/18/2021	WELLS FARGO B...	101.000 · Bank of ...		-3,500.00
Bill	1977080	06/16/2021		513.325 · Trustee F...	-3,500.00	3,500.00
TOTAL					-3,500.00	3,500.00
Bill Pmt -Check	13861	06/24/2021	BILLING, COCHRA...	101.000 · Bank of ...		-4,207.50
Bill	169066	06/23/2021		514.310 · Legal Fees	-4,207.50	4,207.50
TOTAL					-4,207.50	4,207.50

3:40 PM
07/07/21

Stonegate CDD
Check Detail
June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13862	06/24/2021	UNUS PROPERTY ...	101.000 · Bank of ...		-2,516.07
Bill	1009	06/23/2021		536.011 · Janitorial ...	-91.86	91.86
				537.350 · Special E...	-1,524.21	1,524.21
				537.350 · Special E...	-900.00	900.00
TOTAL					-2,516.07	2,516.07
Bill Pmt -Check	13863	06/24/2021	ARMANDO GARCI...	101.000 · Bank of ...		-275.00
Bill	762157	06/23/2021		537.008 · Clubhous...	-275.00	275.00
TOTAL					-275.00	275.00
Bill Pmt -Check	13864	06/24/2021	AT&I SYSTEMS	101.000 · Bank of ...		-4,105.00
Bill	10505	06/23/2021		536.001 · Alarm Mo...	-4,105.00	4,105.00
TOTAL					-4,105.00	4,105.00
Bill Pmt -Check	13865	06/24/2021	LIV305	101.000 · Bank of ...		-1,630.00
Bill	0046	06/23/2021		537.350 · Special E...	-1,630.00	1,630.00
TOTAL					-1,630.00	1,630.00
Bill Pmt -Check	13866	06/24/2021	M&M POOL & SPA...	101.000 · Bank of ...		-3,650.00
Bill	1015	06/23/2021		536.013 · Pool Repair	-2,950.00	2,950.00
Bill	1014	06/23/2021		536.013 · Pool Repair	-700.00	700.00
TOTAL					-3,650.00	3,650.00
Bill Pmt -Check	13867	06/24/2021	URGENT RESPON...	101.000 · Bank of ...		-3,720.00
Bill	5568	05/19/2021		519.490 · Continge...	-3,720.00	3,720.00
TOTAL					-3,720.00	3,720.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
JUNE 30, 2021**



Invoice Number	Invoice Date	Account Number	Page
7-390-05186	May 31, 2021	[REDACTED]	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	\$40.60
TOTAL THIS INVOICE	USD	\$40.60

Other discounts may apply. 519.410
 To pay your FedEx invoice, please go to www.fedex.com/payment. Thank 001
 you for using FedEx. 2000



Detailed descriptions of surcharges can be located at fedex.com

Invoice Number	Invoice Amount	Account Number
7-390-05186	USD \$40.60	[REDACTED]

Remittance Advice

Your payment is due by Jul 15, 2021

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


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



Invoice Number	Invoice Date	Account Number	Page
7-390-05186	May 31, 2021		2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Shipper	4		28.64	11.96			40.60
Total FedEx Express	4		\$28.64	\$11.96			\$40.60

TOTAL THIS INVOICE

USD

\$40.60

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	Account Number	Page
7-397-55298	Jun 07, 2021	[REDACTED]	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	\$16.85	519.410
TOTAL THIS INVOICE	USD	\$16.85	001

Other discounts may apply.

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



Detailed descriptions of surcharges can be located at fedex.com

Invoice Number	Invoice Amount	Account Number
7-397-55298	USD \$16.85	[REDACTED]

Remittance Advice

Your payment is due by Jul 22, 2021

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



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



Invoice Number	Invoice Date	Account Number	Page
7-397-55298	Jun 07, 2021		2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		6.70	10.15			16.85
Total FedEx Express	1		\$6.70	\$10.15			\$16.85

TOTAL THIS INVOICE

USD

\$16.85

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	Account Number	Page
7-097-43401	Aug 18, 2020		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 \$7.10
TOTAL THIS INVOICE USD \$7.10

Other discounts may apply.
 519.410
 001
 2000

Account Summary as of Aug 18, 2020

Previous Balance 31.58
 Payments -6.99
 Adjustments 0.00
 New Charges 7.10

New Account Balance \$31.69

FedEx News!

Your FedEx invoice has been enhanced to provide you additional details and make it easier to read. For more information regarding the changes, please go to fedex.com/invoicechanges. If you have any questions, please contact the FedEx Revenue Services Department at 1.800.622.1147. Thank you for using FedEx. - FedEx Revenue Services Department

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	Account Balance
7-097-43401	USD \$7.10		USD \$31.69

Remittance Advice

Your payment is due by Oct 02, 2020

709743401800000071042932187731000003169000000071040

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



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



Invoice Number	Invoice Date	Account Number	Page
7-097-43401	Aug 18, 2020		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Aug 13, 2020	Cust. Ref.: NO REFERENCE INFORMATION	Ref.#2:
Payor: Shipper	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 3.00% to this shipment.
 Distance Based Pricing, Zone 2
 Package sent from: 33186 zip code

		Sender	Recipient	
Automation	AWB	MARTHA AGUDELO	STEPHANIE SPIDELL	
Tracking ID	814846318892	STONE GATE CDD	WHATNELL ASSOCIATES	
Service Type	FedEx Priority Overnight	2300 GLADES RD STE 410W	2300 GLADES RD	
Package Type	FedEx Envelope	BOCA RATON FL 33431-8556 US	BOCA RATON FL 33431 US	
Zone	02			
Packages	1			
Rated Weight	N/A			
Delivered	Aug 14, 2020 09:47	Transportation Charge		6.89
Svc Area	A1	Fuel Surcharge		0.21
Signed by	D.GILLYARD	Courier Pickup Charge		0.00
FedEx Use	022698236/71279/_	Total Charge	USD	\$7.10
Shipper Subtotal			USD	\$7.10
Total FedEx Express			USD	\$7.10

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Invoice Number	Invoice Date	Account Number	Page
7-344-75676	Apr 20, 2021		1 of 3

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

Invoice Questions?

Contact FedEx Revenue Services

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

Invoice Summary

FedEx Express Services

Total Charges	USD	\$28.67	
TOTAL THIS INVOICE	USD	\$28.67	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

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
7-344-75676	USD \$28.67	

Remittance Advice

Your payment is due by Jun 04, 2021

7344756767000002867029321877310000000000000000286700

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



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



Invoice Number	Invoice Date	Account Number	Page
7-344-75676	Apr 20, 2021		2 of 3

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 12, 2021	Cust. Ref.: Stonegate	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 6.25% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	773329672512	Nicole Parisi	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 13, 2021 09:36	Transportation Charge	9.01
Svc Area	A1	Fuel Surcharge	0.56
Signed by	M.VANG	Courier Pickup Charge	0.00
FedEx Use	000000000/54083/_	Total Charge	USD \$9.57

Ship Date: Apr 12, 2021	Cust. Ref.: Stonegate	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 6.25% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	773329685784	Nicole Parisi	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 13, 2021 09:26	Transportation Charge	9.01
Svc Area	A1	Fuel Surcharge	0.56
Signed by	S.IBE	Courier Pickup Charge	0.00
FedEx Use	000000000/54083/_	Total Charge	USD \$9.57

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Invoice Number	Invoice Date	Account Number	Page
7-344-75676	Apr 20, 2021		3 of 3

Ship Date: Apr 13, 2021 **Cust. Ref.:** SGCDD 4/19/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 6.25% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	773435104800	Cindy Carbone	Attn: Martha Agudelo
Service Type	FedEx Priority Overnight	WHA	Malibu Bay Clubhouse
Package Type	Customer Packaging	2300 Glades Road	1020 NE 34th Avenue
Zone	02	BOCA RATON FL 33431 US	HOMESTEAD FL 33033 US
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Apr 14, 2021 12:04		
Svc Area	A2	Transportation Charge	8.97
Signed by	M.ARTINEZ	Fuel Surcharge	0.56
FedEx Use	000000000/287007/_	Total Charge	USD \$9.53

Third Party Subtotal	USD	\$28.67
Total FedEx Express	USD	\$28.67



Invoice Number	Invoice Date	Account Number	Page
7-404-04639	Jun 14, 2021	[REDACTED]	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	\$8.53	519.410
TOTAL THIS INVOICE	USD	\$8.53	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
7-404-04639	USD \$8.53	[REDACTED]

Remittance Advice

Your payment is due by Jul 29, 2021

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



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



Invoice Number	Invoice Date	Account Number	Page
7-404-04639	Jun 14, 2021		2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		7.97	0.56			8.53
Total FedEx Express	1		\$7.97	\$0.56			\$8.53

TOTAL THIS INVOICE

USD

\$8.53

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!



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

Page 1 of 4
Account Number 305 247-4094 157 0445
Billing Date May 29, 2021

Web Site att.com

Monthly Statement

536.411 001

Bill-At-A-Glance

Previous Bill	654.33
Payment Received 5-13 Thank You!	654.33CR
Adjustments	.00
Balance	.00
Current Charges	462.46
Total Amount Due	\$462.46
Amount Due in Full by	Jun 20, 2021

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	198.82
1 800 321-2000 PIN: 0552		
Repair Service:		
1 866 620-6900		
AT&T Long Distance Service	2	22.40
1 800 321-2000		
AT&T Wireless Services	2	241.24
1 800 331-0500		
Total Current Charges		462.46

News You Can Use Summary

- PREVENT DISCONNECT
 - BUSINESS RATE CHANGE
 - FE DESCRIPTIONS
 - CARRIER INFORMATION
 - CDST ASSESSMENT CHRG
- News You Can Use* for additional information.

Plans and Services

Promotions and Discounts

Item No.	Description	
1.	Discount for All For Less 2018 BLC for Bill Period May 29, 2021 EES61J5V9.	135.00CR
2.	Discount for Business Local Calling for Bill Period May 29, 2021 EES61J5VC.	225.00CR
3.	Discount for BLC Inside Wire Protection for Bill Period May 29, 2021 EET00006W.	10.50CR

Total Promotions and Discounts 370.50CR

Monthly Service - May 29 thru Jun 28

Item No.	Description	Quantity	
4.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	155.00
5.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	155.00
6.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	155.00
7.	Inside Wire Protection	3	25.50
Total Monthly Service			490.50

Surcharges and Other Fees

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

Government Fees and Taxes

Item No.	Description	Quantity	
11.	Federal Excise Tax		4.24
12.	Telecommunications Access System Act Surcharge	3	.36

Local Services provided by AT&T Florida.



Plans and Services

Government Fees and Taxes - Continued

No.	Description	Quantity	
1.	Emergency 911 Service		1.20
2.	Dade County Manhole Ord #83-3	3	.57
Total Government Fees and Taxes			6.37

Total Plans and Services 198.82

AT&T Long Distance Service

Monthly Service

Charges for 305 247-4094

Type of Service	Period	
3. All For Less Unlimited 3 Plan Monthly Fee	05/11-06/10	18.00

Surcharges and Other Fees

4. Federal Universal Service Fee	3.52
5. Federal Regulatory Fee	.88
Total Surcharges and Other Fees	4.40

Total AT&T Long Distance Service 22.40

AT&T Wireless Services

Important Information

As a participant of the combined bill program, your wireless charges will now appear on your residential account. The bill date for your wireless charges may have changed. This may initially result in a partial monthly charge or credit for your wireless services. Thank you for participating in the combined bill program.

Important Information - Continued

AT&T MOBILITY CENTER FOR CUSTOMERS W/DISABILITIES
Questions on accessibility by persons with disabilities:
866.241.6568.

SURCHARGES AND OTHER FEES

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

WIRELESS DIRECTBILL CHARGES

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

911 CALLING WITH TTY AND REAL-TIME TEXT

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

Wireless Summary - 287306239973

Cycle Dates: May 10, 2021 - May 21, 2021

FAN: 60122448

Promotions and Discounts	\$68.32CR
Monthly Service	\$259.66
Credits, Adjustments and Other Charges	\$20.88
Equipment and Accessories	\$25.20
Taxes	\$3.82
Total Wireless Charges	\$241.24





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

Page 3 of 4
Account Number 305 247-4094 157 0445
Billing Date May 29, 2021

AT&T Wireless Services

Mobile Charges Summary

786 545-2733 Group: 1

VICTOR MALIBU BAY	
Promotions and Discounts	\$34.16CR
Monthly Service	\$129.83
Credits, Adjustments and Other Charges	\$10.44
Equipment and Accessories	\$12.60
Taxes	\$1.91
Charges for this mobile	\$120.62

786 545-2754 Group: 1

VICTOR MALIBU BAY	
Promotions and Discounts	\$34.16CR
Monthly Service	\$129.83
Credits, Adjustments and Other Charges	\$10.44
Equipment and Accessories	\$12.60
Taxes	\$1.91
Charges for this mobile	\$120.62

Group Usage Summary - Group: 1

Data	
0 MB Used by	786 545-2733
28 MB Used by	786 545-2754

786 545-2733 - VICTOR MALIBU BAY

Promotions and Discounts

1. Discount for Device Access Savings	34.16CR
---------------------------------------	---------

Monthly Service

May 22 thru Jun 21		
2. BUS UNL STARTER 2LNS	05/11-05/21	34.83
3. BUS UNL STARTER 2LNS		95.00
Total Monthly Service		129.83

Credits, Adjustments and Other Charges

4. Activation Fee Credit	30.00CR
5. Activation Fee	30.00
6. Administrative Fee	1.99
7. Property Tax Allotment	.26
8. Regulatory Cost Recovery Charge	1.25
9. Federal Universal Service Charge	.94

Installation Plan ID: 280000045320688- Est. on 05/11/21

SMA125U	
Amount Financed:	\$179.99
Date Description	
10. 05/11 Installation 1 of 30	6.00
Balance Remaining after Current Installment: \$173.99	
* To pay off your installment plan early, please visit att.com/payoffNEXT for details.	

Equipment and Accessories

Purchased Online

11. Billed at	\$0.00	.00
May 12, 2021 PHO SAM A12 SMA125U BLK		
Item ID -	6953C	
12. Billed at	\$0.00	.00
May 12, 2021 SIM VAR EMBEDDED DUMMY		
Item ID -	73023	

786 545-2733 - VICTOR MALIBU BAY - Continued

13. May 12, 2021 Sales Tax	12.60
Total Purchased Online	12.60

Total Equipment and Accessories	12.60
---------------------------------	-------

Taxes

14. 911 Service Fee	.40
15. City Communications Tax	.55
16. County Communications Tax	.30
17. FL State Communications Tax	.66
Total Taxes	1.91
Total for 786 545-2733	120.62

786 545-2754 - VICTOR MALIBU BAY

Promotions and Discounts

18. Discount for Device Access Savings	34.16CR
--	---------

Monthly Service

May 22 thru Jun 21		
19. BUS UNL STARTER 2LNS	05/11-05/21	34.83
20. BUS UNL STARTER 2LNS		95.00
Total Monthly Service		129.83

Credits, Adjustments and Other Charges

21. Activation Fee Credit	30.00CR
22. Activation Fee	30.00
23. Administrative Fee	1.99
24. Property Tax Allotment	.26
25. Regulatory Cost Recovery Charge	1.25
26. Federal Universal Service Charge	.94

Installation Plan ID: 280000045320731- Est. on 05/11/21

SMA125U	
Amount Financed:	\$179.99
Date Description	
27. 05/11 Installation 1 of 30	6.00
Balance Remaining after Current Installment: \$173.99	
* To pay off your installment plan early, please visit att.com/payoffNEXT for details.	

Voice Usage Summary

MOBILE SHARE DEVICE
2 Minutes Used

Data Usage Summary

MobileShareMessaging
21 Text Messages Used

UNLIM QC19 DATA AAT

28 Megabytes Used
1 Gigabyte (GB) = 1024MB, 1 Megabyte (MB) = 1024KB

Equipment and Accessories

Purchased Online

28. Billed at	\$0.00	.00
May 12, 2021 PHO SAM A12 SMA125U BLK		
Item ID -	6953C	
29. Billed at	\$0.00	.00
May 12, 2021 SIM VAR EMBEDDED DUMMY		
Item ID -	73023	



STONEGATE CDD
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8566

Page 4 of 4
 Account Number 305 247-4094 157 0445
 Billing Date May 29, 2021

AT&T Wireless Services

786 545-2754 - VICTOR MALIBU BAY - Continued

1. May 12, 2021 Sales Tax	12.60
Total Purchased Online	12.60
Total Equipment and Accessories	12.60
Taxes	
2. 911 Service Fee	.40
3. City Communications Tax	.55
4. County Communications Tax	.30
5. FL State Communications Tax	.66
Total Taxes	1.91
Total for 786 545-2754	120.62

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.

Total AT&T Wireless Services 241.24

Wireless services provided by AT&T Mobility

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 \$462.46.** 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.

BUSINESS RATE CHANGE

Effective on or after August 1, 2021, the monthly rate for Business Flat Rate Lines will increase from \$419 to \$629. For questions, please call the toll-free number listed on your bill or visit us online at business.att.com.

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.



UNUS Property Management LLC

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



536.022
001
2000

INVOICE

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

INVOICE 1008
DATE 06/01/2021
TERMS Net 15
DUE DATE 06/16/2021

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

Thank you so much for your business...

BALANCE DUE **\$14,916.66**



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

Invoice

176549

Bill To

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

Contact Us

info@allstateresource.com

Phone: (954) 382-9766

Fax: (954) 382-9770

537.003
001
202.005

Please retain this portion for your records

Due Date 7/1/2021
Terms Net 30
Account # 3782
PO #

FOR MONTH OF:

6/1/2021

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 # 176549

Account # 3782

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

Amount Enclosed: \$ _____

Please return this portion with your payment



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030



AUTOMIXED AADC 750 5 MAAD 125299AA25-A-1
 1148 1 MB 0.447



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

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

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	04/21/2021-05/21/2021	06/21/2021	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$3,229.27	\$3,870.97	\$7,100.24

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

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



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

0010468370003512150710024

Your HPS Utilities Statement

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

Rate Class: COMMERCIAL
Service Period:
 04/21/2021-05/21/2021
Bill Date: 05/25/2021

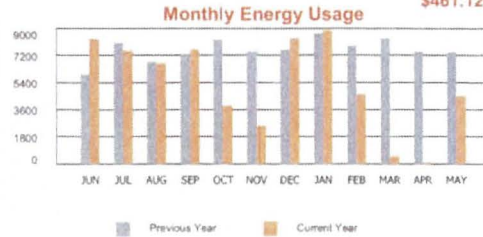
Due Date: 06/21/2021



ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	4,459.00	\$355.38
Electric Fuel Cost Adj. @ .02200	4,459.00	\$98.10
Electric Total		\$461.12

CURRENT USAGE	
Meter 60997545	
Days	30
Reading	28,536.00
Multiplier	1
Consumption	4,459.00
Avg / Day	148.63



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$36.30
Fl Gross Receipts Tx	\$11.53
Taxes Total	\$47.83
Previous Bill Amount	\$79.58
Payments	-\$61.45
Adjustments	\$0.00

536.010
 001
 202.005

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$461.12
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$47.83
Current Charges	\$508.95
Past Due Amount	\$18.13
Total Amount Due	\$527.08

Comments:

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



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030



AUTOMIXED AADC 750 5 MAAD 125299AA25-A-1
 1148 1 MB 0.447



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

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

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	04/21/2021-05/21/2021	06/21/2021	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$18.13	\$508.95	\$527.08

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

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



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

0010468370003639730052708

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

513.320
001
2000

Invoice No. 21245
Date 06/01/2021

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ 4,730.00
Current Amount Due	\$ 4,730.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,730.00	0.00	0.00	0.00	0.00	4,730.00

Payment due upon receipt.

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
6/1/2021	2019-2400

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

PIGEONS/DUCKS REMOVAL SERVICES

INVOICE

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

(786)380-9693

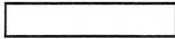
SOLD TO:

Stonegate CDD
1020 Malibu Way
Homestead Fl. 33033

INVOICE DATE June 3rd, 2021

537.500

305-247-8859



QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	THIS INVOICE IS FOR THE MONTHLY DUCK REMOVAL SERVICE AT THE ABOVE PROPERTY FOR THE MONTH OF JUNE. 13 DUCKS WERE REMOVED FROM THE PROPERTY		\$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!

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
762151	06/01/2021	\$3,243.00	07/01/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Cut the Grass Cut the Grass 06/01/2021. 06/10/2021. 06/21/2021 #537.400	3	800.00	2,400.00
Cut the Grass Tract C. Maintenance 06/01/2021. 06/10/2021. 06/21/2021 #537.470	3	170.00	510.00
Irrigation System Eight payment of Maintenance of the Irrigation System/ Fiscal Year 2021 #537.450	1	333.00	333.00

BALANCE DUE

\$3,243.00

#537.400
 #537.470
 #537.450

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

Invoice

537.004

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762156	06/04/2021	\$1,820.00	07/04/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Install. 324 Coleus (in the signs where it says Clubhouse)	324	3.75	1,215.00
Install. 3 yard of fertilized soil (in the signs where it says Clubhouse)	3	95.00	285.00
Install. 4 Blueberry in spiral forms	4	80.00	320.00

BALANCE DUE

\$1,820.00

Fitness Source

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

536.006

Invoice

Date	Invoice #
6/5/2021	51402

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		Dan	6/2/2021

Quantity	Item Code	Description	Price Each	Amount
1	PM 2XMONTH	PM Service on Fitness Equipment, 2 times per month June 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
---	--	--	--------------	----------

Fitness Source

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

536.006

Invoice

Date	Invoice #
6/5/2021	51402parts

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		Dan	6/2/2021

Quantity	Item Code	Description	Price Each	Amount
		Part of Quote #Q51189 5/26/21 Victor emailed approval 6/02/21 installed during June's PM visit Star Trac Treadmill s/n TREN0908-U15433		
1	715-3848-01	715-3848-01 LHS Tail Cap Assembly, E-Tr	16.50	16.50
1	00000-000	715-3848-02 RHS Tail Cap Assembly E-Tr	13.00	13.00
1	Freight	Shipping & Handling Charges	13.50	13.50

It's been a pleasure working with you! Thank you for your business.			Total	\$43.00
---	--	--	--------------	---------

FLORIDA PUMPS SOLUTION CORP
2265 w bunch park dr Miami Gardens FL

tell (954) 802-3664

email: floridapumpssolution@yahoo.com

Website: floridapumpssolution.com



Malibu Bay
1020 Malibu Way
Homestead FL 33033

537.005

INVOICE

Invoice # 0027104
Invoice Date 06/02/2021
Due Date 06/02/2021

Item	Description	Unit Price	Quantity	Amount
		125.00	1.00	125.00
<u>NOTES:</u> Irrigation system maintenance -adjust and tighten all electric components paint and clean pumps,motor,pipes,electric panel if needed. - report any pump noise any pipe o pump leaking. Small pump VOLTS LINE 1 486, LINE 2 488 LINE 3 492. AMPS LINE 1- 2 LINE 2- 3 LINE 3-3 Discharge PSI -53 Main pump VOLTS LINE 1 488 , LINE 2 492 LINE 3 486. AMPS LINE 1- 7.0 LINE 2 - 6.3 LINE 3 -5.5 Discharge PSI - 55				
Subtotal				125.00
+ Miami (7.00%)				8.75
Total				133.75
Amount Paid				0.00
Balance Due				\$133.75

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

536.004

BILL TO: STONEGATE CDD / MALIBU BAY CLUB HOUSE

1020 MALIBU WAY

HOMESTEAD, FL 33033

manager@unusgmt.com

(239) 789-7263

INVOICE

1012

DATE

6/1/2021

DATE	SERVICES	DESCRIPTION	QTY.	RATE	AMOUNT
6/1/2021	Pool Services	Monthly Services June		\$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!

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
 05/31/2021
 Account No: 526-030290
 Statement No: 169066

Attn: CRAIG WRATHELL

STONEGATE CDD 514.310
 001
 2000

Fees

Hours

05/03/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.20
MJP	REVIEW DOCUMENTS RE: FENCE BETWEEN SONORA AND VILLAS; RESEARCH MIAMI-DADE PROPERTY RECORDS	0.30
MJP	PREPARE MAP EXHIBIT FOR FENCE OWNERSHIP REVIEW	0.10
05/04/2021		
MJP	CORRESPONDENCE TO DANIEL ROM	0.20
MJP	FURTHER CORRESPONDENCE TO DANIEL ROM WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 5/11/21 MEETING OF BOARD OF SUPERVISORS	0.50
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.30
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DANIEL ROM	0.10
05/05/2021		
MJP	REVIEW EXECUTIVE ORDERS 21-101 AND 21-102	0.20
05/06/2021		
MJP	CORRESPONDENCE TO VICTOR CASTRO	0.20
05/07/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT	0.20
MJP	TELEPHONE CONFERENCE WITH DANIEL ROM	0.30
05/10/2021		
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE	

STONEGATE CDD

		Hours
	FROM VICTOR CASTRO	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM VICTOR CASTRO	0.10
05/11/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHED REVISED AGENDA PACKAGE FOR MAY 11, 2021 MEETING OF THE BOARD OF SUPERVISORS	0.30
MJP	RESEARCH FLORIDA STATUTES AND PREPARE LETTER FOR VICTOR CASTRO RE: PERMIT CLOSEOUT	0.70
MJP	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	5.90
05/12/2021		
MJP	TELEPHONE CONFERENCE WITH DANIEL ROM	0.20
05/13/2021		
MJP	CORRESPONDENCE TO DANIEL ROM	0.20
MJP	CORRESPONDENCE TO VICTOR CASTRO WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.10
05/14/2021		
MJP	PREPARE INITIAL DRAFT OF SMALL PROJECT AGREEMENT WITH AT&I SYSTEMS	0.60
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.20
MJP	PREPARE DRAFT FIRST AMENDMENT TO LANDSCAPE MAINTENANCE SERVICES AGREEMENT	0.50
MJP	PREPARE DRAFT FIRST AMENDMENT TO AMENITY SERVICES AGREEMENT	0.50
MJP	PREPARE CONSULTING SERVICES AGREEMENT WITH TRUE BLUE POOLS	0.60
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT AND REPLY THERETO	0.30
05/17/2021		
MJP	REVISIONS TO SMALL PROJECT AGREEMENT WITH VANTAGE INTEGRATION, INC.	0.40
MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM WITH ATTACHMENT	0.20

STONEGATE CDD

Hours

MJP	REVISIONS TO CONSULTING SERVICES AGREEMENT WITH TRUE BLUE POOL CONSULTING	0.30	
MJP	FURTHER CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM WITH ATTACHMENT	0.20	
MJP	REVISIONS TO PROPOSED FIRST AMENDMENT TO AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES	0.30	
MJP	ADDITIONAL CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM WITH ATTACHMENT	0.30	
MJP	REVISIONS TO PROPOSED FIRST AMENDMENT TO AMENITY SERVICES AGREEMENT	0.30	
MJP	FOURTH CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM WITH ATTACHMENT	0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.10	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10	
05/18/2021			
DEL	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT AUDITOR WITH ATTACHMENT	0.30	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10	
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM	0.10	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.10	
MJP	REVIEW DISTRICT FILES IN ASSISTING WITH AUDIT RESPONSE	0.30	
05/19/2021			
DEL	REVIEW OF FILE, CONFERENCE WITH STAFF AND PREPARATION OF AUDIT RESPONSE TO GRAU & ASSOCIATES	0.60	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10	
05/20/2021			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.20	
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM	0.10	
05/21/2021			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH MULTIPLE (X5) ATTACHMENTS	0.30	
	For Current Services Rendered	18.70	4,207.50

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

STONEGATE CDD

Page: 4
 05/31/2021
 Account No: 526-030290
 Statement No: 169066

		<u>Recapitulation</u>			
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>	
DENNIS E. LYLES	PARTNERS	0.90	\$225.00	\$202.50	
MICHAEL J. PAWELCZYK	PARTNERS	17.80	225.00	4,005.00	
Previous Balance					\$4,050.00
Total Current Work					4,207.50
<u>Payments</u>					
05/26/2021	PAYMENT RECEIVED - THANK YOU			-810.00	
06/01/2021	PAYMENT RECEIVED - THANK YOU			-3,240.00	
Total Payments					-4,050.00
Balance Due					<u>\$4,207.50</u>

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

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. WOULEF
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
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

May 31, 2021

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

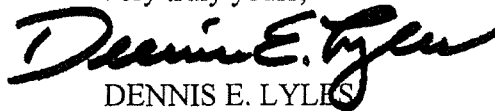
**RE: Stonegate Community Development District
Our File No.: 526.03029**

Dear Craig:

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

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

Very truly yours,



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

536.011 - 91.86
001
537.350 -1,524.21
001
537.350 - 900.00
001
2000

INVOICE 1009
DATE 06/22/2021
TERMS Due on receipt
DUE DATE 06/22/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
General Supplies	SUMMER BASH PARTY SUPPLIES - RECEIPTS ATTACHED	1	1,616.07	1,616.07
Additional Services	SUMMER BASH MANAGEMENT STAFF SVS	1	900.00	900.00

BALANCE DUE **\$2,516.07**

536.011

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

-- SALE --

SALES#: S2707JMA 2260874 TRANS#: 10437500 06-11-21

124777 20-CT 1/4-IN ALL-PURP ANC 6.98
63315 HM 1-CT 1/4-IN X 3-IN ZC 2.30
10 @ 0.23
138734 CTTERLESS HITCHPN 1/4X3 C 13.20
3 @ 4.40

SUBTOTAL: 22.48
TAX: 1.58
INVOICE 10347 TOTAL: 24.06
N/C: 24.06

N/C: XXXXXXXXXXXX5812 AMOUNT:24.06 AUTHCD: 008007
CHIP REFID:270710041880 06/11/21 14:52:37
CUSTOMER CODE: clubhouse
APL: US Debit TVR: 0000088000
AID: A0000000042203 TSI: E800
STORE: 2707 TERMINAL: 10 06/11/21 14:53:00
OF ITEMS PURCHASED: 14
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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 PROMISE
FOR MORE DETAILS, VISIT LOVES.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.loves.com/survey *
* Y O U R I D #103472 270761 626084 *
* *
* 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: 10 06/11/21 14:53:00

536.011



How doers
get more done.

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

6355 00010 54832 05/23/21 07:15 PM
SALE CASHIER JUSTIN

732109917957 OBLAVENDER <A>
ODOBAN LAVENDER 128 OZ 19.96
2@9.98
044600002521 LP ISG 128 O <A>
LIQUID PLUMR IND STR GEL 128 OZ 26.96
2@13.48
074527300134 MISTOLAVEN64 <A> 4.49
MISTOLIN LAVENDER 64 OZ
046500723728 PLEDGE LEMON <A> 4.68
PLEDGE LEMON 9.7 OZ
035000458162 FAB 169Z PF <A> 7.27
FABULOSO APC PASSION FRUIT 169OZ

SUBTOTAL 63.36
SALES TAX 4.44
TOTAL \$67.80

XXXXXXXXXXXX5812 MASTERCARD USD\$ 67.80
AUTH CODE 004144/9106463 TA
Chip Read
AID A0000000042203 US Debit

P.O.#/JOB NAME: MALIBU BAY

6355 05/23/21 07:15 PM



6355 10 54832 05/23/2021 3822

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/21/2021

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: H89 116308 109963
PASSWORD: 21273 109953

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.



537.350

650 SE 8th Street
Homeshead, FL
(305) 508-3700
Gen. Mgr. Shawn Fernandez

Club:170 Reg:1 Trans 3588
Cashier:441384 06/18/21 09:40pm

*****MEMBERSHIP ID: 17041753114 *****
*** MEMBERSHIP ID: 17041753114 ***
*** MEMBERSHIP EXPIRES: ON 08/21 ***
*****MEMBERSHIP ID: 17041753114 *****

284004802	FLCMP50(T	63.96 N
4 @ 15.99		
504007403	BP IWN IUNS	66.42 N
18 @ 3.69		
88867000722	WF HOT 10G	39.84 N
16 @ 2.49		
1300001983	HEINZ P.C PK	19.98 N
2 @ 9.99		
480014812	HLMS SLZ	8.99 N
70463994004	BUBBIA BURGER	395.82 N
18 @ 21.99		
3700050044	BOUNTY 1 PKN	9.99 T
20257600000	CNDYCKII 32CT	14.97 N
3 @ 4.99		
20257600000	CNDYCKII 32CT	4.99 N
345004657	LOL YLW 72	29.97 N
3 @ 9.99		
7873197670	DIX DEEF DISH	29.97 T
3 @ 9.99		
88867003297	BJ RED CUP	10.49 T
88831391720	NATHANS HD	94.32 N
8 @ 11.79		
715370754	POLAR 5 28	5.89 N
1009855	DEPOSIT	5.00 N
88867000336	BJ CUTLERY	12.99 T
1200017180	DTPEP36	35.97 T
3 @ 11.99		
4900005848	SPRITE 15	24.98 T
2 @ 12.49		
1200010010	PEPSI36 12OZ	59.95 T
5 @ 11.99		
7343050113	ZEPH 40PK	74.28 N
12 @ 6.19		
1820053168	BUD LT 14CN	59.97 T
3 @ 19.99		
88867006449	WF HIKPEF GRDR	25.47 N
3 @ 8.49		
88867004651	PINKSAL	17.97 N
3 @ 5.99		
88867004654	STERIKSEIS	22.76 N
4 @ 5.69		

*** SUBTOTAL 1,134.94
FL 7% Tax 17.11
*** TOTAL 1,152.05



537.350

10650 NW 19TH ST
MIAMI, FL 33172
786-697-1922

840063370074	4PC GNT BADM	\$10.00 T
4PC GNT BADMINTON SET		
840063370074	4PC GNT BADM	\$10.00 T
4PC GNT BADMINTON SET		
840063370074	4PC GNT BADM	\$10.00 T
4PC GNT BADMINTON SET		
048419698371	INFLTBL BEAC	\$6.00 T
INFLTBL BEACH BALL PRIMARY		
6 @ \$1.00		
651903199515	17.5IN FLYIN	\$30.00 T
17.5IN FLYING DISC FBRC		
6 @ \$5.00		
013051817619	12CT FVR SQU	\$8.00 T
12CT FVR SQUIRT TOY DINO		
013051817572	12CT FVR SQU	\$8.00 T
12CT FVR SQUIRT TOY MERMAID		
013051549763	6CT LEI SUMM	\$20.00 T
6CT LEI SUMMER NATURAL COLLECTN		
4 @ \$5.00		
048419719366	12CT CATCH G	\$8.00 T
12CT CATCH GAME VAL PK		
192937210222	24CT SPORT G	\$10.00 T
24CT SPORT GLASSES VAL PK		
093539004373	40Z FUBBLE B	\$35.00 T
40Z FUBBLE BUBBLE WAND		
35 @ \$1.00		
013051690373	50OCT YLW WR	\$55.00 T
50OCT YLW WRISTBAND CHEVRON		
052092220392	MD ROASTER/L	\$5.99 T
MD ROASTER/LID		
052092220392	MD ROASTER/L	\$5.99 T
MD ROASTER/LID		
763615085199	STEAM PAN FU	\$1.99 T
STEAM PAN FULL DEEP		
763615085199	STEAM PAN FU	\$1.99 T
STEAM PAN FULL DEEP		
763615085199	STEAM PAN FU	\$1.99 T
STEAM PAN FULL DEEP		
763615085199	STEAM PAN FU	\$1.99 T
STEAM PAN FULL DEEP		
763615085199	STEAM PAN FU	\$1.99 T
STEAM PAN FULL DEEP		
048419849438	5FT LIMBO PO	\$7.99 T
5FT LIMBO POLE		
048419849438	5FT LIMBO PO	\$7.99 T
5FT LIMBO POLE		

=====

SUBTOTAL	\$247.91
GEN MERCH TAX @ 7.000%	\$17.35
TOTAL	\$265.26
DEBIT	\$265.26

ITEMS = 68

=====

537.350

537.350



Bird Road - 305-262-5767
7795 SW 40th St
Miami, Florida 33155-3546
06/18/2021 08:23 PM



10YS
091124030 Sun Squad T \$24.00
4 @ \$6.00 ea

SUBTOTAL \$24.00
1 = FL TAX 7.00000 on \$24.00 \$1.68
TOTAL \$25.68
*5812 DEBIT TOTAL PAYMENT \$25.68
AID: A0000000042203
US Debit
AUTH CODE: 226043

REC#2-1169-0968-0171-4483-3 VCD#751-165-848

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User ID: 7883 0903 2982
Password: 855 167

CUíNTENOS EN ESPAOL

Please take this survey within 7 days



11551 NW 12th Street
Miami, FL 33172

All Firearms/Ammo purchases are final
Electronics , Optics and Sunglasses can
be returned or exchanged within 30 days
with Receipt

SALE TRANSACTION

Wicked Big Sports Fli \$19.97
0093539009644
3 Pc Deluxe Resin Too \$19.99
0060162400438
3.5" Cabela's Tennis \$2.99
0711085820321
3.5" Cabela's Tennis \$2.99
0711085820321
3.5" Cabela's Tennis \$2.99
0711085820321
3.5" Cabela's Tennis \$2.99
0711085820321
Grill Brush Wood Heav \$16.99
0060162652295
Extra Wide Ss Coil He \$6.99
0060162776427
SALESTAX \$75.90 @ 7.0% \$5.32

Items in Transaction:8
TOTAL \$81.22
DEBIT *****5812 \$81.22
Outdoor Rewards Number:* **** 5791
Loyalty Balance:\$0.00

PAYMENT CARD PURCHASE TRANSACTION
CUSTOMER COPY

DEBIT *****5812
Type: Chip Read Auth Code: 001941
TC: 8662990AC35D66E7 ARC: 00

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

Invoice

BILL TO

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

537.008

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762157	06/15/2021	\$275.00	07/15/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Repair A main line pipe by the clubhouse in section zone #8 of the sprinkler system.	1	275.00	275.00

BALANCE DUE

\$275.00

AT&I SYSTEMS
 12260 SW 53rd Street, Suite 608
 Cooper City, FL 33330
 Tel: 866-436-3516 Fax: 866-316-3596
 www.ATISecuritySystems.com



PROPOSAL

DATE	PROPOSAL #
4/8/2021	10505
REQUEST BY	PREPARED BY
Victor Castro	Oscar

BILL TO

Stonegate CDD
 1020 NE 34TH AVENUE
 HOMESTEAD FL 33033

536.001
 001
 202.005

SHIP TO/SITE LOCATION

Malibu Bay Clubhouse
 UNUS PROPERTY MANAGEMENT LLC
 1020 NE 34TH AVENUE HOMESTEAD FL
 33033
 O_ 305-247-8859

QTY	DESCRIPTION	Each	Total
	This proposal is to add an Open Path Mobile access panel to the main entry door of the clubhouse consisting of the following:		
1	OpenPath Single Door Smart Controller	695.00	695.00T
1	OpenPath Smart Reader Mifare Secure or Weigand Format	350.00	350.00T
1	Electrification Kit for Push Bar , One Side of Entry Door	1,685.00	1,685.00T
1	Hardware, Conduit & Wire	125.00	125.00T
1	Installation of Access System and Electrified Push Bar Retraction Kit	1,250.00	1,250.00

SUBTOTAL
SALES TAX (0.0%)

Date: _____ Print Name: _____ Signature: _____

TOTAL

We hereby propose to furnish materials in accordance with the above specifications.

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Warranty Policy: A standard manufacturer warranty is included on the equipment (manufacturer defect) and one (1) year warranty on services (workmanship) for installation on new complete units. A thirty (30) day warranty applies to equipment and labor for all other service related repairs. This warranty does not cover vandalism, damage due to gates being pushed/pulled open, acts of nature such as lightning damage, floods, hurricanes etc., voltage wiring problems etc. Unless otherwise stated, invoice amount does not include electrical wiring, control wiring, concrete pads, removal and replacement of paving stone, saw cutting of asphalt, telephone lines, computer, Knox box, permits (if required) or any unforeseen damage. A wiring diagram will be provided upon acceptance of proposal and paid deposit. Footage for linear fencing is approximate and will be confirmed upon acceptance of proposal. Some landscaping or debris may need to be installation. All material is guaranteed to be inspected. AT&I reserves the right to substitute any equipment, that has been discontinued or otherwise made unavailable, with models of equal or superior performance. All work will be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays that are beyond our control. Unless otherwise stated, this proposal is subject to acceptance within 30 days and is void otherwise. The above prices, specifications and conditions are hereby accepted upon is authorized to perform work as specified. Payment will be made as outlined above and is due by the Due Date indicated on the invoice. A finance charge of 1.5% per month (minimum \$2.00 charge), an 18% annual percentage rate, shall be applied to invoices that are not paid in full by the Due Date. All materials will remain property of AT&I until all invoices pertaining to this job, including finance charges, are paid in full. Right of access and removal is granted to AT&I in the event of non-payment under the terms of this contract. Client is responsible for any legal fees and/or collection fees associated with collecting the balance owed on the account. If this contract is terminated prior to completion, regardless of reason, the client is obligated to remit payment for services completed prior to the termination.

THANK YOU FOR YOUR BUSINESS!



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PROPOSAL

DATE	PROPOSAL #
4/8/2021	10505
REQUEST BY	PREPARED BY
Victor Castro	Oscar

BILL TO

Stonegate CDD
 1020 NE 34TH AVENUE
 HOMESTEAD FL 33033

SHIP TO/SITE LOCATION

Malibu Bay Clubhouse
 UNUS PROPERTY MANAGEMENT LLC
 1020 NE 34TH AVENUE HOMESTEAD FL
 33033
 O_ 305-247-8859

QTY	DESCRIPTION	Each	Total
	<p>Monthly Cloud Charges, Diagnostic Monitoring, Online Upgrades of Software and Firmware: \$29.95 per month for up to 500 users, Each Additional 500 Users are \$50.00 per month only billed if there are over 500 users.</p> <p>An example of the monthly bill for 1155-1500 users would be \$129.95 per month plus applicable sales tax, billed quarterly.</p> <p>Prepaid Discounts: 1 Year Prepaid 3% annual discount 2 Year Prepaid 4% annual discount 3 Year Prepaid 5% annual discount</p> <p>Warranty: Lifetime included with Monthly Cloud Service</p> <p>Installation: Within 3 weeks after approval.</p> <p>Payment Terms: 50% with order , balance due upon completion.</p> <p>Thank you for allowing AT&I Systems to provide this proposl, we can be contacted anytime at 954-727-1724.</p> <p>Thank you.</p> <p>Oscar Weinberg</p>		

SUBTOTAL \$4,105.00

SALES TAX (0.0%) \$0.00

TOTAL \$4,105.00

Date: _____ Print Name: _____ Signature: _____

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THANK YOU FOR YOUR BUSINESS!

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 Tel: 866-436-3516 Fax: 866-316-3596
 www.ATISecuritySystems.com



PROPOSAL

DATE	PROPOSAL #
4/8/2021	10505
REQUEST BY	PREPARED BY
Victor Castro	Oscar

BILL TO

Stonegate CDD
 1020 NE 34TH AVENUE
 HOMESTEAD FL 33033

SHIP TO/SITE LOCATION

Malibu Bay Clubhouse
 UNUS PROPERTY MANAGEMENT LLC
 1020 NE 34TH AVENUE HOMESTEAD FL
 33033
 O_ 305-247-8859

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SUBTOTAL
SALES TAX (0.0%)

Date: 5/14/21 Print Name: Joseph McGuinness Signature:

TOTAL

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 Tel: 866-436-3516 Fax: 866-316-3596
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PROPOSAL

DATE	PROPOSAL #
4/8/2021	10505
REQUEST BY	PREPARED BY
Victor Castro	Oscar

BILL TO

Stonegate CDD
 1020 NE 34TH AVENUE
 HOMESTEAD FL 33033

SHIP TO/SITE LOCATION

Malibu Bay Clubhouse
 UNUS PROPERTY MANAGEMENT LLC
 1020 NE 34TH AVENUE HOMESTEAD FL
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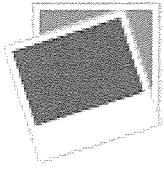
SUBTOTAL	\$4,105.00
SALES TAX (0.0%)	\$0.00
TOTAL	\$4,105.00

Date: 5/14/21 Print Name: Joseph McGuinness Signature:

We hereby propose to furnish materials in accordance with the above specifications. Unless prior arrangements are made, payment to be made as follows: 50% Deposit, 50% Balance due upon completion.

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THANK YOU FOR YOUR BUSINESS!
 Page 2



INVOICE

LIV305

Bianca Sard

Tax ID: 84-3308089

Phone: 305-242-8069
liv305events@hotmail.com

537.350

Invoice #: 0046
Invoice Date: Jun 19, 2021
Reference: Summer Pool
Days in Malibu
Bay
Due date: Jul 19, 2021

Amount due:
\$1,630.00

Bill To:

Malibu Bay
Victor

Manager@UNUSmgmt.com

Ship To:

Malibu Bay
Victor

Description	Quantity	Price	Amount
3 Speaker PA System 2 tops and 1 subwoofer, 6 channel mixer, wireless mic	1	\$600.00	\$600.00
Commercial Bubble Machine 9' Crank Stand	1	\$300.00	\$300.00
Commercial Snow/Foam Machine Outdoor with fluid and 9' Crank Stand	1	\$300.00	\$300.00
Bubble/Snow Solution	1	\$80.00	\$80.00
DJ/MC Services 4 hours	1	\$200.00	\$200.00
Set up, delivery and strike	1	\$150.00	\$150.00
		Subtotal	\$1,630.00
		Total	\$1,630.00 USD
		Minimum amount due	\$0.00

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@unusmgmt.com
(239) 789-7263

INVOICE 1014
DATE 6/10/2021

DATE	SERVICES	DESCRIPTION	QTY.	RATE	AMOUNT
6/10/2021	Repair kiddie pool	Change Pentair Pump 1HP, 1 year warranty	1	\$700.00	\$700.00
BALANCE DUE					\$700.00

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

WE ACCEPT CHECK, CASH APP, ZELLE, VENMO, CREDIT CARD
THANK YOU FOR YOUR BUSINESS!

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3B

DRAFT

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on June 28, 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
Enrique Gutierrez	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:46 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*

Resident Enrique Gutierrez stated the new Clubhouse policy requires smartphones for access, which restricts him and his family from accessing the Clubhouse, as they do not own smartphones. He asked about other options, such as an access code or key fob access. The Property Manager stated, for an extra cost, key fobs could be provided to residents who do not own smartphones. This item would be discussed later in the meeting.

38 Mr. Gutierrez expressed his belief that the new landscapers are using Roundup® near the
39 playground and homes, which is unsafe, as Roundup® is a known carcinogen that causes cancer.
40 He asked that the policy be updated to allow for the use of organic pesticides and herbicides by
41 the contractor. Mr. Castro would discuss this with the landscape maintenance company.

42

43 **THIRD ORDER OF BUSINESS**

Consent Agenda Items

44

45 **A. Acceptance of Unaudited Financial Statements as of May 31, 2021**

46 **B. Approval of May 11, 2021 Regular Meeting Minutes**

47 Mr. Rom presented the Consent Agenda Items.

48 A request was made to include the prior months numbers onto the monthly Unaudited
49 Financial Statements to show the month-to-month variance. Mr. Rom stated he would relay the
50 request to the Controller. Under "Special events", on Page 3, a request was made to add sub line
51 items for the different events. Discussion ensued regarding the St. Patrick's Day expenses, creating
52 a separate page for special events, the current budget and the Clubhouse Report. It was
53 determined that this information would be provided along with the Property Manager's Report.

54

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

57

58

59 A Board Member asked for all invoices to be in English. Mr. Castro would notify the
60 vendor.

61

62 **FOURTH ORDER OF BUSINESS**

Discussion/Consideration of Proposals

63

64 **A. Plans for Pool System Upgrade**

65 Mr. Castro stated he received an executed contract and the vendor is preparing a
66 contract. He conferred with the owner earlier today, scheduled an on-site meeting with the
67 contractor and hydraulic Engineer this week to commence the project and provided them with a
68 site survey. An update would be provided at the next meeting.

69 Regarding whether Staff checked the property for leaks, as articulated on Page 2, Line 53
70 of the previous meeting minutes, Mr. Castro replied affirmatively. An irrigation company
71 provided a \$6,600 proposal but Armando Garcia Land Services, Inc., made the repairs for \$250.
72 Mr. Castro and Mr. Rom gave updates on the hiring of a handyman, fence removal and the pool
73 deck.

74 **B. Options for Royal Palms on Pool Deck**

75 Regarding whether there were sufficient funds in capital projects to incorporate removing
76 some of the palms on the pool deck as part of the extension of the pool pavers, Mr. Rom stated
77 the existing capital projects were at or slight exceeded the budget so capital project funds are
78 not available. He presented the three Royal Palm pool deck options and the costs. Discussion
79 ensued regarding replacing and removing the palms and Option 1, which was the mesh option.

80 **C. Summer Pool Attendant**

81 Mr. Castro stated he hired a pool attendant out of necessity and is covering the expense
82 but he would appreciate the Board's support. Discussion ensued regarding the number of
83 attendants needed, pool use data collection, pool attendant rates and hours. Ms. Figueroa asked
84 when the attendant started. Mr. Castro replied one week ago. Discussion ensued regarding a not-
85 to-exceed (NTE) amount and the new attendant's duties and work schedule. The consensus was
86 to approve a NTE amount of \$5,000 for the remainder of the summer and for additional data to
87 be presented at the August meeting for consideration of retroactive compensation.

88

89 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**
90 **setting a NTE amount of \$5,000 for pool attendant compensation, five days per**
91 **week, for the remainder of the summer and authorizing District Counsel to draft**
92 **an Agreement, was approved.**

93

94

95 **D. Pool Pump Repair**

96 Mr. Rom presented the \$2,950 M&M Pool & Spa Services invoice for ratification. Mr.
97 Castro stated a new electrical pump motor was installed. He reported that there was a power
98 outage on Monday, June 14th that damaged the fire alarm relay, two pumps, the breaker and
99 switched off the new A/C unit. Asked if another estimate was obtained, Mr. Castro stated Staff

100 had to act quickly because there was an upcoming event at the pool but he felt that the estimate
101 was reasonable.

102

103 **On MOTION by Mr. Goessel and seconded by Mr. Granobles, with all in favor,**
104 **the M&M Pool & Spa Services invoice, in the amount of \$2,950, was ratified.**

105

106

107 **FIFTH ORDER OF BUSINESS**

**Consideration of Cost Increase to Armando
Garcia Land Service, Inc., Landscape
Maintenance Services Agreement**

108

109

110

111 Mr. Rom presented the Armando Garcia Land Service, Inc., Landscape Maintenance

112 Services Agreement. Mr. Castro stated the increase was being requested because costs are

113 increasing. Asked about the services, Mr. Rom stated the scope of work would stay the same.

114

115 **On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor,**
116 **the increase to the Armando Garcia Land Service, Inc., Landscape Maintenance**
117 **Services Agreement, increasing the contract amount to \$81,868, was approved.**

118

119

120 **SIXTH 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**

121

122

123

124

125

126

127 Mr. Rom presented Resolution 2021-06. The meeting schedule was distributed.

128 Asked when construction of the patio would commence, Mr. Castro stated the plan was

129 to commence construction in the winter of 2021 and continue into 2022. Discussion ensued

130 regarding construction updates, the capital project budget and the meeting schedule.

131

132 **On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor,**
133 **Resolution 2021-06, Designating Dates, Times and Locations for the Regular**
134 **Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022**
135 **and Providing for an Effective Date, was adopted.**

136

137 **SEVENTH ORDER OF BUSINESS** **Presentation of Audited Financial Report**
138 **for Fiscal Year Ended September 30, 2020,**
139 **Prepared by Grau & Associates**
140

141 Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30,
142 2019 and summarized that there were no findings, recommendations, deficiencies on internal
143 control or instances of noncompliance; it was a clean audit.

144 Mr. Goessel asked if the Auditor is paid an additional fee to report that there are no
145 findings. Mr. Pawelczyk stated the District pays the Auditor to perform an independent audit,
146 pursuant to Florida Statutes. Discussion ensued regarding internal changes in Management in
147 Fiscal Year 2021, internal controls, the Independent Auditor's Report on Pages 1 and 2 and the
148 Report to Management on Page 28.

149

150 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2021-07,**
151 **Hereby Accepting the Audited Financial**
152 **Report for the Fiscal Year Ended September**
153 **30, 2020**
154

155 Mr. Rom presented Resolution 2021-07.
156

157

**On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor,
Resolution 2021-07, Hereby Accepting the Audited Financial Report for the Fiscal
Year Ended September 30, 2020, was adopted.**

160

161

162 **NINTH ORDER OF BUSINESS** **Staff Reports**

163

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

165 Mr. Castro presented the Property Management Report and highlighted the following:

- 166 ➤ Service switched to Comcast, which is \$50 less per month and has 4 times the speed.
167 ➤ The monthly AT&T bill would be reduced to a flat \$560 fee, going forward.
168 ➤ A \$1,279 system upgrade with ADT will be split into four payments of \$319 and the
169 monthly bill will be reduced from \$195 to \$57.
170 ➤ The water leak was repaired.

171 ➤ \$3,720 was collected from party rentals and an additional \$2,480 is projected through
172 mid-October.

173 Mr. Castro asked if new Clubhouse furniture could be purchased with the \$6,200 in rental
174 revenues that would be collected by October. Discussion ensued regarding the Clubhouse party
175 schedule, how to expend the collected revenue, potential improvement projects, modular
176 furniture, visiting a neighboring Clubhouse for interior decorating ideas, local furniture stores and
177 the budget.

178 Regarding masks, Mr. Castro asked if an honor system could be used for vaccinated guests
179 and staff. The consensus was to change the verbiage of the mask policy, per CDC guidelines. Ms.
180 Figueroa suggested copying a standard sign verbiage that local retailers are using at their
181 entrances. Mr. Castro responded to questions regarding the July 4th festivities.

182 ➤ Key fobs would be provided to residents upon requests.

183 The Board and staff discussed how to control the key fobs and how much to charge
184 residents. The consensus was to provide one free key fob per unit, upon request, and charge \$10
185 for replacement and additional fobs.

186 ➤ An access system was created and staff was in the process of updating everyone.

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

188 There being no report, the next item followed.

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

190 There being no report, the next item followed.

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

192 **I. Update: Fiscal Year 2022 Proposed Budget**

193 Mr. Rom presented an updated proposed Fiscal Year 2022 budget. He reviewed the
194 adjusted line items, including landscape maintenance, tree maintenance, irrigation repairs,
195 playground maintenance and electrical repairs. "Clubhouse", on Page 6, contained various
196 updates, including the new handyman costs, gym maintenance, wall paint and repairs, Wi-Fi
197 system upgrade and camera and pressure cleaning. "Capital Outlay", on Page 3, reflected a
198 reduction from \$60,000 to \$30,000, Pool system upgrade was reduced to \$175,000 and the
199 Unassigned Fund balance was reduced to offset the assessment increase.

200 Mr. Rom discussed the updated "Assessment Comparison", on Page 13. Mr. McGuinness
201 stated the Board previously approved the proposed Fiscal Year 2022 budget, as amended, with
202 no assessment increase. Mr. Rom recalled that the objective would be no assessment increase
203 but that a reasonable increase would be considered, given the key line items that are driving the
204 potential assessment increases. The Board and Staff discussed making additional adjustments,
205 including eliminating the Wi-Fi system upgrade and camera at \$30,000, reducing the Unassigned
206 fund balance by \$12,700, changes to the working capital amount and deferring the roof
207 replacement. Mr. Rom would revise the proposed Fiscal Year 2022 budget further to eliminate
208 the assessment increase and include this on the next agenda.

209 The following items would be included on future agendas:

- 210 ➤ Special Events Expense Budget Report
- 211 ➤ Monthly Pool/Fitness Report (with the number of daily users)

212 **II. 1,568 Registered Voters in District as of April 15, 2021**

213 There were 1,568 registered voters residing within the District as of April 15, 2021.

214 **III. NEXT MEETING DATE: August 9, 2021 at 6:30 P.M.**

215 ○ **QUORUM CHECK**

216 The next meeting would be held on August 9, 2021 at 6:30 p.m.

217

218 **TENTH ORDER OF BUSINESS**

Supervisors' Requests

219

220 There being no Supervisor's request, the next item followed.

221

222 **ELEVENTH ORDER OF BUSINESS**

Adjournment

223

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

225

226 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor,**
227 **the meeting adjourned at approximately 8:51 p.m.**

228

229

230

231

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

232
233
234
235
236
237

Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4A

From: Daniel Rom
Sent: Tuesday, July 27, 2021 9:09 AM
To: Daniel Rom
Cc: Unus Manager
Subject: RE: :: POOL CLOSED ::

Good morning Supervisors,

In regards to last evening's e-blast, I wanted to provide some further background for those who haven't yet spoken with Victor.

As Victor was opening permits in anticipation for the new pool work with TrueBlue Pools, the City of Homestead found a long list of permits still open; some dating back to 2014. After Victor, myself and District Counsel speaking, Victor went to a Hearing regarding these open permits and pleaded our case that these issues were outstanding from the time of previous property management and that we need more time to retrieve information/documentation from uncooperative vendors, which Victor had already been working on. Even yet, they only granted us 7 days to close out the open pool permits while granting 90 days for all others (clubhouse related). Victor has been working diligently, but the City and prior vendors have not been cooperating expeditiously enough for us.

As such, after long discussion, Victor and I agreed that the best course of action was to voluntarily close down the pool before the City Inspector visits and condemns. If the latter were to happen, this would have caused another layer to the process, and more importantly time, to re-opening the pool. Once we decided this was the best course of action, we also discussed this with the Board Chair whom ultimately agreed, as well.

There are items we are diligently trying to obtain from the City of Homestead which will help identify permit scopes of work that will allow us to move forward with providing appropriate documentation. In addition, there is one specific pool vendor which did most of the pool maintenance at that time and is not being responsive. Today, we will be providing District Counsel's office appropriate information and documentation to send that pool vendor a legal letter to address these open permits. In the meantime, Victor has leveraged his new relationship with TrueBlue Pools to try and help us in whichever way they can.

Unfortunately, this can potentially be a long, drawn out process with the city's involvement, but we are being active and diligent in trying to get this resolved as quickly as possible, for what is in our control. If you have any further questions, please feel free to reach out to either Victor or myself for any further details.

Thanks,

Daniel Rom
District Manager
E-Mail: romd@whhassociates.com
Wrathell, Hunt and Associates, LLC
[2300 Glades Road, Suite 410W](#)
[Boca Raton, FL 33431](#)
Phone: 561.571.0010

Toll Free: 877.276.0889

Fax: 561.571.0013

Cell: 561.909.7930

www.whassociates.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.



Wrathell, Hunt and Associates, LLC

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

From: Malibu Bay Clubhouse <info@malibubayclubhouse.com>

Sent: Monday, July 26, 2021 8:00 PM

To: Daniel Rom <romd@whassociates.com>

Subject: :: POOL CLOSED ::



COMMUNITY UPDATE :: POOL CLOSE

Dear Malibu Bay Resident,

Please be informed effective today July 26, 2021, the clubhouse pool will be closed until further notice. The clubhouse pool has permitting violations with the City of Homestead dating back to 2014. The Malibu Bay Clubhouse apologizes for any inconvenience that this may cause and we are working diligently to resolve these outdated issues as quickly as we are able to receive the pertinent information.

We will be sure to communicate updates to you as appropriate, but please understand that this can be a tedious process with the City. Your cooperation and understanding on this matter is very much appreciated.

Thank you,

Malibu Bay Clubhouse

Malibu Bay Clubhouse | 1020 Malibu Way, Homestead, FL 33033

[Unsubscribe romd@whhassociates.com](mailto:romd@whhassociates.com)

[Update Profile](#) | [About Constant Contact](#)

Sent by info@malibubayclubhouse.com in collaboration with



Try email marketing for free today!

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4C

August 4, 2021

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

2020 Capital Projects Update

Dear Mr. Daniel Rom,

Please consider the following an update for the 2020 Capital Projects at Stonegate Community Developments District.

1. Procurement and Installation of Aeration Systems

The aeration systems to be installed in lakes Three and Five, as described in the Third Supplemental Engineer's report dated 11-5-2019 have not been started, awaiting directions from the Board or management. The aeration system for Lake Three is expected to consist of one compressor cabinet, an air station, valves, and tubing to connect four aerators. The aeration system for Lake Five is expected to consist of one compressor cabinet, an air station, valves, and tubing to connect four aerators.

2. Planting of Wetland and Transitional Vegetation in the Littoral Shelf and Side Slopes of Lakes Three and Five.

The transitional vegetation in the side slopes of Lake Three have been completed except for 755 LF, which is to be postponed until the pool deck expansion is completed, please see exhibits attached. The wetland vegetation in the littoral shelves for both Lake Three and Lake Five have not been completed and is pending CDD approval.

Completed Lake Three side slopes:





3. Extension of the Clubhouse Pool Deck and ancillary Landscaping and Outdoor Furnishing

We submitted a site plan modification application to the City of Homestead Zoning Department in February for them to approve the proposed deck expansion from a zoning point of view. The City was going to review our application at staff level but found six old clubhouse construction permits that were never closed and indicated that they wouldn't review the application until the permits were closed. Currently Victor Castro, Clubhouse Manager, is in contact with the contractors that are responsible for closing the expired permits and has contacted the City of Homestead to help resolve closing the permits. If the original contractors listed on these permits do not respond, we have the option of applying for a permit renewal with a different contractor of our choosing. Once the permit is renewed, we can call for an inspector to close out the permits.

Upon receiving the zoning approval, we can begin preparing the construction plans. It is important to all involved to understand that we are still at the first level of approvals, and that the issue of open permits needs to be resolved.

Budget

The three public improvement components of the 2020 Project, as described in the Third Supplemental Engineer's report dated 11-5-2019, are estimated to cost:

Component ID	Description	Estimated Cost
1	Lake Aeration Systems	\$40,000
2	Lakes Littoral and Transitional Zones Plantings	\$304,000
3	Clubhouse Pool Deck Expansion and Ancillary Improvements	\$266,000
Total		\$610,000

1. Procurement and Installation of Aeration Systems

Lake Three - The system installed and connected to Florida Power and Light ("FPL") facilities, is expected to cost \$20,000.

Lake Five - The system installed and connected to FPL facilities is expected to cost \$20,000.

2. Planting of Wetland and Transitional Vegetation in the Littoral Shelf and Side Slopes of Lakes Three and Five.

Lake Number	Planting Type	Estimated Cost	Proposal
Three	Littoral	\$ 71,000.00	\$ -
	Transitional	\$ 156,500.00	\$ 189,450.00
Five	Littoral	\$ 76,500.00	\$ -
Total		\$ 304,000.00	\$ 189,450.00
Remaining Budget		\$ 114,550.00	
Estimated Deficit		\$ (32,950.00)	

50% (\$94,725.00) of Armando Garcia Land Services, LLC proposal has been paid

3. Extension of the Clubhouse Pool Deck and ancillary Landscaping and Outdoor Furnishing

Description	Quantity	Unit	Unit Price	Estimated Cost
Excavation	150	CY	\$20	\$3,000
Import Fill	225	CY	\$30	\$6,750
Lake Side Harmonization	125	SY	\$15	\$1,875
Subgrade Compaction	425	SY	\$5	\$2,125
Base Placement and Compaction	425	SY	\$30	\$12,750
Sand Bedding	425	SY	\$10	\$4,250
Pavers	425	SY	\$100	\$42,500
Concrete Retaining Wall	31	CY	\$570	\$17,670
Handrail	225	LF	\$30	\$6,750
Landscaping	1	LS	\$40,000	\$40,000
Irrigation	1	LS	\$10,000	\$10,000
Lighting	1	LS	\$25,000	\$25,000
Furnishings	1	LS	\$40,000	\$40,000
Sub-Total				\$212,670
Design	15%	%	\$31,901	\$31,901
Contingency	10%	%	\$21,267	\$21,267
Total (Round up to Nearest \$1,000)				\$266,000

City of Homestead Zoning modification request fees of \$5,651.25 have been paid

Balance following Series 2020 Requisitions

Initial Deposit Into the Series 2020 Construction Account	\$ 613,493.30
Additional Deposits (Accrued Interest)	\$ 546.41
Total Requisitions Processed Through June 2020 (Requisitions 1 through 18)	\$ (117,764.71)
Construction Account Balance as of June 30, 2020	\$ 496,275.00

Recommendations

It has been brought to our attention that the Board is requesting a new landscaping design around the pool deck. The original idea was to keep the existing Royal Palms and not modify the landscaping, so that this would be strictly an engineering project which we could handle (paving, drainage, retention wall, irrigation and minor electrical). If the Board at this point is considering landscaping modifications, then a Landscape Architect will need to be brought in, and the zoning site application will need to be modified and resubmitted.

We recommend obtaining the zoning modification approval first, then proceeding with any landscaping design during the construction plan and permitting phases. This will help mitigate any additional delay with the zoning approval.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Angel.Camacho@Alvarezeng.com.

Sincerely,

Angel Camacho

Angel Camacho
Project Manager
Date: August 4, 2021

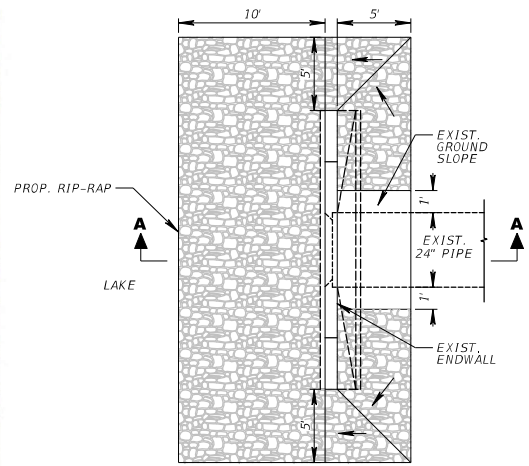


LAKE NO. 3

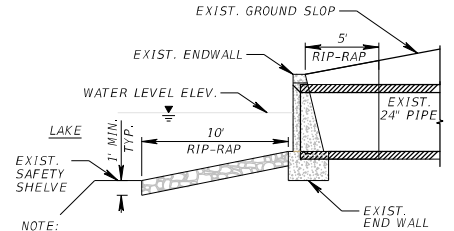
ALVAREZ ENGINEERS, INC.

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

VEGETATION ZONES	TOTAL PLANTS
ZONE 1: 4280 SF	1070
ZONE 2: 2465 SF	616
ZONE 3: 1245 SF	311
ZONE 4: 4230 SF	1057
ZONE 5: 1455 SF	364
ZONE 6: 1855 SF	464
ZONE 7: 8516 SF	2129
ZONE 8: 3570 SF	893
TOTAL : 27616 SF	TOTAL: 6904 PLANTS

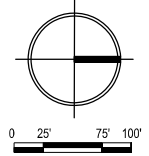


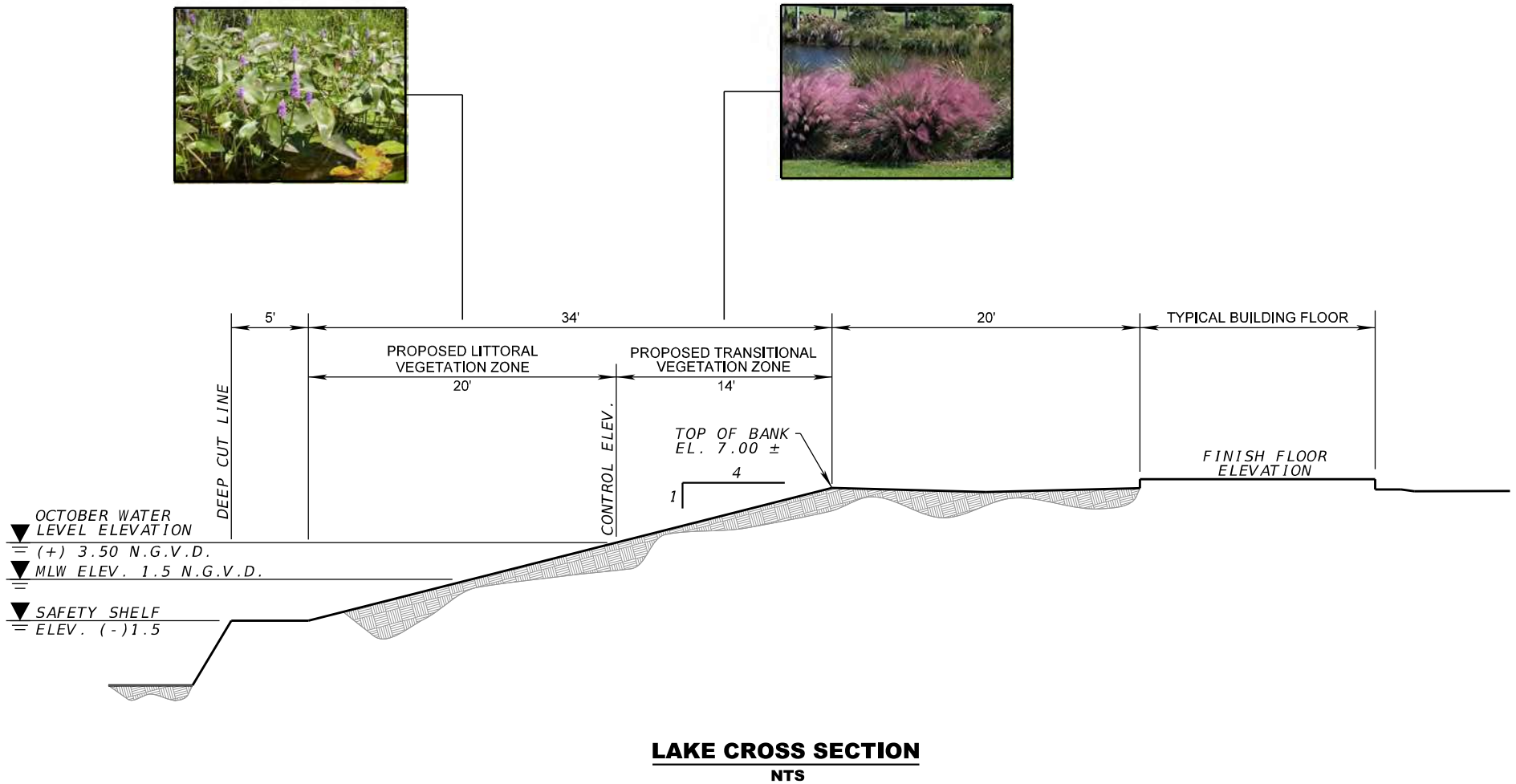
DETAIL
NTS



SECTION A-A
NTS

PROPOSED RIP-RAP DETAIL AT EXISTING OUTFALL ENDWALLS





ALVAREZ ENGINEERS, INC.

STONEGATE C.D.D.

PROPOSED LAKE LITTORAL AND TRANSITIONAL ZONES PLANTING

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5B

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
FIRST AMENDMENT TO AMENITY SERVICES AGREEMENT

THIS FIRST AMENDMENT TO AMENITY SERVICES AGREEMENT (the “Amendment”) is 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 Homestead, Miami-Dade County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”), and

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

RECITALS

WHEREAS, District and Contractor are parties to that certain Amenity Services Agreement, dated December 31, 2020 (the “Agreement”); and

WHEREAS, the District Board of Supervisors, at its regular meeting, authorized the proper officials of the District to enter into an amendment to the Agreement with Contractor to add summer pool attendant services for a limited time period (the “Additional Services”).

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

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

Section 2. The Agreement is hereby amended to add the Additional Services to the Agreement, effective June 29, 2021 through August 22, 2021 (the “2021 Pool Attendant Term”). The Additional Services include providing a dedicated pool attendant (not a lifeguard), which dedicated pool attendant(s) will be responsible for monitoring the pool area, cleaning and wiping down furniture, keeping the pool area free from trash and debris, and performing such additional tasks within the Clubhouse building, pool and pool deck, patios, playground, parking lots, and parcel as directed by the Contractor. The hours, dates, and times such Additional Services are provided shall be determined by Contractor in Contractor’s discretion based on the need for Additional Services. Contractor has committed to the District that attendants providing Additional Services will be CPR, AED, and First Aid trained and certified. Such Additional Services shall be charged to the District at the rate of \$14.85 per hour (the “Attendant Rate”) in an amount not to exceed \$5,000.00 for the 2021 Pool Attendant Term. The Attendant Rate includes all compensation, payroll, unemployment taxes, workers compensation and liability insurance, all of which are the responsibility of the Contractor, as employer of the pool attendant(s). Nothing herein shall prohibit the Contractor from furnishing such

Additional Services beyond the \$5,000.00 amount set forth herein; however, any such Additional Services shall be provided at Contractor's sole cost and expense. Upon at least seven (7) days written notice to the Contractor, District may cancel said Additional Services for convenience and in its discretion.

Section 3. In all other respects, the original Agreement between the parties dated, and all amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

Section 4. The Effective Date of this Amendment shall be June 29, 2021, provided the same has been fully executed by the District and the Contractor.

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

Attest:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

By: _____

Print: _____
Secretary/Assistant Secretary

Print: _____
Chair, Board of Supervisors

Date: _____, 2021

WITNESSES:

UNUS PROPERTY MANAGEMENT, LLC, a Florida limited liability company



By: 

Patricia Castro

Victor Castro, Manager



Date: July 14th, 2021

Roberto Diaz Vargas

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6

FLORIDA PUMPS SOLUTION CORP
2265 w bunch park dr Miami Gardens FL

tell (954) 802-3664

email: floridapumpssolution@yahoo.com

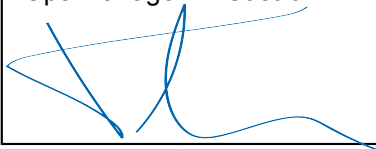
Website: floridapumpssolution.com



Malibu Bay
1020 Malibu Way
Homestead FL 33033

INVOICE

Invoice # 0027116
Invoice Date 07/09/2021
Due Date 07/09/2021

Item	Description	Unit Price	Quantity	Amount
	Variable frequency drive.	3500.00	1.00	3,500.00
	Phase monitor	275.00	1.00	275.00
	40 amps fuses	45.00	3.00	135.00
<p><u>NOTES:</u> Install one new Variable Frequency Drive (WEQ). For irrigation main pump For controlling the speed and pressure of the pump. To prevent blowing pipes. Program VFD for automatic operation and test with service and labor. Furnish and install one new 460 volts phase monitor in order to monitor the electric for lose phase or on balance on lines. Furnish and install three 40 amps fuses. Note : 50% of deposit 3-4 weeks lead time. Warranty: 1 year.</p>				
Approved by: Ops Manager V. Castro 		Subtotal		3,910.00
		Total		3,910.00
		Amount Paid		0.00
		Balance Due		\$3,910.00

A handwritten signature in black ink.

7.9.2021

Daniel Rom, District Manager

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

SECOND AMENDMENT TO AMENITY SERVICES AGREEMENT

THIS SECOND AMENDMENT TO AMENITY SERVICES AGREEMENT (the “Amendment”) is made and entered into this 1st day of October, 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 Homestead, Miami-Dade County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”), and

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

RECITALS

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

WHEREAS, the District Board of Supervisors, at its regular meeting, authorized the proper officials of the District to enter into an amendment to the Agreement with Contractor to add handyman – facilities maintenance services (the “Additional Services”) to the services provided by the Contractor, which Additional Services are more particularly set forth in the Contractor’s Proposal – Facilities Maintenance, a copy of which is attached hereto and made a part hereof as Exhibit A-2 (the “Proposal”).

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

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

Section 2. The Agreement is hereby amended to add the Additional Services to the Agreement, effective October 1, 2021. Upon at least thirty (30) days written notice to the Contractor, District may cancel said Additional Services for convenience and in its discretion.

Section 3. Section 2-D of the Agreement, entitled “Compensation” is hereby amended to add the sum of SIXTY-FOUR THOUSAND ONE HUNDRED SEVENTY-ONE AND 20/100 (\$64,171.20) to the Annual Contract Amount, effective October 1, 2021, provided Contractor is capable of providing such Additional Services. Starting with the third year of the Initial Term (February 1, 2023 through January 31, 2024), the Annual Contract Amount shall be increased by three

Additional Services beyond the \$5,000.00 amount set forth herein; however, any such Additional Services shall be provided at Contractor's sole cost and expense. Upon at least seven (7) days written notice to the Contractor, District may cancel said Additional Services for convenience and in its discretion.


Section 3. In all other respects, the original Agreement between the parties dated, and all amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

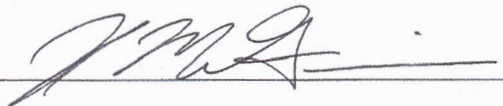
Section 4. The Effective Date of this Amendment shall be June 29, 2021, provided the same has been fully executed by the District and the Contractor.

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

Attest:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT



By: 

Print: Daniel Rom
Secretary ~~Assistant Secretary~~

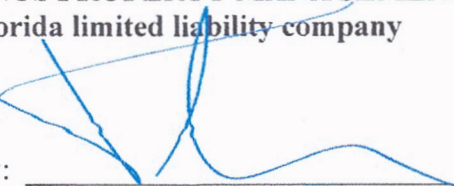
Print: Joseph McGuinness
Chair, Board of Supervisors

Date: July 19, 2021

WITNESSES:

UNUS PROPERTY MANAGEMENT, LLC, a Florida limited liability company



By: 
_____ Victor Castro, Manager

Patricia Castro
_____ Print name

Date: July 14th, 2021

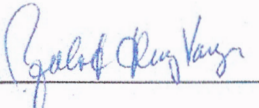

_____ Roberto Diaz Vargas
_____ Print Name

Exhibit A-2

Proposal

Proposal - Facilities Maintenance

PROFILE

Facilities Maintenance Personnel/Handyman scope of work is to provide maintenance services to Stonegate CDD property.

FACILITIES MAINTENANCE PROFESSIONAL BENEFITS

Facility maintenance goes beyond fixing broken doors or keeping up on HVAC maintenance. It's a cumulative, complete oversight of everything that keeps a building running on a day-to-day basis.

To say facilities maintenance touches every element of a business isn't an overstatement, and to understate its importance is a major mistake.

Create a safe, accessible, comfortable, useful environment for residents, visitors, and employees.

GENERAL SERVICES A FACILITIES MAINTENANCE PERSONAL CAN PROVIDE

- Clean tile grout throughout clubhouse \$ TBD
- Re-grout areas that grout is missing \$ TBD
- Repair gym equipment; eliminate Fitness source monthly fees and repairs - Estimate \$5K per yr.
- Freshen up interior paint \$ TBD
- Fix holes interior walls \$ TBD
- Maintain all building doors assure proper working condition, adjust as needed and fix parts that suffer from wear and tear \$ TBD
- Address common issues in bathrooms (regular clogs) and do preventative Maintenance \$ TBD
- HVAC Maintenance; Eliminate outside vendor cost \$5K+ yearly
- Trim all clubhouse palms; Eliminate Landscape vendor added service cost - \$1385. x 6 times a year \$8310. Per year
- Fix small paver issue / projects \$ TBD
- Maintain all parking lot issues; lighting, stripping and keeping clean \$ TBD
- Paint exterior CDD property - \$30K+
- Presure wash all CDD property - \$5K per year
- Repair sprinklers at clubhouse \$ TBD
- Clean coconut out of all lakes \$ TBD
- Help keep clean pool and cut down on pool Maintenance vendor; When new equipment is installed - Estimate 50% per year \$12K

- Keep driveway fountain clean and working properly \$ TBD
- Caulk all interior and exterior fixtures \$ TBD
- Keep all exterior fixtures on CDD property clean \$ TBD
- Paint all exterior fixture to maintain looking clean \$ TBD
- Paint all fences on CDD property - \$5700. As per recent quote
- Maintain grill area working properly; grill burners, wood trim, lighting, fences and appliances \$ TBD
- Maintain in working order all pool deck seating and umbrellas \$ TBD
- Clean and maintain pool deck drain system \$ TBD
- Clean all high windows above doors once a month \$ TBD
- Acid wash six outside windows hallways \$ TBD
- Maintain all landscape clean between cuts every month \$ TBD
- Help get rid of and mitigate big pigeon problem \$ TBD
- Change all self closing hinges to fence doors to comply with safety requirements \$ TBD
- Repair and maintain all equipment on CDD property \$ TBD
- Paint light poles at clubhouse to maintain fresh new look \$ TBD
- Change when needed parking lot lights \$ TBD
- Fix pool shower that recently fell over \$ TBD
- ADA chair fix and maintain \$ TBD
- Pool ladder fix and maintain \$ TBD
- Pressure clean and Sealcoat flagstone exterior wall \$3000. Per yr.
- Soft wash and seal clubhouse roof \$4240. As per recent quote
- Clean grill area roof, ceiling and wood structures from bird droppings \$ TBD
- Clean stains from floors; example - gym mats from hand sanitizer \$ TBD

Experienced Handyman / Facilities Maintenance Personal salary per year \$50,960.00

UNUS Property Management cost to carry a handyman which includes payroll, workers Compensation, Unemployment taxes, liability insurance \$11,211.20

Small tools cost to perform services :: Cost per year \$2000.

Total \$64,171.20

Cost saving estimate to Stonegate CDD per year +/- \$100K

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				\$ 751,110
Allowable discounts	(29,869)				(30,044)
Assessment levy - net	716,866	\$ 624,032	\$ 92,834	\$ 716,866	721,065
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>728,157</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	2,160
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	720
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	243,171
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
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>474,992</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	7,512
Total other fees and charges	<u>7,468</u>	<u>6,240</u>	<u>1,228</u>	<u>7,468</u>	<u>7,512</u>
Total expenditures	<u>722,708</u>	<u>295,088</u>	<u>424,938</u>	<u>720,026</u>	<u>789,397</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	331,720	(326,804)	4,916	(61,240)
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	189,849
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	28,050
Fund balance - ending (projected)	<u>\$ 781,759</u>	<u>\$ 1,160,943</u>	<u>\$ 834,139</u>	<u>\$ 834,139</u>	<u>\$ 772,899</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	2,160
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	720
ADT Security Services provides quarterly alarm monitoring services for the alarms in the clubhouse at a rate of \$176.14/quarter (\$705 annually). Two additional service calls per year have been budgeted at \$40 per occurrence.	

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

EXPENDITURES (continued)

Fire monitoring	540
Chi Alarms, Inc. provides fire monitoring services at a rate of \$135/quarter (\$540 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	243,171
Clubhouse operation and management:	
UNUS Property Management: Pricing from the October 1, 2021 First Amendment is as follows: 10/1/2021 - 9/30/2022 (\$243,171.20), 2/1/2023 - 1/31/2024 (3% increase), 2/1/2024 - 1/31/2025. The agreement can renew at 1 year increments under mutual agreement. Clubhouse and amenity management, which includes, but is not limited to, the complete operations of the clubhouse, staffing, hiring, custodial cleaning (of the facilities), planning activities & special events for the benefit of the residents and their guests in accordance with the adopted clubhouse policies and procedures.	
Special events	25,000
Gym maintenance	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
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.

7,512

Total expenditures

\$ 789,397

**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	\$ 711.95	\$ 1,579.43	0.20%
Ventura at Malibu Bay	179	588.99	318.55	711.95	1,619.50	0.19%
Ventura at Malibu Bay-PrePay	1	-	40.16	711.95	752.11	0.72%
Villas at Carmel Condos	384	548.92	318.55	711.95	1,579.43	0.20%
Sonara at Malibu Bay	108	690.00	318.55	711.95	1,720.50	0.15%
Estates at Mendocino	143	710.31	318.55	711.95	1,740.81	0.14%
	<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

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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.*