

# **STONEGATE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**March 1, 2022**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

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

February 22, 2022

Board of Supervisors  
Stonegate Community Development District

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

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on March 1, 2022 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Ratification of First Amendment to Allstate Resource Management, Inc., Aquatics Maintenance Services Agreement
4. Discussion/Consideration
  - A. SOLitude Lake Management, LLC, Aeration Proposals for Lakes 3, 4, 5 and 6
    - Proposals for Electrical Connections to the Aeration Systems
  - B. Landshore Enterprises, LLC, Shoreline Degradation Proposals for Lakes 4 and 6
  - C. Update: 2020 Capital Projects Fund
  - D. Update: Stormwater Reporting Requirements
5. Consideration of Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
6. Discussion Items
  - A. Update: Pool Permit
  - B. Update: Pool System Upgrade Design
7. Consent Agenda Items
  - A. Acceptance of Unaudited Financial Statements as of January 31, 2022

B. Approval of October 18, 2021 Regular Meeting Minutes

8. Staff Reports

A. Operations Manager: *UNUS Property Management*

- Allstate Resource Management, Inc., Mitigation Area Management Report

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

C. District Engineer: *Alvarez Engineers*

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

- NEXT MEETING DATE: May 3, 2022 at 6:30 P.M

○ QUORUM CHECK

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

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**

**3**

**FIRST AMENDMENT TO  
AQUATICS MAINTENANCE SERVICES AGREEMENT**

2022

**THIS FIRST AMENDMENT TO AQUATICS MAINTENANCE SERVICES AGREEMENT** (the "Amendment"), made and entered into this 1st day of January, 2022, 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, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"),

and

**ALLSTATE RESOURCE MANAGEMENT, INC.**, a Florida corporation, whose principal business address is 6900 SW 21<sup>st</sup> Court, Unit #9, Davie, FL 33317 (the "Contractor").

**WITNESSETH:**

**WHEREAS**, the District and the Contractor entered into an Aquatics Maintenance Services Agreement, dated September 20, 2021 (the "Agreement"); and

**WHEREAS**, Contractor has requested a five (5%) percent increase in the service fees charged to the District under the Agreement due to what has been characterized as severe spikes in the costs of products, fuel and labor; and

**WHEREAS**, the District Board of Supervisors has determined that it is appropriate to amend the Agreement to provide for such increase to assure uninterrupted services to the District's lakes; and

**WHEREAS**, the parties further agree to amend the Agreement to include a provisions regarding E-Verify in accordance with Section 448.095, Florida Statutes; and

**NOW, THEREFORE**, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**Section 1.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**Section 2.** Section 4 of the Agreement, entitled “Compensation” is hereby amended, in part, as follows:

A. District agrees to pay Contractor on a monthly basis for services performed, which compensation shall be in accordance with the Proposal. Effective January 1, 2022, the rates set forth in the Proposal shall be increased by five (5%) as follows:

<b>Service</b>	<b>Old Rate</b>	<b>New Rate</b>
Algae and Aquatic Plant Control	\$712.00/monthly	\$747.60/monthly
Monthly Application of Blue Dye	\$150.00/monthly	\$157.50/monthly
Monthly Debris Removal	\$295.00/monthly	\$309.75/monthly
Planted Aquascape Maintenance (Lake 5)	\$195.00/monthly	\$204.75/monthly
Quarterly Water Chemistry Testing	\$195.00 per lake	\$204.75 per lake
Triploid Grass Carp Stocking	\$9.95 per fish	\$10.45 per fish
Aquatic Midge Treatment (6 lakes)	\$795.00 per event	\$834.75 per event
Fountain Maintenance (4 visits per year)	\$175.00 per quarter	\$183.75 per quarter

...

**Section 3.** Section 30 of the Agreement, entitled “E-Verify” is hereby created and added to the Agreement, as follows:

**Section 30. E-VERIFY.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the

Attorney General of the United States for employment under this Agreement, the District promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**Section 4.** The Amendment shall be effective upon execution; however, any increases in compensation and fees shall not be effective until January 1, 2022.

**Section 5.** In all other respects not specifically amended by this Amendment, the Agreement shall remain in full force and effect.

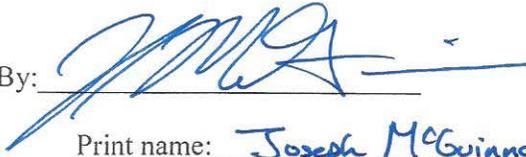
**IN WITNESS WHEREOF**, the parties execute this Amendment and further agree that it shall take effect upon execution of the parties.

Attest:

**STONEGATE COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_

Print name: Daniel Rom  
Secretary  Assistant Secretary

By:   
\_\_\_\_\_

Print name: Joseph McGuinness  
Chair/Vice-Chair

18 day of November, 2021

**ALLSTATE RESOURCE  
MANAGEMENT, INC., a Florida  
corporation**

  
\_\_\_\_\_

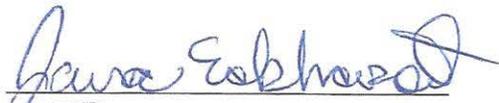
Sylvia Ferro-Culver  
Print Name

By:   
\_\_\_\_\_

Print: Amy Johnson  
\_\_\_\_\_

Title: US Resident  
\_\_\_\_\_

28 day of October, 2021

  
\_\_\_\_\_

JANA Eckhardt  
Print Name

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

**4A**

## **SERVICES CONTRACT**

CUSTOMER NAME: Stonegate CDD  
SUBMITTED TO: Angel Camacho  
CONTRACT DATE: December 8, 2021  
SUBMITTED BY: Gary Wilhelm  
SERVICES: Site #3 - Aeration Installation

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Aeration Installation Services is **\$7,150.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

STONEGATE CDD

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

**Please Remit All Payments to:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

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## **SCHEDULE A - AERATION SYSTEM INSTALLATION**

### Aeration System Install:

1. Company will install the following submersed air diffused aeration system(s):

#### **Vertex HighFlow Air 4 XL4 Aeration System (115V)**

Includes: **Two (2) Brookwood Compressors**  
Pressure Relief Valve  
Pressure Gauge  
Air Filter / Muffler Assembly  
GFCI protection breaker  
Lockable / Weatherproof / Sound Reducing Cabinet  
**Large Sound Kit Sub Assembly**  
Cabinet mounting pad  
Cabinet Exhaust Fan  
**Four (4) Air Station Bottom Diffusers**  
(Membrane / Self Cleaning)  
Check Valves  
Adjustable air distribution manifolds  
**1,500 ft.** underwater self-weighted air delivery tubing  
(5/8" ID / 1 1/4" OD)  
All labor and parts necessary for proper installation

2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

**\*For all single-phase units** customer must provide suitable 120V or 208/240V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SOLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

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Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants system for three (3) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants Air Station Membrane Diffusers for five (5) years from the date of installation against any defects in materials and workmanship.
4. Company warrants all labor and parts necessary for installation of the aeration system for a period of one (1) year from the date of installation.
5. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
  - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the aeration system during the warranty period.
  - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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# Vertex Water Features

Lake Aeration Systems & Floating Fountains  
Tel: (800)432-4302 / Fax (954)977-7877

## Stonegate CDD Site 3

### HF 4 XL



#### Legend

Compressor Cabinet



XL AirStation



BottomLine Tubing

#### Optional Equipment



Shoreline Valve Box



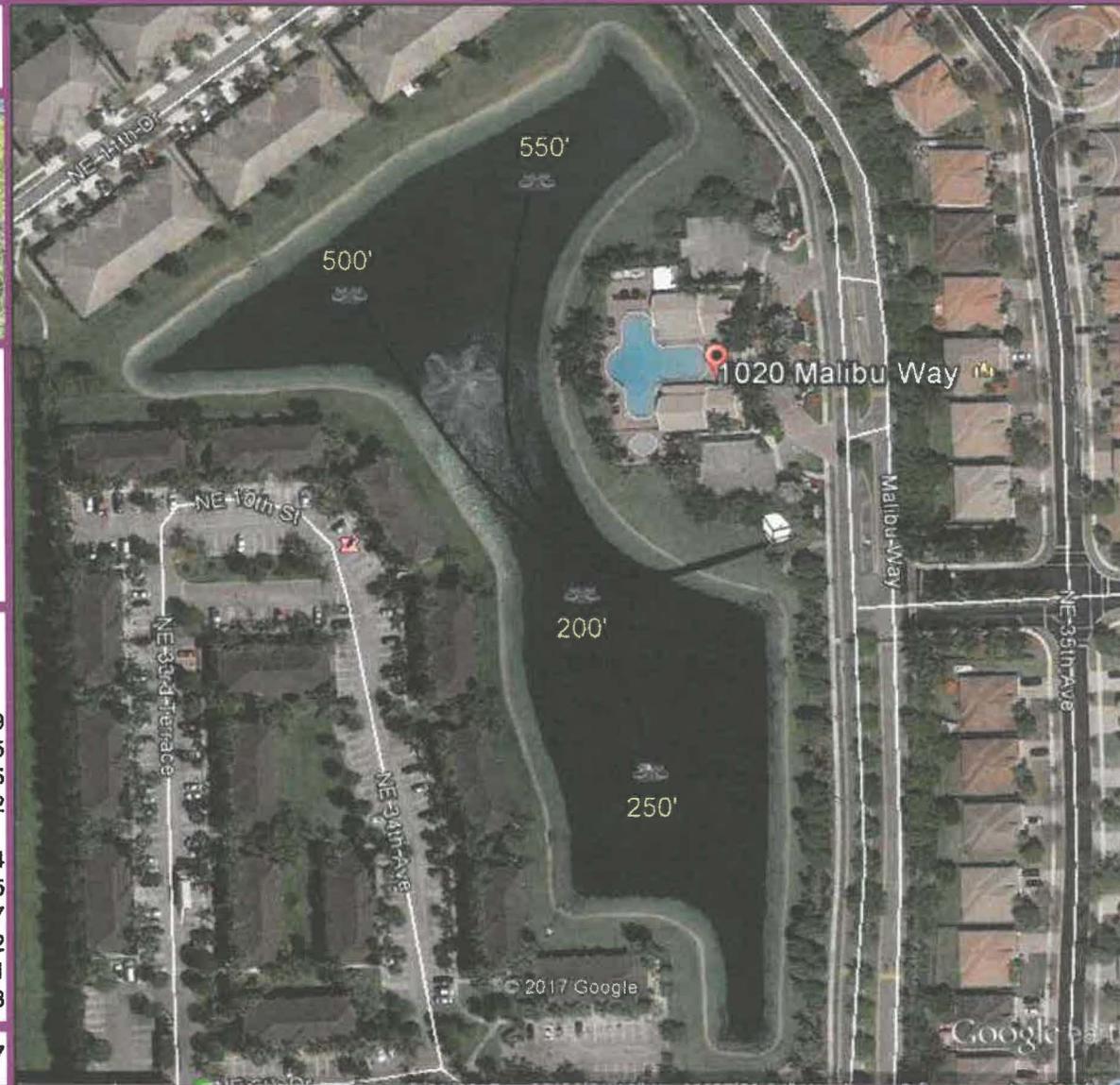
1" PVC Pipe

### Site and System Specifications

Surface Acres:	4.9
Perimeter Feet:	2,875
Lake Volume, Gal.:	36,380,485
Total Acre Feet:	112

# of XL AirStations:	4
CFM / AirStation:	2.5
GPM / AirStation:	8,247
Daily Pumpage:	47,500,992
Turnovers/Day:	1.31
System PSI:	13.8

Date:	6/28/17
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## **SERVICES CONTRACT**

CUSTOMER NAME: Stonegate CDD  
SUBMITTED TO: Angel Camacho  
CONTRACT DATE: December 8, 2021  
SUBMITTED BY: Gary Wilhelm  
SERVICES: Site #4 - Aeration Installation

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Aeration Installation Services is **\$8,230.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SŌLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

STONEGATE CDD

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

**Please Remit All Payments to:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

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## **SCHEDULE A - AERATION SYSTEM INSTALLATION**

### Aeration System Install:

1. Company will install the following submersed air diffused aeration system(s):

#### **Vertex HighFlow Air 5 XL4 Aeration System (115V)**

Includes: **Two (2) ¾ HP Brookwood Compressors**  
Pressure Relief Valve  
Pressure Gauge  
Air Filter / Muffler Assembly  
GFCI protection breaker  
Lockable / Weatherproof / Sound Reducing Cabinet  
**Large Sound Kit Sub Assembly**  
Cabinet mounting pad  
Cabinet Exhaust Fan  
**Five (5) Air Station Bottom Diffusers**  
(Membrane / Self Cleaning)  
Check Valves  
Adjustable air distribution manifolds  
**2,150 ft.** underwater self-weighted air delivery tubing  
(5/8" ID / 1 ¼" OD)  
All labor and parts necessary for proper installation

2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

**\*For all single-phase units** customer must provide suitable 120V or 208/240V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SOLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants system for three (3) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants Air Station Membrane Diffusers for five (5) years from the date of installation against any defects in materials and workmanship.
4. Company warrants all labor and parts necessary for installation of the aeration system for a period of one (1) year from the date of installation.
5. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
  - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the aeration system during the warranty period.
  - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



# Vertex Water Features

Lake Aeration Systems & Floating Fountains  
Tel: (800)432-4302 / Fax (954)977-7877

## Stonegate CDD

Site 4

### HF 5 XL



HF 5XL4:



#### Legend

Compressor Cabinet



XL AirStation



BottomLine Tubing

#### Optional Equipment



Shoreline Valve Box

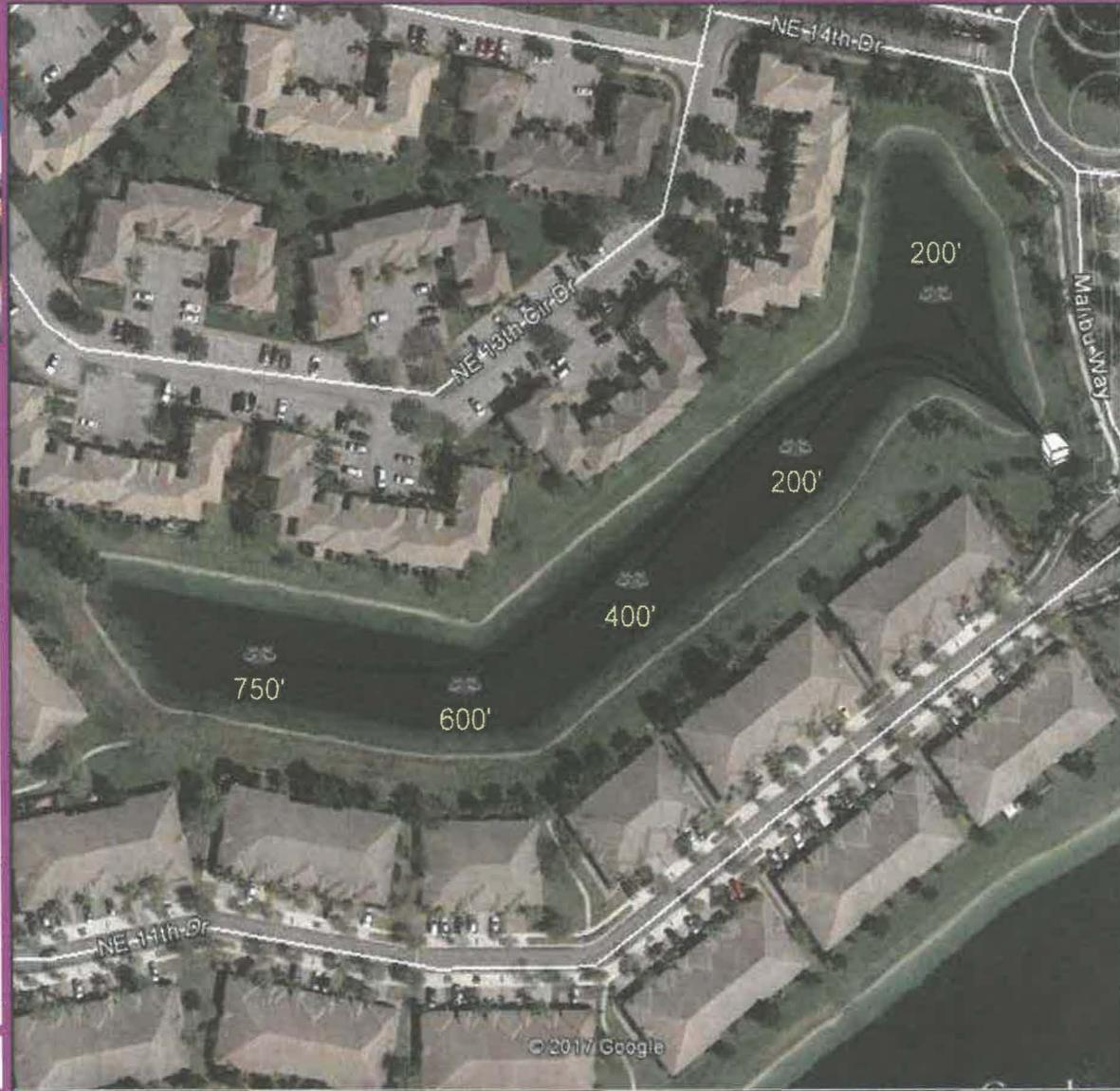


1" PVC Pipe

#### Site and System Specifications

Surface Acres:	2.8
Perimeter Feet:	2,325
Lake Volume, Gal.:	21,450,713
Total Acre Feet:	66
# of XL AirStations:	5
CFM / AirStation:	2
GPM / AirStation:	3,773
Daily Pumpage:	27,162,000
Turnovers/Day:	1.27
System PSI:	13.8

Date: 6/28/17



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## **SERVICES CONTRACT**

CUSTOMER NAME: Stonegate CDD  
SUBMITTED TO: Angel Camacho  
CONTRACT DATE: December 8, 2021  
SUBMITTED BY: Gary Wilhelm  
SERVICES: Site #5 - Aeration Installation

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The fee for the Aeration Installation Services is **\$7,336.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.
3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

STONEGATE CDD

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

**Please Remit All Payments to:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

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## **SCHEDULE A - AERATION SYSTEM INSTALLATION**

### Aeration System Install:

1. Company will install the following submersed air diffused aeration system(s):

#### **Vertex HighFlow Air 4 XL5 Aeration System (115V)**

Includes: **Two (2) ¾ HP Brookwood Compressors**  
Pressure Relief Valve  
Pressure Gauge  
Air Filter / Muffler Assembly  
GFCI protection breaker  
Lockable / Weatherproof / Sound Reducing Cabinet  
**Large Sound Kit Sub Assembly**  
Cabinet mounting pad  
Cabinet Exhaust Fan  
**Four (4) Air Station Bottom Diffusers**  
(Membrane / Self Cleaning)  
Check Valves  
Adjustable air distribution manifolds  
**1,500 ft.** underwater self-weighted air delivery tubing  
(5/8" ID / 1 ¼" OD)  
All labor and parts necessary for proper installation

2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

**\*For all single-phase units** customer must provide suitable 120V or 208/240V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SÖLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SÖLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

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Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants system for three (3) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants Air Station Membrane Diffusers for five (5) years from the date of installation against any defects in materials and workmanship.
4. Company warrants all labor and parts necessary for installation of the aeration system for a period of one (1) year from the date of installation.
5. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
  - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the aeration system during the warranty period.
  - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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# Vertex Water Features

Lake Aeration Systems & Floating Fountains  
Tel: (800)432-4302 / Fax (954)977-7877

Stonegate CDD  
Site 6

## Air 3 XL



### Legend

Compressor Cabinet



XL AirStation



BottomLine Tubing

### Optional Equipment



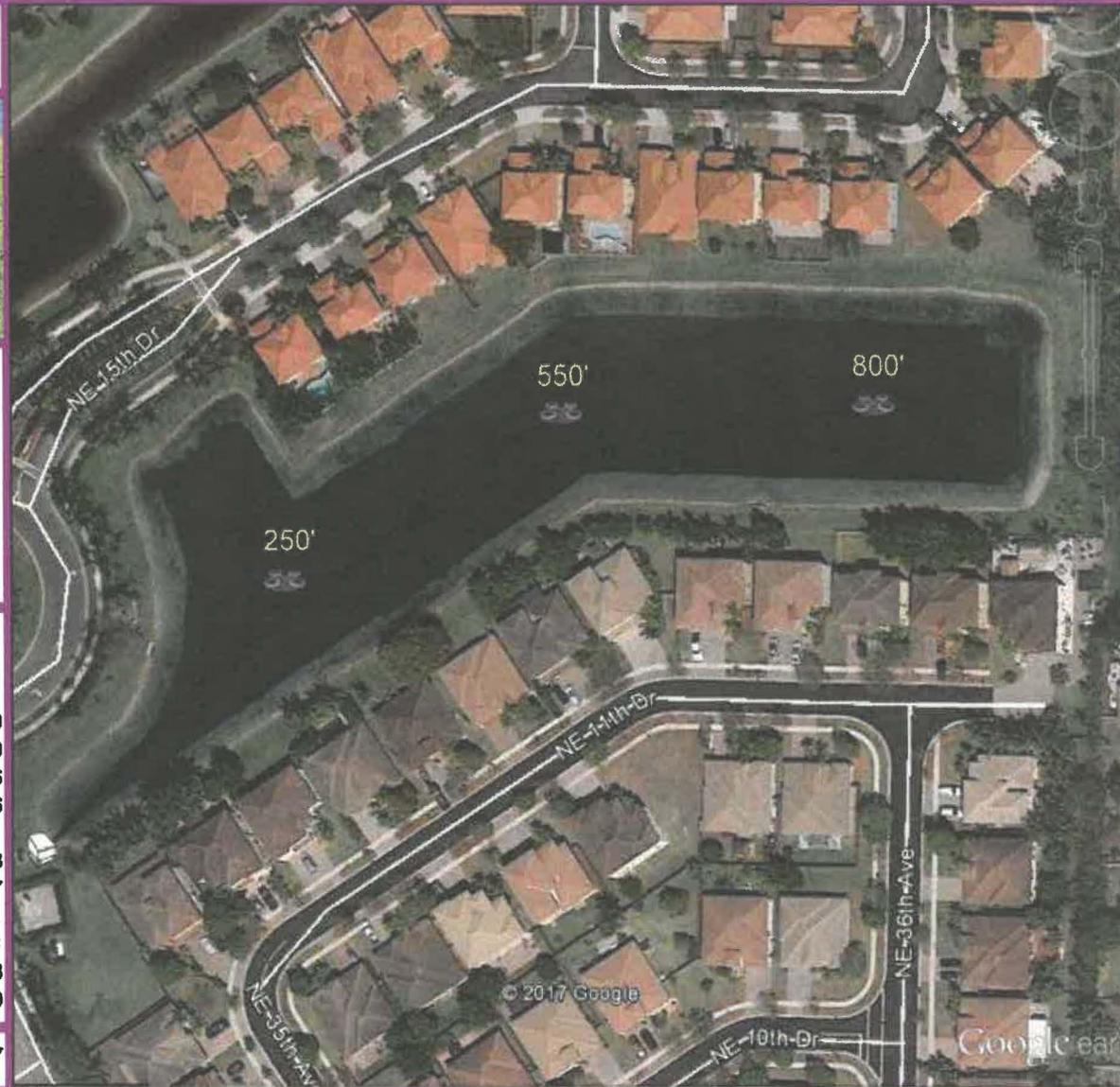
Shoreline Valve Box



1" PVC Pipe

## Site and System Specifications

Surface Acres:	3.0
Perimeter Feet:	2,100
Lake Volume, Gal.:	21,444,886
Total Acre Feet:	66
# of XL AirStations:	3
CFM / AirStation:	2.7
GPM / AirStation:	6,351
Daily Pumpage:	27,436,061
Turnovers/Day:	1.28
System PSI:	14.9
Date:	6/28/17



## **SERVICES CONTRACT**

CUSTOMER NAME: Stonegate CDD  
SUBMITTED TO: Angel Camacho  
CONTRACT DATE: December 8, 2021  
SUBMITTED BY: Gary Wilhelm  
SERVICES: Site #6 - Aeration Installation

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The fee for the Aeration Installation Services is **\$6,696.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.
3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

STONEGATE CDD

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

**Please Remit All Payments to:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



## **SCHEDULE A - AERATION SYSTEM INSTALLATION**

### Aeration System Install:

1. Company will install the following submersed air diffused aeration system(s):

#### **Vertex Air 3 XL Aeration System (115V)**

Includes: **SafeStart Compressor**  
Pressure Relief Valve  
Pressure Gauge  
Air Filter / Muffler Assembly  
GFCI protection breaker  
Lockable / Weatherproof / Sound Reducing Cabinet  
**Large Sound Kit Sub Assembly**  
Cabinet mounting pad  
Cabinet Exhaust Fan  
**Three (3) Air Station Bottom Diffusers**  
(Dual Membrane / Self Cleaning)  
Check Valves  
Adjustable air distribution manifolds  
**1,600 ft.** underwater self-weighted air delivery tubing  
(5/8" ID / 1 1/4" OD)  
All labor and parts necessary for proper installation

2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

**\*For all single-phase units** customer must provide suitable 120V or 208/240V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SOLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

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Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants system for three (3) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants Air Station Membrane Diffusers for five (5) years from the date of installation against any defects in materials and workmanship.
4. Company warrants all labor and parts necessary for installation of the aeration system for a period of one (1) year from the date of installation.
5. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
  - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the aeration system during the warranty period.
  - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLITUDE Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLITUDE Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



# Vertex Water Features

Lake Aeration Systems & Floating Fountains  
Tel: (800)432-4302 / Fax (954)977-7877

## Stonegate CDD

Site 5

### HF 4XL5



#### Legend

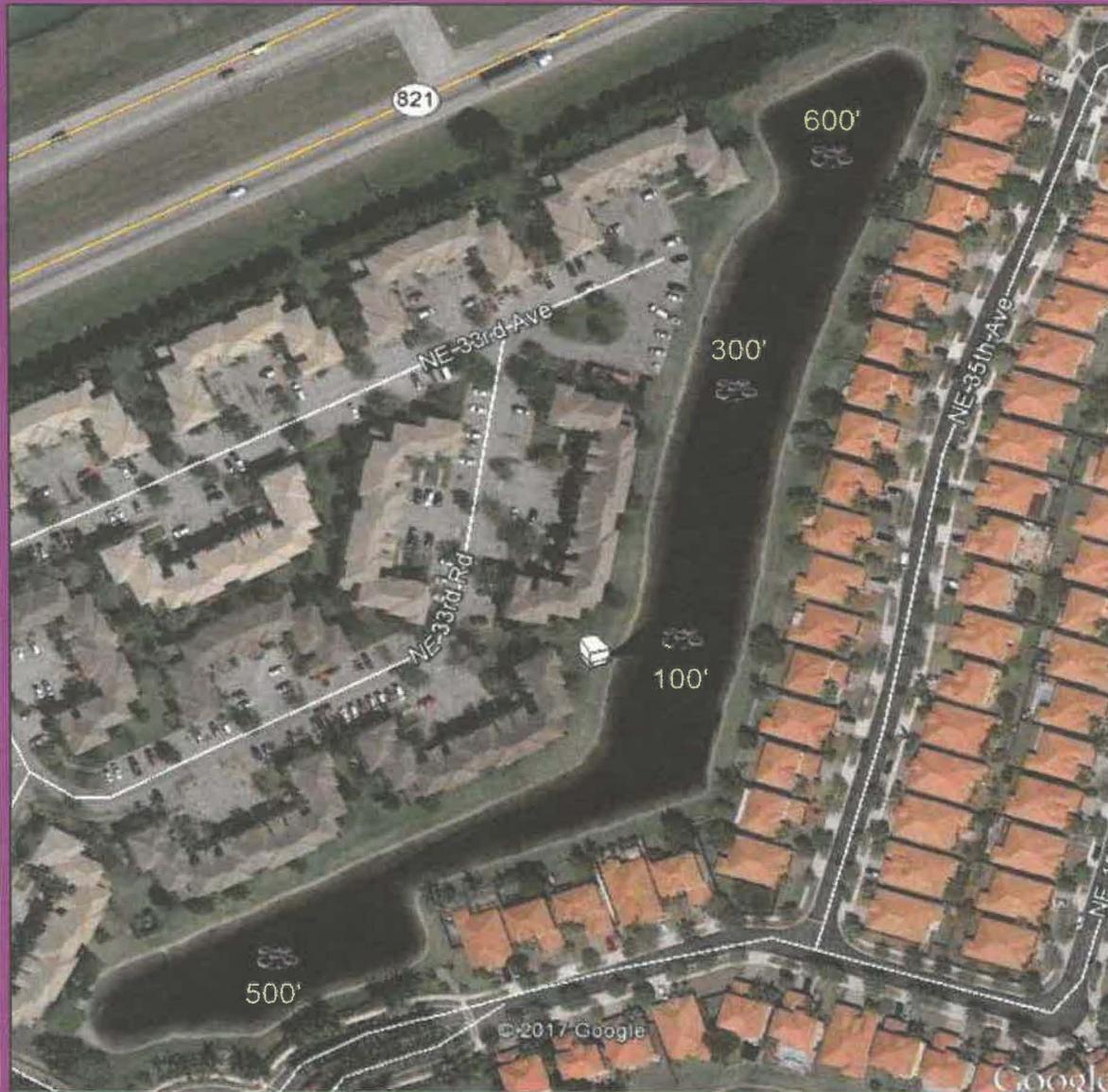
Compressor Cabinet  
XL5 AirStation  
BottomLine Tubing

#### Optional Equipment

Shoreline Valve Box  
1" PVC Pipe

#### Site and System Specifications

Surface Acres:	3.3
Perimeter Feet:	2,900
Lake Volume, Gal.:	23,297,512
Total Acre Feet:	71
# of XL5 AirStations:	4
CFM / AirStation:	2.5
GPM / AirStation:	4,902
Daily Pumpage:	28,236,384
Turnovers/Day:	1.21
System PSI:	13.9
Date:	6/28/17



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



ESTIMATE

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

**Estimate #** 0000238  
**Estimate Date** 02/17/2022

Item	Description	Unit Price	Quantity	Amount
Product	<p>RECOMMENDATIONS:</p> <p>UPON MEETING WITH ENGINEER ALVAREZ, THE FOLLOWING WOULD BE THE BEST MEASURES IN PROVIDING THE POINTS OF CONNECTION FOR THE AERATION SYSTEMS BEING INSTALLED IN LAKES 3, 4, 5, 6, AND PROPOSED LOCATIONS OF THE COMPRESSOR CABINETS WITHIN 30 FEET OF THE EDGE OF THE LAKES.</p> <p>LAKE #3: WILL INSTALL A 120V 20AMP DEDICATED CIRCUIT &amp; RESPECTIVE RECEPTACLE FROM THE CLUB HOUSE.</p> <p>LAKE #4: DIG A 60' TRENCH (MORE OR LESS) AND RUN A 120V 20AMP DEDICATED CIRCUIT &amp; RESPECTIVE RECEPTACLE AND RUN ELECTRICITY FROM THE EXISTING METERCAN.</p> <p>LAKE #5: DIG A 30' TRENCH AND INSTALL A MAIN BREAKER NEMA 3 100 AMP PANEL AND ITS OUTLET.</p> <p>LAKE #6: DIG A 30' TRENCH AND RUN A 120V 20AMP DEDICATED CIRCUIT &amp; RESPECTIVE RECEPTACLE AND INSTALL A 480V TO 120V STEP DOWN TRANSFORMER.</p> <p>LABOR AND MATERIALS INCLUDED.</p>	9775.00	1.00	9,775.00
<p><u>NOTES:</u> TAX EXEMPT#85-8012861825C-0</p> <p>ESTIMATE DOES NOT INCLUDE REPAIRS TO DAMAGES CAUSED TO LANDSCAPE AREA DUE TO TRENCH NOR PERMITTING.</p> <p>I am aware by signing this Estimate, I agree to the prices, specifications, conditions, and terms herein.</p>				
<p>_____ Signature</p>				
<p>_____ Date</p>				
		<b>Subtotal</b>		9,775.00
		<b>Total</b>		9,775.00
		<b>Amount Paid</b>		0.00
		<b>Estimate</b>		\$9,775.00

**Project:** Electrical Service for Aeration Systems

**Location:** Stonegate CDD

**County:** Miami Dade

**Bid Letting :**

**Estimator:** Javier Vitali

**Printed:** 2/22/22 10:05 AM

**Procurement:**

**Construction Days:**

**Comments:**



## PROPOSAL

Contract Item	Description	UM	Qty.	Unit Price	Total Amount
	MOBILIZATION	LS	1.00	1,200.00	1,200.00
	Trencher	LF	80.00	8.50	680.00
	Electrical power system, transformer , disconnect , wire #12 , breaker and recepticals	AS			12,500.00
	Restoration , sod , Mulch	AS	1.00	500.00	500.00
<b>GRAND TOTAL</b>					<b>14,880.00</b>

**COMMENTS:**

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

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

**4B**



# Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation  
Environmental Engineering, Erosion Control, Construction Management  
d/b/a Erosion Restoration, LLC*

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February 17, 2022

Stonegate Community Development District  
c/o: Alvarez Engineers  
Attn: Mr. Angel Camacho  
8935 NW 35 Lane, Suite 1010  
Doral, FL 33172

Dear Mr. Camacho,

Please see attached our proposals for Shoreline Restoration Services at Stonegate Community Development District in Homestead, Florida.

Lake 4 – approximately 600 linear feet of shoreline

Shoreline condition: The shoreline has a 1-1.5 ft drop from the top of embankment edge to the underwater shelf, this is found along the entire length of the shoreline. Landshore believes that the shoreline had also lost about 3 feet over the years (Figure 1). Evidence for this can be found when comparing aerial and field data of the headwalls from 2010 to 2021. The shoreline edges were soft with thick grasses offering little support.

Slope/embankment condition: Along the marked area on the attached aerial, the embankment has severe uneven terrain. Along this segment there are many holes, large boulders, and tree roots (Figure 1).

Lake 6 – approximately 185 linear feet of shoreline

Shoreline condition: For this segment of the shoreline the area of concern measured to be 185LF. The shoreline appears to have lost about 3-4 feet of material (Figure 3).

Slope/embankment condition: Slope of 2.85H:1V, with the loss of shoreline the slope will continue to increase and become a bigger safety hazard. Typically slopes leading from the top of slope to the water's edge should typically be 4H:1V. Additionally, along the slope flat gullies were found, these are believed to have been made by lawnmowers working in the area (Figure 3). They are a concern because of the sheet flow having a greater impact over these areas.



# Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation  
Environmental Engineering, Erosion Control, Construction Management  
d/b/a Erosion Restoration, LLC

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Figure 1: Lake 4 South Headwall



Figure 2: Lake 4 uneven terrain



Figure 3: Lake 6 - Lost shoreline



Figure 4: Lake 6 - steep slope (2.85H:1V)



# Landshore® Enterprises, LLC

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d/b/a Erosion Restoration, LLC

## Aerial Photographs



Figure 5: 2011 Aerial Photograph



Figure 6: 2021 Aerial Photograph



# Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation  
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d/b/a Erosion Restoration, LLC

Zoomed in Aerial photograph:



Figure 7: Zoomed in 2011 Aerial Photograph



Figure 8: Zoomed in 2021 Aerial Photograph



# *Landshore® Enterprises, LLC*

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Environmental Engineering, Erosion Control, Construction Management  
d/b/a Erosion Restoration, LLC*

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If you have any additional questions, require further information, or would like to discuss this estimate, do not hesitate to contact us at (941) 303-5238 or via email at [info@landshore.com](mailto:info@landshore.com).

We look forward to having the pleasure of doing business with you.

Sincerely,

Andre van den Berg  
Landshore® Enterprises, LLC



# Landshore<sup>®</sup> Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation  
Environmental Engineering, Erosion Control, Construction Management  
d/b/a Erosion Restoration, LLC

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## Company Overview

**History:** Founded in 2002, Landshore<sup>®</sup> Enterprises, LLC has over 19 years of experience in the Erosion Control Industry.

**Certificates and Awards:** Certified Florida Stormwater, Erosion and Sedimentation Control Inspectors, Professional Licensed Engineer (FL), South Florida Water Management District Certified, BBB A+, and OSHA-Training.

**Customer Reach:** Proudly serve Homeowners Associations, Golf Courses, Residential, and Governmental Entities in Florida, Georgia, Illinois, North Carolina, South Carolina, Texas and Virginia.

**Services:     **Engineering****

Design, Plans and Cross Sections, GPS and Surveys, Bathymetric Surveys, Topographical Surveys, Soil Testing and Analysis, Stability Analysis, Permit Application, and Construction Management

**Construction**

Structural and Non-Structural Erosion Control, Shoreline Restoration and Stabilization, Dewatering and Sediment Control, Dredging, Earthwork, Grading, and Restoration

**Products:** Eco-Filter Tubes<sup>®</sup>, Erosion Control Panels<sup>®</sup>, Riprap, GeoWeb, FlexMSE, Filter-Point Fabric, Articulated Concrete Block Mat, Gabion, Retaining Walls, Sheet Piling, Prolock, Bulkhead, Turf Reinforcement Mats, Drainage Systems, and more.

**Applications:** Lakes, Ponds, Creeks, Riverfront, Stream Bank, Ditches, Canals, Spillways, Reservoirs, Retention and Detention Ponds.

**Locations:**

Gulf Coast of Florida	188 Triple Diamond Boulevard, Suite A4, North Venice, Florida, 34275 (941) 303-5238
Atlantic Coast of Florida	6555 North Powerline Road, Suite 302 Fort Lauderdale, Florida, 33309 (954) 327-3300



# Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation  
 Environmental engineering, Erosion control, Construction management  
 d/b/a Erosion Restoration, LLC

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

PROPOSAL: #3924

Date: 2/16/2022

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

**PRODUCT DESCRIPTION**

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

**JOB SCOPE**

Landshore® will install Eco-Filter Tube (EFT®) as follows: One(1) Base Tube to provide stabilization and allow for land reclamation; One (1) Sacrificial Tube to fill voids and for final grading to match existing slope. Fill Material is proposed to be brought in from offsite consisting of clean sand. An erosion control mat will be installed over the base tube to assist in sod rooting and prevent material washing away. Landshore® will also be clearing (scraping off the top 3 inches), then backfilling and grading the slope for the section of grade leading from the top of the slope to the shoreline, measuring about 30 feet wide.

**ITEMIZED ESTIMATE: TIME AND MATERIALS**

<u>Section</u>	<u>Description</u>	<u>Units</u>	<u>Estimated Quantities</u>	<u>Total</u>
Lake 4	Mobilization / General preparation	LS	1	
	Clearing and Grubbing	LS	1	
	Installation and maintenance of stormwater pollution prevention measures	LS	1	
	Regular Excavation / Embankment	CY	420	
	Grading and Shaping	SF	18,150	
	Installation of EFT®			
	EFT® 1x7.5' Cir. Sacrificial Tube	LF	611	EFT
	EFT® 1x10' Cir. Base Tube	LF	604	
	Erosion Control Mat	SY	538	
	Sod (Turf to match existing)	SY	2,017	
Demobilization	EA	1		

**TOTAL JOB COST \$75,728.00**

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



# Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation  
Environmental engineering, Erosion control, Construction management  
d/b/a Erosion Restoration, LLC

## PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

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

**\*\*Invoice is due upon receipt\*\***

## SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities outside of easement along shoreline if as-built drawings or locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.
3. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
4. Landshore® is not responsible for any damages to the work by any natural disaster.
5. Landshore® will install EFT® tube to control elevation. Any tube that will be over pumped to get to such level will not be under warranty.
6. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.
7. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
8. If there are 4" pipes at shoreline edge, Landshore® will extend the pipes for no additional cost. Any other size will be determined as needed.
- 9. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 10. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

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

\_\_\_\_\_  
Client's Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landshore® Enterprises Representative Signature

\_\_\_\_\_  
Date



# Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation  
 Environmental engineering, Erosion control, Construction management  
 d/b/a Erosion Restoration, LLC

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

PROPOSAL: #3925

Date: 2/15/2022

**Project: Stonegate Community Development District - Homestead, FL**  
**Lake 6 Shoreline Restoration of Approximately 185 Linear Feet of Embankment**

**PRODUCT DESCRIPTION**

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

**JOB SCOPE**

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

<b>ITEMIZED ESTIMATE: TIME AND MATERIALS</b>					
<u>Section</u>	<u>Description</u>	<u>Units</u>	<u>Estimated Quantities</u>	<u>Total</u>	
<b>Lake 6</b>	Mobilization / General preparation	LS	1		
	Clearing and Grubbing	LS	1		
	Installation and maintenance of stormwater pollution prevention measures	LS	1		
	Regular Excavation / Embankment	CY	51		
	Grading and Shaping	SF	740		
	Installation of EFT®				
	EFT® 1x7.5' Cir. Sacrificial Tube	LF	185	(EFT)	
	EFT® 1x10' Cir. Base Tube	LF	185		
	Erosion Control Mat	SY	82		
	Sod (Turf to match existing)	SY	103		
Demobilization	EA	1			
<b>TOTAL JOB COST</b>			<b>\$17,011.00</b>		

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



# Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation  
 Environmental engineering, Erosion control, Construction management  
 d/b/a Erosion Restoration, LLC*

## PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

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

**\*\*Invoice is due upon receipt\*\***

## SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities outside of easement along shoreline if as-built drawings or locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.
3. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
4. Landshore® is not responsible for any damages to the work by any natural disaster.
5. Landshore® will install EFT® tube to control elevation. Any tube that will be over pumped to get to such level will not be under warranty.
6. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.
7. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
8. If there are 4" pipes at shoreline edge, Landshore® will extend the pipes for no additional cost. Any other size will be determined as needed.
- 9. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 10. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

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

\_\_\_\_\_  
 Client's Representative Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Landshore® Enterprises Representative Signature

\_\_\_\_\_  
 Date



LAKE 6

LAKE 4

© Erosion Restoration, LLC.

REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan for  
The Stonegate CDD



**Landshore Enterprises, LLC**  
Environmental Engineering, Erosion  
Control & Construction Management  
d/b/a Erosion Restoration, LLC  
"Your Shoreline Protection Specialists"

188 Triple Diamond Blvd., Ste. #A4  
North Venice, FL 34275  
Office: 941-303-5238  
Fax: 941-218-6113  
E-mail: info@landshore.com

BY: \_\_\_\_\_  
PIETER M. LOMBARD, P.E.  
FL LIC. No. 66596  
ENGINEER OF RECORD

TOPOGRAPHIC  
PLAN

PROJECT NO. 2021-xxx	SHEET 1	OF 1
DRAWN BY: MR	DATE: 02/16/2022	SCALE:

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

**4C**

**Stonegate CDD (Series 2020)**

Date	Req. #	Payee	Industrial	Breakdown	Description
2/22/2022	<a href="#">23</a>		58,421.00		
		Stonegate CDD		58,421.00	final reimbursement to CDD for payment of work done to date for lake bank restoration 2020 project
1/20/2022	<a href="#">22</a>		147.50		
		Alvarez Engineers, Inc.		147.50	6319
1/6/2022	<a href="#">21</a>		36,600.00		
		Stonegate CDD		36,600.00	reimbursement to CDD for CO payment of work done to date for lake bank restoration 2020 project (invoice 762119).
1/6/2022	<a href="#">20</a>		36,304.00		
		Stonegate CDD		36,304.00	reimbursement to CDD for payment of work done to date for lake bank restoration 2020 project.
8/18/2021	<a href="#">19</a>		344.00		
		Alvarez Engineers, Inc.		344.00	6114
6/22/2021	<a href="#">18</a>		205.00		
		Alvarez Engineers, Inc.		205.00	6015
6/3/2021	<a href="#">17</a>		247.50		
		Billing, Cochran		247.50	168518
5/26/2021	<a href="#">16</a>		333.00		
		Alvarez Engineers, Inc.		333.00	5972
5/12/2021	<a href="#">15</a>		922.50		
		Billing, Cochran		922.50	168016
4/15/2021	<a href="#">14</a>		1,176.50		
		Alvarez Engineers, Inc.		1,176.50	5936
3/19/2021	<a href="#">13</a>		6,019.25		
		Alvarez Engineers, Inc.		6,019.25	5891
2/12/2021	<a href="#">12</a>		147.50		
		Alvarez Engineers, Inc.		147.50	5859
2/17/2021	<a href="#">11</a>		1,155.00		
		Alvarez Engineers, Inc.		1,155.00	5820
1/7/2021	<a href="#">10</a>		720.00		
		Billing, Cochran		720.00	166135
12/14/2020	<a href="#">9</a>		94,725.00		
		Armando Garcia Land Service INC		94,725.00	761924
12/14/2020	<a href="#">8</a>		1,057.50		
		Billing, Cochran		1,057.50	165553
12/8/2020	<a href="#">7</a>		1,150.25		
		Alvarez Engineers, Inc.		1,150.25	5788
11/24/2020	<a href="#">6</a>		1,080.00		
		Billing, Cochran		202.50	
				630.00	
				247.50	
11/12/2020	<a href="#">5</a>		5,651.25		
		Stonegate CDD		5,651.25	Reimbursement for permit fees
11/9/2020	<a href="#">4</a>		480.00		
		Alvarez Engineers, Inc.		480.00	
10/13/2020	<a href="#">3</a>		1,533.21		
		Stonegate CDD		1,255.71	Reimbursement to CDD for invoices paid 5433 and 5594
				277.50	
10/13/2020	<a href="#">2</a>		1,115.00		
		Alvarez Engineers, Inc.		185.00	5501
				745.00	5626
				185.00	5657
10/2/2020	<a href="#">1</a>		46.25		
		Alvarez Engineers, Inc.		46.25	

<b>Total</b>	<b>\$ 249,581.21</b>	<b>\$ 249,581.21</b>
Deposit in Series 2020 Construction account	\$ 613,493.30	
actual balance as per DM on 1-31-2021	\$ 533.51	
actual balance as per DM on 1-31-2022 \$422,898.28 / interest	\$ 31.68	
<b>Balance</b>	<b>\$ 364,477.28</b>	

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

**4D**



**Wrathell, Hunt and Associates, LLC**

**MEMORANDUM**

**To: Board of Supervisors**

**From: District Manager**

**Date: January 2022**

**Subject: Stormwater Management Needs Analysis  
(Chapter 2021-194, Laws of Florida/HB53)**

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We are writing with an update regarding the new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s).

The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses (attached hereto for reference). Similar documents for the wastewater needs analyses will be available soon at which time we will again supplement this memorandum.

A brief summary of the new law and its requirements were set forth in our previous memorandum, attached to this memorandum for your reference in **Exhibit A**. Please feel free to contact us with any questions.

***When is the deadline?***

For both wastewater and stormwater, the first analysis must be submitted by **June 30, 2022** and updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

***What steps should the District take?***

- District engineers should review the stormwater needs analysis excel workbook and submit a work authorization for approval by the District’s Board prior to commencing work. We recommend presenting the work authorization to the Board as soon as is practical, but no later than the first quarter of 2022.
- District managers should review the stormwater needs analysis excel workbook and start entering information that is readily available. The district manager may be able to complete the “background information” section and provide data on stormwater O&M expenditures, among other assistance.

- Once the work authorization is approved, the district manager should work with the district engineer to complete the remainder of the stormwater needs analyses with the final version submitted to the District no later than May 15, 2022.
- In some cases, districts may require outside consulting or evaluation to complete the needs analyses. Since the necessity of this additional step may not be immediately apparent, we recommend that district managers begin coordinating with their engineers as soon as possible.

### ***Stormwater Needs Analysis Resources from OEDR***

- OEDR website <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>
- Excel Workbook (stormwater needs analysis reporting template)  
[http://edr.state.fl.us/Content/natural-resources/Stormwater\\_Needs\\_Analysis.xlsx](http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.xlsx)  
(last updated October 8, 2021)
- PDF Version for (essentially the same as the Excel workbook)  
[http://edr.state.fl.us/Content/natural-resources/Stormwater\\_Needs\\_Analysis.pdf](http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.pdf)  
(last updated October 8, 2021)

### ***Wastewater Needs Analysis Resources from OEDR***

- Forthcoming.

## CHAPTER 2021-194

### Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term “public works project”; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor,

subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) “Public works project” means an activity exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works ~~such~~ project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Domestic wastewater" has the same meaning as provided in s. 367.021.

(b) "Facility" means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) "Treatment works" has the same meaning as provided in s. 403.031(11).

(d) "Wastewater services" means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Facility” means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) “Stormwater management program” has the same meaning as provided in s. 403.031(15).

(c) “Stormwater management system” has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

**INTRODUCTION**

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc. ) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
  - o Private entities or citizens
  - o Federal government
  - o State government, including the Florida Department of Transportation (FDOT)
  - o Water Management Districts
  - o School districts
  - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

**These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.**

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

## Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	
Name of stormwater utility, if applicable:	
Contact Person	
Name:	
Position/Title:	
Email Address:	
Phone Number:	

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

**Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)**

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

**Part 1.1 Narrative Description:**

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)					
<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)					
<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise					
						Other:
<input type="checkbox"/>						
<input type="checkbox"/>						
<input type="checkbox"/>						
<input type="checkbox"/>						

**Part 1.2 Current Stormwater Program Activities:**

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?   
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?   
If no, do you have another funding mechanism?   
If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?   
If Yes:  
How many years does the plan(s) cover?   
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?  
  
Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?   
If Yes, does it include 100% of your facilities?   
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	
An illicit discharge inspection and elimination program?	
A public education program?	
A program to involve the public regarding stormwater issues?	
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	
A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?	
Water quality or stream gage monitoring?	
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc. )?	
A system for managing stormwater complaints?	
Other specific activities?	

Notes or Comments on any of the above:

**Part 1.3 Current Stormwater Program Operation and Maintenance Activities**

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	
Invasive plant management associated with stormwater infrastructure?	
Ditch cleaning?	
Sediment removal from the stormwater system (vacator trucks, other)?	
Muck removal (dredging legacy pollutants from water bodies, canal, etc. )?	
Street sweeping?	
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	
Non-structural programs like public outreach and education?	
Other specific routine activities?	

**Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)**

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:		
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		
Estimated number of storage or treatment basins ( <i>i.e.</i> , wet or dry ponds):		
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :		
Number of chemical treatment systems ( <i>e.g.</i> , alum or polymer injection):		
Number of stormwater pump stations:		
Number of dynamic water level control structures ( <i>e.g.</i> , operable gates and weirs that control canal water levels):		
Number of stormwater treatment wetland systems:		
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes		
Rain gardens		
Green roofs		
Pervious pavement/pavers		
Littoral zone plantings		
Living shorelines		
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.* ).

[Proceed to Part 5](#)

**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

**Routine Operation and Maintenance**

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source**

**5.2.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.2.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: <input type="text"/>
<input type="checkbox"/>	Other(s): <input type="text"/>

**Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change**

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**End of Useful Life Replacement Projects with No Identified Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Expansion**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Resiliency**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Replacement of Aging Infrastructure**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Part 8.0 The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template’s working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>No Identified Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Projected Funding Gap (=Total Non-Committed Needs)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

<b>Strategies for New Funding Sources</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Remaining Unfunded Needs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>











Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
<b>Total of Projects without Project Type and/or Funding Source Type</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



8935 NW 35 Lane, Suite 101 Doral, FL 33172  
Tel (305) 640-1345  
Email [juan.alvarez@alvarezeng.com](mailto:juan.alvarez@alvarezeng.com)

February 22, 2022

Stonegate Community Development District  
Attn: District Manager Daniel Rom  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

**Via email (Only):** [denofriog@whhassociates.com](mailto:denofriog@whhassociates.com) ; [tudord@whhassociates.com](mailto:tudord@whhassociates.com)

**Reference:** Proposal for Engineering Services  
For Performing a Stormwater Needs Analysis  
Pursuant to Section 5 of Section 403.9302, Florida Statutes  
For Stonegate Community Development District

Dear Mr. Rom:

It is our pleasure to submit this proposal to provide engineering assistance to Stonegate Community Development District (the "District" or "CDD"). With this letter of engagement, we are offering to prepare a 20-year stormwater needs analysis pursuant to Section 5 of Section 403.9302, Florida Statutes. This analysis will generally consist of the following:

**Scope of Services**

1. A detailed description of the stormwater management program.
  - a. Narrative
  - b. Current stormwater program activities.
  - c. Current stormwater program operation and maintenance activities.
2. Description of the stormwater management system.
3. The number of current and projected residents served calculated in 5-year increments.
4. Current and projected service area for the stormwater management program.
5. Current and projected cost of providing stormwater services calculated in 5-year increments.
  - a. Routine Operation and Maintenance.
  - b. Future expansion.
  - c. Stormwater projects that are part of resiliency initiatives related to climate change.
6. Estimation of remaining useful lift of the stormwater facilities.
7. Historical or actual expenditures for maintenance of the stormwater management system.
8. The CDD plan to fund the maintenance of the stormwater management system.
9. Filing the result of the analysis with the appropriate governmental entity no later than June 30, 2022.



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**Method of Authorization**

If authorized below by the District, this item will be considered a limited- amount work authorization.

**Compensation**

For the 2022 analysis described in the Scope of Services above, the hourly personnel rates method outlined in Exhibit "A" of this proposal will be used, with a "not to exceed" amount of \$5,000.00.

Please acknowledge authorization of this work authorization by signing below. We look forward to working with the District on this project.

\_\_\_\_\_

For the District  
Title:  
Date:

DocuSigned by:  
  
91E21FBBCEDD4E0...

Juan R. Alvarez, PE  
President  
Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172  
Tel (305) 640-1345  
Email [juan.alvarez@alvarezeng.com](mailto:juan.alvarez@alvarezeng.com)

**EXHIBIT "A"**

**Alvarez Engineers, Inc.**  
**Hourly Personnel Billing Rates**

<b>Principal</b> .....	\$ 210.00 / Hour
<b>Chief Engineer</b> .....	\$ 210.00 / Hour
a. Professional Engineer with 20+ years of experience	
<b>Senior Engineer</b> .....	\$ 180.00 / Hour
b. Professional Engineer with 10+ years of experience	
<b>Senior Project Engineer</b> .....	\$ 155.00 / Hour
c. Professional Engineer with 6+ years of experience	
<b>Project Manager</b> .....	\$ 155.00 / Hour
d. Professional Engineer with 5+ years of experience	
<b>Project Engineer</b> .....	\$ 135.00 / Hour
e. Professional Engineer with 2+ years of experience	
<b>Engineer</b> .....	\$ 130.00 / Hour
f. Degreed Engineer	
<b>Computer Aided Designer and Drafter (CADD)</b> .....	\$ 98.00 / Hour
<b>Engineering Technician</b> .....	\$ 88.00 / Hour
<b>Senior Administrative</b> .....	\$ 86.00 / Hour
<b>Administrative</b> .....	\$ 52.00 / Hour

\*Billing Rates subject to change on the anniversary of this agreement

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

**5**

**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE MIAMI-DADE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the Stonegate Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Miami-Dade County, Florida; and

**WHEREAS**, the Board of Supervisors ("Board") of Stonegate Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Miami-Dade County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("Election").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Joe McGuinness, Seat 3, currently held by Michael Albert Granobles and Seat 4, currently held by Arthur Goessel, are scheduled for the General Election in November, 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 1ST DAY OF MARCH, 2022.**

**STONEGATE COMMUNITY DEVELOPMENT  
DISTRICT**

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**CHAIR/VICE CHAIR, BOARD OF SUPERVISORS**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**

## Exhibit A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE  
STONEGATE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Stonegate Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Miami-Dade County Supervisor of Elections located at 2700 NW 87 Avenue, Doral, Florida 33172, (305) 499-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Stonegate Community Development District has three (3) seats up for election, specifically seats 2, 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the Miami-Dade County Supervisor of Elections.

**District Manager  
Stonegate Community Development District**

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

**7A**

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2022**

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2022**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
<b>ASSETS</b>					
Bank of America	\$ 948,228	\$ -	\$ -	\$ -	\$ 948,228
FineMark Bank - money mkt	258,723	-	-	-	258,723
Investments					
State Board of Administration	11	-	-	-	11
Revenue 2013	-	487,100	-	-	487,100
Reserve 2013	-	25,000	-	-	25,000
Prepayment 2013	-	27,364	-	-	27,364
Revenue 2020	-	-	396,856	-	396,856
Reserve 2020	-	-	159,500	-	159,500
Construction 2020	-	-	-	422,898	422,898
Undeposited funds	670	-	-	-	670
Due from other	116	-	-	58,421	58,537
Total assets	<u>\$ 1,207,748</u>	<u>\$ 539,464</u>	<u>\$556,356</u>	<u>\$ 481,319</u>	<u>\$ 2,784,887</u>
<b>LIABILITIES AND FUND BALANCES</b>					
<b>Liabilities:</b>					
Accounts payable - clubhouse	\$ 2,766	\$ -	\$ -	\$ -	\$ 2,766
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>3,766</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,766</u>
<b>Fund Balance</b>					
Restricted					
Debt service	-	539,464	556,356	-	1,095,820
Construction	-	-	-	481,319	481,319
Committed					
Clubhouse renewal & replacement	155,000	-	-	-	155,000
Assigned					
3 months working capital	159,023	-	-	-	159,023
Disaster	225,000	-	-	-	225,000
Unassigned	664,959	-	-	-	664,959
Total fund balance	<u>1,203,982</u>	<u>539,464</u>	<u>556,356</u>	<u>481,319</u>	<u>2,781,121</u>
Total liabilities & fund balances	<u>\$ 1,207,748</u>	<u>\$ 539,464</u>	<u>\$556,356</u>	<u>\$ 481,319</u>	<u>\$ 2,784,887</u>

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments	\$ 36,095	\$ 644,682	\$ 785,021	82%
Interest	249	648	1,000	65%
Clubhouse rental fees	-	2,160	1,092	198%
Miscellaneous	-	390	5,000	8%
Total revenues	<u>36,344</u>	<u>647,880</u>	<u>792,113</u>	82%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	800	6,000	13%
Payroll taxes	-	61	459	13%
Management/recording/accounting	3,549	14,197	42,590	33%
Legal	400	2,780	20,000	14%
Engineering	421	947	10,000	9%
Audit	-	-	6,900	0%
Assessment roll preparation	444	1,777	5,332	33%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	88	350	1,051	33%
Trustee	-	-	6,500	0%
ADA website compliance	-	-	210	0%
Website enhancement	-	-	1,220	0%
Postage	20	62	2,000	3%
Legal advertising	-	95	1,225	8%
Office supplies	-	-	300	0%
Other current charges	250	545	1,500	36%
Annual special district fee	-	200	175	114%
Insurance	-	7,136	7,585	94%
Property taxes	-	-	178	0%
Total administrative expenses	<u>5,172</u>	<u>28,950</u>	<u>114,475</u>	25%
<b>Field Operations</b>				
Landscape maintenance	2,273	32,904	81,868	40%
Landscape replacement	-	1,944	10,000	19%
Tree maintenance	-	-	10,000	0%
Playground maintenance	-	-	1,500	0%
Clubhouse irrigation	-	-	3,000	0%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	730	1,000	73%
Lake maintenance	3,942	6,821	22,050	31%
Aeration maintenance	-	-	1,700	0%
Contingency	-	-	5,000	0%
Holiday decorations	-	7,175	14,350	50%
Animal control	500	2,270	7,500	30%
Operating supplies	293	293	2,000	15%
Total field operations	<u>7,008</u>	<u>52,137</u>	<u>164,468</u>	32%

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>Clubhouse</b>				
Telephone	368	1,474	2,160	68%
Utilities	4,350	13,965	63,000	22%
Insurance	-	17,514	18,614	94%
Flood insurance	-	-	4,037	0%
Alarm monitoring	116	380	720	53%
Fire monitoring	210	345	540	64%
Pool maintenance	2,700	9,600	30,000	32%
Pool repair	-	-	7,500	0%
Pool health inspections	-	-	750	0%
Air conditioning R&M	-	15,706	5,000	314%
Clubhouse operation and management				
Clubhouse management	20,264	81,057	243,171	33%
Special events	1,431	7,360	25,000	29%
Fitness equipment maintenance	180	1,097	5,000	22%
Office supplies	-	-	1,800	0%
Repairs and maintenance	-	3,315	15,000	22%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	429	429	10,000	4%
Storage shed and landscape	-	840	15,000	6%
Pool system upgrade	-	4,435	-	N/A
Pool permit inspection & repair	-	7,767	-	N/A
Pressure cleaning	-	-	1,000	0%
Janitorial supplies	591	1,841	15,700	12%
Contingencies	-	-	9,000	0%
Total clubhouse	<u>30,639</u>	<u>167,125</u>	<u>474,992</u>	35%
<b>Infrastructure reinvestment</b>				
Capital outlay				
General	-	-	30,000	0%
Total clubhouse reserves	<u>-</u>	<u>-</u>	<u>30,000</u>	0%
<b>Other fees and charges</b>				
Property appraiser	-	-	4,089	0%
Tax collector	361	6,448	4,089	158%
Total other fees and charges	<u>361</u>	<u>6,448</u>	<u>8,178</u>	79%
Total expenditures	<u>43,180</u>	<u>254,660</u>	<u>792,113</u>	32%
Net increase/(decrease) of fund balance	(6,836)	393,220	-	
Fund balances - beginning	1,210,818	810,762	834,139	
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	664,959	664,959	291,302	
Total Fund balance - ending	<u>\$ 1,203,982</u>	<u>\$ 1,203,982</u>	<u>\$ 834,139</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 JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments	\$ 27,546	\$ 491,988	\$ 599,090	82%
Interest	1	4	-	N/A
Total revenues	<u>27,547</u>	<u>491,992</u>	<u>599,090</u>	82%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	320,000	0%
Interest 11/1	-	136,425	136,425	100%
Interest 5/1	-	-	136,426	0%
Property appraiser	-	-	3,120	0%
Tax collector	277	4,921	3,120	158%
Total expenditures	<u>277</u>	<u>141,346</u>	<u>599,091</u>	24%
Net increase/(decrease) of fund balance	27,270	350,646	(1)	
Fund balances - beginning	512,194	188,818	155,456	
Fund balances - ending	<u>\$ 539,464</u>	<u>\$ 539,464</u>	<u>\$ 155,455</u>	

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND: SERIES 2020  
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments	\$ 14,822	\$ 264,731	\$ 322,360	82%
Interest	-	4	-	N/A
Total revenues	<u>14,822</u>	<u>264,735</u>	<u>322,360</u>	82%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	190,000	0%
Interest 11/1	-	65,925	65,925	100%
Interest 5/1	-	-	65,925	0%
Property appraiser	-	-	1,679	0%
Tax collector	149	2,647	1,679	158%
Total debt service	<u>149</u>	<u>68,572</u>	<u>325,208</u>	21%
Net increase/(decrease) of fund balance	14,673	196,163	(2,848)	
Fund balances - beginning	541,683	360,193	355,429	
Fund balances - ending	<u>\$ 556,356</u>	<u>\$ 556,356</u>	<u>\$ 352,581</u>	

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND: SERIES 2020  
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2	\$ 11
Total revenues	2	11
<b>EXPENDITURES</b>		
Capital outlay	147	147
Total expenditures	147	147
Excess/(deficiency) of revenues over/(under) expenditures	(145)	(136)
Fund balances - beginning	481,464	481,455
Fund balances - ending	\$ 481,319	\$ 481,319

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
JANUARY 31, 2022**

## Stonegate CDD Check Detail January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>cbi</b>	<b>01/27/2022</b>	<b>FEDEX</b>	<b>101.000 · Bank of ...</b>		<b>-20.28</b>
Bill	7-612-66146	01/26/2022		519.410 · Postage	-20.28	20.28
TOTAL					-20.28	20.28
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>01/03/2022</b>	<b>FEDEX</b>	<b>101.000 · Bank of ...</b>		<b>-13.67</b>
Bill	7-596-52403	12/29/2021		519.410 · Postage	-13.67	13.67
TOTAL					-13.67	13.67
<b>Bill Pmt -Check</b>	<b>CBP</b>	<b>01/06/2022</b>	<b>COMCAST CORPO...</b>	<b>101.000 · Bank of ...</b>		<b>-294.73</b>
Bill	0760104 122221	01/05/2022		536.010 · Utilities	-294.73	294.73
TOTAL					-294.73	294.73
<b>Bill Pmt -Check</b>	<b>CBP</b>	<b>01/13/2022</b>	<b>AT &amp; T</b>	<b>101.000 · Bank of ...</b>		<b>-368.33</b>
Bill	305-247-4094 122921	01/12/2022		536.411 · Clubhous...	-368.33	368.33
TOTAL					-368.33	368.33
<b>Bill Pmt -Check</b>	<b>14005</b>	<b>01/06/2022</b>	<b>UNUS PROPERTY ...</b>	<b>101.000 · Bank of ...</b>		<b>-22,297.09</b>
Bill	1031	01/05/2022		536.022 · Clubhous...	-20,264.26	20,264.26
Bill	1032	01/05/2022		537.350 · Special E...	-1,430.81	1,430.81
				537.200 · Operating...	-292.68	292.68
				536.038 · Wall paint...	-309.34	309.34
TOTAL					-22,297.09	22,297.09
<b>Bill Pmt -Check</b>	<b>14006</b>	<b>01/06/2022</b>	<b>WRATHELL, HUNT...</b>	<b>101.000 · Bank of ...</b>		<b>-4,081.08</b>
Bill	2021-0566	01/05/2022		512.311 · Managem...	-3,549.17	3,549.17
				513.310 · Assessm...	-444.33	444.33
				513.315 · Dissemin...	-87.58	87.58
TOTAL					-4,081.08	4,081.08

**Stonegate CDD**  
**Check Detail**  
January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>14007</b>	<b>01/06/2022</b>	<b>ADT SECURITY SE...</b>	<b>101.000 · Bank of ...</b>		<b>-57.99</b>
Bill	14954058 121321	01/05/2022		536.001 · Alarm Mo...	-57.99	57.99
TOTAL					-57.99	57.99
<b>Bill Pmt -Check</b>	<b>14008</b>	<b>01/06/2022</b>	<b>AL-FLEX EXTERMI...</b>	<b>101.000 · Bank of ...</b>		<b>-135.00</b>
Bill	258140	09/30/2021		537.500 · Animal C...	-135.00	135.00
TOTAL					-135.00	135.00
<b>Bill Pmt -Check</b>	<b>14009</b>	<b>01/06/2022</b>	<b>ALLSTATE RESOU...</b>	<b>101.000 · Bank of ...</b>		<b>-1,420.00</b>
Bill	181406	01/05/2022		537.003 · Lake Mai...	-1,420.00	1,420.00
TOTAL					-1,420.00	1,420.00
<b>Bill Pmt -Check</b>	<b>14010</b>	<b>01/06/2022</b>	<b>CHI ALARMS, INC.</b>	<b>101.000 · Bank of ...</b>		<b>-210.00</b>
Bill	270113	01/05/2022		536.009 · Fire Monit...	-210.00	210.00
TOTAL					-210.00	210.00
<b>Bill Pmt -Check</b>	<b>14011</b>	<b>01/06/2022</b>	<b>CITY OF HOMEST...</b>	<b>101.000 · Bank of ...</b>		<b>-4,055.18</b>
Bill	000363973	01/05/2022		536.010 · Utilities	-1,037.59	1,037.59
Bill	000351215 122321	01/05/2022		536.010 · Utilities	-3,017.59	3,017.59
TOTAL					-4,055.18	4,055.18
<b>Bill Pmt -Check</b>	<b>14012</b>	<b>01/06/2022</b>	<b>FITNESS SOURCE</b>	<b>101.000 · Bank of ...</b>		<b>-180.00</b>
Bill	52651	01/05/2022		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00
<b>Bill Pmt -Check</b>	<b>14013</b>	<b>01/06/2022</b>	<b>M&amp;M POOL &amp; SPA...</b>	<b>101.000 · Bank of ...</b>		<b>-2,700.00</b>
Bill	1013	01/05/2022		536.004 · Pool Main...	-2,300.00	2,300.00
Bill	1014	01/05/2022		536.004 · Pool Main...	-400.00	400.00
TOTAL					-2,700.00	2,700.00

**Stonegate CDD**  
**Check Detail**  
 January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>14014</b>	<b>01/03/2022</b>	<b>BILLING, COCHRA...</b>	<b>101.000 · Bank of ...</b>		<b>-400.00</b>
Bill	172308	12/29/2021		514.310 · Legal Fees	-400.00	400.00
TOTAL					-400.00	400.00
<b>Bill Pmt -Check</b>	<b>14015</b>	<b>01/03/2022</b>	<b>GALLOWAY OFFI...</b>	<b>101.000 · Bank of ...</b>		<b>-926.91</b>
Bill	1272689-0	12/29/2021		536.011 · Janitorial ...	-397.42	397.42
Bill	1272690-0	12/29/2021		536.011 · Janitorial ...	-491.12	491.12
Bill	1272690-1	12/29/2021		536.011 · Janitorial ...	-38.37	38.37
TOTAL					-926.91	926.91
<b>Bill Pmt -Check</b>	<b>14016</b>	<b>01/13/2022</b>	<b>UNUS PROPERTY ...</b>	<b>101.000 · Bank of ...</b>		<b>-710.33</b>
Bill	1035	01/12/2022		536.038 · Wall paint... 536.011 · Janitorial ...	-119.67 -590.66	119.67 590.66
TOTAL					-710.33	710.33
<b>Bill Pmt -Check</b>	<b>14017</b>	<b>01/13/2022</b>	<b>ANIMAL REMOVA...</b>	<b>101.000 · Bank of ...</b>		<b>-500.00</b>
Bill	010622	01/12/2022		537.500 · Animal C...	-500.00	500.00
TOTAL					-500.00	500.00
<b>Bill Pmt -Check</b>	<b>14018</b>	<b>01/13/2022</b>	<b>ARMANDO GARCI...</b>	<b>101.000 · Bank of ...</b>		<b>-2,273.00</b>
Bill	762435	01/12/2022		537.400 · Lawn Cut... 537.470 · Tract C 537.450 · Irrigation ...	-1,600.00 -340.00 -333.00	1,600.00 340.00 333.00
TOTAL					-2,273.00	2,273.00
<b>Bill Pmt -Check</b>	<b>14019</b>	<b>01/27/2022</b>	<b>ALVAREZ ENGINE...</b>	<b>101.000 · Bank of ...</b>		<b>-421.25</b>
Bill	6320	01/26/2022		519.320 · Engineeri...	-421.25	421.25
TOTAL					-421.25	421.25

**Stonegate CDD  
Check Detail  
January 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>14020</b>	<b>01/27/2022</b>	<b>BILLING, COCHRA...</b>	<b>101.000 · Bank of ...</b>		<b>-400.00</b>
Bill	172839	01/26/2022		514.310 · Legal Fees	-400.00	400.00
TOTAL					-400.00	400.00
<b>Bill Pmt -Check</b>	<b>14021</b>	<b>01/27/2022</b>	<b>ADT SECURITY SE...</b>	<b>101.000 · Bank of ...</b>		<b>-57.99</b>
Bill	14954058 011322	01/26/2022		536.001 · Alarm Mo...	-57.99	57.99
TOTAL					-57.99	57.99
<b>Bill Pmt -Check</b>	<b>14022</b>	<b>01/27/2022</b>	<b>ALLSTATE RESOU...</b>	<b>101.000 · Bank of ...</b>		<b>-2,522.00</b>
Bill	180482	01/26/2022		537.003 · Lake Mai...	-1,170.00	1,170.00
Bill	179992	01/26/2022		537.003 · Lake Mai...	-1,352.00	1,352.00
TOTAL					-2,522.00	2,522.00
<b>Check</b>	<b>14023</b>	<b>01/27/2022</b>	<b>STONEGATE CDD</b>	<b>101.000 · Bank of ...</b>		<b>-418,973.37</b>
				207.203 · Due to D...	-418,973.37	418,973.37
TOTAL					-418,973.37	418,973.37
<b>Check</b>	<b>14024</b>	<b>01/27/2022</b>	<b>STONEGATE CDD</b>	<b>101.000 · Bank of ...</b>		<b>-225,443.23</b>
				207.204 · Due to D...	-225,443.23	225,443.23
TOTAL					-225,443.23	225,443.23

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
INVOICES  
JANUARY 31, 2022**



Invoice Number	Invoice Date	Account Number
7-612-66146	Dec 28, 2021	[REDACTED]

FedEx Tax ID: 71-0427007

**Billing Address:**

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

**Shipping Address:**

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

**Invoice Questions?**

**Contact FedEx Revenue Services**

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: fedex.com/usgovt

**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$20.28
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$20.28</b>

**Account Summary as of Dec 28, 2021**

Previous Balance	13.67
Payments	0.00
Adjustments	0.00
New Charges	20.28

**New Account Balance \$33.95**

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.

519.410  
001



Detailed descriptions of surcharges can be located at [fedex.com](http://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.

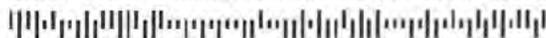
Invoice Number	Invoice Amount	Account Number	Account Balance
7-612-66146	USD \$20.28	[REDACTED]	USD \$33.95

**Remittance Advice**

**Your payment is due by Feb 11, 2022**

761266146700000202895297271008000003395100000202890

0001115 01 AV 0.423 \*\*AUTO T6 1 1363 33431-855643 4001-P0111641



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



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



63306610026822

### FedEx Express Shipment Detail By Payor Type (Original)

**Ship Date:** Dec 22, 2021      **Cust. Ref.:** SG DSF      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.75% to this shipment.
- Distance Based Pricing, Zone 7

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	775516048748	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	Dec 23, 2021 10:09		
Svc Area	A1	Transportation Charge	9.48
Signed by	C.SCHWARTZ	Fuel Surcharge	0.66
FedEx Use	000000000/58569/_	<b>Total Charge</b>	<b>USD \$10.14</b>

**Ship Date:** Dec 22, 2021      **Cust. Ref.:** SG DSF      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.75% to this shipment.
- Distance Based Pricing, Zone 7

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	775516086050	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	Dec 23, 2021 10:35		
Svc Area	A1	Transportation Charge	9.48
Signed by	O.HENRY	Fuel Surcharge	0.66
FedEx Use	000000000/58569/_	<b>Total Charge</b>	<b>USD \$10.14</b>

**Third Party Subtotal      USD      \$20.28**

**Total FedEx Express      USD      \$20.28**

### 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](http://fedex.com) to sign up today!



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-596-52403	Dec 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	\$13.67
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$13.67</b>

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.

519.410  
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**Account Summary as of Dec 14, 2021**

Previous Balance	0.00
Payments	0.00
Adjustments	0.00
New Charges	13.67
<b>New Account Balance</b>	<b>\$13.67</b>

Detailed descriptions of surcharges can be located at [fedex.com](http://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.

<b>Invoice Number</b>	<b>Invoice Amount</b>	<b>Account Number</b>	<b>Account Balance</b>
7-596-52403	USD \$13.67	[REDACTED]	USD \$13.67

**Remittance Advice**

**Your payment is due by Jan 28, 2022**

7 596 52403 8000000136725297271008000001367200000136720

0003028 01 AV 0.423 \*\*AUTO T4 1 1347 33431-855643 -C01-P03031-1



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



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



63319480028441

### FedEx Express Shipment Detail By Payor Type (Original)

**Ship Date:** Dec 03, 2021      **Cust. Ref.:** NO REFERENCE INFORMATION      **Ref.#2:**  
**Payor:** Shipper      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 9.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33186 zip code

<b>Automation</b>	AWB	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	814846318620	PATRICIA CASTIO	NICOLE PARISI	
<b>Service Type</b>	FedEx Priority Overnight	STONE GATE CDD	WRATHELL HUNT AND ASSOC	
<b>Package Type</b>	FedEx Envelope	2300 GLADES RD STE 410W	2300 GLADES RD 410 W	
<b>Zone</b>	02	BOCA RATON FL 33431-8556 US	BOCA RATON FL 33431 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	N/A	<b>Transportation Charge</b>		7.53
<b>Delivered</b>	Dec 06, 2021 10:26	<b>Fuel Surcharge</b>		0.89
<b>Svc Area</b>	A1	<b>Direct Signature</b>		5.25
<b>Signed by</b>	K.KAREN	<b>Courier Pickup Charge</b>		0.00
<b>FedEx Use</b>	033754914/80306/	<b>Total Charge</b>	<b>USD</b>	<b>\$13.67</b>

<b>Shipper Subtotal</b>	<b>USD</b>	<b>\$13.67</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$13.67</b>

#### 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](http://fedex.com) to sign up today!

# Hello Stonegate Comm Dev Dist,

536.010  
001

Thanks for choosing Comcast Business.

## Your bill at a glance

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

Previous balance		\$286.08
One-time EFT Payment - thank you	Dec 02	-\$286.08
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$294.65
Taxes, fees and other charges	Page 3	\$0.08
<b>New charges</b>		<b>\$294.73</b>

**Amount due Jan 12, 2022 \$294.73**

### Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

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



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

Please write your account number on your check or money order

Do not include correspondence with payment

## COMCAST BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250  
96330350 NO RP 22 20211222 NNNNNNNY 0001753 0006

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



Account number

**8495 60 060 0760104**

Payment due

Jan 12, 2022

**Please pay**

**\$294.73**

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211



849560060076010400294736

Regular monthly charges		\$294.65
<b>Comcast Business</b>		<b>\$227.95</b>
<b>Packaged services</b>		<b>\$309.95</b>
 Business Internet 300+	\$309.95	
<b>Discounts</b>		<b>-\$119.95</b>
Promotional Discount	-\$119.95	
<b>Comcast Business services</b>		<b>\$37.95</b>
TV Basic Business Video.	\$37.95	

Equipment & services		\$48.30
TV Box + Remote	\$9.95	
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90	
Equipment Fee Internet.	\$18.45	

Service fees		\$18.40
Broadcast TV Fee	\$18.40	

Taxes, fees and other charges		\$0.08
<b>Other charges</b>		<b>\$0.08</b>
Regulatory Cost Recovery	\$0.08	

### What's included?



**Internet:** Fast, reliable internet on our Gig-speed network



**TV:** Keep your employees informed and customers entertained

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$119.95 this month with your promotional discount.



### Additional information

**Notice:** Comcast Business has revised early termination charge calculation set forth in Article 1 and has clarified the parties obligations with respect to termination of an Agreement pursuant to Article 5.2(c).

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

Effective December 22, 2021, ACC Network will be added to Standard level of service.

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



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

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Page 1 of 4  
Account Number 305 247-4094 157 0445  
Billing Date Dec 29, 2021  
Web Site att.com

# Monthly Statement

## AT&T ALL THE WAY

Access incredible wireless, internet, and other great premium services from AT&T. Explore the top deals available to you today. Call 844.527.2390. Business customers: 800.321.2000

### Bill-At-A-Glance

Previous Bill	368.33
Payment Received 12-16 Thank You!	368.33CR
Adjustments	.00
Balance	.00
Current Charges	368.33
<b>Total Amount Due</b>	<b>\$368.33</b>
Amount Due in Full by	Jan 20, 2022

### Billing Summary

Online: att.com/myatt	Page	
<b>Plans and Services</b>	1	195.79
1 800 321-2000 PIN: 0552		
Repair Service:		
1 866 620-6900		
<b>AT&amp;T Long Distance Service</b>	2	25.58
1 800 321-2000		
<b>AT&amp;T Wireless Services</b>	2	146.96
1 800 331-0500		
<b>Total Current Charges</b>		<b>368.33</b>

### News You Can Use Summary

- PREVENT DISCONNECT
  - CARRIER INFORMATION
  - WHITE PAGES (WP)
  - COST ASSESSMENT CHRG
  - FEE DESCRIPTIONS
- See "News You Can Use" for additional information.

Return bottom portion with your check in the enclosed envelope.

### Plans and Services

#### Promotions and Discounts

Item No.	Description	
1.	Discount for All For Less 2018 BLC for Bill Period Dec 29, 2021 EES61J5V9.	135.00CR
2.	Discount for Business Local Calling for Bill Period Dec 29, 2021 EES61J5VC.	285.00CR
3.	Discount for BLC Inside Wire Protection for Bill Period Dec 29, 2021 EET000077.	10.50CR
<b>Total Promotions and Discounts</b>		<b>430.50CR</b>

#### Monthly Service - Dec 29 thru Jan 28

Item No.	Description	Quantity	
4.	<b>Bus Local Call Unlimited A</b> Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	175.00
5.	<b>Bus Local Call Unlimited A</b> Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	175.00
6.	<b>Bus Local Call Unlimited A</b> Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	175.00
7.	Inside Wire Protection	3	25.50
<b>Total Monthly Service</b>			<b>550.50</b>

#### Surcharges and Other Fees

Item No.	Description	Quantity	
8.	Cost Assessment Charge	3	22.50
9.	Federal Subscriber Line Charge	3	34.44
10.	Federal Universal Svc Fee-Mult	3	12.66
<b>Total Surcharges and Other Fees</b>			<b>69.60</b>

#### Government Fees and Taxes

Item No.	Description	Quantity	
11.	Federal Excise Tax		4.21
12.	Telecommunications Access System Act Surcharge	3	.36

Local Services provided by AT&T Florida.

**DUE BY: Jan 20, 2022 \$368.33**

Amount After Jan 29, 2022 **\$383.33**



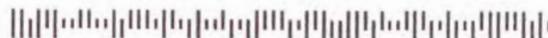
Billing Date Dec 29, 2021

Account Number **305 247-4094 157 0445**  
Please include your account number on your check.

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

Make checks payable to:

AT&T  
PO BOX 5076  
CAROL STREAM IL 60197-5076



3900 30524740941573 500150099921 044021000000000000000000036833





**Plans and Services**

**Government Fees and Taxes - Continued**

Item No.	Description	Quantity	
1.	Emergency 911 Service		1.20
2.	Dade County Manhole Ord #83-3	3	.42
<b>Total Government Fees and Taxes</b>			<b>6.19</b>

**Total Plans and Services 195.79**

**AT&T Long Distance Service**

**Monthly Service**

Charges for 305 247-4094		Period	
Type of Service			
3.	All For Less Unlimited 3 Plan Monthly Fee	12/11-01/10	21.00

**Surcharges and Other Fees**

4.	Federal Universal Service Fee	3.58
5.	Federal Regulatory Fee	1.00
<b>Total Surcharges and Other Fees</b>		<b>4.58</b>

**Total AT&T Long Distance Service 25.58**

**AT&T Wireless Services**

**Important Information**

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 - 287:06239973**

Cycle Dates: Nov 20, 2021 - Dec 19, 2021

FAN: 60122448

Promotions and Discounts	\$50.00CR
Monthly Service	\$190.00
Credits, Adjustments and Other Charges	\$3.72
Taxes	\$3.24
<b>Total Wireless Charges</b>	<b>\$146.96</b>

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



1819.4.141.34481.1 AV 0.426 mp



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 Dec 29, 2021

## AT&T Wireless Services

### Mobile Charges Summary

#### 786 545-2733 Group: 1

VICTOR MALIBU BAY	
Promotions and Discounts	\$25.00CR
Monthly Service	\$95.00
Credits, Adjustments and Other Charges	\$1.86
Taxes	\$1.62
Charges for this mobile	\$73.48

#### 786 545-2754 Group: 1

VICTOR MALIBU BAY	
Promotions and Discounts	\$25.00CR
Monthly Service	\$95.00
Credits, Adjustments and Other Charges	\$1.86
Taxes	\$1.62
Charges for this mobile	\$73.48

### Group Usage Summary - Group: 1

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

#### 786 545-2733 - VICTOR MALIBU BAY

##### Promotions and Discounts

1. Discount for Device Access Savings	25.00CR
---------------------------------------	---------

##### Monthly Service

Dec 20 thru Jan 19	
2. BUS UNL STARTER 2LNS	95.00

##### Credits, Adjustments and Other Charges

3. Equipment Credit 7 of 30	3.34CR
4. Smartphone Promo 7 of 30	5.00CR
5. Administrative Fee	1.99
6. Property Tax Allotment	.26
7. Regulatory Cost Recovery Charge	1.25
8. Federal Universal Service Charge	.70

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

SMA125U

Amount Financed: \$179.99

Date Description

9. 12/11 Installment 8 of 30	6.00
Balance Remaining after Current Installment: \$131.99	
* To pay off your installment plan early, please visit att.com/payoffNEXT for details.	

##### Taxes

10. 911 Service Fee	.40
11. City Communications Tax	.45
12. County Communications Tax	.22
13. FL State Communications Tax	.55
Total Taxes	1.62
<b>Total for 786 545-2733</b>	<b>73.48</b>

#### 786 545-2754 - VICTOR MALIBU BAY

##### Promotions and Discounts

14. Discount for Device Access Savings	25.00CR
--	---------

#### 786 545-2754 - VICTOR MALIBU BAY - Continued

##### Monthly Service

Dec 20 thru Jan 19

15. BUS UNL STARTER 2LNS	95.00
--------------------------	-------

##### Credits, Adjustments and Other Charges

16. Equipment Credit 7 of 30	3.34CR
17. Smartphone Promo 7 of 30	5.00CR
18. Administrative Fee	1.99
19. Property Tax Allotment	.26
20. Regulatory Cost Recovery Charge	1.25
21. Federal Universal Service Charge	.70

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

SMA125U

Amount Financed: \$179.99

Date Description

22. 12/11 Installment 8 of 30	6.00
-------------------------------	------

Balance Remaining after Current Installment: \$131.99

\* To pay off your installment plan early, please visit att.com/payoffNEXT for details.

##### Taxes

23. 911 Service Fee	.40
24. City Communications Tax	.45
25. County Communications Tax	.22
26. FL State Communications Tax	.55
Total Taxes	1.62

**Total for 786 545-2754**

**73.48**

### Total AT&T Wireless Services

**146.96**

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 \$368.33.** Also, neglecting to pay for remaining charges may result in interruption or removal of these remaining services or further collection action, but will not result in disconnection of your local service. For more information, call the Plans and Services number listed in the Billing Summary section on page 1.

### CARRIER INFORMATION

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

### WHITE PAGES (WP)

To get your free copy of the AT&T White Page directory, where available, please call 844.339.6334 or visit [www.therealyellowpages.com](http://www.therealyellowpages.com). Some directories will move to an 18+ month publication. Questions? Please visit us at att.com or call the toll free number on your bill.



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

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

### News You Can Use

#### COST ASSESSMENT CHRG

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

#### FEE DESCRIPTIONS

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



**UNUS Property Management LLC**

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



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**INVOICE**

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

INVOICE 1031  
DATE 01/01/2022  
TERMS Due on receipt  
DUE DATE 01/15/2022

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Management Service	Monthly	1	20,264.26	20,264.26

Happy New Year

Thank you!

BALANCE DUE

**\$20,264.26**

**UNUS Property Management LLC**

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



537.350 - 1430.81  
537.200 - 292.68  
536.038 - 309.34  
001

**INVOICE**

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

INVOICE 1032  
DATE 01/01/2022  
TERMS Due on receipt  
DUE DATE 01/07/2022

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
General Supplie	Ma k / Coffee & Supplie	1	292.68	292.68
General Supplies	Christmas Event Supplies	1	856.81	856.81
General Supplies	Photo Vendor	1	574.00	574.00
General Supplies	Repairs; Toilets / Paint	1	309.34	309.34

BALANCE DUE **\$2,032.83**



## Final Details for Order #112-8477965-6991455

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

**Order Placed:** December 12, 2021

**Amazon.com order number:** 112-8477965-6991455

**Order Total: \$16.57**

**Shipped on December 12, 2021**

### Items Ordered

1 of: *Brach's Mini Candy Canes Tub, 260 Count*

Sold by: Amazon.com Services LLC

Condition: New

**Price**

\$15.49

537.350

### Shipping Address:

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

### Shipping Speed:

Two-Day Shipping

## Payment information

### Payment Method:

Debit Card | Last digits: 5812

Item(s) Subtotal: \$15.49  
Shipping & Handling: \$0.00

-----

### Billing address

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

Total before tax: \$15.49  
Estimated tax to be collected: \$1.08

-----

**Grand Total: \$16.57**

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

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## Final Details for Order #112-1676409-1941808

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

**Order Placed:** December 12, 2021  
**Amazon.com order number:** 112-1676409-1941808  
**Order Total: \$26.74**

### Shipped on December 12, 2021

#### Items Ordered

#### Price

1 of: *Christmas Chocolate Candy Assortment HERSHEY'S KISSES, REESE'S Peanut Butter Santas, Bulk Pack 3 Lbs* \$24.99

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

Condition: New

**537.350**

#### Shipping Address:

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

#### Shipping Speed:

FREE Prime Delivery

### Payment information

#### Payment Method:

Debit Card | Last digits: 5812

Item(s) Subtotal: \$24.99  
Shipping & Handling: \$0.00

-----

#### Billing address

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

Total before tax: \$24.99  
Estimated tax to be collected: \$1.75

-----

**Grand Total: \$26.74**

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

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### Final Details for Order #112-3056635-1415446

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

**Order Placed:** December 12, 2021  
**Amazon.com order number:** 112-3056635-1415446  
**Order Total: \$449.05**

### Shipped on December 12, 2021

#### Items Ordered

#### Price

10 of: *Coogam 1 Dozen Brown Kraft Paper Christmas Treat Bag - Snack Cookies Candy Box - Santa Claus Xmas Gift Bag Wrap Tapered Tote Present Care Packaging for Party Favor Cake Holiday New Year Decoration* \$7.99  
Sold by: Coogam Direct ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New  
8 of: *Happy Storm Christmas Tree Sticker 24PCS Christmas Stickers for Kids Christmas Games for Party Christmas Crafts Activities for Kids Toddlers Sticker Book* \$8.99  
Sold by: Happy Storm ([seller profile](#))

Condition: New  
7 of: *ORWINE Squishies 28pcs Mochi Squishys Toys 2nd Generation Party Favors for Kids Birthday Gift for Girl Boy Glitter Mini Squishy Mochi Animal Squishies Stress Relief Toy Xmas Gift for Kid Adult, Random* \$13.99  
Sold by: ORWINE STORE ([seller profile](#))

Condition: New  
10 of: *12PCS Push Pop Fidget Toy Fidget Bracelet, Durable and Adjustable, Multicolor Stress Relief Finger Press Bracelet for Kids and Adults ADHD ADD Autism (Option 1)* \$16.99  
Sold by: YINSGD ([seller profile](#))

Condition: New

537.350

#### Shipping Address:

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

#### Shipping Speed:

Same-Day Delivery

### Payment information

#### Payment Method:

Debit Card | Last digits: 5812

Item(s) Subtotal: \$419.65  
Shipping & Handling: \$2.99  
Free Shipping: -\$2.99  
-----

#### Billing address

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

Total before tax: \$419.65  
Estimated tax to be collected: \$29.40  
-----

**Grand Total: \$449.05**

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



### Final Details for Order #112-8738540-3193820

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

**Order Placed:** December 8, 2021  
**Amazon.com order number:** 112-8738540-3193820  
**Order Total: \$42.79**

### Shipped on December 9, 2021

**Items Ordered**

1 of: [300 Pack] 12 oz. White Paper Hot Coffee Cups  
Sold by: COMFY PACKAGE ([seller profile](#))

**Price**  
\$39.99

Condition: New

537.200

**Shipping Address:**

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

**Shipping Speed:**

Two-Day Shipping

### Payment information

**Payment Method:**

Debit Card | Last digits: 5812

Item(s) Subtotal: \$39.99  
Shipping & Handling: \$0.00

**Billing address**

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

Total before tax: \$39.99  
Estimated tax to be collected: \$2.80

**Grand Total:\$42.79**

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

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## Final Details for Order #112-2229339-8211454

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

**Order Placed:** December 8, 2021

**Amazon.com order number:** 112-2229339-8211454

**Order Total: \$82.82**

### Shipped on December 8, 2021

#### Items Ordered

	<b>Price</b>
1 of: <i>Grove Square Cappuccino Pods, French Vanilla, Single Serve (Pack of 50)</i> Sold by: Amazon.com Services LLC	\$22.90

Condition: New

1 of: <i>Roast Ridge Single Serve Coffee Pods Compatible with Keurig K-Cup Brewers, Variety Pack, 100 Count</i> Sold by: Amazon.com Services LLC	\$34.02
---	---------

Condition: New

1 of: <i>Coffee Pods Variety Pack Sampler, Assorted Single Serve Coffee for Keurig K Cups Coffee Makers, 40 Unique Cups - Great Coffee Gift</i> Sold by: Amazon.com Services LLC	\$25.90
---	---------

Condition: New

537.200

#### Shipping Address:

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

#### Shipping Speed:

FREE Prime Delivery

### Payment information

#### Payment Method:

Debit Card | Last digits: 5812

Item(s) Subtotal: \$82.82

Shipping & Handling: \$0.00

-----

Total before tax: \$82.82

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$82.82**

#### Billing address

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

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

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## Final Details for Order #112-1404334-6713826

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

**Order Placed:** December 23, 2021

**Amazon.com order number:** 112-1404334-6713826

**Order Total: \$167.07**

### Shipped on December 23, 2021

#### Items Ordered

#### Price

1 of: *2000Pcs Black Disposable Face Masks 3 Layers Face Mask Cup Dust Safety Masks Bulk* \$156.14

Sold by: B2B Handbags ([seller profile](#))

Condition: New

537.200

#### Shipping Address:

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

#### Shipping Speed:

Two-Day Shipping

### Payment information

#### Payment Method:

Debit Card | Last digits: 5812

Item(s) Subtotal: \$156.14  
Shipping & Handling: \$0.00

-----

#### Billing address

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

Total before tax: \$156.14  
Estimated tax to be collected: \$10.93

-----

**Grand Total: \$167.07**

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

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**From:**

**Christopher Silvestro**

BAM Photo Booth

Rentals / Photo booths

786-626-8062

[email\_protected] (/cdn-cgi/l/email-protection)

537.350

<b>Bill To:</b>	<b>Victor</b>
	[email_protected] (/cdn-cgi/l/email-protection)
<b>Project:</b>	<b>Victor x BAM Photo Booth</b>
Type	Event
Date	Dec 18, 2021
Time	4:30 pm - 7:30 pm
Location	1020 Mal bu Way, Homestead, FL 33033, USA

# PAYMENT CONFIRMATION

You've completed 2 of 2 payments for "Victor x BAM Photo Booth Invoice"

INVOICE	#291474-000026
TOTAL	\$349.50
CHARGE DATE	08:28 pm   Dec 18, 2021
DUE DATE	Dec 18, 2021
PAYMENT METHOD	MasterCard (XXXX-5812)

**From:**

**Christopher Silvestro**

BAM Photo Booth

Rentals / Photo booths

786-626-8062

[email\_protected] (/cdn-cgi/l/email-protection)

**537.350**

<b>Bill To:</b>	<b>Victor</b>
	[email_protected] (/cdn-cgi/l/email-protection)
<b>Project:</b>	<b>Victor x BAM Photo Booth</b>
Type	Event
Date	Dec 18, 2021
Time	4:30 pm - 7:30 pm
Location	1020 Mal bu Way, Homestead, FL 33033, USA

# PAYMENT CONFIRMATION

You've completed 1 of 2 payments / Retainer for "Victor x BAM Photo Booth Invoice"

INVOICE	#291474-000025
TOTAL	\$224.50
CHARGE DATE	07:16 pm   Dec 12, 2021
DUE DATE	Dec 12, 2021
PAYMENT METHOD	MasterCard (XXXX-5812)

Enter your ACCESS

CODE = 9-0545-4503-10831

(Access Code Expires in 7 Days)

\*No Purchase Necessary. Offer ends when Code expires.

Official Rules: www.crackerbarrel.com/rules

\*\*\*\*\*

Cracker Barrel

CB0545

Florida City FL

Dine-In

537.350

Table Number: Terminal: CB054503 Guest: 12/17/2021 06:46 PM

Server: Cashier: 1970258 NATALIA Customer No.: Cust. Name.:



0 T - 0 0 0 0 0 1 9 9 8 4 7

Table with 4 columns: ITEM NAME, QTY, PRICE, TOTAL. Includes items like WHITE SQUARE POST ROCK and Offer Disc.

Retail 159.99

Summary table with 2 columns: Description, Amount. Includes Subtotal, Shipping Charges, State & Local Tax, Tip, Total, and Card payment DEBIT.

Apply now!



Come for the biscuits. Stay for the job.

Thank You



How doers get more done..

536.038

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

6355 00009 92271 11/21/21 03:56 PM SALE CASHIER ASHANTI

- 039961013880 2PCREPAIRKIT <A> PERFORMAX 2PC TOILET REPAIR KIT 7@13.97 97.79
070798184251 ALEXFD 10.1 <A> ALEX FAST DRY WHITE 10.1 OZ 4@3.98 15.92
857018005073 PAINT STICK <A> 5 GALLON PAINT STICK- 3 PACK 1.48
051141395609 PGP 2PK FN <A> 8.47
051125006019 3MCHN60G2PK <A> 9.47
678885051198 INT PAINT <A> 148.00
077089136104 1.0 IN THIN <A> 7.97

SUBTOTAL 289.10 SALES TAX 20.24 TOTAL \$309.34 XXXXXXXXXXXXX5812 DEBIT

AUTH CODE 000166 Chip Read AID A0000000042203 Verified By PIN US Debit

6355 11/21/21 03:56 PM



6355 09 92271 11/21/2021 0855

RETURN POLICY DEFINITIONS POLICY ID DAYS POLICY EXPIRES ON A 1 90 02/19/2022

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H88 191186 184840 PASSWORD: 21571 184831

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  
Homestead, FL  
(305) 508-3000

Gen. Mgr. Shawn Fernandez

Club:170 Reg:3 Trans:9832  
Cashier:467320 12/18/21 02:58pm

\*\*\*\*\*  
\*\*\* MEMBERSHIP ID. 17041753114 \*\*\*  
\*\*\* MEMBERSHIP EXPIRES ON 08/22 \*\*\*  
\*\*\*\*\*

4300008954	KA JAMMERS	29.16 T
4 @ 7.29		
20107400000	WFCHCHNK24CT	29.16 N
4 @ 7.29		
1200010010	PEPSI 36/12	26.58 T
2 @ 13.29		
4900005848	SPRITE 35/12	14.79 T
4900005849	COKE ZERO 35	29.58 T
2 @ 14.79		
7343050113	ZEPH 40PK	29.16 N
4 @ 7.29		
76067211290	HMNTSHN24Z	15.98 N
2 @ 7.99		
**** SUBTOTAL		174.41
FL 7% Tax		7.01
**** TOTAL		181.42

\*\*\*\*\*5812  
Purchase 00 APPROVED  
AUTH 613247  
TERMINAL NUMBER 7807301703  
12/18/21 03:00pm 170 3 9832 467320  
US Debit  
AID: A0000000042203  
CVM RESULTS: 420300  
AC: 9B04798003CE3705  
IAD:



Waterstone Plaza  
3060 N.E. 41st Terrace  
Homestead, FL 33033  
Store Manager: Dara Self  
305-242-0954

537.350

ICE 20 LB		
3 @	3.69	11.07 T F
Order Total		11.07
Sales Tax		0.77
Grand Total		11.84
Credit	Payment	11.84
Change		0.00

\*\*\*\*\*

\* \* \* \* \*

\* IN THE MARKET \*

\* FOR \$1,000 IN GROCERIES? \*

\* \* \* \* \*

\* Save this receipt and visit \*

\* www.PublixSurvey.com and you can \*

\* be entered into a monthly drawing \*

\* to win \$1000 in Publix gift cards. \*

\* \* \* \* \*

\* Your opinion means a lot to us. \*

\* Please let us know how we are \*

\* doing at your neighborhood Publix. \*

\* \* \* \* \*

\* NO PURCHASE NECESSARY. You \*

\* must be of legal age. Other \*

\* restrictions apply. \*

\* For eligibility requirements, \*

\* deadlines, drawing dates, \*

\* free mail-in entry method, \*

\* entry/prize limits, odds of winning \*

\* and other details, see Official \*

\* Rules at www.PublixSurvey.com. \*

\* \* \* \* \*

\* Conserve este comprobante y visite \*

\* www.PublixSurvey.com y podra \*

\* participar en un sorteo mensual \*

\* para ganar \$1000 en tarjetas de \*

\* regalo de Publix. \*

# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
1/1/2022	2021-0566

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	87.58
001	
<i>Building client relationships one step at a time ...</i>	<b>Total</b> \$4,081.08

Your account number: **14954058** Security provided for: Stone Gate Cdd Your ADT system is located at: 1020 Malibu Way Homestead FL 33033



536.001  
001

Invoice date: **Dec 13, 2021** Service period: **Jan 1 - Jan 31, 2022**

Your total due is:

**\$ 116.98** Past Due

Your Bill at-a-glance

Previous Balance	\$190.76
Payments and Adjustments	-\$131.77
<b>Current Charges</b>	<b>\$57.99</b>
Taxes and Fees	\$0.00

**Upon Receipt \$116.98**

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

Message from ADT

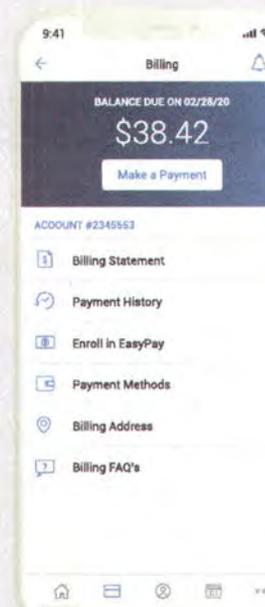
Hi. Looks like you have a past due balance of \$190.76. Please make a payment soon.

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

We recommend you test your alarm service monthly.

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

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



[www.ADT.com/apps](http://www.ADT.com/apps)



ADT  
3190 S Vaughn Way  
Aurora, CO 80014

6230 0020 NO RP 13 12132021 NNNNNNNY 01 006338 0019

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



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

Account Number **14954058**  
Due Date **Past Due**  
Amount Due **\$116.98**

Amount Enclosed \$ \_\_\_\_\_

**Please send payment to:**

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



00014954058000000000000001212210000000000000116989

Your account number: **14954058** Security provided for: Stone Gate Cdd Your ADT system is located at: 1020 Malibu Way Homestead FL 33033

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

## Your Account Activity

<b>Previous Balance</b>		<b>\$190.76</b>
<b>Payments and Adjustments</b>		
Payment Received - Thank You!	Nov 15, 2021	<b>-\$131.77</b>
<b>Current Charges</b>		
RECURRING CHARGES		
<b>Services</b>		
Invoice Number 890765788	Jan 1 - Jan 31, 2022	\$57.99
<b>Total Non-taxable Charges</b>		<b>\$57.99</b>
<b>Total Due</b> over 30 days <b>Past Due</b>		<b>\$116.98</b>

\* Taxable charges

- Any balance left from previous billing periods
- All payments and adjustments received from you during billing period

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



Have questions? Chat with us through [MyADT mobile app](#).

Pay your bill online at [MyADT.com](https://MyADT.com) or download [MyADT mobile app](#).



### Thinking about moving?

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

Learn more at [www.adt.com/safe-move](https://www.adt.com/safe-move)

### Protect yourself against FRAUD

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

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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# Hello, Your Payment Is Past Due.

Dear Valued Customer,

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



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



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



Use **MyADT App**.  
Download the mobile app today.



Make a payment by calling  
**877.545.0495**.

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

## Sign up for EasyPay

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

Sincerely,

**Your ADT Customer Care Team**

## CUSTOMER INFORMATION

Account #:	14954058
Due Date:	December 13, 2021
Amount Due:	\$116.98
Days Overdue:	30

## Important Information

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

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

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

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

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



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

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**MS 15019511**

**AL-FLEX, EXTERMINATORS, INC. (R)**

4035 SW 98 AVE  
 MIAMI, FL 33165  
 U.S.A.

**INVOICE**

Invoice Number: 258140  
 Invoice Date: Sep 1, 2021  
 Page: 1

Voice: 305-552-0141  
 Fax: 305-227-1797

**537.500***Duplicate*

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

Ship to:

Customer ID	Customer PO	Payment Terms	
13-305-C12		Due at end of Month	
Sales Rep ID	Shipping Method	Ship Date	Due Date
52	Courier		9/30/21

Quantity	Item	Description	Unit Price	Amount
		MONTHLY PEST CONTROL SERVICES FOR PROPERTY LOCATED @ 1020 MALIBU BAY		135.00
Subtotal				135.00
Sales Tax				
Total Invoice Amount				135.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>135.00</b>

Check/Credit Memo No:



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

**537.003**

# Invoice

**181406**

**Bill To**

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

**Contact Us**

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

Please retain this portion for your records

**Due Date** 1/31/2022  
**Terms** Net 30  
**Account #** 3782  
**PO #**

<b>FOR MONTH OF:</b>
1/1/2022

Description	Amount Due
Lake and Canal Management Services Recurring	1,215.00
Aquascaping Maintenance Services Recurring	205.00

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

**Total** \$1,420.00

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

**Invoice #** 181406  
**Account #** 3782

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

**Amount Enclosed:** \$ \_\_\_\_\_

Please return this portion with your payment

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

536.009

# Invoice

Date	Invoice #
12/17/2021	270113

Bill To
Stonegate CDD Malibu Club House 1020 NE 34th Ave Homestead, FL 33033

Ship To
CLUB MALIBU BAY 1020 MALIBU BAY Homestead, FL 33033 UL

W.O. No.	FSR No.	P.O. No.	Terms	Due Date	Rep
	296257		Due upon receipt	12/17/2021	Ai

Item	Description	Qty	Rate	Serviced	Amount
Battery SEC...	BATT SEC1075 12V7AH	2	30.00		60.00
Certification	Semi-Annual Fire Alarm Test & Certification. FACP left clear and working normal.	1	150.00	12/15/2021	150.00

For Visa, MasterCard or American Express payments contact our office. Please note that a 4.0% convenience fee will be applied to all credit card transactions.

<b>Sales Tax (7.0%)</b>	\$0.00
<b>Balance Due</b>	\$210.00

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

# Your HPS Utilities Statement

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

Rate Class: INDUSTRIAL  
 Service Period:  
 11/19/2021-12/21/2021  
 Bill Date: 12/23/2021  
 Due Date: 01/17/2022



Community-Owned Services Since 1916

## WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$53.06
Water Gallons Consumed (1,000s)	3.00	\$4.80
Irrigation Service Charge		\$53.06
Irrigation Gallons Consumed (1,000s)	245.00	\$392.00
<b>Water Total</b>		<b>\$502.92</b>

CURRENT USAGE	
Meter	
Days	
Reading	0.00
Multiplier	0
Consumption	0.00
Avg / Day	0.00



## OTHER CHARGES

Hurricane Fee	\$1.02
<b>Other Total</b>	<b>\$1.02</b>
<b>TAXES</b>	
Dade Co Util Tx Elec	\$154.76
Fl Gross Receipts Tx	\$50.60
Dade Co Util Tx Watr	\$50.29
Dade Co Derm (Water & Sewer)	\$35.64
<b>Taxes Total</b>	<b>\$291.29</b>
<b>Previous Bill Amount</b>	<b>\$2,665.48</b>
Payments	-\$2,665.48
Adjustments	\$0.00

536.010  
001

## ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$35.67
Electric Consumption @ .0571	21,660.00	\$1,236.79
Demand Consumption @ 6.37	43.20	\$275.18
Electric Fuel Cost Adj. @ .02200	21,660.00	\$476.52
<b>Electric Total</b>		<b>\$2,024.16</b>

CURRENT USAGE	
Meter	
Days	0
Reading	0.00
Multiplier	0
Consumption	0.00
Avg / Day	0.00



## SUMMARY OF CHARGES

Water Total	\$502.92
Energy Total	\$2,024.16
Sanitation Total	\$198.20
Other Total	\$1.02
Taxes Total	\$291.29
<b>Current Charges</b>	<b>\$3,017.59</b>
Balance Forward	\$0.00
<b>Total Amount Due</b>	<b>\$3,017.59</b>

## SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$77.89
Gallons Consumed (1,000s)	3.00	\$13.05
<b>Sewer Total</b>		<b>\$90.94</b>
Garbage Solid Waste		\$101.70
Recycling Fee (Cans)		\$5.56
<b>Solid Waste Total</b>		<b>\$107.26</b>
<b>Sanitation Total</b>		<b>\$198.20</b>

Comments:

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

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



HOMESTEAD PUBLIC SERVICES  
 100 Civic Court  
 Homestead, FL 33030

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	11/19/2021-12/21/2021	01/17/2022	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$3,017.59	\$3,017.59

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.

\*\*AUTO\*\*MIXED AADC 750 5 MAAD 128910AA23-A-1  
 1109 1 MB 0.482



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



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

0010468370003512150301759

# Your HPS Utilities Statement

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

Rate Class: COMMERCIAL  
 Service Period:  
 11/19/2021-12/21/2021  
 Bill Date: 12/23/2021  
 Due Date: 01/17/2022

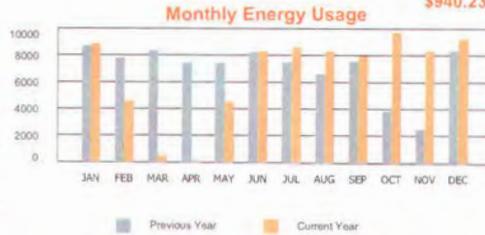


Community-Owned Services Since 1916

## ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	9,170.00	\$730.85
Electric Fuel Cost Adj. @ .02200	9,170.00	\$201.74
<b>Electric Total</b>		<b>\$940.23</b>

CURRENT USAGE	
Meter	
Days	0
Reading	0.00
Multiplier	0
Consumption	0.00
Avg / Day	0.00



## OTHER CHARGES

Other Total	\$0.00
<b>TAXES</b>	
Dade Co Util Tx Elec	\$73.85
FI Gross Receipts Tx	\$23.51
<b>Taxes Total</b>	<b>\$97.36</b>
Previous Bill Amount	\$940.63
Payments	-\$940.63
Adjustments	\$0.00

536.010  
001

## SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$940.23
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$97.36
<b>Current Charges</b>	<b>\$1,037.59</b>
Balance Forward	\$0.00
<b>Total Amount Due</b>	<b>\$1,037.59</b>

Comments:

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

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



HOMESTEAD PUBLIC SERVICES  
 100 Civic Court  
 Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	11/19/2021-12/21/2021	01/17/2022	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$1,037.59	\$1,037.59

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.

\*\*AUTO\*\*MIXED AADC 750 5 MAAD 128910AA23-A-1  
 1109 1 MB 0.482



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



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

0010468370003639730103759

# Fitness Source

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

536.006

# Invoice

Date	Invoice #
12/31/2021	52651

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

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		MDM	12/28/2021

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

It's been a pleasure working with you! Thank you for your business.

**Total** \$180.00

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

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



**M&M POOL & SPA SERVICES**  
Cleaning & Maintenance

536.004

**INVOICE**

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

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

**INVOICE** 1013  
**DATE** 12/29/2021  
**TERMS** Due on receipt  
**DUE DATE** 12/29/2021

DATE		DESCRIPTION	QTY	RATE	AMOUNT
01/01/2022	Monthly	Monthly Pool Services	1	2,300.00	2,300.00
-----					
		SUBTOTAL			2,300.00
		TAX			0.00
		TOTAL			2,300.00
-----					
		BALANCE DUE			<b>\$2,300.00</b>

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

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



**M&M POOL & SPA SERVICES**  
Cleaning & Maintenance

536.004

**INVOICE**

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

INVOICE 1014  
DATE 12/29/2021  
TERMS Due on receipt  
DUE DATE 12/29/2021

DATE	DESCRIPTION	QTY	RATE	AMOUNT
12/29/2021	Clean Filter D.E Wash and Clean DE Filter. Assembly and add D E powder	1	250.00	250.00
12/29/2021	Change Parts Change Cartridge Filter Kiddie Pool	1	150.00	150.00

---

SUBTOTAL	400.00
TAX	0.00
TOTAL	400.00

---

BALANCE DUE **\$400.00**

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

Page: 1  
11/30/2021  
Account No526-030290  
Statement No: 172308

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

Attn: CRAIG WRATHELL  
514.310  
001

STONEGATE CDD

Fees

Monthly minimum billing for general/routine legal services provided for in CDD Engagement Letter, including, but not limited to:  
Communications with District Manager and District Staff re: routine operations of the CDD; Communications with State and local government agencies re: CDD matters, requests for information, audits, etc.; Update and maintain CDD records, notices, filings, etc.; Review miscellaneous correspondence re: CDD; Scheduling matters involving the CDD and Agendas re: Meetings of Board of Supervisors; Monitoring litigation matters, receiving and processing all notices, service of process, etc., as Registered Agent of the CDD; Reviewing and reporting upon changes in legislation and regulatory measures affecting the CDD

For Current Services Rendered	400.00
Previous Balance	\$1,980.00
Total Current Work	400.00

Payments

12/07/2021 PAYMENT RECEIVED - THANK YOU	-1,980.00
Balance Due	<u>\$400.00</u>

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

LAW OFFICES

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

ESTABLISHED 1977

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

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

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

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

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

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

November 30, 2021

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

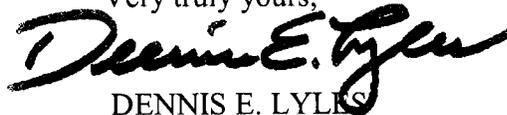
**RE: Stonegate Community Development District  
Our File No.: 526.03029**

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

# GALLOWAY

Office Supplies & Furniture

10201 N.W. 21st Street, Miami, FL 33172

Phone: (305) 591-1616 • Fax: (305) 591-5655

Website: gallowayofficesupply.com

536.011  
001

Est. 1984

SALESMAN 169 TIME 18:07:13 INV# 1272689-0  
WRITER 145 PAGE 1  
FEDERAL # 59-2524876  
PO# INVOICE DATE: 12/06/21

CUSTOMER # 10380

**BILLING ADDRESS**  
STONEGATE CMMTY CDD  
MALIBU BAY CLUBHOUSE  
1020 N.E. 34 AVENUE  
HOMESTEAD FL 33033

ROUTE #  
CHARGE  
INVOICE

**SHIPPING ADDRESS**  
STONEGATE COMMUNITY CDD  
1020 N.E. 34 AVE  
HOMESTEAD FL 33033

✓ 3

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
8644MBX	IMP	Who Called : PATRICIA GLOVES, GP PWDRFR, MED, BE	* BX	3		3	22.080	N	66.24
L36CT	TXL	REFILL, GYMWIPES, ADVANTA	* CT	2		2	165.590	N	331.18
							397.42		

*P. [Signature]*

TERMS: NET 30 DAYS OF INVOICE DATE.

Title to the above merchandise remains with GALLOWAY OFFICE SUPPLIES & FURNITURE until paid in full. In the event of default, purchaser agrees to pay all costs of collection, including reasonable attorney's fees. A service charge of 1.5% per month will be added to all past due accounts.

SUBTOTAL

TAX TOTAL

397.42

# GALLOWAY

Office Supplies & Furniture

10201 N.W. 21st Street, Miami, FL 33172

Phone: (305) 591-1616 • Fax: (305) 591-5655

Website: gallowayofficesupply.com

536.011

001

Est. 1984

SALESMAN 169 TIME 17:58:17 INV# 1272690-1

WRITER CYBR PAGE 1

FEDERAL # 59-2524876

PO#

INVOICE DATE: 12/06/21

CUSTOMER # 10380

**BILLING ADDRESS**

STONEGATE CMNTY CDD  
MALIBU BAY CLUBHOUSE  
1020 N.E. 34 AVENUE  
HOMESTEAD FL 33033

ROUTE #  
CHARGE  
INVOICE

**SHIPPING ADDRESS**

STONEGATE COMMUNITY CDD

1020 N.E. 34 AVE  
HOMESTEAD

FL 33033

✓ 8

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
		Who Called : Patricia Castro							
15949CT	CLO	WIPES, DISINFECTNG, FRSH,	CT	1		1	38.070	C	38.07
28124	GPC	TOWELS, SOFT PULL, CNTRPUL	CT	1		1	69.810	C	69.81
01804	KCC	TOWELS, MULTIFOLD, SCOTT	CT	2		2	48.950	C	97.90
74657	PGC	TOWEL, ESS, 30RL	CT	2		2	62.390	C	124.78
00031CT	CLO	CLEANER, MANUAL BOWL, 24OZ	CT	1	1		38.370	C	.00
17713	KCC	TISSUE, BATHROOM, COTTONE	CT	2		2	80.280	C	160.56
		Phone: 305-247-8859							
		Email: info@malibubayclubhouse.com							
VISIT OUR ONLINE CATALOG: GALLOWAYOFFICESUPPLY.COM									
<b>SUBTOTAL</b>									491.12
<b>TAX TOTAL</b>									491.12

*paid*

TERMS: NET 30 DAYS OF INVOICE DATE.  
Title to the above merchandise remains with GALLOWAY OFFICE SUPPLIES & FURNITURE until paid in full. In the event of default, purchaser agrees to pay all costs of collection, including reasonable attorney's fees. A service charge of 1.5% per month will be added to all past due accounts.

536.011

001

# GALLOWAY

Office Supplies & Furniture

10201 N.W. 21st Street, Miami, FL 33172

Phone: (305) 591-1616 • Fax: (305) 591-5655

Website: gallowayofficesupply.com

Est. 1984

SALESMAN 169 TIME 17:58:27 INV# 1272690-

WRITER CYBR PAGE 1

FEDERAL # 59-2524876

PO#

INVOICE DATE: 12/06/21

CUSTOMER # 10380

**BILLING ADDRESS**  
 STONEGATE CMMTY CDD  
 MALIBU BAY CLUBHOUSE  
 1020 N.E. 34 AVENUE  
 HOMESTEAD FL 33033

ROUTE #  
CHARGE  
INVOICE

**SHIPPING ADDRESS**  
 STONEGATE COMMUNITY CDD  
 1020 N.E. 34 AVE  
 HOMESTEAD FL 33033

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
4-FL 00031CT	CLO	Who Called : Patricia Castro CLEANER, MANUAL BOWL, 24OZ Phone: 305-247-8859 Email: info@malibubayclubhouse.com	CT	1		1	38.370	C	38.37
<p>BACKORDER TO BE DELIVERED UPON RECEIPT</p>									
<p>TERMS: NET 30 DAYS OF INVOICE DATE.          Title to the above merchandise remains with GALLOWAY OFFICE SUPPLIES &amp; FURNITURE until paid in full. In the event of default, purchaser agrees to pay all costs of collection, including reasonable attorney's fees. A service charge of 1.5% per month will be added to all past due accounts.</p>									
<p><b>SUBTOTAL</b></p>									38.37
<p><b>TAX TOTAL</b></p>									38.37

*Handwritten signature*

**UNUS Property Management LLC**

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

536.038 - 119.67  
536.011 - 590.66  
001



**INVOICE**

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

INVOICE 1035  
DATE 01/11/2022  
TERMS Due on receipt  
DUE DATE 01/11/2022

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Store Receipt	Supplie / Paint / Organize Receipt attached	1	710 33	710 33

BALANCE DUE **\$710.33**

536.011



How doers  
get more done.

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

6355 00011 79373 01/02/22 04:02 PM  
SALE CASHIER DOREY

051141932972 SBGREENNS6PK <A>	5.28
SB GREENER NON-SCRATCH SPONGE 6PK	
041911000567 SWGLCLNR230Z <A>	
SPRAYWAY GLASS FOAM AERO 230Z	
4@3.27	13.08
074527300134 MISTOLAVEN64 <A>	
MISTOLIN LAVENDER 64 OZ	
2@4.49	8.98
732109917957 OBLAVENDER <A>	
ODOBAN DISINFECT LAVENDER 128OZ	
3@9.98	29.94
019200793261 LYSOL <A>	
LYSOL DISINFECT AERO SPRING 19OZ	
12@7.48	89.76

SUBTOTAL	147.04
SALES TAX	10.29
TOTAL	\$157.33

XXXXXXXXXXXX5812 DEBIT USD\$ 157.33

AUTH CODE 000915  
Chip Read Verified By PIN  
AID A0000000042203 US Debit

6355 01/02/22 04:02 PM



6355 11 79373 01/02/2022 5489

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	04/02/2022

\*\*\*\*\*

**DID WE NAIL IT?**

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

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H88 165390 159046  
PASSWORD: 22052 159035

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.

536.038



How doers  
get more done.

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

6355 00011 86592 01/04/22 07:56 AM  
SALE CASHIER ASHANTI

037064096014 5GAL SPOUT <A>	1.97
ANVIL 5 GALLON POURING SPOUT	
051115036828 2090 <A>	
SCOTCHBLUE 1.41" 2090	
4@6.48	25.92
077089200454 4"5PKFOAM <A>	9.98
HD WHITE FOAM 4 IN MINI 5PK	
077089200140 4" RC W/FR <A>	5.67
HD WHITE FOAM 4 X 11 IN ASSEMBLY	
071497182524 ROLLER PAIL <A>	9.97
WOOSTER PELICAN PAIL	
6953781016132 3PC POLY <A>	9.97
ECON 3 PC BASIC BRUSH SET	
073257014090 HDX 15OCT <A>	18.47
HDX 13G DRAWSTRING KITCHEN 15OCT	

SUBTOTAL	81.95
SALES TAX	5.74
TOTAL	\$87.69

XXXXXXXXXXXX6778 DEBIT USD\$ 87.69

AUTH CODE 002876  
Chip Read Verified By PIN  
AID A0000000980840 US DEBIT

6355 01/04/22 07:56 AM



6355 11 86592 01/04/2022 2300

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	04/04/2022

\*\*\*\*\*

**DID WE NAIL IT?**

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

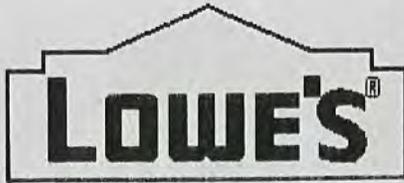
Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H88 179828 173484  
PASSWORD: 22054 173473

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.

536.011



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

- SALE -

SALES#: S2707MD3 9788821 TRANS#: 12911820 01-11-22

186219 201N X 1000FT STRETCH WRP	55.96
2 @ 27.98	
2423297 RNAID 24 COUNT MICROFIBER	9.98
355019 (328625)SS SIMPLE ARC SHE	30.28
*MINIMUM RETAIL PRICE APPLIED TO THIS ITEM*	
4 @ 7.57	
267966 BHK REAL ORG 50LB 2IN1 SH	15.96
2 @ 7.98	
761025 10-CT STEEL BIRD SPIKES (	29.98
100575 10.2-FL OZ PL PREMIUM POL	5.58
125865 GREAT HORNED OWL	33.94
2 @ 16.97	
SUBTOTAL: 181.68	
TAX: 12.72	
INVOICE 12515 TOTAL:	194.40
DEBIT:	194.40

DEBIT: XXXXXXXXXXXX5812 AMOUNT:194.40 AUTHCD: 672122

CHIP REFID:270712087957 01/11/22 09:37:34

\*PIN Verified

TRACE: 00880736

PURCHASE	CASH BACK	TOTAL DEBIT
194.40	0.00	194.40

APL: US Debit TVR: 0000048000

AID: A0000000042203 TSI: E800

STORE: 2707 TERMINAL: 12 01/11/22 09:37:00

# OF ITEMS PURCHASED: 13

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
LOWES.COM/RETURNS  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: ALBERT CONTRERAS

LOVE'S PRICE PROMISE  
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

ONE OF THE 500 WINNERS DRAW MONTHLY

536.011



How doers  
get more done.

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

6355 00010 38678 01/09/22 04:04 PM  
SALE CASHIER MARIA

6947434286409 4TIER SHELF <A>	64.98
4 SHELF BLACK WIRE UNIT 36X14X54	
030699180219 ORGANIZER <A>	19.98
EVERBILT 36"CLAMPWALL RACK ORGANIZER	
041785997116 DAFLIP MOP <A>	13.97
OCEDAR DUAL-ACTION FLIP MOP	
041785997123 DAFLIP RFL <A>	8.97
OCEDAR DUAL-ACTION FLIP MOP REFILL	
010254076072 ARCH SN <A>	
COVE ARCH PLATED SN - 6.5INX9IN	
4@8.47	33.88
873214006430 SHLF ESPRSO <A>	
LITE SHELF 24INX8INX3/4IN ESPRESSO	
2@9.98	19.96
070183500604 RDUP .5 GAL <A>	37.47
ROUNDUP WEED&GRASS KLR 64OZ CONC	
761475972062 MINI DUST <A>	4.97
HDX MICROFIBER MINI BLIND DUSTER	
020066213169 SRDKWALNUT <A>	
STOPS RUST GLOSS DARK WALNUT	
2@4.98	9.96
764661003168 LEVEL SAND <A>	4.58
SAKRETE PAVER LEVELING SAND STEP 2	
764661003175 PAVER BASE <A>	4.58
SAKRETE PAVER BASE STEP 1	

SUBTOTAL	223.30
SALES TAX	15.63
TOTAL	\$238.93

XXXXXXXXXXXX5812 DEBIT

USD\$ 238.93

AUTH CODE 000871

Chip Read

AID A0000000042203

Verified By PIN

US Debit

6355 01/09/22 04:04 PM



6355 10 38678 01/09/2022 0965

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90
		04/09/2022

\*\*\*\*\*  
DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H88 84000 77655

PASSWORD: 22059 77645

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.



How doers  
get more done..

536.038

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

6355 00011 27844 01/11/22 12:34 PM  
SALE CASHIER MARIA

757037212837 ORANGE GLO <A>	6.97
ORANGE GLO W/SPRAYER 32OZ	
020066778484 STRSTCHRGYSP <A>	
STOPS RUST GLOSS CHARCOAL GRAY	
3@4.98	14.94
020066164539 SPRAY GRIP <A>	7.98
COMFORT SPRAY GRIP	

SUBTOTAL	29.89
SALES TAX	2.09
TOTAL	\$31.98

XXXXXXXXXXXX5812 DEBIT USD\$ 31.98

AUTH CODE 000709  
Chip Read Verified By PIN  
AID A0000000042203 US Debit

6355 01/11/22 12:34 PM



6355 11 27844 01/11/2022 6607

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 04/11/2022

\*\*\*\*\*

**DID WE NAIL IT?**

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

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H88 62332 55988  
PASSWORD: 22061 55977

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.

# PIGEONS/DUCKS REMOVAL SERVICES

# INVOICE

Jorge Ga arraga  
18877 NW 35th Ave  
Mam Gardens F . 33056

(786)380-9693

**SOLD TO:**

Stonegate CDD  
1020 Ma bu Way  
Homestead F . 33033

**537.500**

INVOICE DATE | January 6th, 2022

305-247-8859



QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	<b>THIS INVOICE IS FOR THE MONTHLY DUCK REMOVAL SERVICE AT THE ABOVE PROPERTY FOR THE MONTH OF JANUARY.</b>  <b>6 Ducks were removed from the property.</b>		<b>\$500.00</b>
			<b>500.00</b>

**DIRECT ALL INQUIRIES TO:**  
JORGE GALARRAGA  
(786)380-9693  
[B rdman35@hotmail .com](mailto:Brdman35@hotmail.com)

**MAKE ALL CHECKS PAYABLE TO:**  
Jorge Ga arraga  
18877 NW 35th Ave.  
Mam Gardens F . 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
762435	01/04/2022	\$2,273.00	02/03/2022	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
<b>Cut the Grass</b> Cut the Grass 01/03/2022. 01/17/2022. #537.400	2	800.00	1,600.00
<b>Cut the Grass</b> Tract C. Maintenance 01/03/2022. 01/17/2022. #537.470	2	170.00	340.00
<b>Irrigation System</b> Third payment of Maintenance of the Irrigation System/ Fiscal Year 2022 #537.450	1	333.00	333.00

#537.400  
 #537.470  
 #537.450

BALANCE DUE

**\$2,273.00**

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

519.320  
 001



# Invoice

Date	Invoice No.
1/17/2022	6320

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

DocuSigned by:  
  
 91E21FBBCEDD4E0...

Juan R. Alvarez, P.E.

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

**Invoice Period:** 10/29/21-1/7/22

Description	Qty (hrs)	Rate (\$ / hr)	Amount
11/29/2021 Engineering Tech. Follow up with Solitude Lake Management on proposals for Aeration systems	0.5	78.00	39.00
12/9/2021 Engineering Tech. Review Aeration system proposals	0.75	78.00	58.50
12/16/2021 Principal Received, reviewed and filed the six lake's water quality reports from Allstate.	0.25	185.00	46.25
12/27/2021 Principal Reviewing quotes for the lakes aeration systems and sending them to the District Manager.	0.5	185.00	92.50
12/28/2021 Principal Received, reviewed and filed water management reports and pictures from Allstate for Lakes 1, 2, 3, 4, 5 and 6 dated December 13, 2021 and December 20, 2021.	0.25	185.00	46.25
1/5/2022 Principal Review of two emails and documents from Stephanie Shackman about payments made by the CDD from the operations account for planting improvements in Lake No. 3. Responded with clarifications.	0.5	185.00	92.50
1/7/2022 Principal Coordination with Clubhouse Manager to meet at the field to review a potential lake bank erosion.	0.25	185.00	46.25
<b>Amount due this Invoice</b>			<b>\$421.25</b>

**Wiring Instructions:**

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

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

Page: 1  
12/31/2021  
Account No526-030290  
Statement No: 172839

Attn: CRAIG WRATHELL

514.310  
001

STONEGATE CDD

Fees

Monthly minimum billing for general/routine legal services provided for in CDD  
Engagement Letter, including, but not limited to:  
Communications with District Manager and District Staff re: routine operations of  
the CDD; Communications with State and local government agencies re: CDD matters,  
requests for information, audits, etc.; Update and maintain CDD records, notices,  
filings, etc.; Review miscellaneous correspondence re: CDD; Scheduling matters  
involving the CDD and Agendas re: Meetings of Board of Supervisors; Monitoring  
litigation matters, receiving and processing all notices, service of process, etc.,  
as Registered Agent of the CDD; Reviewing and reporting upon changes in legislation  
and regulatory measures affecting the CDD

For Current Services Rendered	400.00
Previous Balance	\$400.00
Total Current Work	400.00
Balance Due	<u>\$800.00</u>

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

LAW OFFICES

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

ESTABLISHED 1977

DENNIS E. LYLES  
JOHN W. MAURO  
KENNETH W. MORGAN, JR.  
BRUCE M. RAMSEY  
RICHARD T. WOULFE  
CAROL J. HEALY GLASGOW  
MICHAEL J. PAWELCZYK  
ANDREW A. RIEF  
MANUEL R. COMRAS  
SHIRLEY A. DELUNA  
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  
(954) 764-7279 FAX

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

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

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

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

December 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

▶ **14954058** Stone Gate Cdd 1020 Malibu Way Homestead FL 33033



536.001  
001

Invoice date: Jan 13, 2022  
Service period: Feb 1 - Feb 28, 2022

Your total due is:  
**\$115.98** Past Due

Your Bill at-a-glance

Previous Balance	\$116.98
Payments and Adjustments	-\$58.99
<b>Current Charges</b>	<b>\$57.99</b>
Taxes and Fees	\$0.00

**Upon Receipt \$115.98**

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

Message from ADT

Hi. Looks like you have a past due balance of \$116.98. Please make a payment soon.

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

We recommend you test your alarm service monthly.

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

1. Download the app from [ADT.com/apps](http://ADT.com/apps) to your mobile
2. Sign in to the MyADT app using your username and password
3. Pay your bill

[www.ADT.com/apps](http://www.ADT.com/apps)



ADT  
3190 S Vaughn Way  
Aurora, CO 80014

6230 0020 NO RP 13 01132022 NNNNNNNY 01 006049 0018

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



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

Account Number	<b>14954058</b>
Due Date	<b>Past Due</b>
Amount Due	<b>\$115.98</b>

Amount Enclosed \$ \_\_\_\_\_

**Please send payment to:**

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



000149540580000000000000011222000000000000115982

Your account number: **14954058** Security provided for: Stone Gate Cdd Your ADT system is located at: 1020 Malibu Way Homestead FL 33033

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

## Your Account Activity

<b>Previous Balance</b>		<b>\$116.98</b>
<b>Payments and Adjustments</b>		
Payment Received - Thank You!	Dec 24, 2021	<b>-\$58.99</b>
<b>Current Charges</b>		
RECURRING CHARGES		
<b>Services</b>		
Invoice Number 896408014	Feb 1 - Feb 28, 2022	\$57.99
<b>Total Non-taxable Charges</b>		<b>\$57.99</b>
<b>Total Due</b> over 30 days <b>Past Due</b>		<b>\$115.98</b>

Any balance left from previous billing periods

All payments and adjustments received from you during billing period

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



Have questions? Chat with us through MyADT mobile app.

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

\* Taxable charges



### Thinking about moving?

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

Learn more at [www.adt.com/safe-move](http://www.adt.com/safe-move)

### Protect yourself against FRAUD

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

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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# Hello, Your Payment Is Past Due.

Dear Valued Customer,

Sometimes it seems like there aren't enough hours in the day to even accomplish the little things. With that in mind, we completely understand why your payment to ADT might have been overlooked last month - or perhaps sent to us late. **We want to remind you that your payment of \$115.98 is now past due.**

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



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



Use **MyADT App**.  
Download the mobile app today.



Make a payment by calling  
**877.545.0495**.

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

## Sign up for EasyPay

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

Sincerely,

**Your ADT Customer Care Team**

## CUSTOMER INFORMATION

Account #:	14954058
Due Date:	January 13, 2022
Amount Due:	\$115.98
Days Overdue:	30



## Important Information

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

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

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

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

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



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

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**MS 15019511**



Allstate

**RESOURCE MANAGEMENT**

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

# Invoice

179992

537.003

001

**Bill To**

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

**Contact Us**

info@allstatemanagement.com

Phone: (954) 382-9766

Fax: (954) 382-9770

Please retain this portion for your records

**Due Date** 12/1/2021

**Terms** Net 30

**Account #** 3782

**PO #**

**FOR MONTH OF:**

11/1/2021

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 #** 179992

**Account #** 3782

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

**Amount Enclosed:** \$ \_\_\_\_\_

Please return this portion with your payment



*Allstate*

**RESOURCE MANAGEMENT**

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

# Invoice

180482

**Bill To**

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

**Contact Us**

info@allstatemanagement.com

**Phone:** (954) 382-9766

**Fax:** (954) 382-9770

Please retain this portion for your records

**Due Date** 12/1/2021  
**Terms** Net 30  
**Account #** 3782  
**PO #**

**FOR MONTH OF:**

11/1/2021

Description	Amount Due
Water Quality Monitoring	1,170.00

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

**Total** \$1,170.00

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

**Invoice #** 180482

**Account #** 3782

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

**Amount Enclosed:** \$ \_\_\_\_\_

Please return this portion with your payment

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

**7B**

**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 October 18, 2021 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033.

**Present at the meeting were:**

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

**Also present were:**

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Angel Camacho (via telephone)	District Engineer
Victor Castro	UNUS Property Management
Arnaldo Sosa	Resident
Ernesto Jimenez	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 6:39 p.m. Supervisors McGuinness, Eiras, Figueroa and Goessel were present, in person. Supervisor Granobles was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments: *non-agenda items***

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consider Ratification of Resolution 2021-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment**

41 **Roll; Providing for Amendments to the**  
42 **Assessment Roll; Providing a Severability**  
43 **Clause; and Providing an Effective Date**  
44

45 Mr. Rom stated that Resolution 2021-09, which provides for collection of assessments by  
46 the Tax Collector, was passed at the previous meeting. It was being presented for ratification  
47 today because the motion and second were not audible on the recording.  
48

49 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**  
50 **Resolution 2021-09, Making a Determination of Benefit and Imposing Special**  
51 **Assessments for Fiscal Year 2021/2022; Providing for the Collection and**  
52 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing**  
53 **for Amendments to the Assessment Roll; Providing a Severability Clause; and**  
54 **Providing an Effective Date, was ratified.**

55

56

57 **FOURTH ORDER OF BUSINESS**

**Consideration of Allstate Resource**  
**Management, Inc., Increase Request**

58

59  
60 Mr. Rom presented a letter from the Vice President of Allstate Resource Management,  
61 Inc. (Allstate) stating that, while Allstate does not foresee another increase, Allstate could not  
62 guarantee that there would not be another price increase for the next two years due to the  
63 unprecedented increases in the cost of goods. Allstate would do anything within its power not to  
64 raise prices again; this is the first increase for most Allstate customers in 10 years.

65 Mr. Rom stated that the budget includes the requested increase.

66 Discussion ensued regarding Allstate's history of responsiveness and performance in the  
67 CDD and whether to seek additional proposals. The consensus was to accommodate the request.  
68

69

69 **On MOTION by Mr. Goessel and seconded by Ms. Figueroa, with all in favor, the**  
70 **Allstate Resource Management, Inc. Increase Request, and authorizing Staff to**  
71 **prepare an Amendment to the Agreement, was approved.**

72

73

74 Mr. Pawelczyk noted the 5% increase would be effective January 1, 2022.

75 Mr. Goessel observed that the electronic sign at the front entrance is out of order and no  
76 paper sign was posted regarding the meeting. Mr. Rom stated the meeting information was  
77 posted on the CDD website as required by Florida Statute.

78 Discussion ensued regarding the need to post a sign.  
79

## 80 FIFTH ORDER OF BUSINESS

## Discussion Items

81

### 82 A. Allstate Resource Management Report on Littoral Shelf and Aeration

83 Mr. Rom distributed a copy of the Report requested at the last meeting, noting that the  
84 lakes look great. Water clarity was 6', which is within normal range and the parameters indicate  
85 no additional need for plants or aeration. Additional plants would be an additional scope of work  
86 above the 5% increase. Discussion ensued regarding the stormwater system, costs for littoral  
87 shelf projects and related maintenance and the proactively adding aerators.

88 Mr. McGuinness asked for the District Engineer to obtain aeration proposals for Lakes 3,  
89 4, 5 and 6. The consensus was that, based on cost savings and expert recommendations, littoral  
90 shelf projects would be paused in favor of installing aerators. Mr. Castro stated during a  
91 walkthrough of Lake 4 he observed an area with severe drop-off that might need to be filled in  
92 when planting is done. Allstate would be asked to survey the area.

### 93 B. Update: Pool Permit

94 Mr. Castro stated the pool passed the electrical portion of the permit inspection but, due  
95 to minor issues, the pool did not pass one portion of the plumbing inspection; it is a simple matter  
96 and the plumber would be scheduled to address it as soon as possible. The hope was for the pool  
97 to be functional by mid-November. A planned construction upgrade is pending and anticipated  
98 to be complete before summer.

### 99 C. Grand Room A/C

100 Mr. Castro distributed proposals for repair or replacement of the condenser. He stated  
101 the condenser reached its lifespan and it could be replaced; however, due to foliage and  
102 sprinklers in the area the base of the unit was rotting. Going forward, the handyman would  
103 remove the foliage and a privacy fence would be installed for aesthetic and protective purposes.  
104 One vendor recommended replacing the 20-year old Carrier A/C units and another vendor  
105 quoted \$3,500 to repair it.

106 Discussion ensued regarding repair versus replacement costs for each unit, proposals  
107 requested and the budget. Mr. Castro stated the condenser is currently functioning. Mr.  
108 McGuinness suggested obtaining a proposal to repair the condenser to give time for the CDD to  
109 budget for the eventual replacement of the air handler.

110 Discussion ensued regarding amounts remaining in General Capital Outlay, unassigned  
111 fund balance and funds earmarked for replacement of the Clubhouse roof.

112 Mr. Castro stated additional units cost \$15,000 and only have a one-year warranty. Partial  
113 replacement versus complete replacement and the electricity cost savings when replacing an  
114 inefficient unit, were discussed.

115 Ms. Figueroa noted that lack of air conditioning would affect parties. Mr. Castro stated he  
116 already canceled events throughout November. Discussion ensued regarding the limited  
117 availability of replacement equipment, lack of funds to replace the entire unit and the possibility  
118 of replacing only the condenser unit.

119 Mr. McGuinness suggested approving replacement of the condenser unit described in the  
120 Power Enterprise proposal, in a not-to-exceed amount of \$16,000, unless the outstanding  
121 proposal is less. He noted that the parts would be good for one year and the intention is to  
122 replace both air handlers next year. Mr. Goessel asked for Mr. Castro to obtain proposals to  
123 replace both air handlers.

124

125 **On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor,**  
126 **Power Enterprise estimate No. 217 for replacement of the condenser unit for**  
127 **the Grand Room side of the building, in a not-to-exceed amount of \$16,000, and**  
128 **authorizing the Chair to execute, was approved.**

129

130

131 **D. Pool System Upgrade Design**

132 Mr. Castro stated the plans were completed and submitted to the Department of Health  
133 (DOH) for its review; the plans must be reviewed and accepted before a formal proposal can be  
134 prepared. It was hoped that the plans would be accepted within the next ten days.

135

136 **SIXTH ORDER OF BUSINESS**

**Consent Agenda Items**

137

138 Mr. Rom presented the following Consent Agenda Items:

- 139 A. **Acceptance of Unaudited Financial Statements as of August 31, 2021**  
140 B. **Approval of September 14, 2021 Public Hearings and Regular Meeting Minutes**  
141

142 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**  
143 **the Consent Agenda Items, as presented, were accepted and approved.**  
144

145  
146 **SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- 147  
148 A. **Operations Manager: *UNUS Property Management***  
149     • **Allstate Resource Management, Inc., Mitigation Area Management Report**  
150     The October Allstate Management Report was provided for informational purposes.  
151 B. **District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***  
152     There was no report.  
153 C. **District Engineer: *Alvarez Engineers***  
154     There was no report.  
155 D. **District Manager: *Wrathell, Hunt and Associates, LLC***  
156     • **NEXT MEETING DATE: January 4, 2022 at 6:30 P.M.**  
157         ○ **QUORUM CHECK**  
158     The next meeting would be held on January 4, 2022, unless canceled.  
159

160 **EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

161  
162     Mr. Goessel asked that an email update regarding the resolution of the air conditioning  
163 in the Grand Room be provided. Mr. McGuinness asked for updates be provided for the pool and  
164 patio projects.  
165

166 **NINTH ORDER OF BUSINESS**

**Adjournment**

167  
168     There being no further business to discuss, the meeting adjourned.  
169

170 **On MOTION by Ms. Figueroa and seconded by Mr. Eiras with all in favor, the**  
171 **meeting adjourned at approximately 7:39 p.m.**  
172

173  
174  
175  
176  
177  
178

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Secretary/Assistant Secretary

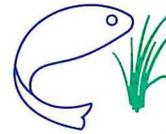
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Chair/Vice Chair

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

**8A**

# WATERWAY MANAGEMENT REPORT



**Allstate**  
**RESOURCE MANAGEMENT, INC.**

(954) 382-9766 • Fax: (954) 382-9770

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

CUSTOMER STONEGATE CDD ACCOUNT # 3782 DATE 10-27-21

WEATHER CONDITIONS SUNNY, HOT BIOLOGIST DAN

ALGAE/AQUATIC WEED CONTROL	WATERWAY I.D.									
	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT			/	/	/					
BORDER GRASSES			/							
SUBMERSED AQUATICS			/							
FLOATING WEEDS										
WATER LEVEL			NORM	NORM	NORM					
RESTRICTION (# HRS.)			/	/	/					

REMARKS: ALGAE AND EXCESSIVE CHARA TREATED IN THE LAKES.

## WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H<sub>2</sub>O 82 °F.  High  Normal  Low  
 DISSOLVED OXYGEN 7.0 ppm.  High  Normal  Low  
 pH READING 8.5  Acid 1-7  Neutral 7  Base 7-14  
 WATER CLARITY 6'  Good  Fair  Poor  
 WATER SAMPLE TO LAB  Yes  No  Test \_\_\_\_\_

REMARKS: WATER TESTS NORMAL  
FOUNTAIN ON

## WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED CHARA, AQUASCAPING  
 LITTORAL SHELF CARE  Manual Removal  Algae Treated  No Treatment

REMARKS: \_\_\_\_\_

## FISH/WILDLIFE OBSERVATIONS

SPORT FISH  Largemouth Bass  Bream  Catfish  
 BIOLOGICAL CONTROL FISH  Triploid Grass Carp  Mosquitofish  
 UNDESIRABLE SPECIES  Gar  Exotics \_\_\_\_\_  
 BIRDS  Wading  Wild Ducks  Muscovies  Coot  Gallinule  
 Anhinga  Cormorant  Kite  Marsh Hawk  Osprey

OTHER WILDLIFE \_\_\_\_\_  
 REMARKS: GREEN HERON

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

**8D**

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

*Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 18, 2021</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>November 2, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>January 4, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>March 1, 2022</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>May 3, 2022</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>June 7, 2022</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>August 2, 2022*</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>September 6, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>6:30 PM</b>

\*Only if necessary