

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

September 14, 2022

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

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

September 7, 2022

Board of Supervisors
Stonegate Community Development District

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

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold Multiple Public Hearings and a Regular Meeting on September 14, 2022 at 9:00 a.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Special Assessments for Operations and Maintenance for Fiscal Year 2022/2023, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2022-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Public Hearing to Hear Public Comment and Objections to Proposed Amendments to the Club Malibu Bay Rules and Regulations
 - A. Affidavits of Publication

- B. Consideration of Resolution 2022-08, Amending the Schedule for Club Dues, Fees and Charges, Changing Certain Fees, Charges, and Rates Relating the Membership, Access Control, and Rentals of the Club Facilities, Removing References to Amenities or Options No Longer Available; Authorizing the Use of a Revised Facility Rental Agreement; Directing District Staff to Take Certain Actions Consistent with the Adoption of this Resolution Amending the Club Dues, Fees, and Charges; and Providing for an Effective Date
6. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates
7. Consideration of Resolution 2022-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021
8. Discussion/Consideration/Ratification Items
 - A. Ratification of Stormwater Management Needs Analysis
 - Boundary Map
 - B. Consideration Custom Tree Care, Inc., Pre-Event Debris Removal Services Rate Increase
 - C. Ratification of Printer Lease Agreement
 - I. ImageNet Consulting, LLC, Lease and Service Agreements
 - II. Fiscal Funding Addendum
9. Presentation of Alvarez Engineers Report for Fiscal Year 2022-2023
10. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of July 31, 2022
 - B. Approval of June 15, 2022 Regular Meeting Minutes
11. Staff Reports
 - A. Operations Manager: *UNUS Property Management*
 - B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - C. District Engineer: *Alvarez Engineers*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 4, 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

12. Supervisors' Requests

13. Adjournment

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

Sincerely,



Daniel Rom
District Manager

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

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3A

MIAMI-DADE

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

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

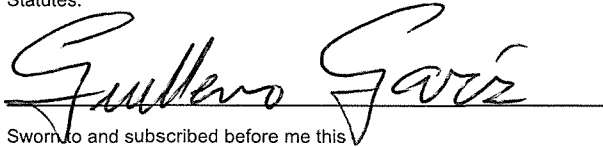
STONEGATE COMMUNITY DEVELOPMENT DISTRICT - PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET - SEPT. 14, 2022

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

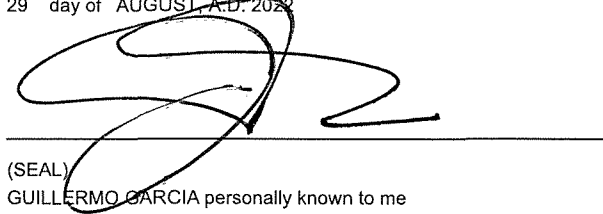
08/22/2022 08/29/2022

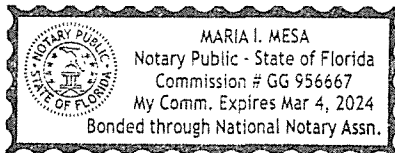
SEE ATTACHED

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
29 day of AUGUST, A.D. 2022


(SEAL)
GUILLERMO GARCIA personally known to me



**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 NOTICE OF PUBLIC HEARING TO CONSIDER THE
 ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET;
 NOTICE OF PUBLIC HEARING TO CONSIDER THE
 IMPOSITION OF OPERATIONS AND MAINTENANCE
 SPECIAL ASSESSMENTS, ADOPTION OF AN
 ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND
 ENFORCEMENT OF THE SAME; AND NOTICE OF
 REGULAR BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors of the Stonegate Community Development District will hold the following two (2) public hearings and regular meeting:

DATE: September 14, 2022
 TIME: 9:00 AM
 LOCATION: Malibu Bay Clubhouse
 1020 NE 34th Avenue
 Homestead, Florida 33033

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	1,055	1	\$896.42

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Miami-Dade County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours or on the District's website at <https://stonegateccd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

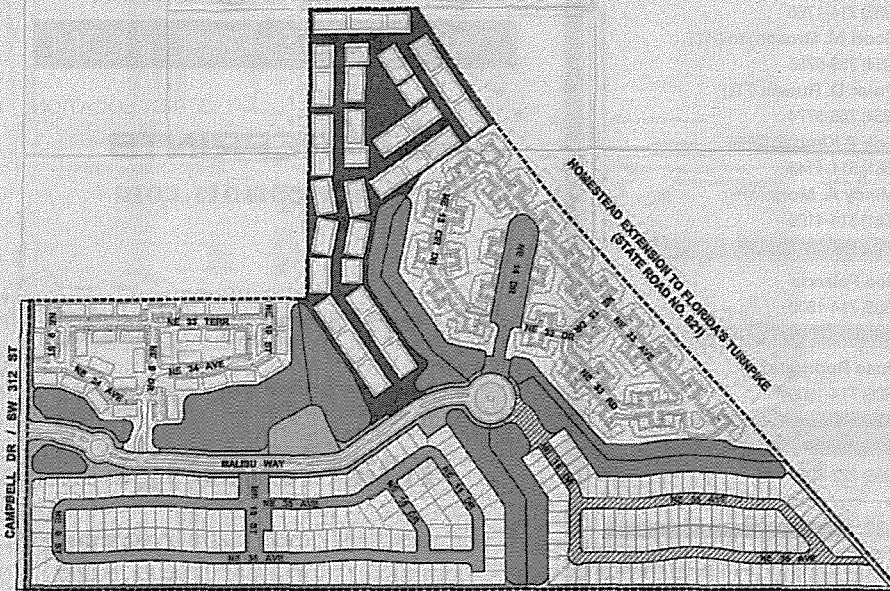
2/3

Stonegate Community Development District

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings and meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



District Manager
Stonegate Community Development District
8/22-29

22-10/0000614049M

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2022-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Stonegate Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2022 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Stonegate Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$1,841,776 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$918,102
DEBT SERVICE FUND - SERIES 2013 (REFUNDED SERIES 2004)	\$601,314
DEBT SERVICE FUND - SERIES 2020	<u>\$322,360</u>
TOTAL ALL FUNDS	\$ 1,841,776

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF SEPTEMBER, 2022.

ATTEST:

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

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

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

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

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022	Total Actual & Projected	
Field Operations					
Landscape maintenance	81,868	46,500	35,368	81,868	109,018
Landscape replacement	10,000	3,723	6,277	10,000	10,000
Tree Maintenance	10,000	-	10,000	10,000	10,000
Irrigation Repairs	3,000	-	3,000	3,000	3,000
Playground maintenance	1,500	-	1,500	1,500	1,500
Pump maintenance/repair	4,500	-	4,500	4,500	4,500
Electrical repairs	1,000	1,086	350	1,436	1,000
Lake maintenance	22,050	9,845	12,205	22,050	24,255
Aeration maintenance	1,700	-	-	-	9,700
Aeration utilities	-	-	-	-	12,000
Contingency	5,000	-	5,000	5,000	5,000
Holiday decorations	14,350	7,175	7,175	14,350	14,350
Animal control	7,500	2,675	1,500	4,175	3,000
Operating supplies	2,000	293	1,707	2,000	2,000
Total field operations	<u>164,468</u>	<u>71,297</u>	<u>88,582</u>	<u>159,879</u>	<u>209,323</u>
Clubhouse					
Telephone	2,160	2,204	1,800	4,004	3,480
Utilities	63,000	22,052	40,948	63,000	63,000
Insurance property	18,614	17,514	-	17,514	21,017
Flood Insurance	4,037	-	4,037	4,037	4,037
Alarm monitoring	720	439	281	720	720
Fire monitoring	540	896	-	896	540
Pool maintenance	30,000	14,200	15,800	30,000	30,000
Pool repair	7,500	160	-	160	7,500
Pool health inspections	750	-	750	750	750
Air conditioning R&M	5,000	15,706	1,000	16,706	5,000
Clubhouse operation and management:					
Clubhouse Mgmt	243,171	121,586	134,250	255,836	254,034
Special events	25,000	7,960	17,040	25,000	25,000
Gym maintenance	5,000	1,817	1,000	2,817	3,000
Office supplies	1,800	-	1,800	1,800	1,800
Repairs and maintenance	15,000	4,223	10,777	15,000	15,000
New access yearly fee	2,000	-	2,000	2,000	2,000
Wall paint and repairs	10,000	429	9,571	10,000	10,000
Storage shed and landscape	15,000	1,274	13,726	15,000	-
Pool system upgrade	-	4,435	-	4,435	50,000
Pool permit inspection & repair	-	12,546	1,000	13,546	-
Wifi system upgrade & camera	-	-	25,000	25,000	-
Pressure cleaning	1,000	-	1,000	1,000	1,000
Janitorial supplies	15,700	1,982	7,000	8,982	15,700
Contingencies	9,000	-	9,000	9,000	9,000
Total clubhouse	<u>474,992</u>	<u>229,423</u>	<u>297,780</u>	<u>527,203</u>	<u>522,578</u>

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

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022		
Infrastructure Reinvestment					
Capital Outlay					
General	30,000	-	30,000	30,000	60,000
Total capital outlay	<u>30,000</u>	<u>-</u>	<u>30,000</u>	<u>30,000</u>	<u>60,000</u>
Other fees and charges					
Property appraiser & tax collector	8,178	6,953	1,225	8,178	9,458
Total other fees and charges	<u>8,178</u>	<u>6,953</u>	<u>1,225</u>	<u>8,178</u>	<u>9,458</u>
Total expenditures	<u>792,113</u>	<u>353,647</u>	<u>473,176</u>	<u>826,823</u>	<u>918,102</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	345,093	(378,449)	(33,356)	(2,205)
Fund balance - beginning (unaudited)	834,139	869,183	1,214,276	869,183	835,827
Fund balance - ending (projected)					
Committed					
Clubhouse renewal & replacement ¹	155,000	155,000	155,000	155,000	155,000
Assigned					
3 months working capital ²	190,528	190,528	190,528	190,528	214,526
Disaster	225,000	225,000	225,000	225,000	225,000
Pool system upgrade	175,000	175,000	175,000	175,000	-
Lake 4 and 6 degradation	-	-	-	-	45,000
Unassigned	88,611	468,748	90,299	90,299	194,096
Fund balance - ending (projected)	<u>\$ 834,139</u>	<u>\$ 1,214,276</u>	<u>\$ 835,827</u>	<u>\$ 835,827</u>	<u>\$ 833,622</u>

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

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

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

EXPENDITURES

Professional and Administrative Services

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

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

EXPENDITURES (continued)

Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,225
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Office supplies	300
Accounting and administrative supplies.	
Other current charges	1,500
Miscellaneous charges including bank fees and automatic AP routing.	
Annual special district fee	200
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	8,563
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Property taxes	178
Parcel #1079100101460 has an assessed value of \$100, which results in an annual tax bill of \$2.44. This relates to the lift station. This amount also includes a city clubhouse tax that the District disputes.	

Field Operations

Landscape maintenance	109,018
Armando Garcia Land Service, Inc. 4/13/2022 second amendment to agreement October 1, 2019 through September 30, 2022 to include planting maintenance to lakes 3 and 5.	
Landscape replacement	10,000
Replacement of landscaping around common areas owned by the District.	
Tree Maintenance	10,000
Tree trimming 1/yr	
Trim Palms (Royals, Coco's & Bizmarkias) 2x/yr	
Trim & apply herbicide section 1,2,3 of lake #5 6x/yr	
Trim & apply herbicide lake #3 6x/yr	
Cleaning (picking up) coconuts lakes #1,2,3,4,5 6x/yr	
Irrigation Repairs	3,000
Represents the labor to replace defective valves as well as replacement of various sprinklers around the clubhouse area and all common areas. Contractor is to provide receipts for actual costs associated with the replacement parts and to be reimbursed for those costs.	
Playground maintenance	1,500
This amount is for annual mulch and equipment repairs necessary for the clubhouse playground area.	

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

EXPENDITURES (continued)

Pump maintenance/repair	4,500
The District uses vendors for preventative maintenance. Additional \$ money has been included in this amount for any repairs needed to the pump.	
Electrical repairs	1,000
Represents electrical repairs on District owned facilities needed from time to time.	
Lake maintenance	24,255
Allstate Resource Management: 24 visits per year for the following: algae and aquatic plant control-\$712.00/month, blue dye application-\$150.00/month, debris removal-\$295.00/month. 12 visits per year for aquatic plantings maintenance-\$195.00/month, quarterly water chemistry testing-\$195.00/quarter per lake= \$14,040/year. Fish stocking as requested, at an additional cost. Additional funds are included for repairs.	
Aeration maintenance	9,700
Allstate Resource Management: \$175/ quarterly Fountain maintenance. Additional \$1,000 has been included in this amount for any repairs needed to the aeration systems.	
Aeration utilities	12,000
Contingency	5,000
This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.	
Holiday decorations	14,350
VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year)	
Animal control	3,000
The District anticipates engaging a vendor to remove ducks and rodents.	
Operating supplies	2,000
Supplies necessary for operating the clubhouse.	
Clubhouse	
Telephone	3,480
The District currently has two accounts with AT&T. The accounts provide telephone and fax service to the clubhouse and alarm line for monitoring.	
Utilities	63,000
The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,	
Insurance property	21,017
Includes property insurance for the District's clubhouse and physical assets.	
Flood Insurance	4,037
Due to FEMAs high hazard flood rating for the clubhouse location, flood insurance was obtained through the National Flood Insurance Program (NFIP). The policy has a \$20,000 deductible and an annual premium of approximately \$3,737, which includes an assumed 10% CPI adjustment.	
Alarm monitoring	720
ADT Security Services provides quarterly alarm monitoring services for the alarms in the clubhouse at a rate of \$176.14/quarter (\$705 annually). Two additional service calls per year have been budgeted at \$40 per occurrence.	

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

EXPENDITURES (continued)

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

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

EXPENDITURES (continued)

Clubhouse renewal & replacement

Capital Outlay

General

60,000

Other fees and charges

Property appraiser & tax collector

The property appraiser and tax collector fees are 0.5% each.

9,458

Total expenditures

\$ 918,102

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

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

Stonegate

Community Development District

Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

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

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

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

Stonegate

Community Development District

Series 2020, Special Assessment Refunding and Improvement Bonds

Debt Service Schedule

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

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

Product	Total Projected Units	Proposed FY 2023				% Change FY 22' to FY 23'
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment	
Monterey at Malibu Bay	240	\$ 550.96	\$ 318.55	\$ 896.42	\$ 1,765.93	7.51%
Ventura at Malibu Bay	179	591.18	318.55	896.42	1,806.15	7.34%
Ventura at Malibu Bay-PrePay	1	-	40.16	896.42	936.58	14.88%
Villas at Carmel Condos	384	550.96	318.55	896.42	1,765.93	7.51%
Sonara at Malibu Bay	108	692.56	318.55	896.42	1,907.53	6.95%
Estates at Mendocino	143	712.94	318.55	896.42	1,927.92	6.87%
	<u>1,055</u>					

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

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4A

MIAMI-DADE

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

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

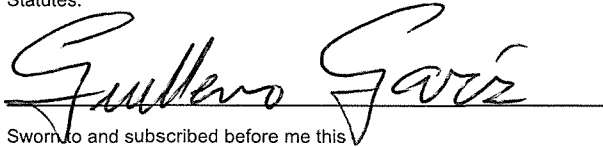
STONEGATE COMMUNITY DEVELOPMENT DISTRICT - PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET - SEPT. 14, 2022

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

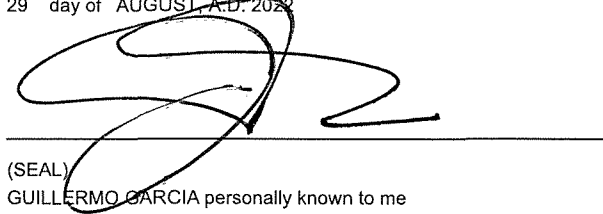
08/22/2022 08/29/2022

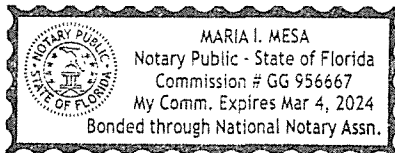
SEE ATTACHED

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
29 day of AUGUST, A.D. 2022


(SEAL)
GUILLERMO GARCIA personally known to me



**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 NOTICE OF PUBLIC HEARING TO CONSIDER THE
 ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET;
 NOTICE OF PUBLIC HEARING TO CONSIDER THE
 IMPOSITION OF OPERATIONS AND MAINTENANCE
 SPECIAL ASSESSMENTS, ADOPTION OF AN
 ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND
 ENFORCEMENT OF THE SAME; AND NOTICE OF
 REGULAR BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors of the Stonegate Community Development District will hold the following two (2) public hearings and regular meeting:

DATE: September 14, 2022
 TIME: 9:00 AM
 LOCATION: Malibu Bay Clubhouse
 1020 NE 34th Avenue
 Homestead, Florida 33033

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	1,055	1	\$896.42

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Miami-Dade County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours or on the District's website at <https://stonegateccd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

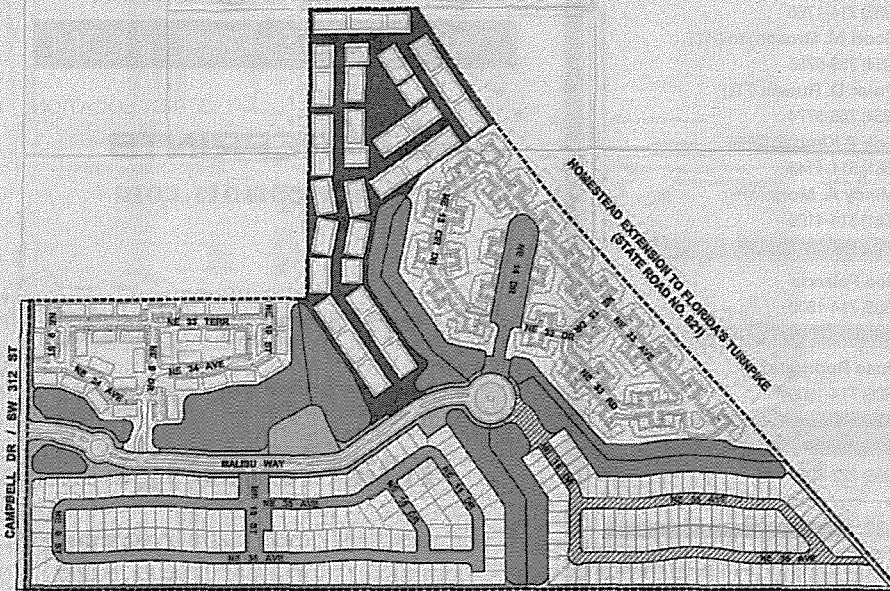
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Stonegate Community Development District

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings and meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



District Manager
Stonegate Community Development District
8/22-29

22-10/0000614049M

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stonegate Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Miami-Dade County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Stonegate Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 14th day of September, 2022.

ATTEST:

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A: Budget

Exhibit B: Assessment Roll

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5A

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:


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

STONEGATE COMMUNITY DEVELOPMENT DISTRICT - NOTICE OF RULE DEVELOPMENT

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

08/11/2022

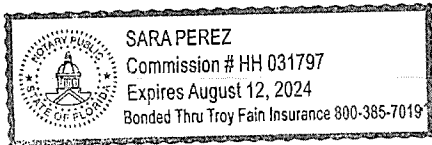
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
11 day of AUGUST, A.D. 2022



(SEAL)
MARIA MESA personally known to me



**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF RULE DEVELOPMENT**

In accord with Chapters 190 and 120, Florida Statutes, the Stonegate Community Development District hereby gives notice of its intention to revise its Club Malibu Bay Rules and Regulations ("Rules"), which govern the operations and use of the District clubhouse facilities.

The revisions to the Rules will address the use of and the Club dues, fees and charges associated with the use of the clubhouse known as Club Malibu Bay and other District recreational facilities.

The purpose and effect of the revisions to the Club dues, fees and charges is to provide for efficient and effective District operations, while preserving District-owned facilities. Specific legal authority for the Rules includes Sections 190.011, 190.035, 120.54 and 120.81, Florida Statutes.

A copy of the proposed revisions to the Club dues, fees and charges may be obtained by contacting the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561) 571-0010.

A public hearing on the adoption of the proposed Club dues, fees and charges associated with the District clubhouse and recreational facilities, will be conducted by the Board of Supervisors on September 14, 2022 at 9:00 A.M., at the Malibu Bay Clubhouse, 1020 NE 34 Avenue, Homestead, Florida 33033.

Daniel Rom
District Manager
8/11

22-63/0000613416M

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

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

STONEGATE COMMUNITY DEVELOPMENT DISTRICT - NOTICE OF RULE MAKING FOR CLUB DUES, FEES AND CHARGES AND RATE SETTING - PUBLIC HEARING - SEPT. 14, 2022

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

08/12/2022

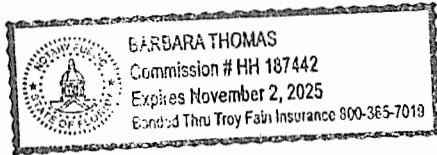
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Handwritten signature of Guillermo Garcia

Sworn to and subscribed before me this 12 day of AUGUST, A.D. 2022

Handwritten signature of Barbara Thomas

(SEAL) GUILLERMO GARCIA personally known to me



STONEGATE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RULE MAKING FOR CLUB DUES, FEES AND CHARGES AND RATE SETTING

A public hearing will be conducted by the Board of Supervisors of the Stonegate Community Development District (the "District") on September 14, 2022 at 9:00 a.m., at the Malibu Bay Clubhouse, 1020 NE 34 Avenue, Homestead, Florida 33033.

The public hearing will provide an opportunity for the public to address proposed revisions to the Club Malibu Bay schedule for Club dues, fees and charges pertaining to membership, access control and rentals of the club facilities and amenities at Club Malibu Bay (the "Rules"). The revisions to the Rules will revise, clarify, and update Section 12 entitled Club Dues, Fees and Charges

The proposed revisions to the Rules, dues, fees and charges may be amended at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose of the Rules is to establish and/or modify rules and policies governing the operations and the use of Club Malibu Bay and other District recreational facilities. The proposed revisions to the Rules, policies and rates are established pursuant to the provisions of Chapters 190 and 120, Florida Statutes. Specific legal authority for the Rules includes Sections 190.011, 190.035, 120.54 and 120.81, Florida Statutes.

Below are proposed changes to Club Dues, Fees and Charges:

Table with 2 columns: CATEGORY and AMOUNT. Rows include Annual Member Club Fee, Supplemental Member Annual Fee, Seasonal Member Fee, Membership Card Replacement, Access Control, Event Rental of the Grand Room or BBQ Pavilion, and After Hours Club Event Rental.

Stonegate Community Development District

Non-Exclusive ("Limited") Use of BBQ Pavilion Grill (use of one grill)	1-2 people....1 hour... \$5.00
	3-4 people...1.5 hours... \$15.00
	5-6 people ...2.5 hours...\$30.00
	Additional Cleaning Fee per Policies \$25.00

Additional Hours on a Rental (this fee is in addition to rental fees if additional hours or any portion thereof are beyond the operating hours for the Club) \$30.50.00/hr (or any portion or of an hour)

- * ANY CLUB DUES, FEES, AND CHARGES NOT SPECIFICALLY MODIFIED ABOVE SHALL BE UNCHANGED AND SHALL REMAIN IN EFFECT AS PREVIOUSLY ADOPTED AND APPROVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT. ALL HOURLY RATES AND CHARGES SET FORTH HEREIN ARE CHARGED FOR ANY PORTION OF AN HOUR AND ARE NOT TO BE PRO-RATED.
- ** Seasonal Membership is available only to Members who have leased their unit pursuant to District and association **Association** rules.
- *** No-up-front-cleaning-fee-is-required-if-the-event-is-scheduled-for less-than-two-(2)-hours; however, any costs attributed to cleaning are authorized to be taken from the applicable security deposit. Should such rental exceed two (2) hours, the renter is liable for the cleaning fee, which may be removed from the security deposit
- **** (a) The initial use fee shall be paid up front prior to the use of the equipment of the BBQ Pavilion.
 - (b) Members shall leave their Driver's License or Club Membership Card (collectively, the "ID Card") with Club staff, which ID Card will be returned upon inspection and payment of all fees to the District. In addition, the failure to pay any fees to the District pursuant to this section may result in suspension of the Member's use of the Club Facilities pursuant to Section 6 of the Club Malibu Bay Rules and Regulations.
 - (c) Members shall complete all cooking and cleaning prior to the end of their rental or otherwise be subject to the fees associated with the next time slot and a suspension from future use pursuant to Section 9.6 of the Rules, regardless of whether or not Members are waiting to use the equipment. If the approved or assigned Members are waiting to use the equipment, an additional cleaning fee of \$25.00 shall immediately be due and owing to the District and all persons associated with the rental shall immediately leave the BBQ Pavilion their belongings.
 - (d) This non-exclusive use of a BBQ Pavilion Grill DOES NOT include the use of the bar area at the BBQ Pavilion and shall not in any way be construed to permit the use, consumption or possession of any alcoholic beverages.
 - (e) For purposes of this subsection, the term, "people" includes all individuals over the age of two (2) years old.
 - (f) This use of the equipment in the BBQ Pavilion includes the use of one grill only. Should a Member wish to use more than one grill or the other amenities of the BBQ Pavilion and North Terrace, such Member shall be required to rent the BBQ Pavilion and North Terrace as an event rental on an exclusive basis in accordance with the fees provided above.
 - (g) In the discretion of the Club Manager, the Club Manager may permit pre-registration or call-ahead reservations with same day requests.

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If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

The public hearing will be open to the public and conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and place to be specified on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District office at least forty-eight (48) hours before the hearing by contacting the District Manager at (954) 426-2105. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District office.

A copy of the proposed rules may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or at (561) 571-0010.

Daniel Rom
District Manager
8/12

22-42/0000613541M

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE SCHEDULE FOR CLUB DUES, FEES AND CHARGES, CHANGING CERTAIN FEES, CHARGES, AND RATES RELATING THE MEMBERSHIP, ACCESS CONTROL, AND RENTALS OF THE CLUB FACILITIES, REMOVING REFERENCES TO AMENITIES OR OPTIONS NO LONGER AVAILABLE; AUTHORIZING THE USE OF A REVISED FACILITY RENTAL AGREEMENT; DIRECTING DISTRICT STAFF TO TAKE CERTAIN ACTIONS CONSISTENT WITH THE ADOPTION OF THIS RESOLUTION AMENDING THE CLUB DUES, FEES, AND CHARGES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Stonegate Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in the City of Homestead, Florida;

WHEREAS, the District owns and operates certain clubhouse and recreational amenity facilities within the District located on Tract C, Malibu Way Plat, as recorded at Plat Book 162, Page 39, of the public records of Miami-Dade County, Florida ("Club Malibu Bay");

WHEREAS, the District has previously adopted and amended pursuant to applicable Florida law, the Club Malibu Bay Club Dues, Fees, and Charges (the "Fee Schedule"), last revised or amended pursuant to Resolution No. 2018-05, adopted by the District Board of Supervisors on December 19, 2017 (the "Club Rules");

WHEREAS, the District Board of Supervisors has determined that it is necessary to update and amend the Fee Schedule to change certain fees, charges, and rates relating to membership with respect to Club Malibu Bay, access control, and rentals of Club facilities, and to remove references to the rental or use of the grills only within the BBQ Pavilion;

WHEREAS, pursuant to Section 190.011 and 190.035, Florida Statutes, the District is authorized to adopt and modify rules, regulations, and rates pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District;

WHEREAS, the District has complied with the provisions of Chapter 120 and Section 190.035, and has conducted a public hearing to address certain amendments to the Fee Schedule; and

WHEREAS, after a public hearing on the proposed amendments to the Fee Schedule, the Board of Supervisors finds it to be in the best interest of the District, the residents and property owners of Malibu Bay, and the members of Club Malibu Bay to adopt the updated Fee Schedule as set forth in this Resolution.

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

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

Section 2. The Stonegate CDD, Malibu Bay Clubhouse Club Dues, and Charges (the “Fee Schedule”) is hereby replaced in its entirety with the Fee Schedule attached hereto and made a part hereof as Exhibit “A”.

Section 3. In connection with rentals of District Facilities in accordance with applicable rule governing the same, the District Board adopts the use of the Facility Rental Agreement Form attached hereto and made a part hereof as Exhibit “B” and hereby authorizes the District Manager or a designee thereof to execute the Facility Rental Agreement on behalf of the District. District Counsel is authorized to make changes to the legal form of this Facility Rental Agreement as needed. Should any changes be made to the Facility Rental Agreement, the District Manager shall transmit such changes to the Board of Supervisors for informational purposes and shall update the District’s website accordingly.

Section 4. The District Manager shall add this Resolution to the Official Records of Proceeding of the District and shall post the revised Fee Schedule on the District’s website. The District Manager is hereby further directed to take all actions consistent with this Resolution.

Section 5. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED, after a public hearing on the same and in a public meeting of the Board of Supervisors of the Stonegate Community Development District, this **14th day of September, 2022**.

Attest:

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair, Board of Supervisors

Exhibit "A"

Fee Schedule

**STONEGATE CDD
Malibu Bay Clubhouse**

CLUB DUES, FEES, AND CHARGES*

Rev. September 14, 2022 (Resolution No. 2022-08)

CATEGORY	AMOUNT
Annual Member Club Fee	\$1,000.00
Supplemental Member Annual Fee (for Non-Residents)	\$1,000.00
Seasonal Member Fee (Four Consecutive Months)**	\$500.00
Access Control	\$25.00
Event Rental of the Grand Room or BBQ Pavilion/North Terrace	\$120/hr Rental Fee (2 hour minimum) \$60/hr thereafter \$125 Admin Fee \$250 Security Deposit
After Hours Club Event Rental (includes Grand Room, Pool Terraces, and BBQ Pavilion) (10:00 pm – Midnight)	\$250.00 Rental Fee (2 hours) \$150.00 Admin Fee \$500.00 Security Deposit
Additional Hours on a Rental (this fee is in addition to rental fees if additional hours or any portion thereof are beyond the operating hours for the Club)	\$50.00/hr (or any portion of an hour)

* ANY CLUB DUES, FEES, AND CHARGES NOT SPECIFICALLY MODIFIED ABOVE SHALL BE UNCHANGED AND SHALL REMAIN IN EFFECT AS PREVIOUSLY ADOPTED AND APPROVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT. ALL HOURLY RATES AND CHARGES SET FORTH HEREIN ARE CHARGED FOR ANY PORTION OF AN HOUR AND ARE NOT TO BE PRO-RATED.

** Seasonal Membership is available only to Members who have leased their unit pursuant to District and Association rules.

Exhibit "B"

Facility Rental Agreement

CLUB MALIBU BAY
FACILITY RENTAL AGREEMENT
Stonegate Community Development District

Rev. June 29, 2022

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

- Malibu Bay Member/Resident
- Annual Member/Non-Resident Member

Renter(s): _____
Print Name of Renter(s)

Phone Numbers: Home: _____
Cell: _____

Renter's address: _____

Rental Date: _____ Time: From _____ am/pm to _____ am/pm

1. Club Malibu Bay Facility ("Club Facility") to be rented (check all that apply):

- Grand Room (includes non-exclusive access to the Tot Lot and south terrace) (room capacity is 120 persons)
- BBQ Pavilion and North Terrace (maximum capacity is _____ persons)
- After Hours Clubhouse (After normal business hours only) (includes: Grand Room, Pool Deck, BBQ Pavilion and North Terrace) (excludes pool and fitness center) (maximum capacity is _____ persons)
- Other Area(s) as follows: _____

All events shall be confined to the Club Facility reserved. Use of nearby restroom facilities is permitted. Renters must advise their guests of Club Rules and as herein defined, the guest parking areas available, and that spaces are on a first-come, first-served basis. In no instance will events be permitted to extend beyond the Club Facility rented to the halls or any other Club Facilities within or outside of the Clubhouse building without the express permission of the Club Manager and as set forth in this Agreement. These other common area facilities adjacent to the Club Facility rented may be used by other Club users while a Renter's function is in progress.

Limited parking is available at the Clubhouse and carpooling is strongly encouraged. Parking shall be managed by the Renter and any damage to landscaping, irrigation, or turf from attendees to the event may result in loss of any Deposits and additional charges to Renter. Renters shall coordinate a parking plan with the Club Manager to avoid interference with normal traffic flow.

(Note: use of fitness center, gym-side lounge area and lobby area is not included in this Rental Agreement).

2. Purpose of Rental: _____.

3. Approximate number of people expected to attend this function: _____.

4. Renter will:

- A. Serve Food: Yes _____ No _____
(No candles, grills, cooking, or other open flame items are permitted, except as set forth in Section 12 below. Food warming trays may be used only under the strict supervision of a caterer or attendant, and such devices shall first be cleared with the Club Manager or Club attendant.)
- B. Serve Alcohol: Yes _____ No _____
(If Alcohol is being served, please complete the required Alcohol Release Form and note that Alcohol is only permitted within the Grand Room or approved event area as provided herein.)

CLUB MALIBU BAY
FACILITY RENTAL AGREEMENT
Stonegate Community Development District

Rev. June 29, 2022

C. Provide Entertainment: Yes _____ No _____
(Entertainment consisting of animals, fire, or any flammables is prohibited).

D. Provide Music: Yes _____ No _____

(If “Yes,” indicate type of music (i.e. live band, stereo, disc jockey, etc.) here: _____)

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

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

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

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

6. **Fee Schedule:**

- A. Grand Room \$120.00/hr Rental Fee (2 hour minimum), \$60/hr thereafter, \$125.00 Admin Fee, and \$250.00 Security Deposit.
- B. BBQ Pavilion/North Terrace: \$120.00/hr Rental Fee (2 hour minimum), \$60/hr thereafter, \$125.00 Admin Fee, and \$250.00 Security Deposit .
- C. After Hours Clubhouse (10:00 p.m.- Midnight): \$250.00 Rental Fee (includes 2 hours of use of the Grand Room, Pool Terraces and BBQ Pavilion), Admin Fee of \$150.00, and a Security Deposit of \$500.00.
- D. \$50.00/hr for any portion of every additional hour past approved rental period, if such time period extends beyond operating hours of the Club. This fee is in addition to the rental fee(s) and is for the payment of afterhours staffing of the Clubhouse and required to be paid by the renter, directly to the Clubhouse management company.

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

All Rental Fees, including Security Deposits and applicable fees must accompany this application and be in the form of a **Money Order or Certified Check**. Should the District implement a program that allows for payment of fees by credit card, a credit fee of \$10.00 will be added to each payment. The Club Manager may not accept an application or confirm reserved space without receipt of the required fees.

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

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

B. Renter agrees to remove and properly dispose of all personal property immediately after event, such as dishes, foods, bottles, trash, decorations, etc., and to leave the Club Facility and adjacent premises in good condition similar to that of its original condition of the Club Facility and adjacent premises prior to the event. Nothing should be left in the refrigerator and

CLUB MALIBU BAY
FACILITY RENTAL AGREEMENT
Stonegate Community Development District

Rev. June 29, 2022

the garbage disposal must be empty. The Club Facility must be cleaned and restored to its pre-event condition by the Renter. Renter shall have up to one (1) hour after the rental time concludes to clean up after their event. In the case of an "After Hours Clubhouse Rental, the renter shall have the utilized areas fully cleaned by no later than 10:00 AM, the following day. Renter shall remove all perishable food and beverage items when leaving the event, and shall not store them overnight. Arrangements must be made with the Club Manager concerning delivery and removal of any rented tables, chairs, or catering items if unable to be picked up by the rental company immediately following the function or if after 10:00 PM must be removed by 10:00 AM the following day. Renter is afforded one (1) hour prior to the rental to set up and decorate for an event, provided that it does not interfere with another party's rental or the District's use of the Clubhouse. Deliveries of items such as tables, musical equipment, or other items (other than food) associated with the rental, or by caterers providing service to the rental, will be permitted. Overnight storing of equipment, tables etc., prior to a rental or event, will require prior approval and coordination with the Clubhouse Manager and is subject to available space in which to safely store items overnight. The District, its officers, employees, staff and agents are not liable or responsible for items of the Renter, its officers, employees or agents that are lost or stolen from the rental areas or the Clubhouse, and it is recommended that careful planning on the part of the renter is used to avoid leaving items overnight or unsupervised.

C. All trash and garbage should be properly bagged and sealed and deposited in the outside trash dumpster. All trash must be removed from the Club Facility. The District does not provide any trash bags for the event. Spilled liquids or food must be cleaned from floors, counters walls, furniture or other surfaces.

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

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

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

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

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

9. Insurance Requirements; Indemnification:

A. The District requires any Renter of a party to furnish the District with proof of required event insurance in the form of a certificate of insurance naming the Stonegate Community Development District as additional insured if alcoholic beverages are to be served or made available and for events held in the Grand Room. Additional event liability insurance coverage in the amount of One Hundred Thousand Dollars (\$100,000) is required for any events that are approved to serve alcoholic beverages, which insurance may be provided by the Renter or the licensed bartender/caterer and naming the Stonegate Community Development District as an additional insured or additional named insured. The Renter of the private event shall be responsible to ensure that alcoholic beverages are distributed, poured, and consumed in accordance with applicable state and local laws.

CLUB MALIBU BAY
FACILITY RENTAL AGREEMENT
Stonegate Community Development District

Rev. June 29, 2022

Except as otherwise expressly stated herein, no alcoholic beverages distributed or served at the event shall be permitted outside of the approved rental areas at any time. The event, function or party shall remain contained in the approved rental areas and shall not extend into the pool area, tot lot, fitness center, offices, lobby or other areas not specifically rented under this Agreement. Should the Renter fail to keep the event contained in the Grand Room or approved event area, the District Manager, the Club Manager or either of their designees may require all event attendees to leave the Club and all fees, deposits, and charges paid shall be forfeited.

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

10. Alcoholic Beverages:

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

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

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

- A. Any applicable rental fee and any other applicable fees required by the District have been paid to the District by the Renter.
- B. The grills are operated only while located in the area designated by the District for operation.
- C. The grills are used and operated in accordance with the operating instructions for grill operation, the receipt of which is hereby acknowledged by the Renter. Additional copies of grill operating instructions can be obtained from the Club Manager.
- D. After use Renter is responsible for making sure that, all burners to the grill shall be turned off, the propane turned off, the grill grates appropriately brushed clean to remove all food materials or items, and the grill returned to the location designated by the Club Manager or the District.
- E. No other grills or grill equivalents, other than the CDD grills owned by the District, may be utilized anywhere at the Club Facility or other property owned by the District without the express written approval of the District Board of Supervisors. Nothing herein shall be construed to prohibit authorized, licensed and insured caterers are permitted to use their own equipment.
- F. Food cooked or prepared utilizing the grills under this Rental Agreement shall not be sold; the intent being that the Renter can utilize the grills to prepare food for gatherings, events or functions hosted by Renter.
- G. Renter acknowledges and agrees that any Deposits posted for a Rental may be utilized by the District to cover any damages to the grills or its appurtenant parts or facilities while the same is being rented or used by Renter under this Agreement.
- H. **No Glass is permitted anywhere on the pool deck or in pool terrace areas. The only authorized areas where any glass is permitted is within the BBQ Pavilion and Grand Room.**

12. Additional Regulations:

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

CLUB MALIBU BAY
FACILITY RENTAL AGREEMENT
Stonegate Community Development District

Rev. June 29, 2022

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

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

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

E. Prohibitions:

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

F. Reservation of rights: The District and Club Manager reserve the right, at any time prior to or during the event to immediately revoke the approval granted herein and immediately suspend the right of use of the Club Facility by the Renter and his or her guests and require Renter and guests to vacate the premises during the event if it is determined that there were misrepresentations set forth in the Application, in the case of an emergency, or if there is any violation of the District's rules or regulations (including this Agreement and the Club Malibu Bay Rules and Regulations, as amended from time to time) or damage to property or violation of any Federal, State or local laws, statutes or ordinances. Such revocation, suspension and vacation of the premises will also result in no refund of the Rental Fee. Such determination to revoke, suspend and vacate the premises shall within the sole discretion of the District and Club Manager. Except as provided in the Rental Agreement, a partial refund is in the Club Manager's discretion if use is suspended for reasons other than rules violations or damages.

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

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

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

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

CLUB MALIBU BAY
FACILITY RENTAL AGREEMENT
Stonegate Community Development District

Rev. June 29, 2022

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

Renter's Signature

Date: _____

Club Manager Representative

Date: _____

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

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

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

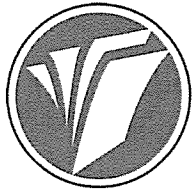
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**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Stonegate Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Stonegate Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 21, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

B. Law & Associates

June 21, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Stonegate Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position balance of (\$1,034,886).
- The change in the District's total net position in comparison with the prior fiscal year was \$335,004, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$1,855,712, a decrease of (\$147,703) in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items, restricted for debt service and capital projects, committed to clubhouse for renewal and replacement, assigned to working capital and disaster reserve, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreational functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2021	2020
Current and other assets	\$ 1,873,661	\$ 2,055,417
Capital assets, net of depreciation	7,078,613	7,088,987
Total assets	8,952,274	9,144,404
Deferred outflows of resources	340,290	366,979
Total assets and deferred outflows	9,292,564	9,511,383
Current liabilities	186,574	250,601
Long-term liabilities	10,140,876	10,630,672
Total liabilities	10,327,450	10,881,273
Net position		
Net investment in capital assets	(2,284,456)	(3,174,706)
Restricted	380,387	365,353
Unrestricted	869,183	1,439,463
Total net position	\$ (1,034,886)	\$ (1,369,890)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 1,662,712	\$ 1,805,334
Operating grants and contributions	49	7,410
Capital grants and contributions	32	521
General revenues		
Unrestricted investment earnings	1,817	2,685
Total revenues	<u>1,664,610</u>	<u>1,815,950</u>
Expenses:		
General government	133,017	126,225
Recreation	532,484	482,157
Maintenance and operations	217,617	271,804
Bond issue costs	-	264,800
Interest	446,488	586,987
Total expenses	<u>1,329,606</u>	<u>1,731,973</u>
Change in net position	<u>335,004</u>	<u>83,977</u>
Net position - beginning	<u>(1,369,890)</u>	<u>(1,453,867)</u>
Net position - ending	<u>\$ (1,034,886)</u>	<u>\$ (1,369,890)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,329,606. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. The decrease in expenses was mainly due to bond issue costs incurred in the prior fiscal year and decreased interest expense in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$9,612,582 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,533,969 has been taken, which resulted in a net book value of \$7,078,613. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$10,125,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major infrastructure projects for the subsequent fiscal year. It is anticipated that the general operations and maintenance of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Stonegate Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33481.

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Governmental Activities
ASSETS	
Cash	\$ 725,077
Investments	11
Accounts receivable	116
Prepays	103,556
Restricted assets:	
Investments	1,044,901
Capital assets:	
Nondepreciable	5,185,399
Depreciable, net	1,893,214
Total assets	8,952,274
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	340,290
Total deferred outflows of resources	340,290
 LIABILITIES	
Accounts payable	16,949
Unearned revenue	1,000
Accrued interest payable	168,625
Non-current liabilities:	
Due within one year	510,000
Due in more than one year	9,630,876
Total liabilities	10,327,450
 NET POSITION	
Net investment in capital assets	(2,284,456)
Restricted for debt service	380,387
Unrestricted	869,183
Total net position	\$ (1,034,886)

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	<u>Major Funds</u>			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 725,077	\$ -	\$ -	\$ 725,077
Investments	11	548,963	495,938	1,044,912
Accounts receivable	116	-	-	116
Due from other funds	131,276	49	-	131,325
Prepays	30,652	-	72,904	103,556
Total assets	<u>\$ 887,132</u>	<u>\$ 549,012</u>	<u>\$ 568,842</u>	<u>\$ 2,004,986</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 16,949	\$ -	\$ -	\$ 16,949
Due to other funds	-	-	131,325	131,325
Unearned revenue	1,000	-	-	1,000
Total liabilities	<u>17,949</u>	<u>-</u>	<u>131,325</u>	<u>149,274</u>
FUND BALANCES				
Nonspendable:				
Prepaid items	30,652	-	72,904	103,556
Restricted for:				
Debt service	-	549,012	-	549,012
Capital projects	-	-	364,613	364,613
Committed to:				
Clubhouse renewal and replacement	155,000	-	-	155,000
Assigned to:				
Working capital	165,674	-	-	165,674
Disaster reserve	225,000	-	-	225,000
Unassigned	292,857	-	-	292,857
Total fund balances	<u>869,183</u>	<u>549,012</u>	<u>437,517</u>	<u>1,855,712</u>
Total liabilities and fund balances	<u>\$ 887,132</u>	<u>\$ 549,012</u>	<u>\$ 568,842</u>	<u>\$ 2,004,986</u>

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 MIAMI-DADE COUNTY, FLORIDA
 RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
 TO THE STATEMENT OF NET POSITION
 SEPTEMBER 30, 2021**

Fund balance - governmental funds \$ 1,855,712

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	9,612,582	
Accumulated depreciation	<u>(2,533,969)</u>	7,078,613

Deferred outflows of resources resulting from current or advance refundings are reported in the government-wide financial statements but not on the fund financial statements.

340,290

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(168,625)	
Unamortized Bond discounts/premiums	(15,876)	
Bonds payable	<u>(10,125,000)</u>	<u>(10,309,501)</u>

Net position of governmental activities		<u>\$ (1,034,886)</u>
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See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 721,739	\$ 932,643	\$ -	\$ 1,654,382
Interest	1,817	49	32	1,898
Miscellaneous income	8,330	-	-	8,330
Total revenues	<u>731,886</u>	<u>932,692</u>	<u>32</u>	<u>1,664,610</u>
EXPENDITURES				
Current:				
General government	124,954	8,063	-	133,017
Recreation	419,104	-	-	419,104
Maintenance and operations	147,868	-	-	147,868
Debt service:				
Principal	-	490,000	-	490,000
Interest	-	449,569	-	449,569
Capital outlay		-	172,755	172,755
Total expenditures	<u>691,926</u>	<u>947,632</u>	<u>172,755</u>	<u>1,812,313</u>
Excess (deficiency) of revenues over (under) expenditures	39,960	(14,940)	(172,723)	(147,703)
Fund balances - beginning	<u>829,223</u>	<u>563,952</u>	<u>610,240</u>	<u>2,003,415</u>
Fund balances - ending	<u>\$ 869,183</u>	<u>\$ 549,012</u>	<u>\$ 437,517</u>	<u>\$ 1,855,712</u>

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ (147,703)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(183,129)
Deferred amount on refunding costs are amortized over the lives of the bonds in the statement of activities, but are recorded as expenditures in the governmental funds.	(26,689)
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	490,000
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	172,755
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(204)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	29,974
Change in net position of governmental activities	\$ 335,004

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Stonegate Community Development District ("District") was created December 13, 2002 by Ordinance 02-258 of the Board of County Commissioners of Miami-Dade County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the residents within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Clubhouse	25
Stormwater management	25 - 30
Furniture, fixtures & equipment	5-15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Refunding of Debt

For current refunding and advance refunding resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources/deferred inflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$26,689 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized cost	Credit Risk	Maturities
Wells Fargo Advantage Government Money Market Fund Institutional Class - # 1751	\$ 188,787	S&P AAAM	Weighted average of the fund portfolio: 30 days
First American Government Obligations Fund Class Y	856,114	S&P AAAM	Weighted average of the fund portfolio: 26 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	11	S&P AAAM	Weighted average of the fund portfolio: 49 days
	<u>\$ 1,044,912</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 5,008,870	\$ -	\$ -	\$ 5,008,870
Infrastructure under construction	3,774	172,755	-	176,529
Total capital assets, not being depreciated	5,012,644	172,755	-	5,185,399
Capital assets, being depreciated				
Furniture, fixtures and equipment	157,203	-	-	157,203
Infrastructure - stormwater management system	1,904,156	-	-	1,904,156
Building - clubhouse	2,365,824	-	-	2,365,824
Total capital assets, being depreciated	4,427,183	-	-	4,427,183
Less accumulated depreciation for:				
Furniture, fixtures and equipment	122,777	18,255	-	141,032
Infrastructure - stormwater management system	1,113,973	69,749	-	1,183,722
Building - clubhouse	1,114,090	95,125	-	1,209,215
Total accumulated depreciation	2,350,840	183,129	-	2,533,969
Total capital assets, being depreciated, net	2,076,343	(183,129)	-	1,893,214
Governmental activities capital assets, net	\$ 7,088,987	\$ (10,374)	\$ -	\$ 7,078,613

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 69,749
Recreation	113,380
Total depreciation expense	<u>\$ 183,129</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2013

On June 27, 2013, the District issued \$8,085,000 of Special Assessment Revenue Refunding Bonds, Series 2013. The Series 2013 Bonds were applied together with other legally available funds to advance refund the Series 2004 Special Assessment Revenue Bonds. The Series 2013 consists of \$1,335,000 Term Bond due May 1, 2018 with a fixed interest rate of 3.5%, \$2,365,000 Term Bond due May 1, 2025 with a fixed interest rate of 4.0%, and \$4,385,000 Term Bond due May 1, 2034 with a fixed interest rate of 5.0%. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2013. Principal on the Series 2014 Bonds is paid serially and commences on May 1, 2014. The Bonds mature at various dates through May 1, 2034.

The Bonds are subject to optional, mandatory and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirement. The District was in compliance with the requirements at September 30, 2021.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2020

On January 20, 2020, the District issued \$4,575,000 of Special Assessment Refunding and Improvement Bonds, Series 2020. The Series 2020 Bonds were applied together with other legally available funds to refund the Series 2008 Special Assessment Revenue Bonds and to provide funds for certain improvements for the District. The Series 2020 consists of several term bonds with a fixed interest rate of 3%. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2020. Principal on the Series 2020 Bonds is paid serially and commences on May 1, 2021. The Bonds mature at various dates through May 1, 2039.

The Bonds are subject to optional, mandatory and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirement. The District was in compliance with the requirements at September 30, 2021.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 6,040,000	\$ -	\$ 310,000	\$ 5,730,000	\$ 320,000
Less: bond discount	62,989	-	4,344	58,645	-
Series 2020	4,575,000		180,000	4,395,000	190,000
Plus: bond premium	78,661		4,140	74,521	-
Total	<u>\$ 10,630,672</u>	<u>\$ -</u>	<u>\$ 489,796</u>	<u>\$ 10,140,876</u>	<u>\$ 510,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 510,000	\$ 404,700	\$ 914,700
2023	525,000	386,200	911,200
2024	545,000	367,100	912,100
2025	565,000	347,250	912,250
2026	605,000	326,700	931,700
2027-2031	3,445,000	1,218,450	4,663,450
2032-2036	3,025,000	430,050	3,455,050
2037-2039	905,000	54,750	959,750
Total	<u>\$ 10,125,000</u>	<u>\$ 3,535,200</u>	<u>\$ 13,660,200</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Actual Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final		Amounts		(Negative)
REVENUES					
Assessments	\$ 715,602		\$ 721,739		\$ 6,137
Interest	1,000		1,817		817
Miscellaneous revenue	6,092		8,330		2,238
Total revenues	722,694		731,886		9,192
EXPENDITURES					
Current:					
General government	112,124		124,954		(12,830)
Recreation	396,362		419,104		(22,742)
Maintenance and operations	154,208		147,868		6,340
Capital outlay	60,000		-		60,000
Total expenditures	722,694		691,926		30,768
Excess (deficiency) of revenues over (under) expenditures	\$ -		39,960		\$ 39,960
Fund balance - beginning			829,223		
Fund balance - ending			\$ 869,183		

See notes to required supplementary information

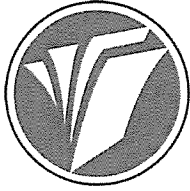
**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2021.

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	None
Number of independent contractors compensated in September 2021	4
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2021	\$231,087
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$706.56 Debt service - \$318.55-\$713.18
Special assessments collected FYE 9/30/2021	\$1,654,382
Outstanding Bonds:	
Series 2013, due May 1, 2034,	see Note 6 for details
Series 2020, due November 1, 2039,	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Stonegate Community Development District
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Stonegate Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 21, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

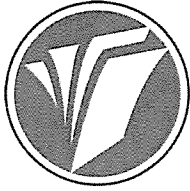
As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

John & Associates

June 21, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Stonegate Community Development District
Miami-Dade County, Florida

We have examined Stonegate Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Stonegate Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 21, 2022



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Stonegate Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Stonegate Community Development District ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 21, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 21, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Stonegate Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Stonegate Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 21, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2021;

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

1. The Audited Financial Report for Fiscal Year 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 14th day of September, 2022.

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8A

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 the 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:	Stonegate Community Development District ("CDD")
Name of stormwater utility, if applicable:	N/A
Contact Person	
Name:	Juan R. Alvarez, P.E.
Position/Title:	CDD Engineer
Email Address:	Juan.Alvarez@Alvarezeng.com
Phone Number:	305-640-1345

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

- Northwest Florida Water Management District (NFWMD)
- 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:

The strategy consists of a 5-year cyclical program for cleaning the storm sewers, exfiltration trenches, and control structures by servicing 20% of the drainage system each year for 100% completion on the fifth year. Water quality of the receiving lakes is checked periodically and lake banks are mowed. The stormwater program is funded by non-ad-valorem assessments levied on the properties within the CDD. Yearly collection of the assessments is through the County tax bill.

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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<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.

The stormwater program is funded by non-ad-valorem assessments levied on the properties within the CDD. Yearly collection of the assessments is through the County tax bill.

- 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)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	Yes
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

CDD Manager responsibilities include documenting stormwater complaints from residents or issues observed by field personnel and referring them to the CDD Engineer for assessment and solution.

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)?

Yes

Notes or Comments on the above:

The CDD operates and maintains systems located within parcels that are either owned by the CDD, or that the CDD has an easement over them. The CDD does not maintain systems within the CDD boundaries that have been conveyed to the County or to a municipality.

- 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. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

N/A

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:	18,958.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	6	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	11	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
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	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No
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):
- Paving, Grading, and Drainage plans and CDD Records.

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:

City of Homestead

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.

The current service area for the stormwater management program is the area of the CDD, 137 acres, and does not extend beyond the boundaries of the CDD.

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.).

The service area is not expected to change.

[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	104	552	619	696	784
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
N/A					

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
Lakes Aerator Systems		35			
Electrical Service Points for the Aerators		15			

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
N/A					

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
N/A					

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 checked="" type="checkbox"/>	Other(s): Signed contracts with vendors.

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).

Project Name	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
N/A					

Project Name	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
N/A					

- 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
N/A					

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
N/A					

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	110,198	110,198					
2017-18	47,250	47,250					
2018-19	48,904	48,904					
2019-20	64,989	64,989					
2020-21	45,845	45,845					

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	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

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	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

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	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

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.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	552	619	696	784
Expansion	50	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	602	619	696	784

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

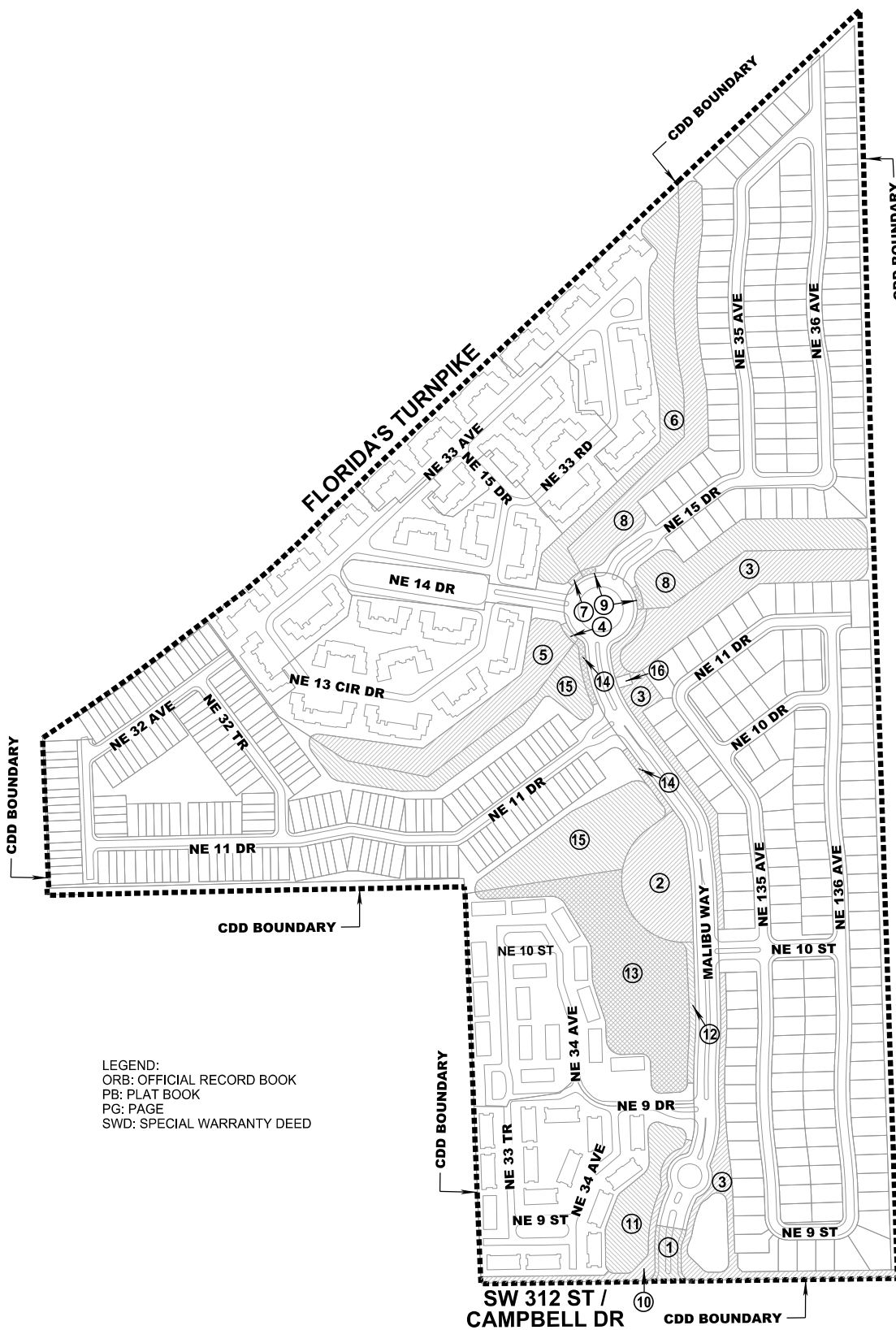
For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

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

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

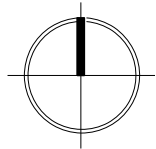
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
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LEGEND:
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 SWD: SPECIAL WARRANTY DEED

CDD OWNERSHIP

- ① PORTION OF TRACT A (PB 162, PG 39)
 FOLIO: 10-7910-009-0010
 SWD: ORB 27320, PG 1303
 CATEGORY: INGRESS-EGRESS
- ② TRACT C (PB 162, PG 39)
 FOLIO: 10-7910-009-0030
 SWD: ORB 26684, PG 1581
 CATEGORY: RECREATION SITE
- ③ TRACTS B, C, D AND E (PB 162, PG 45)
 FOLIO: 10-7910-010-1450
 SWD: ORB 23529, PG 3087
 CATEGORY: COMMON AREAS
- ④ TRACT B (PB 163, PG 24)
 FOLIO: 10-7910-016-0020
 SWD: ORB 26332, PG 4302
 CATEGORY: LANDSCAPE
- ⑤ TRACT C (PB 163, PG 24)
 FOLIO: 10-7910-016-0030
 SWD: ORB 26332, PG 4302
 CATEGORY: STORM WATER
- ⑥ TRACT E (PB 163, PG 24)
 FOLIO: 10-7910-016-0050
 SWD: ORB 26332, PG 4302
 CATEGORY: STORM WATER
- ⑦ TRACT D (PB 163, PG 24)
 FOLIO: 10-7910-016-0040
 SWD: ORB 26332, PG 4302
 CATEGORY: LANDSCAPE
- ⑧ TRACT C AND E (PB 163, PG 71)
 FOLIO: 10-7910-022-1110
 SWD: ORB 26665, PG 3098
 CATEGORY: STORM WATER
- ⑨ TRACT B AND D (PB 163, PG 71)
 FOLIO: 10-7910-022-1100
 SWD: ORB 26665, PG 3098
 CATEGORY: OPEN SPACE
- ⑩ TRACT B (PB 162, PG 96)
 FOLIO: 10-7910-012-0020
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
- ⑪ TRACTS C (PB 162, PG 96)
 FOLIO: 10-7910-012-0030
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
- ⑫ TRACT D (PB 162, PG 96)
 FOLIO: 10-7910-012-0040
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
- ⑬ TRACT E (PB 162, PG 96)
 FOLIO: 10-7910-012-0050
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
- ⑭ TRACTS B AND D (PB 163, PG 28)
 FOLIO: 10-7910-014-1820
 SWD: ORB 26665, PG 3098
 CATEGORY: LANDSCAPE
- ⑮ TRACTS C AND E (PB 163, PG 28)
 FOLIO: 10-7910-014-1830
 SWD: ORB 26665, PG 3098
 CATEGORY: STORM WATER
- ⑯ TRACT P (PB 162, PG 45)
 FOLIO: 10-7910-010-1460
 QCD: ORB 27613, PG 3131
 CATEGORY: LIFT STATION



ALVAREZ ENGINEERS, INC.

**STONEGATE CDD
 CDD LAND OWNERSHIP**

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8B



6021 SW 29th St. PMB #130
Topeka, KS 66614
(785) 478-9805 – Office
(785) 478-4195 – Fax
ggathers@customtreecare.com
www.customtreecare.com

July 13, 2022

Stonegate Community Development District
C/o Wrathell, Hunt and Associates, LLC
Attn. Daphne Gillyard / Director of Administrative Services
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

RE: Pre-Event Debris Removal Services

Dear Daphne,

Due to record high fuel prices and soaring inflation, Custom Tree Care feels it necessary to propose a price adjustment to our current agreement. This price increase will be equal to the current consumer price index for your region which is 9.2%. Please respond at your earliest convenience and we can prepare an amendment with those rates and documentation of the current CPI. We look forward to continuing to serve you and stand ready to respond if needed. Please reach out if you have any questions at all thank you.

Greg Gathers
CEO
Custom Tree Care, Inc.
Disaster Response

ggathers@customtreecare.com
785-221-7550



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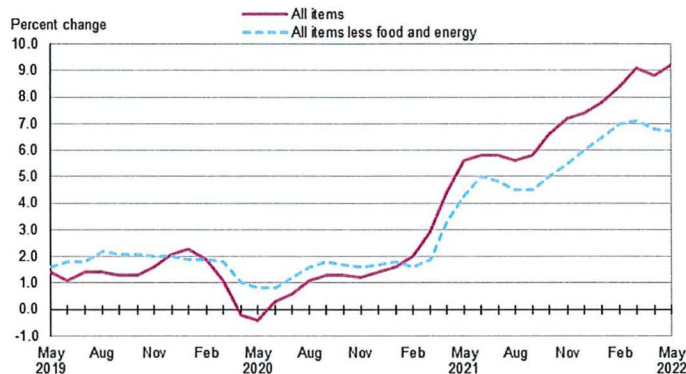
Consumer Price Index, South Region — May 2022

Prices in the South up 1.2 percent over the month and 9.2 percent over the past year

The Consumer Price Index for All Urban Consumers (CPI-U) for the South increased 1.2 percent in May, the U.S. Bureau of Labor Statistics reported today. The index for all items less food and energy rose 0.7 percent over the month. The energy index increased 6.1 percent in May, while the food index rose 1.0 percent. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes reflect the impact of seasonal influences.)

The all items CPI-U for the South advanced 9.2 percent for the 12 months ending in May, after increasing 8.8-percent over the 12-month period ending in April. The index for all items less food and energy advanced 6.7 percent over the past year. The energy index and the food index also increased over the past 12 months, up 34.1 percent and 10.1 percent, respectively. (See [chart 1](#) and [table 1](#).)

Chart 1. Over-the-year percent change in CPI-U, South region, May 2019–May 2022



Source: U.S. Bureau of Labor Statistics.

[View Chart Data](#)

Food

The food index rose 1.0 percent in May, led by a 1.3 percent increase in the food at home index. The food away from home index also increased in May, up 0.5 percent.

The food index jumped 10.1 percent for the 12 months ending in May, reflecting increases in the food at home (+11.7 percent) and food away from home (+7.6 percent) indexes.

Energy

The energy index rose 6.1 percent in May, reflecting an 8.5-percent increase in the gasoline index. Over the month, the electricity index rose 2.4 percent and the utility (piped) gas service index rose 3.6 percent.

The energy index advanced 34.1 percent for the 12 months ending in May, led by a 50.1-percent increase in the gasoline index. The electricity index rose 13.4 percent over the past year, while the utility (piped) gas service index increased 24.9 percent.

All items less food and energy

The index for all items less food and energy rose 0.7 percent in May. Shelter (+0.8 percent) was among the indexes to contribute to the overall increase.

The index for all items less food and energy advanced 6.7 percent for the 12 months ending in May, led by a 6.5-percent increase in the shelter index. The new and used motor vehicles index advanced 14.4 percent over the past 12 months, reflecting increases in the used cars and trucks (+16.0 percent) and new vehicles (+13.1 percent) indexes.

Geographic divisions

Additional price indexes are now available for the three divisions of the South. The all items CPI-U advanced 1.4 percent in the West South Central division in May. The all items index in the South Atlantic and East South Central divisions rose 1.1 percent each over the month.

Over the year, the all items index advanced 9.9 percent in the West South Central division and 9.2 percent in the South Atlantic division. The all items index rose 7.7 percent in the East South Central division over the past 12 months.

Table A. South region CPI-U 1-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2018		2019		2020		2021		2022	
	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month
January	0.5	1.8	0.2	1.2	0.3	2.3	0.5	1.6	0.9	7.8
February	0.6	2.1	0.5	1.1	0.2	1.9	0.5	2.0	1.1	8.4
March	0.2	2.3	0.7	1.6	-0.1	1.1	0.8	2.9	1.4	9.1
April	0.4	2.4	0.5	1.8	-0.8	-0.2	0.7	4.4	0.5	8.8
May	0.3	2.7	-0.1	1.4	-0.2	-0.4	0.8	5.6	1.2	9.2

News Release Information
 22-1195-ATL
 Friday, June 10, 2022

Contacts

Technical information:
 (404) 893-4222
BLInfoAtlanta@bls.gov
www.bls.gov/regions/southeast

Media contact:
 (404) 893-4220

Related Links
[CPI chart package](#)

Month	2018		2019		2020		2021		2022	
	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month
June	0.2	2.7	-0.1	1.1	0.6	0.3	0.9	5.8		
July	0.0	2.9	0.3	1.4	0.6	0.6	0.5	5.8		
August	-0.1	2.4	-0.1	1.4	0.4	1.1	0.3	5.6		
September	0.0	1.7	0.0	1.3	0.2	1.3	0.3	5.8		
October	0.2	2.1	0.2	1.3	0.1	1.3	1.0	6.6		
November	-0.3	1.9	0.0	1.6	-0.1	1.2	0.4	7.2		
December	-0.5	1.5	0.0	2.1	0.2	1.4	0.3	7.4		

The Consumer Price Index for June 2022 is scheduled to be released on Wednesday, July 13, 2022, at 8:30 a.m. (ET).

Technical Note

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 93 percent of the total U.S. population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers approximately 29 percent of the total U.S. population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 75 urban areas across the country from about 6,000 housing units and approximately 22,000 retail establishments—department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date; for most of the CPI-U the reference base is 1982-84 equals 100. An increase of 7 percent from the reference base, for example, is shown as 107.000. Alternatively, that relationship can also be expressed as the price of a base period market basket of goods and services rising from \$100 to \$107. For further details see the CPI home page on the Internet at www.bls.gov/cpi and the CPI section of the BLS Handbook of Methods available on the internet at www.bls.gov/opub/hom/cpi/.

In calculating the index, price changes for the various items in each location are averaged together with weights that represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. Because the sample size of a local area is smaller, the local area index is subject to substantially more sampling and other measurement error than the national index. In addition, local indexes are not adjusted for seasonal influences. As a result, local area indexes show greater volatility than the national index, although their long-term trends are quite similar. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The **South region** is comprised of Alabama, Arkansas, Delaware, District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia.

Information in this release will be made available to sensory impaired individuals upon request. Voice phone: (202) 691-5200; Federal Relay Service: (800) 877-8339.

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods South (1982-84=100 unless otherwise noted)

Item and Group	Indexes			Percent change from-		
	Mar. 2022	Apr. 2022	May 2022	May 2021	Mar. 2022	Apr. 2022
Expenditure category						
All Items	278.598	279.879	283.307	9.2	1.7	1.2
All items (December 1977=100)	451.925	454.002	459.563	-	-	-
Food and beverages	289.302	291.755	294.391	9.6	1.8	0.9
Food	291.883	294.609	297.475	10.1	1.9	1.0
Food at home	275.222	278.880	282.376	11.7	2.6	1.3
Cereal and bakery products	318.757	323.203	326.610	11.9	2.5	1.1
Meats, poultry, fish, and eggs	297.929	302.814	305.338	13.3	2.5	0.8
Dairy and related products	244.669	250.215	258.374	11.9	5.6	3.3
Fruits and vegetables	320.082	319.719	322.997	6.6	0.9	1.0
Nonalcoholic beverages and beverage materials	189.062	192.198	194.077	12.4	2.7	1.0
Other food at home	240.239	243.811	246.995	13.0	2.8	1.3
Food away from home	318.933	319.932	321.619	7.6	0.8	0.5

Footnotes

- (1) Indexes on a December 1982=100 base.
- (2) Indexes on a December 1997=100 base.
- (3) Special index based on a substantially smaller sample.
- (4) Indexes on a December 1993=100 base.
- (5) Indexes on a December 1977=100 base.

- Data not available.

Regions defined as the four Census regions. South includes Alabama, Arkansas, Delaware, District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia.

NOTE: Index applies to a month as a whole, not to any specific date. Data not seasonally adjusted.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8CI

Send Email Invoicing to: _____

LESSEE	Full Legal Name STONEGATE CDD	Tax ID No 51-0461780	Phone Number (561)571-0010
	Billing Address 2300 GLADES RD STE 410W, BOCA RATON, FL 33431-8556		Purchase Order Requisition Number
	Equipment Location (if not same as above) 1020 NW 34th ave Homestead FL 33033	County Dade	Send Invoice to Attention of: StonegateCDD@districtap.com

EQUIPMENT	Make HP	Model Number E77650dns	Serial Number	Quantity 1	Description (Attach Separate Schedule A If Necessary) color copy print scan

PAYMENT INFORMATION	Number of Lease Payments 63	Lease Payment 110	Term of Lease in Months 63	Payment Frequency <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Other	End of Lease Option <input checked="" type="checkbox"/> FMV <input type="checkbox"/> \$1 <input type="checkbox"/> Other	
		Plus Applicable Taxes		End of Lease Purchase Option shall be FMV unless another option is selected.		
		Plus Applicable Taxes	Security Deposit (PLUS)	First Period Payment (PLUS)	Other (EQUALS)	Total Payment Enclosed
	Lease Payment <input type="checkbox"/> includes / <input checked="" type="checkbox"/> does NOT include maintenance/service/supplies [check one] Sales Tax Exempt <input type="checkbox"/> Please provide valid certificate.					Plus Applicable Taxes

TERMS AND CONDITIONS

1. **Lease:** You (the "Lessee") agree to lease from us (the "Lessor") the Equipment listed above and on any attached schedule (the "Lease"). You authorize us to adjust the Lease payments by up to 15% if the cost of the Equipment or taxes differs from the supplier's estimate. You agree to pay us a fee of \$75.00 to reimburse our expenses for preparing financing statements, other documentation costs and all ongoing administration costs during the term of this Lease. We may increase the Lease Payment on an annual basis, in an amount not to exceed ten percent (10%) of the Lease Payment in effect at the end of the prior annual period. Security deposits are non-interest bearing. If you are not in default, we will return the deposit to you when the Lease is terminated. If a payment is not made when due, you will pay us a late charge of 5% of the payment or \$10.00, whichever is greater. Such amount shall be payable in addition to any and all amounts or monies payable by you as a result of the exercise of any of the remedies herein provided. YOU AGREE THAT NO ONE IS AUTHORIZED TO WAIVE OR CHANGE ANY LEASE TERM OR PROVISION.

2. **Term:** This Lease is effective on the earlier of the date we sign it or fund the Equipment supplier, and the term of this Lease begins on that date or any later date that we designate (the "Commencement Date") and continues thereafter for the number of months indicated above. Lease payments are due as invoiced by us. As you will have possession of the Equipment from the date of its delivery, if we accept and sign this Lease you will pay us interim rent for the period from the date the Equipment is delivered to you until the Commencement Date as reasonably calculated by us based on the Lease payment, the number of days in that period, and a month of 30 days. Your obligations are absolute, unconditional, and are not subject to cancellation, reduction, setoff or counterclaim.

3. **Title:** Unless you have a \$1.00 purchase option, we will have title to the Equipment. If you have a \$1.00 purchase option and/or the Lease is deemed to be a security agreement, you grant us a security interest in the Equipment and all proceeds thereof. You authorize us to file Uniform Commercial Code ("UCC") financing statements on the Equipment.

4. **Equipment Use, Maintenance and Warranties:** We are leasing the Equipment to you "AS-IS" AND MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. We transfer to you any manufacturer warranties. You are required at your cost to keep the Equipment in good working condition and to pay for all supplies and repairs. The Lease Payments set forth above do not include the cost of maintenance, service, and/or supplies ("Service"), unless indicated in the above "Payment Information" box. Notwithstanding anything to the contrary, however, you agree that we are not responsible for providing such Service for the Equipment and you will make all claims related to Service to the Service provider ("Provider"). No Provider may alter the terms of this Lease or make any promises or arrangements that alter our rights or your obligations under this Lease. You agree that you are expressly assuming any risks arising from such Provider's inability to deliver such Service, under any circumstance, including, without limitation, such Provider's financial condition or its inability to repair or service the Equipment. You agree that any claims related to Service will not impact your obligation to pay all Lease payments when due.

5. **Assignment:** You agree not to transfer, sell, sublease, assign, pledge or encumber either the Equipment or any rights under this Lease without our prior written consent. You agree that we may sell, assign, or transfer the Lease and the new owner will have the same rights and benefits we now have and will not have to perform any of our obligations and the rights of the new owner will not be subject to any claims, defenses, or setoffs that you may have against us or any supplier.

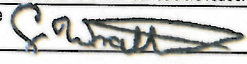
6. **Risk of Loss and Insurance:** You are responsible for risks of loss or damage to the Equipment and if any loss occurs you are required to satisfy all of your Lease obligations. You will keep the Equipment insured against all risks of loss or damage for an amount equal to its replacement cost. You will list us as the sole loss payee for the insurance and give us written proof of the insurance. If you do not provide such insurance, you agree that we have the right, but not the obligation, to obtain insurance against theft and physical damage, and add an insurance fee to the amount due from you, on which we may make a profit. We are not responsible for any losses or injuries caused by the Equipment and you will reimburse us and defend us against any such claims. This indemnity will continue after the termination of this Lease. You will obtain and maintain comprehensive public liability insurance naming us as an additional insured with coverages and amounts acceptable to us.

7. **Taxes:** You agree to pay when due, either directly or as a reimbursement to us, all taxes (including, without limit, sales, use, and personal property) and charges in connection with ownership, lease and use of the Equipment. We may charge you a processing fee for administering property tax filings. You will indemnify us on an after-tax basis against the loss or unavailability of any tax benefits anticipated at the Commencement Date arising out of your acts or omissions. This indemnity will continue even after the termination of this Lease.

8. **Default and Remedies:** You are in default on this Lease if: a) you fail to pay a Lease payment or any other amount when due; b) you breach any other obligation under the Lease or any other Lease with us; or c) you, your owner(s) or any guarantor(s) are listed on a US or foreign government sanctions list or are subject to sanctions therefrom. If you are in default on the Lease we may: (i) declare the entire balance of unpaid Lease payments for the full Lease term immediately due and payable to us; (ii) sue you for and receive the total amount due on the Lease plus the Equipment's anticipated end of Lease fair market value or fixed price purchase option (the "Residual") with future Lease payments and the Residual discounted to the date of default at 1% per annum, plus reasonable collection and legal costs; (iii) charge you interest on all monies due at the rate of 18% per year or the highest rate permitted by law from the date of default; (iv) charge you a return-check or non-sufficient funds charge ("NSF Charge") of \$25.00 for a check that is returned; and (v) require that you immediately return the Equipment to us or we may peaceably repossess it. Any return or repossession will not be considered a termination or cancellation of the Lease. If the Equipment is returned or repossessed we will sell or re-rent the Equipment at terms we determine, at one or more public or private sales, with or without notice to you, and apply the net proceeds (after deducting any related expenses) to your obligations. You remain liable for any deficiency with any excess being retained by us. You agree that if notice of sale is required by law to be given, 10 days notice will constitute reasonable notice. You are also required to pay (i) all expenses incurred by us in connection with enforcement of any remedies, including all expenses of repossessing, storing, shipping, repairing, and selling the Equipment, and (ii) reasonable attorney's fees.

9. **End of Lease, Return, Purchase Option, and Renewal:** You will give us at least 60 days but not more than 120 days written notice (to our address below) before the expiration of the initial lease term (or any renewal term) of your intention to purchase or return the Equipment. With proper notice you may: a) purchase all the Equipment as indicated above under "End of Lease Option" (fair market value purchase option amounts will be determined by us based on the Equipment's in place value); or b) return all the Equipment in good working condition at your cost in a timely manner, and to a location we designate. If you fail to notify us, or if you do not (i) purchase or (ii) return the Equipment as provided herein, the Lease will automatically renew at the same payment amount for consecutive 12 month terms. If the Equipment is returned to us, you shall remove all confidential information from the Equipment prior to return. If any Software license ("License") included hereunder passes title to you, such title shall automatically vest and remain in us. If such vesting requires a written conveyance, you hereby convey to us any title you have or hereafter acquire in the Software and relinquish any subsequent title in the Software. If licensor's consent is required, you shall assist us in obtaining consent.

10. **Miscellaneous:** You agree that the Lease is a Finance Lease as defined in Article 2A of the Uniform Commercial Code ("UCC"). You acknowledge that we have given you the Equipment supplier's name. We hereby notify you that you may have rights under the supplier's contract and may contact the supplier for a description of these rights. You agree that we are authorized, without notice to you, to supply missing information or correct obvious errors in the Lease. This Lease was made in Pennsylvania ("PA"); is deemed to be performed in PA and shall be governed and construed in accordance with the laws of PA. You consent to the exclusive jurisdiction, personal or otherwise, in any state or federal court in PA, and waive trial by jury. You agree (i) to waive any and all rights and remedies granted to you under UCC Section 2A-508 through 2A-522, (ii) that the Equipment will only be used for business purposes and not for personal, family, or household use, and will not be moved from the above location without our consent, and (iii) this Lease may be executed in counterparts and any facsimile, photographic or other electronic transmission and/or electronic signing of this Lease by you when manually countersigned by us or attached to our original signature counterpart and/or in our possession shall constitute the sole original chattel paper as defined in the UCC for all purpose and will be admissible as legal evidence thereof. At our option, we may require a manual signature. We shall not be liable to you for indirect, special, or consequential damages. No failure to act shall be deemed a waiver of any rights hereunder. You authorize us to contact you about your accounts in any way, including at any number or email address at which we believe we can reach you, even if you are charged for such contact by a provider. For information about our privacy practices, please review our privacy statement at dlgroup.com/usprivacy.

LESSEE SIGNATURE	You agree that this is a non-cancelable lease. The Equipment is: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED/NOT NEW		
	Signature 	DOB	Date 5/10/2022
	Title	Print Name	
	Legal Name of Corporation STONEGATE CDD		

LESSOR	IMAGENET CONSULTING, LLC	
	Lease Processing Center, 1111 Old Eagle School Road, Wayne, PA 19087	
	Phone: (800) 735-3273 • Fax: (800) 776-2329	
	Commencement Date	Lease Number 500-50396510
Accepted By 		

ACCEPTANCE	The Equipment has been received, put in use, is in good working order and is satisfactory and acceptable.			
	Signature	Date	Print Name	Title

Customer Information							
Client Legal Name:	Stonegate CDD						
Billing Address:	2300 Glades Rd suite 410w						
City:	Boca Raton	State:	FL	Zip:	33431	Main Phone #:	561-571-0010
Main Contact:	Nicole Parisi	E-Mail:	stonegatecdd@districtap.com	Phone:	561-571-0010	Ext:	305
Meter Contact:	Victor Castro	E-Mail:	manager@unusmgmt.com	Phone:	305-247--8859	Ext:	
Payables Contact:	Nicole Parisi	E-Mail:	stonegatecdd@districtap.com	Phone:		Ext:	

Equipment Schedule							
Please refer to "Pricing and Schedule of Equipment", attached and made part of this Agreement for specific equipment and pricing.							
Customer Authorized Signature:				ImageNet Consulting, LLC Authorized Signature:			
							
Accepted by: Treasurer				Accepted by: VP			
Date: 5/10/2022				Date: 8/12/22			

The words YOU and YOUR refer to the Client listed above and the words OUR, WE and US refer to ImageNet Consulting, LLC, separately a "Party" and together the "Parties".

1. General:

- a. In accordance with the selected "Service Plan" listed in the attached Pricing and Schedule of Equipment (the "Schedule"), we may provide service and all maintenance including unlimited service calls, parts (as classified by the manufacturers) and consumable supplies, including maintenance kits, transfer kits, fuser kits, process kits, developer and imaging drums and toner on the equipment listed in the attached Schedule (the "Equipment") for the term outlined. The terms and conditions outlined herein, combined with the Schedule, constitute the entire agreement between the parties (the "Agreement").
- b. Standard service rates are formulated using the manufacturer's suggested yield for toner and a six percent (6%) coverage for black and white prints and twenty-four percent (24%) coverage for color prints. Upon request, we will supply the manufacturer's suggested yield for supplies to be provided under this Agreement. If the total yield of supplies provided to you ("Pages Shipped") exceeds the total reported volume of printing ("Pages Billed") by more than twenty percent (20%) we may assess a surcharge equal to the manufacturer's suggested retail price ("MSRP") of the additional usage. Upon receipt of supplies, you shall be responsible for their safekeeping and shall reimburse us the MSRP of any supplies that are lost, damaged, stolen or used in equipment not supported under this Agreement.
- c. We may reset supply items (i.e. fuser and maintenance kits) in lieu of replacement so long as print quality is not affected. The term "supply" or "supplies" includes toner, developer, fuser, maintenance kits, drums and supply modules as specified by the manufacturer.
- d. We will not be obligated to provide service on Equipment where you use (a) supplies; (b) printer parts; or (c) paper that does not meet manufacturer's specifications and/or you use supplies or spare parts not obtained through us. We may charge our standard hourly rates to repair Equipment with service problems as a result of your misuse of these items.
- e. In lieu of scheduled preventative maintenance, we will perform a "Total Call" that will cover any service required, including, but not limited to, the original service issue requested. The Total Call will include, (1) communication with you of the call status, if requested, (2) identification of problem source and what is needed to affect repairs, (3) Equipment inspection for high mortality areas to proactively avoid future service issues, (4) technician compliance through field audits and quality checks, (5) exterior and interior cleaning of Equipment and surrounding area, and (6) an explanation of repairs to you, if requested.
- f. If the Equipment is modified, altered, or serviced by personnel other than our representative, we may charge you for any damage resulting from such modification, alteration, or improper service.
- g. We will not be responsible for delays, inability to provide service calls due to strikes, riots, civil insurrections, acts of terrorism, accidents, acts of God, or any other event beyond its control. All Service under this agreement will be rendered during normal working hours of 8:00am to 5:00pm Monday through Friday unless otherwise agreed upon in writing by both parties.
- h. Each impression on ledger (11x17) paper will be counted as two images.
- i. In the event a manufacturer discontinues parts or supplies for a specific device, the unused portion of this Agreement can be transferred to a new machine purchased through us.
- j. In the event of rising fuel costs, we reserve the right to add a fuel charge to the monthly, quarterly or annual invoice.
- k. If applicable, you may request the right to adjust the "Base Charge" and "images included" by up to 10%. An adjustment request of a greater percentage will require that this agreement be terminated and new agreement signed with new billing rates.
- l. We provide standard web-based support services including, but not limited to, service call dispatch, supply ordering, and current meter input available at www.imagenetconsulting.com.

2. Equipment Guidelines: All equipment covered under this Agreement must adhere to the following guidelines:

- a. Equipment must be placed in a normal office setting with sufficient space for access, free from excessive dust, humidity, temperature and ammonia or other corrosive fumes.
- b. Equipment must always be operated on an electrical circuit, with proper current, voltage and type of outlets as specified by the original equipment manufacturer. Moreover, if stipulated by the manufacturer, Equipment must be operated on an isolated electrical line.
- c. Equipment must be operated within the specified operational (including usage) specifications.
- d. Only our furnished supplies and parts may be used on the Equipment.
- e. Our supplies and parts found in equipment not covered within this agreement will be invoiced at the manufacturer's suggested MSRP.

- f. Equipment will be utilized at, and will not be removed from, the "Location Address" specified in the Schedule unless you get our written permission in advance to move it.
3. **Coverage Excluded:** This Agreement excludes the following unless otherwise specified:
- Paper and staples;
 - Any, and all, equipment not listed on the Schedule attached to this Agreement, external cards, hard drives or supplemental hardware; and software;
 - Network Connected Equipment: Network connected equipment will be covered up to the network connection of the Printer/Multi-Function Printer ("MFP"). Issues relating to software and/or connectivity after ninety (90) days of installation will require a new scope of work at your request and does not affect this Agreement.
 - Items damaged by you, including but not limited to, doors, paper trays and covers. Replacement of these items will be charged to you at our current rates.
 - It is your responsibility to ensure that any connected device meets with your network security policy, included but not limited to any malware protection.
4. **Meter Reading:**
- Monitoring:** We will install, activate, and utilize software, at no cost to you, to provide monitoring, support and reporting services for networked equipment. If you choose not to utilize our monitoring software, we reserve the right to charge \$5.00 per machine per month to offset our cost of manual meter collection, including onsite, phone and personal email requests for networked and non-networked Equipment.
 - Estimated Meters:** In the event we are not able to obtain Equipment meter readings from you, we will utilize past meters to estimate current meter in order to process billing. Overages may apply during the proceeding billing cycle if estimates are lower than actual volume. Invoice credits will not be issued for estimated meter readings.
 - Stale Meters:** If we are unable to obtain meter readings for Equipment in three (3) consecutive reporting periods, we may require a usage/configuration page prior to placing any supply order. If no usage/configuration page is provided, we may (i) bill you for requested supplies at MSRP, (ii) remove the non-reporting Equipment from service coverage under this Agreement, (iii) suspend invoicing until a meter reading is reported, at which time all usage will be billable in arrears, (iv) continue to bill base charges based on the minimum usage commitment, or (v) dispatch a service technician to obtain a current meter reading and bill you our current hourly labor charge.
 - Contact:** You agree to make available and designate a key contact for general administration of this Agreement, including troubleshooting of monitoring software or providing meter readings to us, as necessary. If the employment status of the key contact changes and affects the contact's availability to perform this assignment, you shall promptly inform us and provide a new key contact.
5. **Quality Assurance:** We will ensure reasonable Equipment uptime through our performance management and reporting tools. Performance reviews may be scheduled at your request.
6. **Additional Equipment:** You shall notify us promptly upon installing any additional equipment not purchased and/or leased from ImageNet Consulting, LLC ("Additional Equipment") at your site capable of using our provided Supplies. If the Additional Equipment is of the same model or utilizes the same specific supplies as any of the Equipment serviced by us under this Agreement then, upon installation, such Additional Equipment shall automatically be covered at the already established rates and considered Equipment under the terms of this Agreement. If the Additional Equipment is not of the same model as any of the Equipment serviced by us then we shall have the right to add it to this Agreement per a mutually agreed upon price evidenced by an amendment to the Equipment Schedule and executed by both parties.
7. **Implementation:** We will inspect any existing equipment currently located at your site that is to be covered under this Agreement to determine that it is in good mechanical condition prior to this Agreement's Effective Date. Should the equipment require significant repair or overhaul, such repairs may be charged to you at our current hourly rates. Such repairs will be performed and charged only upon agreement of both parties. Should you elect not to have equipment repaired, we will tag the equipment as Do Not Repair ("DNR") and will provide you with a revised Schedule to include the equipment identified as DNR. Any new equipment to be installed by us as part of this Agreement will be covered upon installation and execution of this Agreement.
8. **Back Orders:** Unless otherwise noted within this agreement, we may provide to customer compatible supplies if unable to receive supplies from the manufacturer due to back orders.
9. **Term:** Unless terminated in accordance with Section 10, this Agreement will begin upon delivery of Equipment and continue for a term designated in the Schedule attached to this Agreement or, if Equipment is leased, the term of this Agreement shall mirror the term of the lease (the "Initial Term"). This Agreement will be automatically extended upon expiration of the Initial Term for an additional 12 months (the "Renewal Term") unless you provide written notice to us of your intent to cancel the Agreement at least thirty (30) days prior to the last day of the Initial Term. Either party may cancel this Agreement at the end of the Initial Term or any Renewal Term with at least thirty (30) day written notice. If you cancel this Agreement, you must return any unused supplies we provided to you as part of this Agreement and, if you do not, we reserve the right to charge MSRP for any unused supplies. We reserve the right to increase contract rates annually, not to exceed 15% of the previous Base and Overage rates.
10. **Termination:** You may terminate this Agreement for cause, without penalty, at any time during the Initial Term or any Renewal Term for the following reasons with thirty (30) day written notice to us:
- Breach:** In the event of a breach of this Agreement by us, you may give written notice of the breach and request corrective action. If we have not either taken the requested action or begun a diligent prosecution thereof within thirty (30) days from receipt of your request, then you may, at your option, send us written notice of termination for cause; or
 - Service Expectation Shortfall:** You may determine, based upon measurements made against reasonable requirements, that we are not performing to your reasonable expectations and requirements and may provide written notice to us that outlines any performance shortfalls. We shall have ten (10) business days from receipt of your notification to resolve the shortfall issue(s) to your complete satisfaction or you may, at your option, send us written notice of termination for cause; or

- c. Insolvency: Upon our voluntary or involuntary bankruptcy or insolvency; or
- d. Fraud: Upon our fraud, misrepresentation, misappropriation, or willful misconduct; or
- e. Breach of Confidentiality: Upon your reasonable determination that we have violated the Confidentiality requirements outlined in this Agreement.

We may, at our sole discretion, terminate coverage on any specific Equipment that exceeds one hundred and fifty percent (150%) of its engine life or exceeds seven (7) years since the Equipment model was introduced to the market by the manufacturer by providing you thirty (30) day written notice.

11. **Payment:** Payment is due ten (10) days from date of invoice. Delinquent amounts will accrue interest at a rate of one and one-half percent (1.5%) of the past due amount per month (or, if lower, the maximum rate of interest chargeable under applicable law). You will pay all federal, state and local sales, use property, excise or other taxes imposed with respect to the equipment listed on this Agreement. We will provide electronic copies of invoices via email to you on a monthly, quarterly, or annual basis. Should you elect to have invoices mailed to you, we will charge you \$3.00 per invoice as an administration fee to print, package, and mail requested invoices.
12. **Indemnification:** Each party agrees to hold harmless, defend, and indemnify the other party against any liability, demand, claim or cause of action for personal injury or property damage due to or arising out of the acts of that party, its agents and employees. You agree to defend us, at your sole expense, against all suits, action or proceedings in which we are made a defendant for actual or alleged infringement of any intellectual rights. However, each party shall have no obligation to hold harmless, defend or indemnify the other from or for liability arising from the other's own intentional or negligent acts. In no event will we either party be liable to the other for consequential damages due to non-performance, any breach of this Agreement, or any act of its employees or agents.
13. **Assignment:** Neither party may sell or assign, by operation of law or otherwise, any, or all, of its responsibilities hereunder or attempt to transfer any, or all, of its interest in this Agreement without written consent of the other party, such consent not to be unreasonably withheld. Any attempt to sell, assign, or transfer this Agreement in violation of this paragraph shall be void. You agree that if we sell, assign or transfer this Agreement, the new owner will have the same rights and benefits that we now have. You agree that the right of the new owner will not be subject to any claims, defenses, or set offs that you may have against us. In the event of a sale, assignment or transfer, we agree to remain responsible for our obligations hereunder.
14. **Miscellaneous:** This Agreement supersedes all prior discussions or understandings between the parties. This Agreement cannot be changed or terminated orally. No modification of this Agreement shall be binding unless signed by both parties. If any provision of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement shall still be construed as valid and enforceable. No waiver shall be deemed to be made by any party of any of its rights hereunder unless, the same shall be in writing signed by the waiving party and any waiver shall be a waiver only with respect to the specific instance involved and shall in no way impair the rights or obligations of any party in any respect at any other time.
15. **Breach or Default:** If you do not pay all charges for services as provided hereunder, promptly when due: (1) we may (a) refuse to provide service or supplies for the Equipment or (b) furnish service and supplies on a C.O.D. (cash on deliver) "Per Call" basis at published rates and (2) you agree to pay us all costs and expenses of collection including the reasonable attorney's fee permitted by law in addition to all other rights and remedies available to us.
16. **Confidentiality:** In the process of performance under this Agreement, the Parties may provide each other certain confidential or proprietary information regarding their business operations (collectively, the "Confidential Information"). Such Confidential Information, whether provided directly or indirectly, in oral, written, graphic or any other form, will be deemed confidential and subject to restricted use and limited distribution, regardless of whether it is identified as being confidential or proprietary at the time of disclosure. The receiving Party will (a) hold the Confidential Information in confidence and protect it with at least the same degree of care with which it protects its own information of a similar nature, but in any event not less than reasonable care; (b) only use the Confidential Information for the purpose of performing its obligations hereunder; (c) not copy or duplicate such Confidential Information without the disclosing Party's prior written approval; (d) restrict disclosure of such Confidential Information to only those employees, consultants and contractors with a need to know; (e) ensure employees or others given access to the Confidential Information agree to maintain the confidentiality thereof; (f) promptly notify the disclosing Party in the event that the receiving Party becomes legally compelled in a judicial, administrative or governmental proceeding to disclose any of the Confidential Information, so that the disclosing Party may seek an order protecting the Confidential Information from public disclosure; and (g) advise the disclosing Party promptly upon becoming aware of any loss, disclosure, or duplication of the Confidential Information or breach of the confidentiality of the Confidential Information. The obligations in this section will not apply to information which (a) is already known to the receiving Party as evidenced by a writing dated prior to the date of disclosure; (b) is or becomes generally known to the public through no wrongful act of the receiving Party; (c) is received from an unaffiliated third Party without either an obligation of non-disclosure or breach of an obligation of confidentiality in the third Party's receipt or transmission of the Confidential Information; (d) is independently developed by it or its affiliates without use of or reference to the Confidential Information; or (e) is required by law to be disclosed by the receiving Party, provided that the receiving Party gives the disclosing Party prompt written notice of such requirement prior to such disclosure and reasonably assists the disclosing Party in obtaining an order protecting the Confidential Information from public disclosure. Upon request of the disclosing Party, the receiving Party will immediately return any and all Confidential Information and any copies thereof, and will destroy all notes, or other documents involving the Confidential Information, or certify to the destruction of the Confidential Information in a form reasonably satisfactory to the disclosing Party.
17. **Correspondence:** All correspondence relating to the notifications within this Agreement are to be sent via registered letter to ImageNet Consulting, LLC, Attn: Contracts Department, 913 N. Broadway, Oklahoma City, OK 73102 or emailed to contracts@imagenet.com. We will send correspondence to you at the appropriate "bill to" address, physical or electronic mail, listed on your account.
18. **Connectivity and Security:** We will connect up to four (4) workstations during initial installation; additional workstations will be subject to additional charges. We will provide you a Connectivity Information Sheet ("CIS") prior to installation of any equipment that requires software or connectivity. The CIS form may require an additional scope of work ("SOW") to be performed during the initial set up of the equipment. At your request, we will provide a new scope of work related to any issues that arise after ninety (90) days of the initial install. It is your responsibility to provide adequate and secure connectivity to enable the Equipment to perform to your satisfaction. You acknowledge and agree that we do not guarantee or warrant the quality, speed, security or uninterrupted availability of the Equipment as it

relates to the connectivity provided by you. You acknowledge that the communications lines used to access the Equipment are provided by a third party public utility or by private companies over which we have no control, and the security of data transmission over such lines to provide the Equipment is not our responsibility. Accordingly, we will have no liability to you arising from or related to the transmission or lack of transmission of data over the communications lines used to access the Equipment, or for any attempted or actual access, modification, damage, loss, deletion, misappropriation, or compromise of any data in connection with the Equipment. You agree to refrain from any act or omission which disrupts, inhibits or prevents the effectiveness, or operation of the Equipment provided by us and our partners, including without limitation, virus protection, data backup and IT managed services.

19. **Your Data:** You acknowledge and agree that the responsibility of acquiring and implementing tools for managing, storing, backing up, purging and/or securing data is within the owner of such data. You acknowledge and understand that data may be stored on hard drives inside the Equipment and you agree that it is your responsibility to manage this data in accordance with any federal compliance laws, including but not limited to, HIPAA. Furthermore, you acknowledge and agree that in the use of the Equipment, including but not limited to the transmission and storage of data, that despite every effort by you and us, there remains a risk that your data may be accessed, modified, damaged, lost, deleted, misappropriated, or compromised by willful attack or otherwise and perhaps not be recoverable ("Data Breach"). To that end, in the event of any Data Breach, you acknowledge and agree that we will have no liability to you related to any such Data Breach but will endeavor to assist you in the recovery and restoration of such data at your sole cost.
20. **Data Backup:** We may install and/or configure the Equipment to work with your existing hardware and software on your computer(s), computer network and/or other office equipment and you acknowledge that it is advisable for you to back up all data on your computer equipment that you deem necessary prior to our installation and/or configuration of any Equipment to work with your hardware and software, and on a regular basis thereafter. You acknowledge that such backup procedures should be performed on at least a daily basis.
21. **Data Removal:** Upon expiration or termination of this Agreement, Equipment that is subject to this Agreement may contain your data ("Stored Data"). To the extent that you fail to remove and delete any of the Stored Data, you hereby authorize us to remove and delete the Stored Data at an additional cost but acknowledge and agree that we have no obligation to do so. All hard drives and other data retention devices in the Equipment must function in the same manner following removal and deletion of the Stored Data. You assume liability for and agree to indemnify, defend and hold us harmless from and against all claims, losses, costs, expenses, damages, penalties and liabilities arising from or pertaining to your failure to remove such Stored Data from the Equipment. In the event we temporarily loan Equipment to you, it is subject to this Agreement.
22. **Subscription License Grant:** In connection with the provision of the Services, we may provide you with access to certain software-as-a-service online applications ("Software") and certain proprietary content development, information and materials including, without limitation, custom software development, custom content development, user manuals, technical manuals, standard and customized forms, reports, software, courses, modules, assessment questions, and other content ("Provided Materials") on a limited, worldwide, non-exclusive, non-transferable, and revocable basis. Subject to your compliance with this Agreement, we hereby grant you, during the Term, a limited, worldwide, non-exclusive, non-transferable license to access and use the Software and Provided Materials solely in connection with the Services and for your internal use. The Software and Provided Materials are licensed and are not sold and, as between the parties hereto, you will at no time obtain title to the Software or Provided Materials. You will further ensure that any individual leaving your organization will be prohibited from accessing, copying or utilizing the Software or Provided Materials, and upon this Agreement's termination, you will return or destroy all Provided Materials.
23. **OTHER THAN THE OBLIGATIONS SET FORTH HEREIN, WE DISCLAIM ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OR MERCHANTABILITY FOR USE OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT WILL EITHER PARTY WILL BE RESPONSIBLE FOR DIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, DAMAGES ARISING OUT OF THE PERFORMANCE OF THE EQUIPMENT, INABILITY TO USE ANY SOFTWARE LICENSED BY US, OR THE LOSS OF THE USE OF THE EQUIPMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND YOU HEREBY WAIVE ANY CLAIMS RELATED THERETO.**
24. **Jurisdiction:** This Agreement will be construed, performed, and enforced in accordance with, and governed by, the laws of the State of Florida (excluding its conflict of laws provision). Both parties consent to the exclusive jurisdiction of any claims related to this Agreement in the state or federal courts of Florida, and each party irrevocably waives any objection, including any objection of laying venue, which it may have, or hereafter have, to the bringing of any action or proceeding in any such court in respect of this Agreement. **BOTH PARTIES WAIVE ANY RIGHT TO TRIAL BY JURY OF ANY DISPUTE ARISING OUT OF, OR RELATING TO, THIS AGREEMENT.**
25. **Signer Authority:** Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.
26. **Entire Agreement:** This Agreement constitutes the entire agreement between parties and may not be modified except in writing signed by duly authorized officers of both parties.

Schedule A

Term in Months	Monthly Base	Base to be billed in advance: <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
63	\$0	Overages/Images to be billed: <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
Black & White images included	0	<input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
Professional Color images included	0	<input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
General Office Color images included	0	<input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
Accent Color images included	0	<input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
Service Plan		Special Instructions
<input type="checkbox"/> CMP = Parts, Drums & Labor <input checked="" type="checkbox"/> CMPTI = Parts, Drums, Labor & Toner <input type="checkbox"/> CMPTIST = Parts, Drums, Labor, Toner & Staples <input checked="" type="checkbox"/> OEM Supplies <input type="checkbox"/> Compatible Supplies		<ul style="list-style-type: none"> Includes delivery installation and training

Equipment List										
Location	Brand	Model	Overages billed at							
Office	HP	E77650dns	BW:	.01	PRO:	.05	GO:	.01	AC:	.01
			BW:		PRO:		GO:		AC:	
			BW:		PRO:		GO:		AC:	
			BW:		PRO:		GO:		AC:	

Accepted By:

Customer Signature: (X) _____



Print Name / Title: Daniel Rom, District Manager

Date: 8.16.2022

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8C11

FISCAL FUNDING ADDENDUM

LESSEE	Full Legal Name _____	DBA Name (If Any) _____
	Billing Address _____	Phone Number _____
	City _____	County _____ State _____ Zip Code _____
	Lease Number _____	Lease Date _____

Lessee warrants that it has funds available to pay all rents (the "Lease Payments") payable under the above - identified Lease until the end of Lessee's current appropriation periods. If Lessee's legislative body or other funding authority does not appropriate funds for Lease Payments for any subsequent appropriation period and Lessee does not otherwise have funds available to lawfully pay the Lease Payments (a "Non-Appropriation Event") Lessee may, subject to the conditions herein and upon prior written notice to Lessor (the "Non-Appropriation Notice"), effective sixty (60) days after the later of Lessor's receipt of same or the end of the Lessee's current appropriation period (the "Non-Appropriation Date"), terminate the Lease and be released of its obligation to make all Lease Payments due Lessor coming due after the Non-Appropriation Date. As a condition to exercising its rights under the Addendum Lessee shall (1) provide in the Non-Appropriation Notice a certification of a responsible official that a Non-Appropriation Event has occurred, (2) deliver to Lessor an opinion of Lessee's counsel (addressed to Lessor) verifying that the Non-Appropriation Event as set forth in the Non-Appropriation Notice has occurred, (3) return the equipment subject to the Lease (the "Equipment") on or before the Non-Appropriation Date to Lessor or a location designated by Lessor, in the condition required by, and in accordance with the return provisions of, the Lease and at Lessee's expense, and (4) pay Lessor all sums payable to Lessor under the Lease up to the Non-Appropriation Date.

In the event of any Non-Appropriation Event, Lessor shall retain all sums paid hereunder or under the Lease by Lessee, including the Security Deposit (if any) specified in the Lease.

Lessee further represents, warrants and covenants for the benefit of Lessor that:

- (a) Lessee is a ~~municipal corporation~~ ^{local unit of special purpose government} and political subdivision duly organized and existing under the constitution and laws of the State, ~~and Ch. 190, F.S.~~
- (b) Lessee is authorized under the constitution and laws of the State, and has been duly authorized to enter into this Lease and the transaction contemplated hereby and to perform all of its obligations hereunder.
- (c) This Lease constitutes the legal, valid and binding obligation of the Lessee enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization or other laws affecting creditors' rights generally.
- (d) Lessee has complied with such public bidding requirements as may be applicable to this Lease.
- (e) The Equipment described in this Lease is essential to the function of the Lessee or to the service Lessee provides to its citizens. The Lessee has an immediate need for, and expects to make immediate use of, substantially all the Equipment, which need is not temporary or expected to diminish in the foreseeable future.
- (f) Lessee has never failed to appropriate or otherwise make available funds sufficient to pay rental or other payments coming due under any lease, lease purchase, installment sale or other similar agreement.

This Addendum is not intended to permit Lessee to terminate the Lease at will or for convenience.

YOU AGREE THAT A FACSIMILE COPY OF THIS DOCUMENT WITH FACSIMILE SIGNATURES MAY BE TREATED AS AN ORIGINAL AND WILL BE ADMISSIBLE AS EVIDENCE IN A COURT OF LAW.

LESSEE SIGNATURE	Signature X _____ (MUST BE SIGNED BY AUTHORIZED REPRESENTATIVE OR OFFICER OF GOVERNMENT ENTITY)
	Print Name _____
	Title _____ Date _____
	Name of Government Entity _____

ACCEPTED BY LESSOR	Signature X _____
	Print Name _____
	Title _____ Date _____
	Name of Corporation or Partnership <u>ImageNet Consulting, LLC</u>

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

9



FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1346
E-Mail: Juan.Alvarez@AlvarezEng.com

June 15, 2022

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

**Re: Stonegate Community Development District
District Engineer's Report for Fiscal Year 2022-2023
Pursuant to Section 7.21(b) of the Trust Indenture as it relates to
Special Assessment Refunding and Improvement Bonds, Series 2020.**

Dear Mr. Rom,

This statement is being made pursuant to Section 7.21(b) of the Trust Indenture between Stonegate Community Development District (the "District" or "CDD") and U.S. Bank National Association as Trustee dated January 1, 2020, as it relates to the Special Assessment Refunding and Improvement Bonds, Series 2020.

Based on review of District documents and periodic visits and inspections of the public infrastructure currently owned by the District, we find that such public infrastructure is maintained in good working order and condition. The land and public infrastructure owned by the District, consisting of stormwater management and drainage, landscaping and streetscape, and clubhouse, are depicted in Exhibit 1 attached to this statement. In addition to the infrastructure depicted on Exhibit 1, and in accordance with the Engineer's Report prepared by Kimley-Horn and Associates in 2003, the District owns and is therefore responsible for maintaining the stormwater drainage system within the residential pods.

As of the date of this statement, the District has completed, using Bond Series 2020 proceeds, the transitional vegetation project on the banks of Lake No. 3, and is in the process of permitting the clubhouse pool deck expansion and landscaping and outdoor furnishing project described in the District Engineer's Report of November 5, 2019, prepared by Alvarez Engineer's Inc.

Alvarez Engineers has reviewed the District's proposed Fiscal Year 2023 for field operations and clubhouse and considers it adequate and recommends starting a cyclical 5-year program for cleaning the drainage infrastructure and outfalls within the residential pods by cleaning 20% of the drainage system each year so that at the end of the fifth year, 100% would have been serviced. The 5-year program may be started and funded on Fiscal Year 2024 since it is reported that the drainage system was serviced in 2019 under a contract between the CDD and Allstate Resource Management, Inc.

The District currently carries general liability, property, inland marine, hired non-owned auto, employment practices liability, public officials' liability, and deadly weapon protection insurance under Agreement No. 100121516 with Florida Insurance Alliance, and has budgeted sufficient funds for its premium under its Professional and Administrative Expenditures budget.

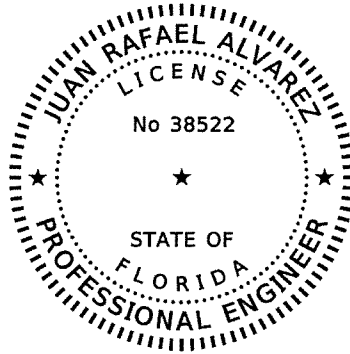
If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

Juan R
Alvarez

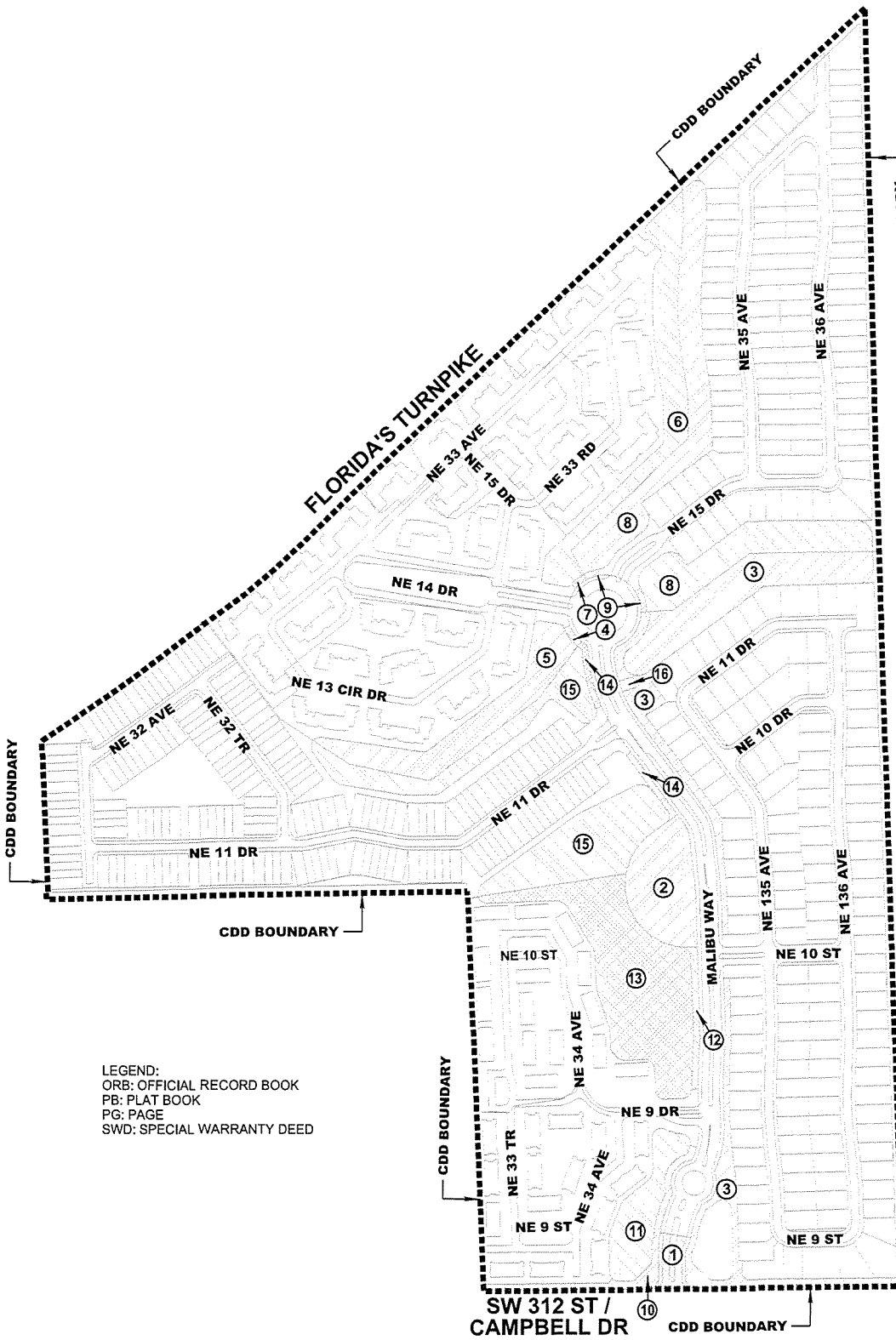
Digitally signed by Juan
R Alvarez
Date: 2022.06.15
12:08:20 -04'00'

Juan R. Alvarez, PE
District Engineer
Date: June 15, 2022

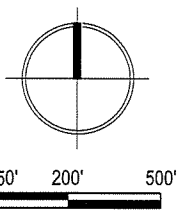


This item has been digitally signed and sealed by
Juan R. Alvarez, PE on June 15, 2022.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.



- CDD OWNERSHIP**
- ① PORTION OF TRACT A (PB 162, PG 39)
 FOLIO: 10-7910-009-0010
 SWD: ORB 27320, PG 1303
 CATEGORY: INGRESS-EGRESS
 - ② TRACT C (PB 162, PG 39)
 FOLIO: 10-7910-009-0030
 SWD: ORB 26684, PG 1581
 CATEGORY: RECREATION SITE
 - ③ TRACTS B, C, D AND E (PB 162, PG 45)
 FOLIO: 10-7910-010-1450
 SWD: ORB 23529, PG 3087
 CATEGORY: COMMON AREAS
 - ④ TRACT B (PB 163, PG 24)
 FOLIO: 10-7910-016-0020
 SWD: ORB 26332, PG 4302
 CATEGORY: LANDSCAPE
 - ⑤ TRACT C (PB 163, PG 24)
 FOLIO: 10-7910-016-0030
 SWD: ORB 26332, PG 4302
 CATEGORY: STORM WATER
 - ⑥ TRACT E (PB 163, PG 24)
 FOLIO: 10-7910-016-0050
 SWD: ORB 26332, PG 4302
 CATEGORY: STORM WATER
 - ⑦ TRACT D (PB 163, PG 24)
 FOLIO: 10-7910-016-0040
 SWD: ORB 26332, PG 4302
 CATEGORY: LANDSCAPE
 - ⑧ TRACT C AND E (PB 163, PG 71)
 FOLIO: 10-7910-022-1110
 SWD: ORB 26665, PG 3098
 CATEGORY: STORM WATER
 - ⑨ TRACT B AND D (PB 163, PG 71)
 FOLIO: 10-7910-022-1100
 SWD: ORB 26665, PG 3098
 CATEGORY: OPEN SPACE
 - ⑩ TRACT B (PB 162, PG 96)
 FOLIO: 10-7910-012-0020
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
 - ⑪ TRACTS C (PB 162, PG 96)
 FOLIO: 10-7910-012-0030
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
 - ⑫ TRACT D (PB 162, PG 96)
 FOLIO: 10-7910-012-0040
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
 - ⑬ TRACT E (PB 162, PG 96)
 FOLIO: 10-7910-012-0050
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
 - ⑭ TRACTS B AND D (PB 163, PG 28)
 FOLIO: 10-7910-014-1820
 SWD: ORB 26665, PG 3098
 CATEGORY: LANDSCAPE
 - ⑮ TRACTS C AND E (PB 163, PG 28)
 FOLIO: 10-7910-014-1830
 SWD: ORB 26665, PG 3098
 CATEGORY: STORM WATER
 - ⑯ TRACT P (PB 162, PG 45)
 FOLIO: 10-7910-010-1460
 QCD: ORB 27613, PG 3131
 CATEGORY: LIFT STATION



ALVAREZ ENGINEERS, INC.
STONEGATE CDD
CDD LAND OWNERSHIP

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America	\$ 760,194	\$ -	\$ -	\$ -	\$ 760,194
FineMark Bank - money mkt	258,812	-	-	-	258,812
Investments					
State Board of Administration*	11	-	-	-	11
Revenue 2013	-	141,441	-	-	141,441
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	3	-	-	3
Sinking fund 2013	-	7	-	-	7
Prepayment 2013	-	27,403	-	-	27,403
Revenue 2020	-	-	200,667	-	200,667
Reserve 2020	-	-	159,500	-	159,500
Construction 2020	-	-	-	361,159	361,159
Undeposited funds	670	-	-	-	670
Due from other	116	-	-	-	116
Due from other funds					
General fund	-	1,009	543	-	1,552
Total assets	\$ 1,019,803	\$ 194,863	\$360,710	\$ 361,159	\$ 1,936,535
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable - clubhouse	\$ 2,766	\$ -	\$ -	\$ -	\$ 2,766
Due to other funds					
Debt service - series 2013	1,009	-	-	-	1,009
Debt service - series 2020	543	-	-	-	543
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	5,318	-	-	-	5,318
Fund Balance					
Restricted					
Debt service	-	194,863	360,710	-	555,573
Construction	-	-	-	361,159	361,159
Committed					
Clubhouse renewal & replacement	155,000	-	-	-	155,000
Assigned					
3 months working capital	190,528	-	-	-	190,528
Disaster	225,000	-	-	-	225,000
Pool system upgrade	175,000	-	-	-	175,000
Unassigned	268,957	-	-	-	268,957
Total fund balance	1,014,485	194,863	360,710	361,159	1,931,217
Total liabilities & fund balances	\$ 1,019,803	\$ 194,863	\$360,710	\$ 361,159	\$ 1,936,535

*Statement not received in time for financial statement distribution.

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 792,269	\$ 785,021	101%
Interest	146	1,578	1,000	158%
Clubhouse rental fees	-	5,770	1,092	528%
Miscellaneous	-	1,820	5,000	36%
Total revenues	<u>146</u>	<u>801,437</u>	<u>792,113</u>	101%
EXPENDITURES				
Administrative				
Supervisors	1,000	3,800	6,000	63%
Payroll taxes	77	291	459	63%
Management/recording/accounting	3,549	35,492	42,590	83%
Legal	5,760	17,958	20,000	90%
Engineering	6,565	11,870	10,000	119%
Audit	1,230	6,730	6,900	98%
Assessment roll preparation	444	4,443	5,332	83%
Arbitrage rebate calculation	-	500	1,250	40%
Dissemination agent	88	876	1,051	83%
Trustee	-	7,531	6,500	116%
ADA website compliance	-	199	210	95%
Website enhancement	-	705	1,220	58%
Postage	58	336	2,000	17%
Legal advertising	78	324	1,225	26%
Office supplies	-	770	300	257%
Other current charges	163	1,724	1,500	115%
Annual special district fee	-	200	175	114%
Insurance	-	7,136	7,585	94%
Property taxes	-	-	178	0%
Total administrative expenses	<u>19,012</u>	<u>100,885</u>	<u>114,475</u>	88%
Field Operations				
Landscape maintenance	6,486	92,016	81,868	112%
Landscape replacement	-	4,997	10,000	50%
Tree maintenance	-	-	10,000	0%
Playground maintenance	-	-	1,500	0%
Clubhouse irrigation	-	-	3,000	0%
Pump maintenance/repair	945	945	4,500	21%
Electrical repairs	-	2,280	1,000	228%
Lake maintenance	2,649	18,166	22,050	82%
Aeration maintenance	-	-	1,700	0%
Contingency	-	-	5,000	0%
Holiday decorations	-	14,350	14,350	100%
Animal control	135	3,215	7,500	43%
Operating supplies	-	293	2,000	15%
Total field operations	<u>10,215</u>	<u>136,262</u>	<u>164,468</u>	83%

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

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	844	4,623	2,160	214%
Utilities	10,350	42,773	63,000	68%
Insurance	-	17,514	18,614	94%
Flood insurance	4,924	4,924	4,037	122%
Alarm monitoring	58	729	720	101%
Fire monitoring	270	1,166	540	216%
Pool maintenance	2,880	24,130	30,000	80%
Pool repair	-	1,451	7,500	19%
Pool health inspections	-	-	750	0%
Air conditioning R&M	365	17,171	5,000	343%
Clubhouse operation and management				
Clubhouse management	20,264	202,643	243,171	83%
Special events	9,584	25,087	25,000	100%
Gym maintenance	4,960	6,778	5,000	136%
Pool attendant	2,950	2,950	-	N/A
Office supplies	-	122	1,800	7%
Repairs and maintenance	-	6,470	15,000	43%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	-	429	10,000	4%
Storage shed and landscape	1,900	14,350	15,000	96%
Pool system upgrade	-	4,435	-	N/A
Wifi system upgrade & camera	7,036	7,036	-	N/A
Pool permit inspection & repair	-	22,107	-	N/A
Pressure cleaning	-	25	1,000	3%
Janitorial supplies	-	4,153	15,700	26%
Contingencies	-	-	9,000	0%
Total clubhouse	<u>66,385</u>	<u>411,066</u>	<u>474,992</u>	87%
Infrastructure reinvestment				
Capital outlay				
General	-	-	30,000	0%
Total clubhouse reserves	<u>-</u>	<u>-</u>	<u>30,000</u>	0%
Other fees and charges				
Property appraiser	-	-	4,089	0%
Tax collector	-	7,922	4,089	194%
Total other fees and charges	<u>-</u>	<u>7,922</u>	<u>8,178</u>	97%
Total expenditures	<u>95,612</u>	<u>656,135</u>	<u>792,113</u>	83%
Net increase/(decrease) of fund balance	(95,466)	145,302	-	
Fund balances - beginning	1,109,951	869,183	834,139	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	155,000	155,000	155,000	
Assigned				
3 months working capital	190,528	190,528	190,528	
Disaster	225,000	225,000	225,000	
Pool System upgrade	175,000	175,000	175,000	
Unassigned	268,957	268,957	88,611	
Total Fund balance - ending	<u>\$ 1,014,485</u>	<u>\$ 1,014,485</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 JULY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 604,619	\$ 599,090	101%
Interest	132	322	-	N/A
Total revenues	<u>132</u>	<u>604,941</u>	<u>599,090</u>	101%
EXPENDITURES				
Debt service				
Principal	-	320,000	320,000	100%
Interest 11/1	-	136,425	136,425	100%
Interest 5/1	-	136,425	136,426	100%
Property appraiser	-	-	3,120	0%
Tax collector	-	6,046	3,120	194%
Total expenditures	<u>-</u>	<u>598,896</u>	<u>599,091</u>	100%
Net increase/(decrease) of fund balance	132	6,045	(1)	
Fund balances - beginning	194,731	188,818	155,456	
Fund balances - ending	<u>\$ 194,863</u>	<u>\$ 194,863</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 JULY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 325,336	\$ 322,360	101%
Interest	190	284	-	N/A
Total revenues	<u>190</u>	<u>325,620</u>	<u>322,360</u>	101%
EXPENDITURES				
Debt service				
Principal	-	190,000	190,000	100%
Interest 11/1	-	65,925	65,925	100%
Interest 5/1	-	65,925	65,925	100%
Property appraiser	-	-	1,679	0%
Tax collector	-	3,253	1,679	194%
Total debt service	<u>-</u>	<u>325,103</u>	<u>325,208</u>	100%
Net increase/(decrease) of fund balance	190	517	(2,848)	
Fund balances - beginning	360,520	360,193	355,429	
Fund balances - ending	<u>\$ 360,710</u>	<u>\$ 360,710</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 JULY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 198	\$ 306
Total revenues	<u>198</u>	<u>306</u>
EXPENDITURES		
Capital outlay	<u>1,455</u>	<u>76,664</u>
Total expenditures	<u>1,455</u>	<u>76,664</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,257)	(76,358)
Fund balances - beginning	362,416	437,517
Fund balances - ending	<u>\$ 361,159</u>	<u>\$ 361,159</u>

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

Stonegate CDD Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	07/28/2022	FEDEX	101.000 · Bank of ...		-31.77
Bill	7-830-47829	07/27/2022		519.410 · Postage	-31.77	31.77
TOTAL					-31.77	31.77
Bill Pmt -Check	CBI	07/28/2022	ADT SECURITY SE...	101.000 · Bank of ...		-57.99
Bill	14954058 071322	07/27/2022		536.001 · Alarm Mo...	-57.99	57.99
TOTAL					-57.99	57.99
Bill Pmt -Check	CBP	07/14/2022	COMCAST CORPO...	101.000 · Bank of ...		-314.73
Bill	0760104 062222	07/13/2022		536.010 · Utilities	-314.73	314.73
TOTAL					-314.73	314.73
Bill Pmt -Check	CBP	07/28/2022	AT & T	101.000 · Bank of ...		-844.07
Bill	05 247-4094 062922	07/27/2022		536.411 · Clubhous...	-844.07	844.07
TOTAL					-844.07	844.07
Liability Check	EFTPS	07/11/2022	UNITED STATES T...	101.000 · Bank of ...		-153.00
				216.001 · FICA Pay...	-14.50	14.50
				216.001 · FICA Pay...	-14.50	14.50
				216.001 · FICA Pay...	-62.00	62.00
				216.001 · FICA Pay...	-62.00	62.00
TOTAL					-153.00	153.00
Bill Pmt -Check	14114	07/07/2022	ALVAREZ ENGINE...	101.000 · Bank of ...		-1,756.75
Bill	6401	07/06/2022		519.320 · Engineeri...	-1,756.75	1,756.75
TOTAL					-1,756.75	1,756.75

Stonegate CDD Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	14115	07/07/2022	GRAU AND ASSO...	101.000 · Bank of ...		-1,230.00
Bill	22948	07/06/2022		513.320 · Audit	-1,230.00	1,230.00
TOTAL					-1,230.00	1,230.00
Bill Pmt -Check	14116	07/07/2022	UNUS PROPERTY ...	101.000 · Bank of ...		-32,798.05
Bill	1058	07/06/2022		536.022 · Clubhous...	-20,264.26	20,264.26
				536.036 · Pool Atte...	-2,950.00	2,950.00
				537.350 · Special E...	-2,850.00	2,850.00
				537.350 · Special E...	-6,733.79	6,733.79
TOTAL					-32,798.05	32,798.05
Bill Pmt -Check	14117	07/07/2022	AL-FLEX EXTERMI...	101.000 · Bank of ...		-135.00
Bill	268756	07/06/2022		537.500 · Animal C...	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	14118	07/07/2022	ALLSTATE RESOU...	101.000 · Bank of ...		-1,420.00
Bill	186003	07/06/2022		537.003 · Lake Mai...	-1,420.00	1,420.00
TOTAL					-1,420.00	1,420.00
Bill Pmt -Check	14119	07/07/2022	CHI ALARMS, INC.	101.000 · Bank of ...		-135.00
Bill	271735	07/06/2022		536.009 · Fire Monit...	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	14120	07/07/2022	M&M POOL & SPA...	101.000 · Bank of ...		-150.00
Bill	1838	07/06/2022		536.004 · Pool Main...	-150.00	150.00
TOTAL					-150.00	150.00

Stonegate CDD Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	14123	07/11/2022	Alberto Eiras	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	14124	07/11/2022	Arthur D. Goessel	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	14125	07/11/2022	Joseph M McGuin...	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	14126	07/11/2022	Mariela C. Figueroa	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90

Stonegate CDD Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	14127	07/11/2022	Michael A. Granob...	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-200.00	200.00
				536.018 · FICA Exp...	-12.40	12.40
				216.001 · FICA Pay...	12.40	-12.40
				216.001 · FICA Pay...	12.40	-12.40
				536.018 · FICA Exp...	-2.90	2.90
				216.001 · FICA Pay...	2.90	-2.90
				216.001 · FICA Pay...	2.90	-2.90
TOTAL					-184.70	184.70
Check	14128	07/14/2022	STONEGATE CDD	101.000 · Bank of ...		-18,284.31
				207.203 · Due to D...	-18,284.31	18,284.31
TOTAL					-18,284.31	18,284.31
Check	14129	07/14/2022	STONEGATE CDD	101.000 · Bank of ...		-9,838.52
				207.204 · Due to D...	-9,838.52	9,838.52
TOTAL					-9,838.52	9,838.52
Bill Pmt -Check	14130	07/14/2022	WRATHELL, HUNT...	101.000 · Bank of ...		-4,081.08
Bill	2021-1439	07/13/2022		512.311 · Managem...	-3,549.17	3,549.17
				513.310 · Assessm...	-444.33	444.33
				513.315 · Dissemin...	-87.58	87.58
TOTAL					-4,081.08	4,081.08
Bill Pmt -Check	14131	07/14/2022	ALLSTATE RESOU...	101.000 · Bank of ...		-1,229.00
Bill	185042	07/13/2022		537.003 · Lake Mai...	-1,229.00	1,229.00
TOTAL					-1,229.00	1,229.00

Stonegate CDD Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	14132	07/14/2022	ARMANDO GARCI...	101.000 · Bank of ...		-7,431.00
Bill	762641	07/13/2022		537.400 · Lawn Cut...	-2,400.00	2,400.00
				537.470 · Tract C	-510.00	510.00
				537.450 · Irrigation ...	-333.00	333.00
Bill	762686	07/13/2022		537.005 · Pump Re...	-945.00	945.00
Bill	762699	07/13/2022		537.400 · Lawn Cut...	-2,400.00	2,400.00
				537.470 · Tract C	-510.00	510.00
				537.450 · Irrigation ...	-333.00	333.00
TOTAL					-7,431.00	7,431.00
Bill Pmt -Check	14133	07/14/2022	CHI ALARMS, INC.	101.000 · Bank of ...		-1,500.00
Bill	271859	07/13/2022		536.040 · Wifi syste...	-1,500.00	1,500.00
TOTAL					-1,500.00	1,500.00
Bill Pmt -Check	14134	07/14/2022	CITY OF HOMEST...	101.000 · Bank of ...		-4,804.80
Bill	000363973 062422	07/13/2022		536.010 · Utilities	-1,104.18	1,104.18
Bill	000351215 062422	07/13/2022		536.010 · Utilities	-3,700.62	3,700.62
TOTAL					-4,804.80	4,804.80
Bill Pmt -Check	14135	07/14/2022	LUXE CONTROL L...	101.000 · Bank of ...		-5,536.28
Bill	207	07/13/2022		536.040 · Wifi syste...	-5,536.28	5,536.28
TOTAL					-5,536.28	5,536.28
Bill Pmt -Check	14136	07/14/2022	M&M POOL & SPA...	101.000 · Bank of ...		-430.00
Bill	1910	07/13/2022		536.004 · Pool Main...	-430.00	430.00
TOTAL					-430.00	430.00
Bill Pmt -Check	14141	07/28/2022	ALM MEDIA, LLC.	101.000 · Bank of ...		-78.30
Bill	10000599666-0527	07/27/2022		519.480 · Legal Adv...	-78.30	78.30
TOTAL					-78.30	78.30

Stonegate CDD Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	14142	07/28/2022	ALVAREZ ENGINE...	101.000 · Bank of ...		-4,808.25
Bill	6590	07/27/2022		519.320 · Engineeri...	-1,500.00	1,500.00
Bill	6700	07/27/2022		519.320 · Engineeri...	-2,500.00	2,500.00
Bill	6591	07/27/2022		519.320 · Engineeri...	-808.25	808.25
TOTAL					-4,808.25	4,808.25
Bill Pmt -Check	14143	07/28/2022	BILLING, COCHRA...	101.000 · Bank of ...		-5,760.00
Bill	175761	07/27/2022		514.310 · Legal Fees	-5,760.00	5,760.00
TOTAL					-5,760.00	5,760.00
Bill Pmt -Check	14144	07/28/2022	NATIONAL GENER...	101.000 · Bank of ...		-4,924.00
Bill	17993014-164280192	07/27/2022		536.008 · Flood Ins...	-4,924.00	4,924.00
TOTAL					-4,924.00	4,924.00
Bill Pmt -Check	14145	07/28/2022	WRATHELL, HUNT...	101.000 · Bank of ...		-26.39
Bill	2021-1499	07/27/2022		519.410 · Postage	-26.39	26.39
TOTAL					-26.39	26.39
Bill Pmt -Check	14146	07/28/2022	CHI ALARMS, INC.	101.000 · Bank of ...		-135.00
Bill	271035	07/27/2022		536.009 · Fire Monit...	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	14147	07/28/2022	CITY OF HOMEST...	101.000 · Bank of ...		-5,230.08
Bill	000363973 072622	07/27/2022		536.010 · Utilities	-1,064.59	1,064.59
Bill	000351215 072622	07/27/2022		536.010 · Utilities	-4,165.49	4,165.49
TOTAL					-5,230.08	5,230.08

Stonegate CDD Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	14148	07/28/2022	DECO BLINDS USA	101.000 · Bank of ...		-4,960.00
Bill	170	07/27/2022		536.006 · Fitness E...	-2,480.00	2,480.00
Bill	169	07/27/2022		536.006 · Fitness E...	-2,480.00	2,480.00
TOTAL					-4,960.00	4,960.00
Bill Pmt -Check	14149	07/28/2022	JUAN MEDEROS, ...	101.000 · Bank of ...		-1,900.00
Bill	6257	07/27/2022		536.039 · Storage s...	-1,900.00	1,900.00
TOTAL					-1,900.00	1,900.00
Bill Pmt -Check	14150	07/28/2022	M&M POOL & SPA...	101.000 · Bank of ...		-2,300.00
Bill	1837	07/27/2022		536.004 · Pool Main...	-2,300.00	2,300.00
TOTAL					-2,300.00	2,300.00
Bill Pmt -Check	14151	07/28/2022	POWER ENTERPR...	101.000 · Bank of ...		-365.00
Bill	20220438	07/27/2022		536.020 · Air Condit...	-365.00	365.00
TOTAL					-365.00	365.00

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



Invoice Number 7-830-47829	Invoice Date Jul 26, 2022	Account Number [REDACTED]	Page 1 of 3
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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	\$31.77	519.410 001
TOTAL THIS INVOICE	USD	\$31.77	

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



Detailed descriptions of surcharges can be located at fedex.com

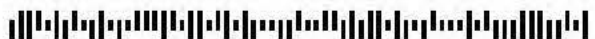
To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number 7-830-47829	Invoice Amount USD \$31.77	Account Number [REDACTED]
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Remittance Advice

Your payment is due by Sep 09, 2022

7830478298000003177352972710080000000000000000317730



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

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



Invoice Number 7-830-47829	Invoice Date Jul 26, 2022	Account Number [REDACTED]	Page 2 of 3
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FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 19, 2022	Cust. Ref.: Stonegate DSF	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	777374919106	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	Jul 20, 2022 10:10		
Svc Area	A1	Transportation Charge	9.01
Signed by	C.SCHWARTZ	Fuel Surcharge	0.63
FedEx Use	000000000/60454/	Total Charge	USD \$9.64

Ship Date: Jul 19, 2022	Cust. Ref.: Stonegate DSF	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	777374933500	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	Jul 20, 2022 09:15		
Svc Area	A1	Transportation Charge	9.01
Signed by	R.PERSHUAD	Fuel Surcharge	0.63
FedEx Use	000000000/60454/	Total Charge	USD \$9.64

FedEx® Billing Online

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



Invoice Number	Invoice Date	Account Number	Page
7-830-47829	Jul 26, 2022		3 of 3

Ship Date: Jul 19, 2022 **Cust. Ref.:** LUXE CONTROL CHECK **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777387779470	Nicole Parisi	LUXE CONTROL LLC	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	3912 NE 20TH CIR	
Package Type	FedEx Envelope	2300 GLADES ROAD	HOMESTEAD FL 33033 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	N/A			
Delivered	Jul 20, 2022 13:40	Transportation Charge		6.72
Svc Area	A2	Fuel Surcharge		0.82
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/60449/02	Total Charge	USD	\$12.49
			Third Party Subtotal	USD
				\$31.77
			Total FedEx Express	USD
				\$31.77

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: **Jul 13, 2022** Service period: **Aug 1 - Aug 31, 2022**

Your total due is: \$ **Aug 2, 2022** Due by:

Your Bill at-a-glance

Previous Balance	\$115.98
Payments and Adjustments	-\$115.98
Current Charges	\$57.99
Taxes and Fees	\$0.00

Total Due \$57.99

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

Message from ADT

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

Brilliantly Safe



ADT
3190 S Vaughn Way
Aurora, CO 80014

Account Number	14954058
Due Date	Aug 2, 2022
Amount Due	\$57.99

Amount Enclosed \$ _____

6230 0020 NO RP 13 07132022 NNNNNNNY 01 007365 0021

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

Please send payment to:

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

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.



0001495405800000000000000071222000000000000057991

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://myadtdotcom.com) or in the MyADT mobile app.

Your Account Activity

Previous Balance		\$115.98
Payments and Adjustments		
Payment Received - Thank You!	Jun 24, 2022	-\$115.98
Current Charges		
<u>RECURRING CHARGES</u>		
Services		
Invoice Number 932497422	Aug 1 - Aug 31, 2022	\$57.99
Total Non-taxable Charges		\$57.99
Total Due to be paid by Aug 2, 2022		\$57.99

* 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 or download MyADT mobile app.



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

Protect yourself against FRAUD

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

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.
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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		\$314.73
One-time EFT Payment - thank you	Jun 10	-\$314.73
Balance forward		\$0.00
Regular monthly charges	Page 3	\$314.65
Taxes, fees and other charges	Page 3	\$0.08
New charges		\$314.73

Amount due Jul 13, 2022 \$314.73

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

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Jun 22, 2022 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96330350 NO RP 22 20220622 NNNNNNNY 0001708 0006

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

Account number

8495 60 060 0760104

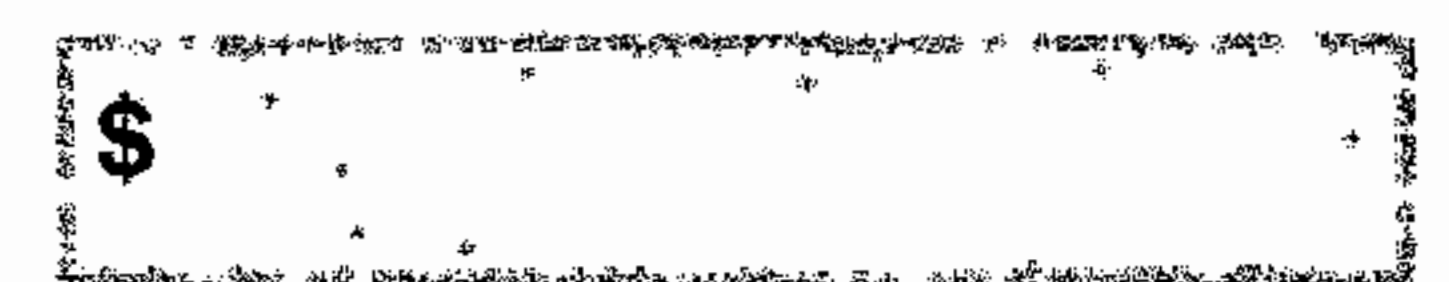
Payment due

Jul 13, 2022

Please pay

\$314.73

Amount enclosed



Make checks payable to Comcast

Do not send cash



Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849560060076010400314732

Account Number
8495 60 060 0760104

Billing Date
Jun 22, 2022

Services From
Jul 02, 2022 to Aug 01, 2022

Page
2 of 3

Download the Comcast Business App

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

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



Faster speeds. More solutions. Bigger savings.

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

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



Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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



Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

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



Regular monthly charges		\$314.65
Comcast Business		\$247.95
Packaged services		\$309.95
Business Internet 300+	\$309.95	
Discounts		-\$99.95
Promotional Discount	-\$99.95	
Comcast Business services		\$37.95
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
Other charges		\$0.08
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 for more details

You've saved \$99.95 this month with your promotional discount.

Additional information

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.

TV Update: Effective June 14, 2022, the subscription-only Russian language channels Channel One Russia, RTR Planeta, and Rossiya 24 will no longer be available.

Update to Terms and Conditions: Relevant terms have been added to Article 30 of the Terms and Conditions to include SecurityEdge Extended Coverage. The additional terms can be found at business.comcast.com/terms-conditions-smb.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634





AT&T

536.411
001

STONEGATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8558

Page 1 of 3
Account Number 305 247-4094 157 0445
Billing Date Jun 29, 2022
Web Site att.com

Monthly Statement

Bill-At-A-Glance

Previous Bill	844.07
Payment Received 6-16, Thank You!	844.07CR
Adjustments	.00
Balance	00
Current Charges	844.07

Total Amount Due \$844.07

Amount Due in Full by **Jul 21, 2022**

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	672.61
1 800 321-2000 PIN: 0552		
Repair Service:		
1 866 620-6900		
AT&T Long Distance Service	2	24.88
1 800 321-2000		
AT&T Wireless Services	2	146.58
1 800 331-0500		
Total Current Charges		844.07

News You Can Use Summary

- PREVENT DISCONNECT
- CARRIER INFORMATION
- COST ASSESSMENT CHRG

See "News You Can Use" for additional information.

Expand your AT&T

Get internet, wireless and other premium services from AT&T. We're eager to help you find the best deals possible. Call 800.516.9368. Business customers: 800.321.2000

Plans and Services

Promotions and Discounts

Item No.	Description	Quantity	Amount
1	Discount for BLC Inside Wire Protection for Bill Period Jun 29, 2022 EET00006M.		10.50CR

Monthly Service - Jun 29 thru Jul 28

Item No.	Description	Quantity	Amount
2.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	190.00
3.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	190.00
4.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	190.00
5.	Inside Wire Protection	3	25.50
Total Monthly Service			595.50

Company Fees and Surcharges

Item No.	Description	Quantity	Amount
6.	Cost Assessment Charge	3	22.50
7.	Federal Subscriber Line Charge	3	34.44
8.	Federal Universal Svc Fee-Mult	3	10.41
Total Company Fees and Surcharges			67.35

Government Fees and Taxes

Item No.	Description	Quantity	Amount
9.	Federal Excise Tax		18.16
10.	Telecommunications Access System Act Surcharge	3	.36
11.	Emergency 911 Service		1.20
12.	Dade County Manhole Ord #83-3	3	.54
Total Government Fees and Taxes			20.26

Total Plans and Services

Local Services provided by AT&T Florida.

672.61



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

Page 2 of 3
Account Number 305 247-4094 157 0445
Billing Date Jun 29, 2022

AT&T Long Distance Service

Monthly Service

Charges for 305 247-4094

Type of Service	Period	
1 All For Less Unlimited 3 Plan Monthly Fee	06/11-07/10	21.00

Company Fees and Surcharges

2. Federal Universal Service Fee	2.92
3. Federal Regulatory Fee	.96
Total Company Fees and Surcharges	3.88

Total AT&T Long Distance Service 24.88

Important Information - Continued

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 cellulametwork or from a landline telephone, or (5) using relay services to place a IP Relay or IP CTS call over a cellular data or other IP network.

Wireless Summary - 287306239973

Cycle Dates: May 20, 2022 - Jun 19, 2022

FAN: 60122448

Promotions and Discounts	\$50.00CR
Monthly Service	\$190.00
Credits, Adjustments and Other Charges	\$3.42
Taxes	\$3.16
Total Wireless Charges	\$146.58

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	\$1.71
Taxes	\$1.58
Charges for this mobile	\$73.29

786 545-2754 Group: 1

VICTOR MALIBU BAY	
Promotions and Discounts	\$25.00CR
Monthly Service	\$95.00
Credits, Adjustments and Other Charges	\$1.71
Taxes	\$1.58
Charges for this mobile	\$73.29

Group Usage Summary - Group: 1

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

786 545-2733 - VICTOR MALIBU BAY

Promotions and Discounts	
4 Discount for Smartphone Line Discount	25.00CR

Monthly Service

Jun 20 thru Jul 19	
5. BUS UNL STARTER 2LNS	95.00

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Important Information

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

COMPANY FEES AND SURCHARGES

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

WIRELESS DIRECTBILL CHARGES

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



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

Page 3 of 3
Account Number 305 247-4094 157 0445
Billing Date Jun 29, 2022

AT&T Wireless Services

786 545-2733 - VICTOR MALIBU BAY - Continued

Credits, Adjustments and Other Charges

1 Equipment Credit 13 of 30	3.34CR
2 Smartphone Promo 13 of 30	5.00CR
3 Administrative Fee	1.99
4 Property Tax Allotment	.26
5 Regulatory Cost Recovery Charge	1.25
6 Federal Universal Service Charge	.55

Installation Plan ID: 260000045320686- Est. on 05/11/21

SMA125U

Amount Financed: \$179.99

Date Description

7. 06/11 Installment 14 of 30	6.00
Balance Remaining after Current Installment: \$95.99	
* To pay off your installment plan early, please visit att.com/payoffNEXT for details.	

Taxes

8. 911 Service Fee	.40
9 City Communications Tax	.44
10 County Communications Tax	.21
11 FL State Communications Tax	.53
Total Taxes	1.58

Total for 786 545-2733 73.29

786 545-2754 - VICTOR MALIBU BAY

Promotions and Discounts

12. Discount for Smartphone Line Discount	25.00CR
---	---------

Monthly Service

Jun 20 thru Jul 19	
13 BUS UNL STARTER 2LNS	95.00

Credits, Adjustments and Other Charges

14. Equipment Credit 13 of 30	3.34CR
15 Smartphone Promo 13 of 30	5.00CR
16 Administrative Fee	1.99
17 Property Tax Allotment	.26
18 Regulatory Cost Recovery Charge	1.25
19 Federal Universal Service Charge	.55

Installation Plan ID: 260000045320731- Est. on 05/11/21

SMA125U

Amount Financed: \$179.99

Date Description

20. 06/11 Installment 14 of 30	6.00
Balance Remaining after Current Installment: \$95.99	
* To pay off your installment plan early, please visit att.com/payoffNEXT for details.	

Voice Usage Summary

MOBILE SHARE DEVICE
31 Minutes Used

Data Usage Summary

MobileShareMessaging
10 Text Messages Used

786 545-2754 - VICTOR MALIBU BAY - Continued

UNLIM QCI9 DATA AAT

159 Megabytes Used

1 Gigabyte (GB) = 1024MB, 1 Megabyte (MB) = 1024KB

Taxes

21 911 Service Fee	.40
22. City Communications Tax	.44
23. County Communications Tax	.21
24. FL State Communications Tax	.53
Total Taxes	1.58
Total for 786 545-2754	73.29

Total AT&T Wireless Services

146.58

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 \$844.07.** 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.

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.



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.
3/15/2022	6401

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

DocuSigned by:

 91E21FBBCEDD4E0...

Project Name / Number: 080903-3 Stonegate Operations

Juan R. Alvarez, P.E.

Invoice Period: 2/5/22-3/4/22

Description	Qty (hrs)	Rate (\$ / hr)	Amount
2/9/2022 Administrative Review and file mitigation report from Allstate.	0.25	44.00	11.00
2/11/2022 Administrative Review and file mitigation report from Allstate.	0.25	44.00	11.00
2/15/2022 Administrative Review and file Allstate report	0.25	44.00	11.00
2/18/2022 Principal Preparation of documents for the agenda for the next CDD Board of Supervisors meeting.	0.25	185.00	46.25
2/21/2022 Engineering Tech. Follow up, review and forward aeration proposals to District engineer for Board meeting, review revised aeration proposals from Solitude	0.5	78.00	39.00
2/21/2022 Principal Gathering engineering-related documents and proposals to include them in the agenda package for the March CDD Board of Supervisors meeting.	0.25	185.00	46.25
2/22/2022 Engineering Tech. Follow up, review and forward aeration proposals to District engineer for Board meeting, review revised aeration proposals from Solitude	0.5	78.00	39.00
2/22/2022 Administrative Review and file Allstate report.	0.25	44.00	11.00
2/22/2022 Principal Forwarding to the District documents and proposals to be considered at the CDD Board of Supervisors meeting of 3-1-2022.	1	185.00	185.00
2/23/2022 Engineering Tech. Follow up, review and forward aeration proposals to District engineer for Board meeting, review revised aeration proposals from Solitude	0.5	78.00	39.00
2/24/2022 Principal Received and reviewed revised proposals from Solitude for the aeration systems. Sending them to District Manager for inclusion into the CDD agenda for the March meeting.	0.25	185.00	46.25
2/28/2022 Administrative Review and file Allstate report.	0.25	44.00	11.00
2/28/2022 Engineering Tech. Follow up with Victor Castro on expired permits and coordination with City of Homestead	0.75	78.00	58.50
3/1/2022 Principal Preparation of report of the status of the CDD Series 2020 Project to present to the Board of Supervisors. Review of requisitions processed to date and determined the amount of funds currently in the CDD construction account.	1.75	185.00	323.75

Amount due this Invoice

Wiring Instructions:

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

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



Invoice

Date	Invoice No.
3/15/2022	6401

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

DocuSigned by:

 91E21FBBCEDD4E0...

Project Name / Number: 080903-3 Stonegate Operations

Juan R. Alvarez, P.E.

Invoice Period: 2/5/22-3/4/22

Description	Qty (hrs)	Rate (\$ / hr)	Amount
3/1/2022 Principal Prepare for, travel and attend the CDD Board of Supervisors meeting of 3-1-2022	4.5	185.00	832.50
3/2/2022 Principal Revised and circulated the spreadsheet of status of the 2020 Project to include aerator systems for Lakes 4 and 6 as directed by the Board of Supervisors.	0.25	185.00	46.25
Amount due this Invoice			\$1,756.75

Wiring Instructions:

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

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

513.320
001

Invoice No. 22948
Date 07/01/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>1,230.00</u>
Current Amount Due	\$ <u>1,230.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,230.00	0.00	0.00	0.00	0.00	1,230.00

Payment due upon receipt.

INVOICE

**UNUS Property Management
LLC**
3560 NE 11TH DRIVE
Homestead, FL 33033

manager@unusmgmt.com
+1 2397897263



STONEGATE CDD

Bill to

TONEGATE CDD
1020 Malibu Way
Homestead FL 33033
U A

Invoice details

Invoice no 1058
Invoice date 7/5/22
Terms Due on receipt
Due date 7/5/22

Product or service		Amount
1. Management Service Monthly	536.022 001	1 unit x \$20,264.26 \$20,264.26
2. POOL ATTENDANT UMMER POOL ATTENDANT FROM JUNE 11TH TO JULY 5TH	536.036 001	200 hrs x \$14.75 \$2,950.00
3. Staff Hours Special Events SUMMER BASH / JULY 3RD INDEPENDENCE POOL PARTY SPECIAL EVENTS	537.350	\$2,850.00
4. Store Receipts SPECIAL EVENTS	537.350	\$6,733.79

Total \$32,798.05

Ways to pay



Custom Party Rentalz, LLC

Custompartyrentalz@gmail.com
786-327-1363 | 305-202-3887

Invoice # 2022-03

537.350

Cash, money Orders or
Zelle, Check

**Please make check
payable to Crystal
Mirabal**

Service Date: July 3rd ,2022

Bill To

Malibu Bay

Manager@unusmgmt.com

PAID IN FULL

For

Party rental Equipment

Item Description	QTY	Amount
6 Hour DJ 	1	\$600.00
Snow Cone Machine 	1	\$65.00
Cotton Candy Machine 	1	\$65.00
PopCorn Machine 	1	\$55.00
Clown 1 Hour (Lower to \$180 if becomes 2 Hours) 	1	\$210.00

Magician & Assistant		1	\$400.00
Facepainting (Lower to \$170 if becomes 2 Hours)		2	\$400.00

PAID IN FULL

Subtotal
Tax Rate (EXEMPT)
Other Costs
Total Cost

\$1,795.00
\$1,795.00

If you have any questions concerning this invoice, use the following contact information:
Crystal Mirabal - (786)327-1363 - CustomPartyrentalz@gmail.com

Thank you for supporting Our Small Business!

CO2 Masters LLC
P.O. Box 904
Port Richey, FL 34673 US
(877) 280-5321
support@co2masters.com
www.co2masters.com



Receipt

537.350

Received From

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

Date: 06/30/2022

Reference No:

Invoice Number	Invoice Date	Due Date	Original Amount	Balance	Payment
2022-0590	06/29/2022	07/01/2022	314.58	314.58	314.58

Memo:

Amount Credited:

\$0.00

Total:

\$314.58

2015-2020 CO2 Masters, LLC

No additional transfer fees or taxes apply.

Payment services brought by:

Intuit Payments Inc.

2700 Coast Avenue, Mountain View, CA 94043

Phone number 1-888-536-4801

NMLS #1098819

For more information about Intuit Payments' money transmission licenses, please visit
<https://www.intuit.com/legal/licenses/payment-licenses/>.



Final Details for Order #113-0776266-6438602

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

Order Placed: June 30, 2022

Amazon.com order number: 113-0776266-6438602

Order Total: \$49.19

Shipped on June 30, 2022

Items Ordered	Price
1 of: <i>WristCo Blue Penguins 3/4" Tyvek Wristbands - 500 Pack Paper Wristbands for Events</i> Sold by: Wristco (seller profile) Condition: New	\$15.99
1 of: <i>WristCo Neon Orange 3/4" Tyvek Wristbands - 500 Pack Waterproof Paper Bracelets for Concerts & Events</i> Sold by: Wristco (seller profile) Condition: New	\$14.99
1 of: <i>Raffle Ticket: Double Roll of 2000 Tickets (Red)</i> Sold by: HENRY DOTS (seller profile) Product question? Ask Seller Condition: New	\$14.99

Shipping Address:

537.350

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 9802

Item(s) Subtotal: \$45.97

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$45.97

Estimated tax to be collected: \$3.22

Grand Total: \$49.19

Credit Card transactions

Visa ending in 9802: June 30, 2022: \$49.19

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

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Final Details for Order #113-0268298-9000276

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

Order Placed: June 30, 2022

Amazon.com order number: 113-0268298-9000276

Order Total: \$16.04

Shipped on June 30, 2022

Items Ordered

1 of: *Raffle Ticket: Double Roll of 2000 Tickets (Blue)*

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

Condition: New

Price

\$14.99

Shipping Address:

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

537.350

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 9802

Item(s) Subtotal: \$14.99
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$14.99
Estimated tax to be collected: \$1.05

Grand Total: \$16.04

Credit Card transactions

Visa ending in 9802: June 30, 2022: \$16.04

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

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537.350



650 SE 8th Street
Homeside, FL
Club Mgr. Shawn Fernandez

Club:170 Reg:2 Trans 8501
 Cashier:441384 06/30/22 08:42pm

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

 4900005848 SPRITE 35/12 55.96 T
 4 @ 13.99
 1200010010 PEPSI 36/12 77.99 T
 6 @ 12.99
 2126556 COPEN-PEPSI 3 10.00-N
 75578680019 STRIAM MACH 16.99 T
 75578689019 STRIAM MACH 16.99 T
 7343050113 ZEPH WATER 116.64 N
 16 @ 7.29
 4900005847 DCONE 35/12 27.98 T
 2 @ 13.99
 8768400441 CSUM 100% 74.95 N
 5 @ 14.99
 **** SUBTOTAL 377.45
 FL 7% Tax 13.71
 **** TOTAL 391.16

*****:9802 ENTRY: C
 Purchase 00 APPROVED
 AUTH 091213
 TERMINAL NUMBER 780730702
 06/30/22 08:43pm 170 2 8501 441884
 US DEBIT
 AID: A000000980840
 VERIFIED BY PIN
 Debit 391.16
 CHANGE 0.00
 TOTAL ITEMS= 35

As a BJ's Member I JUST SAVED: \$87.49
 BJ's Member Savings 77.49
 Coupons Redeemed 10.00
 Awards Redeemed 0.00
 Current BJ's Gas Savings
 FuelSaver earned thru 06/29/22 0.00/gal
 FuelSaver earned in this tx: 0.00/gal
 Visit BJs.com/Gas for more details

In the last 12 months I saved \$2,230.20
 BJ's Member Savings 1,428.95
 Coupons Redeemed 528.75
 Awards Redeemed 270.00
 Fuel Savings Redeemed 2.50
 BJ's Spend to Next Award \$85.20

ENTER FOR A CHANCE TO WIN A BJ'S GIFT CARD!



537.350



650 SE 8th Street
Homeside, FL
Club Mgr. Shawn Fernandez

Club:170 Reg:2 Trans 4251
 Cashier:402 07/01/22 03:50pm

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

 1300000983 HEINZ F C PK 33.87 N
 3 @ 11.29
 4800148121 HLPIS 512 22.58 N
 2 @ 11.29
 88867009090 BUNITE OUEL 17.99 T
 **** SUBTOTAL 74.44
 FL 7% Tax 1.26
 **** TOTAL 75.70

*****:9802 ENTRY: C
 Purchase 00 APPROVED
 AUTH 010717
 TERMINAL NUMBER 7807307042
 07/01/22 03:50pm 170 4 4251 402
 US DEBIT
 AID: A000000980840
 VERIFIED BY PIN
 Debit 75.70
 CHANGE 0.00
 TOTAL ITEMS= 5

As a BJ's Member I JUST SAVED: \$14.89
 BJ's Member Savings 14.89
 Coupons Redeemed 0.00
 Awards Redeemed 0.00
 Current BJ's Gas Savings
 FuelSaver earned thru 06/30 22 0.00/gal
 FuelSaver earned in this tx = 0.00/gal
 Visit BJs.com/Gas for more details

In the last 12 months I saved \$1,167.74
 BJ's Member Savings 657.49
 Coupons Redeemed 297.75
 Awards Redeemed 210.00
 Fuel Savings Redeemed 2.50
 BJ's Spend to Next Award \$85.20

537.350



650 SE 8th Street
Homesite, FL
Club Mgr. Shawn Fernandez

Club:170 Reg:4 Trans:1501
Cashier:479141 06/30/22 03:54pm

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

7341016302 ARNOLD HDOG 139.72 N
28 @ 4.99
7341016301 ARNOLD HMBRG 139.72 N
28 @ 4.99
2100063360 SLIDE CHEESE 59.95 N
5 @ 11.99
8886700822 BJ204CT 65.97 T
3 @ 21.99
8886700329 BJ RED CUP 12.99 T
88867004654 STEAKSEAS 23.16 N
4 @ 5.79
88867004651 PINKSALT 11.98 N
2 @ 5.99
5491218020 GARCIA 5LB 14.99 N
70463994004 FROZ BURGER 582.78 N
22 @ 26.49
88831391720 NATHAN FRANK 294.75 N
25 @ 11.79

**** SUBTOTAL 1,346.01
FL 7% Tax 6.53
**** TOTAL 1,351.54

*****9802 ENTRY: C
Purchase 00 APPROVED
AUTH 002526
TERMINAL NUMBER 7807301704
06/30/22 03:55pm 170 4 1501 479141
US DEBIT
AID: A0000000980840
VERIFIED BY PIN
Debit 1,351.54
CHANGE 0.00
TOTAL ITEMS= 119

As a BJ's Member I JUST SAVED: \$269.20
BJ's Member Savings 269.20
Coupons Redeemed 0.00
Awards Redeemed 0.00
Current BJ's Gas Savings
FuelSaver earned thru 06/29/22 0.00/gal
FuelSaver earned in this trx: 0.00/gal
Visit BJs.com/Gas for more details

In the last 12 months I saved \$2,230.20
BJ's Member Savings 1,428.95
Coupons Redeemed 528.75
Awards Redeemed 270.00
Fuel Savings Redeemed 2.50
BJ's Spend to Next Award \$85.20

ENTER FOR A CHANCE TO
WIN A BJ's GIFT CARD!



537.350



10425 MARLIN ROAD
MIAMI, FL
Club Mgr. Maura Avararitei

Club:91 Reg:15 Trans:6909
Cashier:481628 06/30/22 07:00pm

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

70463994004 FROZ BURGER 479.80 N
20 @ 23.99
88867000723 HAMERG ROLLS 5.78 N
2 @ 2.89
7341016301 ARNOLD HMBRG 9.98 N
2 @ 4.99
7341016302 ARNOLD HDOG 39.92 N
8 @ 4.99
88867009854 WF2KSPRAY 6.99 N
20003700000 SUGAR COOKIE 5.39 N
20107400000 CHUNK COOKIE 26.97 N
3 @ 8.99
3410057306 MILLER LT24C 209.90 T
10 @ 20.99
7667729660 FACCC42CT 63.16 N
4 @ 15.79
2840069718 CLASSIC MIX 110.94 N
6 @ 18.49

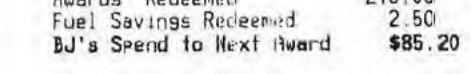
2126556 CCPN-CLASSIC 10.00-N
2840069714 PREMIERE MIX 55.47 N
3 @ 18.49
**** SUBTOTAL 1,004.30
FL 7% Tax 14.69
**** TOTAL 1,018.99

*****9802 ENTRY: C
Purchase 00 APPROVED
AUTH 020881
TERMINAL NUMBER 7807303115
06/30/22 07:02pm 91 15 6909 481628
US DEBIT
AID: A0000000980840
VERIFIED BY PIN
Debit 1,018.99
CHANGE 0.00
Date of Birth = xx/xx/xx KEVED
TOTAL ITEMS= 60

As a BJ's Member I JUST SAVED: \$170.88
BJ's Member Savings 160.88
Coupons Redeemed 10.00
Awards Redeemed 0.00
Current BJ's Gas Savings
FuelSaver earned thru 06/29/22 0.00/gal
FuelSaver earned in this trx: 0.00/gal
Visit BJs.com/Gas for more details

In the last 12 months I saved \$2,230.20
BJ's Member Savings 1,428.95
Coupons Redeemed 528.75
Awards Redeemed 270.00
Fuel Savings Redeemed 2.50
BJ's Spend to Next Award \$85.20

ENTER FOR A CHANCE TO
WIN A BJ's GIFT CARD!



PartyCity®

NOBODY HAS MORE PARTY FOR LESS

537.350

20831 S. DIXIE HIGHWAY

MIAMI, FL 33189

786-604-0739

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911 NORTH HOMESTEAD BLVD

HOMESTEAD, FL 33030

786-446-8007

013051353759	72IN XL R/W/	\$28.00	T
72IN XL R/W/B	STAR BNTNG FLKD		
013051478988	PINWHEEL HEA	\$3.00	T
PINWHEEL HEADBAND	PATRIOTIC		
013051478988	PINWHEEL HEA	\$3.00	T
PINWHEEL HEADBAND	PATRIOTIC		
048419749851	50CT R/W/B B	\$15.00	T
50CT R/W/B BEAD			
013051478988	PINWHEEL HEA	\$3.00	T
PINWHEEL HEADBAND	PATRIOTIC		
013051478988	PINWHEEL HEA	\$3.00	T
PINWHEEL HEADBAND	PATRIOTIC		
013051478988	PINWHEEL HEA	\$3.00	T
PINWHEEL HEADBAND	PATRIOTIC		
192937226049	VISOR RWB	\$6.00	T
VISOR RWB			
192937028445	20IN DRINK H	\$10.00	T
20IN DRINK HOLDER	FAN PK PTRTC		
192937028445	20IN DRINK H	\$10.00	T
20IN DRINK HOLDER	FAN PK PTRTC		
048419696735	3CT NCKLACE	\$32.50	T
3CT NCKLACE MTL	STAR PATRIOTIC		
13 @ \$2.50			
013051437329	12IN BLK TON	\$9.00	T
12IN BLK TONG			
3 @ \$3.00			
013051690311	500CT BLU WR	\$55.00	T
500CT BLU WRISTBAND	CHEVRON		
013051690359	500CT RED WR	\$55.00	T
500CT RED WRISTBAND	CHEVRON		

 SUBTOTAL \$235.50
 GEN MERCH TAX @ 7.000% \$16.49
 TOTAL \$251.99
 DEBIT \$251.99

ITEMS = 28

DEBIT SALE \$251.99

XXXXXXXXXXXX9802 CHIP

APPR: 000907

JOURNAL: 0238145679592438

AID: A0000000980840

Application Label: US DEBIT

Cryptogram Type: TC

Cryptogram: 19610CDC48F58263

PIN Statement: PIN Verified

192937226001	HEADBAND PAT	\$40.00	T
HEADBAND PATRIOTIC	TINSEL STAR		
8 @ \$5.00			
048419751717	17IN FLAG BO	\$8.00	T
17IN FLAG BOW	STAR/STRIPE		
2 @ \$4.00			
070462098358	3 50Z SOUR P	\$1.50	T
3.50Z SOUR PATCH	KID THEATR BX		
013051549244	52X90IN FBTC	\$32.00	T
52x90IN FBTC	PATRIOTIC		
4 @ \$8.00			

 SUBTOTAL \$81.50
 GEN MERCH TAX @ 7.000% \$5.71
 TOTAL \$87.21
 DEBIT \$87.21

ITEMS = 15

DEBIT SALE \$87.21

XXXXXXXXXXXX9802 CHIP

APPR: 038924

JOURNAL: 0671115660991298

AID: A0000000980840

Application Label: US DEBIT

Cryptogram Type: TC

Cryptogram: 182119430EC15ED5

PIN Statement: PIN Verified

STORE 671 TRN 25 REG 1

06-30-2022 01:19:50 PM

13N 1EC5 001 0117



13N1EC50010117

All returns & exchanges require an original receipt dated within 30 days of purchase or email to look up receipt & must be in original packaging with all components in unused condition or have manufacturer defect. Seasonal items may be returned up to 7 days prior to holiday.

537.350

Publix

Oasis Plaza
2950 NE 8 Street
Homestead, FL 33033
Store Manager: Joe Faircloth
305-242-2679

TOMATO BEEFSTEAK			
3.02 lb @ 1.99/ lb	6.01	F	
You Saved	1.51		
TOMATO BEEFSTEAK			
2.70 lb @ 1.99/ lb	5.37	F	
You Saved	1.35		
TOMATO BEEFSTEAK			
3.14 lb @ 1.99/ lb	6.25	F	
You Saved	1.57		
ONIONS RED			
3.18 lb @ 2.19/ lb	6.96	F	
TOMATO BEEFSTEAK			
3.17 lb @ 1.99/ lb	6.31	F	
You Saved	1.59		
TOMATO BEEFSTEAK			
3.15 lb @ 1.99/ lb	6.27	F	
You Saved	1.58		
LG RED SDLS WATMLN			
2 @ 6.99	13.98	F	
You Saved	2.00		
ONIONS RED			
4.55 lb @ 2.19/ lb	9.96	F	
LETTUCE ICEBERG			
12 @ 1.69	20.28	F	
You Saved	9.60		
ICE 16 LB			
15 @ 3.29	49.35	T F	
Order Total	130.74		
Sales Tax	3.45		
Grand Total	134.19		
Debit	Payment	134.19	
Change		0.00	

Savings Summary

Special Price Savings 19.20

* Your Savings at Publix *

19.20 *

537.350

Publix

Oasis Plaza
2950 NE 8 Street
Homestead, FL 33033
Store Manager: Joe Faircloth
305-242-2679

ICE 16 LB		
9 @ 3.29	29.61	T F
Order Total	29.61	
Sales Tax	2.07	
Grand Total	31.68	
Debit	Payment	31.68
Change		0.00

Receipt ID: 8194 8118 0520 4314 416

PRESTO!

Trace #: 065381

Reference #: 0175735442

Acct #: XXXXXXXXXXXX9802

Debit Purchase FROM CHECKING

Amount: \$31.68

Auth #: 027125

DEBIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer-PIN Verified

Your cashier was Nae

07/01/2022 21:19 S1136 R106 1659 C0251

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



537,350

Jetro
Store #14
2041 NW 12th Avenue
Miami, FL 33127

** WHERE THE RESTAURANTS SHOP **

C16 I7598 OP255872 07-01-22 11:08

314 760695022557

WARMER FULL SIZ (TA) \$100.33
760695022557 (TA) \$100.33
UNITS 1

318 812944008222

COVR PAN FULLSOU(TA) \$11.14
812944008222 U(TA) \$11.14
UNITS 1

318 812944007904

S/TBL PAN FULL U(TA) \$16.54
812944007904 U(TA) \$16.54
UNITS 1

317 842169117720

MITT OVEN SLV 1 (TA) \$7.90
842169117720 (TA) \$7.90
UNITS 1

212 678544505505

APRON BUTCHER RU(TA) \$8.33
678544505505 U(TA) \$8.33
UNITS 1

212 678544505604

APRON BUTCHR ROU(TA) \$8.33
678544505604 U(TA) \$8.33
UNITS 1

211 076903900563

CAN OPENR W/HANU(TA) \$11.30
076903900563 U(TA) \$11.30
UNITS 1

100 009300002134

PICK DLL CHP FL U \$7.90
009300002134 U \$7.90
UNITS 1

100 009300002134

PICK DLL CHP FL U \$7.90
009300002134 U \$7.90

TOTAL UNITS/COUNT 9
SUBTOTAL 9 \$179.67
PARTIAL SUBTOTAL 0 \$0.00
TRANSACTION SUBTOTAL \$179.67
SUBTOTAL TAX \$11.47
SUSPENDED: 1456534 \$191.14

#1 07/01/22 11:09 ITEMS 9

TJ-MAXX HomeGoods

TJ MAXX OF LONDON SQUARE
13580 SW 120TH STREET
MIAMI, FL 33186
United States
305-251-7237

537.350

REGULAR SALE

94 -	941961	\$0.99	T
76 - WORKSPACE	161887	\$4.99	T
52 - STORAGE ORGANI	401590	\$14.99	T
52 - STORAGE ORGANI	401595	\$12.99	T
52 - STORAGE ORGANI	401595	\$12.99	T
52 - STORAGE ORGANI	401595	\$12.99	T
27 - SEASONAL LINEN	040086	\$19.99	T
Subtotal		\$79.93	
FL 7.000% Sales Tax		\$5.60	

Total \$85.53

VISA DEBIT \$85.53

----- TRANSACTION RECORD -----

*****5083

PURCHASE

EXPIRES **/** CHIP

AUTH# 048983

AID A0000000980840

APPLICATION LABEL US DEBIT

PIN verified

000908 10700008 10:27:50

APPROVED

Change \$0.00

T.J.MAXX VALUES YOUR FEEDBACK!
Tell us what you think about
your store visit today and
enter a monthly drawing to win a
\$500 T.J.Maxx Gift Card!

Visit www.TJMAXXFEEDBACK.com

Respond by 7/13/22

You will need to reference
your receipt

Survey number: 1101075346

SEE WEBSITE FOR COMPLETE RULES

Sold Item Count = 7

□ T11317KYC11C11CWL4AWNQC □

81101 7 5346 06/29/2022 10:26:55 1075

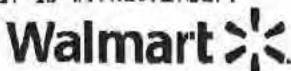
Customer Copy

THANKS FOR SHOPPING. NOW YOU CAN
SCORE 24/7! SHOP ONLINE AT TJMAXX.COM!
Refunds within 30 days with receipt
store credit only with gift receipt
other restrictions may apply.

NOW HIRING: Apply at jobs.tjx.com

537.350

Give us feedback @ survey.walmart.com
Thank you! ID #:7RGOY2YJG71



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

ST#	OP#	TE#	TR#	PRICE	QTY	TOTAL
02727	008094	15	02437			
PDRACKET	099999911815			9.97	X	
PDRACKET	099999911815			9.97	X	
PDRACKET	099999911815			9.97	X	
PDRACKET	099999911815			9.97	X	
PDRACKET	099999911815			9.97	X	
PDRACKET	099999911815			9.97	X	
PDRACKET	099999911815			9.97	X	
MIKASA VAR-B	008040901750			17.97	X	
MIKASA VAR-B	008040901750			17.97	X	
MIKASA VAR-B	008040901750			17.97	X	
MIKASA VAR-B	008040901750			17.97	X	
24 BLASTER	008449512577			12.98	X	
24 BLASTER	008449512577			12.98	X	
24 BLASTER	008449512577			12.98	X	
LIGHT UP FO	004288742633			4.98	X	
LIGHT UP FO	004288742633			4.98	X	
LIGHT UP FO	004288742633			4.98	X	
LIGHT UP FO	004288742633			4.98	X	
LIGHT UP FO	004288742633			4.98	X	
LIGHT UP FO	004288742633			4.98	X	
LIGHT UP FO	004288742633			4.98	X	
VOLLEY BALL	019519400811			10.98	X	
VOLLEY BALL	019519400811			10.98	X	
LIGHT UP FO	004288742633			4.98	X	
LIGHT UP FO	004288742633			4.98	X	
LIGHT UP FO	004288742633			4.98	X	
ICE HOOP	085004800730			6.48	X	
ICE HOOP	085004800730			6.48	X	
ICE HOOP	085004800730			6.48	X	
ICE HOOP	085004800730			6.48	X	
ICE HOOP	085004800730			6.48	X	
ICE HOOP	085004800730			6.48	X	
ICE HOOP	085004800730			6.48	X	
ICE HOOP	085004800730			6.48	X	
ICE HOOP	085004800730			6.48	X	
ICE HOOP	085004800730			6.48	X	
ML GREEN	072974782193			5.43	X	
ML GREEN	072974782193			5.43	X	
ML GREEN	072974782193			5.43	X	
ML GREEN	072974782193			5.43	X	
ML GREEN	072974782193			5.43	X	
ML GREEN	072974782193			5.43	X	
ML GREEN	072974782193			5.43	X	
ML GREEN	072974782193			5.43	X	
ML GREEN	072974782193			5.43	X	
MAGIC SNAKE	004288742632			4.96	X	
MAGIC SNAKE	004288742632			4.96	X	
MAGIC SNAKE	004288742632			4.96	X	
MAGIC SNAKE	004288742632			4.96	X	
MAGIC SNAKE	004288742632			4.96	X	
MAGIC SNAKE	004288742632			4.96	X	
MAGIC SNAKE	004288742632			4.96	X	
MAGIC SNAKE	004288742632			4.96	X	
MAGIC SNAKE	004288742632			4.96	X	
MAGIC SNAKE	004288742632			4.96	X	
PAT NOVELTY	019346605342			3.38	X	
PAT NOVELTY	019346605342			3.38	X	
PAT NOVELTY	019346605342			3.38	X	
PAT NOVELTY	019346605342			3.38	X	
PAT NOVELTY	019346605342			3.38	X	
PAT NOVELTY	019346605342			3.38	X	
PAT NOVELTY	019346605342			3.38	X	
PAT NOVELTY	019346605342			3.38	X	
PAT NOVELTY	019346605342			3.38	X	
PAT NOVELTY	019346605342			3.38	X	
PAT NOVELTY	019346605342			3.38	X	
4IN STICKS	489415212345			6.48	X	
4IN STICKS	489415212345			6.48	X	
STAR BUNTING	001869783272			9.98	X	
STAR BUNTING	001869783272			9.98	X	
SUBTOTAL				459.46		
TAX 1 7.000 %				32.16		
TOTAL				491.62		
DEBIT TEND				491.62		
CHANGE DUE				0.00		
EFT DEBIT						
PAY FROM PRIMARY						
491.62 TOTAL PURCHASE						

537.350

RaceTrac 2520

3310 NE 8th Street
Homestead, 33033
(305) 248-1370

For Guest Experience, Comments
Please Call 888.636.5589
Or go to racetrac.com

Tax Description	Qty	Amount
T 7LB BAG OF ICE	20	\$55.80
	Sub Total	\$55.80
	Tax:	\$3.91
Total		\$59.71
	Debit:	\$59.71
	Change	\$0.00

Sale

Debit

Card Num : XXXXXXXXXXXXX9802
Chip Read
Terminal : XXXXXXXXX2001
Approval : 615058
Sequence : 009309

USD\$ 59.71

US DEBIT

Mode: Issuer
AID: A0000000980840
TVR: 8000048000
IAD: XXXXXXXXXXXXXXX
TSI: 6800
ARC: 00
ARQC: A87506C6E6B21F2E

Verified by PIN

REG: 1 CSH: Baker, As TRAN: 3078850
7/1/2022 8:54:08 PM

RaceTrac is hiring!

Visit RaceTrac.com/Careers to apply!

HOW ARE WE DOING?
GUEST@RACETRAC.COM



DoorDash Delivery

Customer Name

Patricia C.

Dasher Pickup Time

Sun, Jul 3, 8:18 AM

Order Number

#e6240a01

537.350

Total Items

58 items

7x **Pastelitos (Pastries)** \$1.65

1x Guava (\$1.65)

8x **Pastelitos (Pastries)** \$3.30

1x Queso (Cheese) (\$1.65)

1x Carne (Beef) (\$1.65)

6x **Pastelitos (Pastries)** \$1.65

1x Queso (Cheese) (\$1.65)

15x **Traditional Croqueta** \$1.25

1x Ham (Jamon) (\$1.25)

4x **Mini Meat Ball (Mini Papas)** \$1.79

5x **Tequeños** \$2.79

1x Cheese (Queso) (\$2.79)

5x **Empanadas: Baked** \$2.85

1x Spinach (Espinaca) (\$2.85)

3x **Empanadas: Fried** \$2.80

1x Ham & Cheese (Jamon Y Queso) (\$2.80)

5x **Empanadas: Fried** \$2.80

1x Beef (Carne) (\$2.80)

58 total item.

Subtotal \$124.36

Tax \$8.71

Total \$133.07



WORLD WIDE SPORTSMAN™

11551 NW 12th Street
Miami, FL 33172

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

SALE TRANSACTION

537.350

Midland Outfitter Qua \$199.99
0046014511798

SALESTAX \$199.99 @ 7.0% \$14.00

Items in Transaction: 1

TOTAL \$213.99

VISA *****9802 \$213.99

Outdoor Rewards Number: * **** 5791

Loyalty Balance: \$0.88

PAYMENT CARD PURCHASE TRANSACTION

CUSTOMER COPY

VISA *****9802

Type: Chip Read Auth Code: 008167

TC: 52DB7A1FD9942032 ARC: 00

AID: A0000000031010 PAN Seq:

TVR: 8080008000 TSI: 6800

IAD: 06011203600000

MID: *****42884 TID: 4508

TOTAL PURCHASE \$213.99

Cardholder Signature Verified

Please retain for your records

AL-FLEX, EXTERMINATORS, INC. (R)

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

537.500
 001

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

INVOICE

Invoice Number: 268756
 Invoice Date: Jul 1, 2022
 Page: 1

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		7/31/22

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

Check/Credit Memo No:



Allstate

RESOURCE MANAGEMENT

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

Invoice

186003

Bill To

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

537.003
001

Contact Us

info@allstatemanagement.com

Phone: (954) 382-9766

Fax: (954) 382-9770

Please retain this portion for your records

Due Date 7/31/2022

Terms Net 30

Account # 3782

PO #

FOR MONTH OF:

7/1/2022

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 # 186003

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

Invoice

Date	Invoice #
7/1/2022	271735

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
			Due upon receipt	7/1/2022	ILB

Item	Description	Qty	Rate	Serviced	Amount
UL Service ...	Quarterly UL Central Station Services and response. Paid 30 days in advance. AUGUST - OCTOBER 2022	1	135.00		135.00

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.

Sales Tax (7.0%)	\$0.00
Balance Due	\$135.00

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

M&M POOL & SPA SERVICES, CORP.

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

536.004
001



M&M POOL & SPA SERVICES
Cleaning & Maintenance

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 1838
DATE 07/01/2022
TERMS Net 15
DUE DATE 07/16/2022

ACCOUNT SUMMARY

05/31/2022	Balance Forward	2,450.00
	Other payments and credits after 05/31/2022 through 06/30/2022	-2,450.00
07/01/2022	Other invoices from this date	2,300.00
	New charges (details below)	150.00
	Total Amount Due	2,450.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Change Parts			
	Change cartridge kiddie pool.	1	150.00	150.00
	SUBTOTAL			150.00
	TAX			0.00
	TOTAL			150.00
	TOTAL OF NEW CHARGES			150.00
	BALANCE DUE			\$2,450.00

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
7/1/2022	2021-1439

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>	Total \$4,081.08



537.003

Invoice

185042

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 5/31/2022
Terms Net 30
Account # 3782
PO #

FOR MONTH OF:
5/1/2022

Description	Amount Due
Water Quality Monitoring	1,229.00

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

Total \$1,229.00

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

Invoice # 185042
Account # 3782

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

Amount Enclosed: \$ _____

Please return this portion with your payment

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762641	06/01/2022	\$3,243.00	07/01/2022	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Cut the Grass Cut the Grass 06/01/2022. 06/10/2022. 06/20/2022. #537.400	3	800.00	2,400.00
Cut the Grass Tract C. Maintenance 06/01/2022. 06/10/2022. 06/20/2022. #537.470	3	170.00	510.00
Irrigation System Eight 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

\$3,243.00

Note: Last Attempt: Sent by email to manager@unusmgmt.com, ivette@unusmgmt.com at Jun 1, 4:26 pm EDT

shows as bounced email, sending again just in case!!!!

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

Invoice

537.005

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762686	07/07/2022	\$945.00	08/06/2022	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Replace A Contractor of 30 AMP, of the Pump of the Irrigation System and 2 Pump Start Relay.	1	945.00	945.00

BALANCE DUE

\$945.00

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762699	07/05/2022	\$3,243.00	08/04/2022	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Cut the Grass Cut the Grass 07/01/2022. 07/11/2022. 07/20/2022. #537.400	3	800.00	2,400.00
Cut the Grass Tract C. Maintenance 07/01/2022. 07/11/2022. 07/20/2022. #537.470	3	170.00	510.00
Irrigation System Ninth 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

\$3,243.00

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

BOOK TO WIFI UPGRADE
536.040
001

Invoice

Date	Invoice #
7/11/2022	271859

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
	291724		Due upon receipt	7/11/2022	EM

Item	Description	Qty	Rate	Serviced	Amount
Proposal	1 Honeywell UL RADIO Communicator, 1 Supervision realy module, 1Battery 12 v.7.0 ah, 1 Msic. Electrical material, 1 Labor to install , program and certification.	1	1,500.00	7/6/2022	1,500.00

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.

Sales Tax (7.0%)	\$0.00
Balance Due	\$1,500.00

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:
 05/23/2022 06/20/2022
 Bill Date: 06/24/2022
 Due Date: 07/19/2022



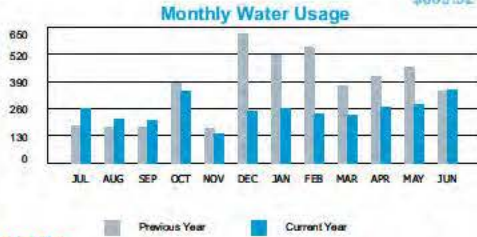
Community-Owned Services Since 1916

WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$53.06
Water Gallons Consumed (1,000s)	5.00	\$8.00
Irrigation Service Charge		\$53.06
Irrigation Gallons Consumed (1,000s)	347.00	\$555.20
Water Total		\$669.32

CURRENT USAGE
 Meter 18533391

Days	30
Reading	695.00
Multiplier	1
Consumption	352.00
Avg / Day	11.73



OTHER CHARGES

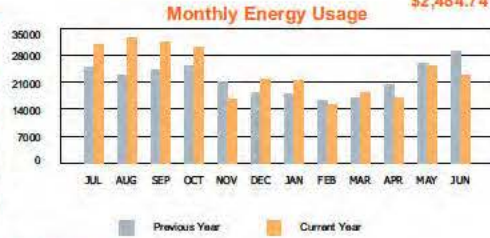
Hurricane Fee	\$1.02
Other Total	\$1.02
TAXES	
Dade Co Util Tx Elec	\$163.45
Fl Gross Receipts Tx	\$62.12
Dade Co Util Tx Watr	\$66.93
Dade Co Derm (Water & Sewer)	\$46.14
Taxes Total	\$338.64
Previous Bill Amount	\$3,419.57
Payments	\$0.00
Adjustments	\$0.00
536.010	001

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$35.67
Electric Consumption @ .0571	22,980.00	\$1,312.16
Demand Consumption @ 6.37	45.00	\$286.65
Electric Fuel Cost Adj. @ .03700	22,980.00	\$850.26
Electric Total		\$2,484.74

CURRENT USAGE
 Meter 64310165

Days	28
Reading	23,052.00
Multiplier	60
Consumption	22,980.00
Avg / Day	820.71



SUMMARY OF CHARGES

Water Total	\$669.32
Energy Total	\$2,484.74
Sanitation Total	\$206.90
Other Total	\$1.02
Taxes Total	\$338.64
Current Charges	\$3,700.62
Past Due Amount	\$3,419.57
Total Amount Due	\$7,120.19

Comments:

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

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$77.89
Gallons Consumed (1,000s)	5.00	\$21.75
Sewer Total		\$99.64
Garbage Solid Waste		\$101.70
Recycling Fee (Cans)		\$5.56
Solid Waste Total		\$107.26
Sanitation Total		\$206.90

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



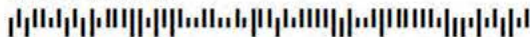
HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837 000351215	05/23/2022 06/20/2022	07/19/2022	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$3,419.57	\$3,700.62	\$7,120.19

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

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

AUTOMIXED AADC 750 5 MAAD 132562AA24-A-1
 1212 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

0010468370003512150712019

General Billing Information



ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

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



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224 4800 or (305) 247 6532 (TTY)

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224 4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224 4800

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

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

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

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

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

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

This will also result in increased deposits.

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

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

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

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

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

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

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

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

Your HPS Utilities Statement

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

Rate Class: COMMERCIAL
 Service Period:
 05/23/2022 06/22/2022
 Bill Date: 06/24/2022
 Due Date: 07/19/2022

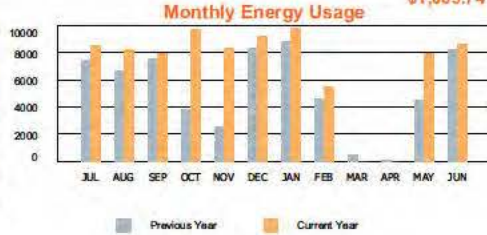


Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	8,587.00	\$684.38
Electric Fuel Cost Adj. @ .03700	8,587.00	\$317.72
Electric Total		\$1,009.74

CURRENT USAGE	
Meter 60997545	
Days	30
Reading	20,282.00
Multiplier	1
Consumption	8,587.00
Avg / Day	286.23



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$69.20
FI Gross Receipts Tx	\$25.24
Taxes Total	\$94.44
Previous Bill Amount	\$889.02
Payments	\$0.00
Adjustments	\$0.00

536.010
001

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$1,009.74
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$94.44
Current Charges	\$1,104.18
Past Due Amount	\$889.02
Total Amount Due	\$1,993.20

Comments:

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

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



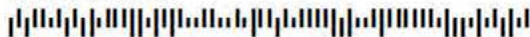
HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837 000363973	05/23/2022 06/22/2022	07/19/2022	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$889.02	\$1,104.18	\$1,993.20

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

AUTOMIXED AADC 750 5 MAAD 132562AA24-A-1
 1212 1 MB 0.462



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



CITY OF HOMESTEAD
 PO BOX 900430
 HOMESTEAD, FL 33090 0430

0010468370003639730199320

DEAUG30529816250 - 132562AA24.A.1.1212.3.4.0.462 - www.dafaprose.com

General Billing Information



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Emergency water service line break or sewer backup:	(305) 248-5201	



Community-Owned Services Since 1916

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Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224 4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224 4800

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

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Bill Pay  fast, easy, & convenient

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

LUXE CONTROL LLC

3912 NE 20th Cir
Homestead, FL, 33033
7862099331

Invoice

Invoice No: 207
Date: 07/08/2022
Terms: NET 0
Due Date: 07/08/2022

Bill To: Stonegate CDD. Network Upgrade
Reversion
manager@unusmgmt.com
1020 Ma ibu Way
Homestead, FL, 33033

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

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

Description	Quantity	Rate	Amount
Reusing existing cabling from certain cameras for WAP installation. Install and Setup New Network System. Relocate and Rewire Cable Modem To Office. Install and Mount Rack on the wall above the office desk. Install and Mount Junction Box to install the 24 port Switch inside.	19 hours	\$175.00	\$3,325.00*
		Labor Subtotal	\$3,325.00

*Indicates non-taxable item

Payment Details

Preferably Zelle payments via my cell phone number. 7862099331

Subtotal	\$8,861.28
Total	\$8,861.28
PAID	\$0.00

Balance Due \$8,861.28

Notes

We will be using the existing cabling to install the new network devices. We are not installing any new network cables.

Deposit of \$5536.28 is due once approved to purchase additional equipment.

Final payment of \$3,325.00 at completion of project

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 1910
DATE 07/10/2022
TERMS NET 5
DUE DATE 07/15/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fecal Incident	1	180.00	180.00
	Clean Filter D E	1	250.00	250.00
	Wa h and Clean DE Filter. Assembly and add D.E powder.			

Thank you for your business! I take credit cards, ACH payments, Zelle can be sent to 7869728875, Venmo can be sent to @Marcelo-Valdes, and check can be sent to 14304 SW 145 PL, Miami, FL 33186.

SUBTOTAL	430.00
TAX	0.00
TOTAL	430.00
BALANCE DUE	\$430.00



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

Please Remit To:

Daily Business Review

Miami Dade
Customer No: 9014944

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

519.480
001

Invoice #:	10000599666-0527
Invoice Date:	05/27/2022
Due Date:	Due Upon Receipt
AMOUNT DUE:	\$78.30

Amount Remitted

Daily Business Review

Miami Dade

Invoice Date: 05/27/2022	Customer #: 9014944
--------------------------	---------------------

Invoice #	Description	Amount
10000599666-0527	Placement/Position: Bids/Hearngs/Meetings/Ordinances/Meetings Run Dates: 05/27/2022 Ad Size: 2 x 4.36 Inches STONEGATE COMMUNITY DEVELOPMENT DISTRICT - RESCHEDULED JUNE MEETING - JUN. 15 , 2022	\$78.30
	Subtotal	\$78.30
	Total Due	\$78.30

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

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



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

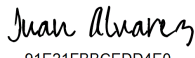


Invoice

Date	Invoice No.
7/19/2022	6590

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

519.320
001

DocuSigned by:

 91E21FBBCEDD4E0...

Project Name / Number: 080903-2 Stonegate YER 2022

Juan R. Alvarez, PE

Invoice Period: 2/1/22-6/30/22

Description	Lump Sum Fee	% Proj. Completed	Less Prior Billings	Amount
2022 Yearly Engineer's Report	1,500.00	100.00%		1,500.00

Wiring Instructions:

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

Amount due this Invoice

\$1,500.00

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



Invoice

Date	Invoice No.
7/15/2022	6591

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

519.320
001

DocuSigned by:
Juan Alvarez
91E21FBBCEDD4E0...

Juan R. Alvarez, P.E.

Project Number / Name: 080903-3 Stonegate Operations

Invoice Period: 6/4/22-7/8/22

Description	Qty (hrs)	Rate (\$ / hr)	Amount (\$)
6/15/2022 Principal Preparation for the CDD Board of Supervisors meeting of 6-15-2022. Review of agenda. Communications with District Manager and Clubhouse Manager.	1.00	185.00	185.00
6/15/2022 Principal Attendance to the CDD Board of Supervisors of 6-15-2022 via phone.	3.00	185.00	555.00
6/22/2022 Administrative Review and file Allstate report	0.25	44.00	11.00
6/24/2022 Principal Sending District Manager a map depicting CDD parcel ownership and maintenance responsibilities.	0.25	185.00	46.25
6/27/2022 Administrative Review and file Allstate reports and pictures	0.25	44.00	11.00
Amount due this Invoice			\$808.25

Wiring Instructions:

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

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



Invoice

Date	Invoice No.
7/20/2022	6700

519.320
001

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

DocuSigned by:

91E21FBBCEDD4E0...

Juan R. Alvarez, PE

Project Name / Number: 080903-4 Stonegate 20-Yr Analysis

Invoice Period: 3/1/22-6/30/22

Description	Lump Sum Fee	% Proj. Completed	Less Prior Billings	Amount
Preparation of a 20-year stormwater needs analysis pursuant to Section 403.9302, Florida Statutes.	2,500.00	100.00%		2,500.00

Amount due this Invoice	\$2,500.00
--------------------------------	-------------------

Wiring Instructions:

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

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

514.310
 001

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

Page: 1
 06/30/2022
 Account No: 526-030290
 Statement No: 175761

Attn: CRAIG WRATHELL

STONEGATE CDD

Fees

		Hours
06/01/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT	0.20
MJP	CORRESPONDENCE TO DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO WITH ATTACHMENT	0.30
MJP	REVISIONS TO QUIT CLAIM DEED FOR TRACT P (LIFT STATION)	0.20
MJP	RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW FIFTH CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	FURTHER CORRESPONDENCE TO DANIEL ROM WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW SIXTH CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT	0.20
MJP	PREPARE RESOLUTION AUTHORIZING CONVEYANCE OF TRACT P	0.40
MJP	CORRESPONDENCE TO DANIEL ROM AND DAPHNE GILLYARD WITH ATTACHMENT	0.20
06/06/2022		
DEL	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT AUDITOR WITH ATTACHMENT	0.30
MJP	CORRESPONDENCE TO DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JUAN ALVAREZ	0.10
MJP	REVIEW OF FILE AND ASSIST WITH PREPARATION OF AUDIT	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH MULTIPLE (X2) ATTACHMENTS	0.30

STONEGATE CDD

		Hours
06/07/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENTS	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM GIANNA DENOFRIO WITH ATTACHMENT	0.20
MJP	CORRESPONDENCE TO GIANNA DENOFRIO	0.20
MJP	RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM GIANNA DENOFRIO WITH ATTACHMENT AND REPLY THERETO	0.20
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM GIANNA DENOFRIO WITH ATTACHMENT	0.10
06/08/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM GIANNA DENOFRIO WITH ATTACHMENT	0.20
MJP	REVISE LIFT STATION DEED AND CORRESPONDENCE TO GIANNA DENOFRIO WITH ATTACHMENT	0.30
MJP	REVISE SCHEDULE OF RATES	0.20
MJP	REVISE FACILITY RENTAL AGREEMENT	0.40
MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM WITH ATTACHMENTS	0.30
06/09/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM WITH MULTIPLE (X5) ATTACHMENTS	0.30
06/10/2022		
MJP	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 6/15/22 MEETING OF BOARD OF SUPERVISORS	0.50
DEL	REVIEW OF FILE, CONFERENCE WITH STAFF AND PREPARATION OF AUDIT RESPONSE TO GRAU & ASSOCIATES	0.60
06/13/2022		
MJP	RECEIPT AND REVIEW OF REVISED AGENDA PACKAGE FOR 6/15/22 MEETING OF BOARD OF SUPERVISORS	0.30
06/15/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM	

STONEGATE CDD

		Hours
	DAPHNE GILLYARD WITH ATTACHMENT	0.40
MJP	CORRESPONDENCE TO DAPHNE GILLYARD	0.20
MJP	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	5.90
06/16/2022		
MJP	INITIAL REVISIONS TO SMALL PROJECT AGREEMENT FOR ELECTRICAL WORK FOR AERATION PROJECT	0.20
MJP	CORRESPONDENCE TO DANIEL ROM AND JUAN ALVAREZ	0.20
06/17/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JUAN ALVAREZ WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW OF FOURTH CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JULIO BREA AT CITY OF HOMESTEAD	0.10
06/20/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.40
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENTS	0.40
MJP	REVISE SMALL PROJECT AGREEMENT FOR AERATORS ELECTRIC WORK	0.30
06/21/2022		
DEL	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT AUDITOR WITH ATTACHMENT	0.30
MJP	CORRESPONDENCE TO VICTOR CASTRO, NICOLE PARISI, AND DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JEFFREY PINDER WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JUAN ALVAREZ	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM VICTOR CASTRO	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM JUAN ALVAREZ	0.10
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM VICTOR CASTRO	0.10
MJP	CORRESPONDENCE TO VICTOR CASTRO	0.20

STONEGATE CDD

		Hours
06/22/2022		
DEL	REVIEW OF FILE, CONFERENCE WITH STAFF AND PREPARATION OF UPDATED AUDIT RESPONSE TO GRAU & ASSOCIATES	0.40
MJP	PREPARE SMALL PROJECT AGREEMENT FOR WIFI UPGRADE AT CLUBHOUSE	0.70
MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM WITH ATTACHMENT	0.30
MJP	REVISIONS TO SMALL PROJECT AGREEMENT FOR POOL IMPROVEMENTS	1.00
MJP	CORRESPONDENCE TO VICTOR CASTRO, DANIEL ROM AND JUAN ALVAREZ WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.20
06/23/2022		
MJP	REVISE FISCAL FUNDING ADDENDUM RE: COPIER LEASE	0.20
MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT, REVIEW AND REPLY TO FURTHER CORRESPONDENCE FROM DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.20
06/24/2022		
MJP	REVISIONS TO SMALL PROJECT AGREEMENT WITH TRUE BLUE POOLS AND CORRESPONDENCE TO DANIEL ROM, VICTOR CASTRO AND JUAN ALVAREZ WITH ATTACHMENT	0.40
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO AND REPLY THERETO	0.20
06/25/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.20
06/29/2022		
MJP	REVISIONS TO RULES AND RATES SCHEDULE	0.50
MJP	REVISIONS TO DRAFT CLUB MALIBU BAY FACILITY RENTAL AGREEMENT	0.30
MJP	PREPARE DRAFT RESOLUTION ADOPTING NEW FEE SCHEDULE	0.50
MJP	CORRESPONDENCE TO DANIEL ROM AND VICTOR	

STONEGATE CDD

		Hours	
MJP	CASTRO WITH MULTIPLE (X5) ATTACHMENTS	0.30	
	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO	0.20	
	For Current Services Rendered	<u>25.60</u>	<u>5,760.00</u>

		Recapitulation		
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	1.60	\$225.00	\$360.00
MICHAEL J. PAWELCZYK	PARTNERS	24.00	225.00	5,400.00

Previous Balance	\$3,847.50
Total Current Work	5,760.00
Balance Due	<u>\$9,607.50</u>

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

LAW OFFICES

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

ESTABLISHED 1977

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

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(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)

June 30, 2022

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

MORTGAGEE, ADDITIONAL INTEREST, DISASTER AGENCY INFORMATION



1st Mortgagee:

2nd Mortgagee:

Additional Interest:

Disaster Agency:

1. Provided your payment is received within 30 days of the expiration of your policy (expiration date + 29 days), it will be renewed without a lapse in coverage. If your policy lapses, your property may not be covered and could become ineligible for certain premium discounts in the future.

To ensure that your policy is renewed without a lapse in coverage you may use the electronic payment options (e-check or credit card) available to you. You may also mail your premium via USPS certified mail or other third party delivery services that provides either a proof of mailing, or that provides documentation showing the actual mailing date and the delivery date, to use at the remittance address shown on this form. In these instances the mailing date will be used as the cash receipts date even though the delivery may be after the expiration date.

2. You are encouraged to insure your property for at least 80% of the structures replacement cost to ensure adequate coverage in the event of a loss. Contact your insurance agent/producer for details.

3. If you already submitted payment or if your mortgage lender pays your premium from an escrow account, please disregard this notice.

4. If the mortgagee listed on the bill is not the current mortgagee, please forward the bill to the new financial institution (if they are responsible for premium payment) and have your agent/producer send a General Change Endorsement to correct the policy.

5. Option B is the next-higher coverage combination available and increases the current premium by an inflation of 10% for building coverage and 5% for contents coverage. The current deductible is used. Increases in coverage will take effect immediately and do not necessitate a 30-day waiting period.

6. You have coverage options. You can either choose to keep your current coverage or adjust your coverage as needed. Please indicate the option you choose on the payment page.

FOR QUESTIONS ON ANY OF THIS INFORMATION, PLEASE CONTACT YOUR INSURANCE AGENT/PRODUCER.

This policy is not subject to cancellation for reasons other than those set forth in the National Flood Insurance Program rules and regulations. In matters involving billing disputes, cancellation is not available other than for billing processing error or fraud.

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
7/15/2022	2021-1499

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

519.410
001

Description	Amount
Reimburse FedEx - 7-794-42072	11.51
Reimburse FedEx - 7-794-42072	14.88
<i>Building client relationships one step at a time ...</i>	
Total	\$26.39



Invoice Number	Invoice Date	Account Number	Page
7-794-42072	Jun 21, 2022	[REDACTED]	1 of 6

FedEx Tax ID: 71-0427007

Billing Address:

WRATHELL HUNT & ASSOC LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Shipping Address:

WRATHELL HUNT & ASSOC LLC
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	\$239.10
TOTAL THIS INVOICE	USD	\$239.10

Other discounts may apply.

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



Detailed descriptions of surcharges can be located at fedex.com

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

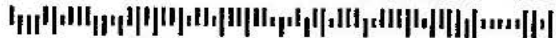
Invoice Number	Invoice Amount	Account Number
7-794-42072	USD \$239.10	[REDACTED]

Remittance Advice

Your payment is due by Aug 05, 2022

779442072400002391033195245414000000000000002391030

0003005 01 AV 0.426 **AUTO T3 1 1171 33431-855643 -C01 P03008-11



WRATHELL HUNT & ASSOC LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556



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



61026710009675

1171-01-00-0003005-0003-0006538



Invoice Number 7-794-42072	Invoice Date Jun 21, 2022	Account Number [REDACTED]	Page 3 of 6
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Ship Date: Jun 10, 2022 **Cust. Ref.:** NO REFERENCE INFORMATION **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 19.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 34104 zip code
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	777095238320	SHANE WILLIS	FELIPW LEMUS
Service Type	FedEx Standard Overnight	WHA	12821 FAIRWAY COVE CT
Package Type	FedEx Envelope	9202 BONITA BEACH ROAD	FORT MYERS FL 33905 US
Zone	02	BONITA SPRINGS FL 34135 US	
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs		
Delivered	Jun 13, 2022 17:43	Transportation Charge	6.72
Svc Area	A2	Fuel Surcharge	0.82
Signed by	see above	Residential Delivery	4.95
FedEx Use	00000000/60449/02	Total Charge	USD \$12.49

Ship Date: Jun 13, 2022 **Cust. Ref.:** Pocket Seals **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 21.00% to this shipment.
- Distance Based Pricing, Zone 6

Automation	INET	Sender	Recipient
Tracking ID	777108168367	Phil Base	Attn: Daphne Gillyard
Service Type	FedEx Priority Overnight	A & E Rubber Stamp Corp	Wrathell, Hunt & Assoc., LLC
Package Type	Customer Packaging	215 N. Desplaines Street	2300 Glades Road
Zone	06	CHICAGO IL 60661 US	BOCA RATON FL 33431 US
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs		
Delivered	Jun 14, 2022 09:58	Transportation Charge	18.23
Svc Area	A1	Fuel Surcharge	1.28
Signed by	D.GILLYARD	Total Charge	USD \$19.51
FedEx Use	00000000/331529/		

Ship Date: Jun 13, 2022 **Cust. Ref.:** STONEGATE CDD AGENDA 6/1 **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 21.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	777111742830	Gianna Denofrio	Attn: Martha Agudelo
Service Type	FedEx Priority Overnight	2300 Glades Rd	Malibu Bay Clubhouse
Package Type	FedEx Box	BOCA RATON FL 33431 US	1020 NE 34th Avenue
Zone	02		HOMESTEAD FL 33033 US
Packages	1		
Rated Weight	10.0 lbs, 4.5 kgs		
Delivered	Jun 14, 2022 12:19	Transportation Charge	10.76
Svc Area	A2	Fuel Surcharge	0.75
Signed by	M.MARTHA	Total Charge	USD \$11.51
FedEx Use	00000000/331521/		

Ship Date: Jun 13, 2022 **Cust. Ref.:** STONEGATE CDD AGENDA 6/1 **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 21.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	777111761078	Gianna Denofrio	Daniel Rom
Service Type	FedEx Priority Overnight	2300 Glades Rd	6828 Wedgewood Village Ct
Package Type	FedEx Box	BOCA RATON FL 33431 US	LAKE WORTH FL 33463 US
Zone	02		
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Jun 14, 2022 10:54	Transportation Charge	8.96
Svc Area	A2	Fuel Surcharge	0.97
Signed by	see above	Residential Delivery	4.95
FedEx Use	00000000/331521/02	Total Charge	USD \$14.88

Your HPS Utilities Statement

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

Rate Class: INDUSTRIAL
 Service Period:
 06/20/2022 07/20/2022
 Bill Date: 07/26/2022
 Due Date: 08/22/2022



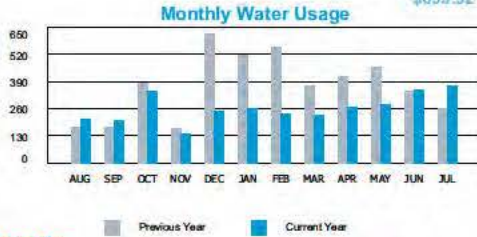
Community-Owned Services Since 1916

WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$53.06
Water Gallons Consumed (1,000s)	8.00	\$12.80
Irrigation Service Charge		\$53.06
Irrigation Gallons Consumed (1,000s)	359.00	\$574.40
Water Total		\$693.32

CURRENT USAGE
 Meter 18533391

Days	29
Reading	703.00
Multiplier	1
Consumption	367.00
Avg / Day	12.66



OTHER CHARGES

Hurricane Fee	\$1.02
Late Fee	\$46.26
Other Total	\$47.28

TAXES

Dade Co Util Tx Elec	\$183.81
Fl Gross Receipts Tx	\$70.82
Dade Co Util Tx Watr	\$69.33
Dade Co Derm (Water & Sewer)	\$48.36
Taxes Total	\$372.32

Previous Bill Amount	\$7,120.19
Payments	-\$7,120.19
Adjustments	\$0.00

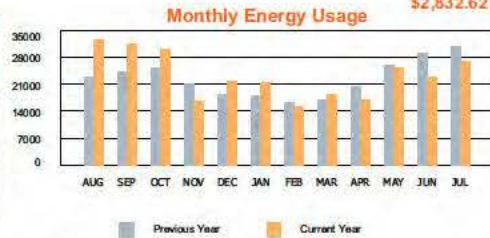
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ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$35.67
Electric Consumption @ .0571	26,880.00	\$1,534.85
Demand Consumption @ 6.37	42.00	\$267.54
Electric Fuel Cost Adj. @ .03700	26,880.00	\$994.56
Electric Total		\$2,832.62

CURRENT USAGE
 Meter 64310165

Days	30
Reading	23,500.00
Multiplier	60
Consumption	26,880.00
Avg / Day	896.00



SUMMARY OF CHARGES

Water Total	\$693.32
Energy Total	\$2,832.62
Sanitation Total	\$219.95
Other Total	\$47.28
Taxes Total	\$372.32
Current Charges	\$4,165.49
Balance Forward	\$0.00
Total Amount Due	\$4,165.49

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$77.89
Gallons Consumed (1,000s)	8.00	\$34.80
Sewer Total		\$112.69
Garbage Solid Waste		\$101.70
Recycling Fee (Cans)		\$5.56
Solid Waste Total		\$107.26
Sanitation Total		\$219.95

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	06/20/2022 07/20/2022	08/22/2022	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$4,165.49	\$4,165.49

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

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

CITY OF HOMESTEAD
 PO BOX 900430
 HOMESTEAD, FL 33090 0430

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

0010468370003512150416549

DEAUG0222MS16250 - 133088AA26-A-1-1131.1.4.0.512 - www.dataprise.com

General Billing Information



ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

Customer service information, utility account services, billing questions, shut off for non pay:	(305) 224-4800	Monday -Friday 8:00 am - 5:00 pm
Garbage and trash pickup questions:	(305) 224-4860	
Emergency Power/Streetlight Outage or downed power lines:	(855) 211-2062	24 Hours
Emergency water service line break or sewer backup:	(305) 248-5201	



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224 4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224 4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224 4800

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

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

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

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

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

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

This will also result in increased deposits.

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

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

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

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

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

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

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

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

Your HPS Utilities Statement

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

Rate Class: COMMERCIAL
 Service Period:
 06/22/2022 07/20/2022
 Bill Date: 07/26/2022
 Due Date: 08/22/2022

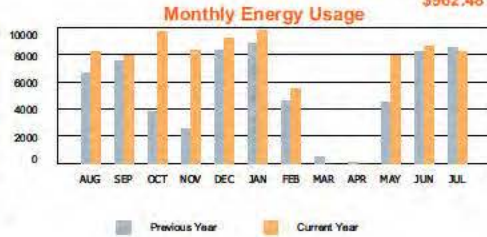


Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	8,182.00	\$652.11
Electric Fuel Cost Adj. @ .03700	8,182.00	\$302.73
Electric Total		\$962.48

CURRENT USAGE	
Meter 60997545	
Days	28
Reading	28,464.00
Multiplier	1
Consumption	8,182.00
Avg / Day	292.21



OTHER CHARGES

Late Fee	\$12.08
Other Total	\$12.08
TAXES	
Dade Co Util Tx Elec	\$65.97
Fl Gross Receipts Tx	\$24.06
Taxes Total	\$90.03
Previous Bill Amount	\$1,993.20
Payments	-\$1,993.20
Adjustments	\$0.00

536.010
001

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$962.48
Sanitation Total	\$0.00
Other Total	\$12.08
Taxes Total	\$90.03
Current Charges	\$1,064.59
Balance Forward	\$0.00
Total Amount Due	\$1,064.59

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



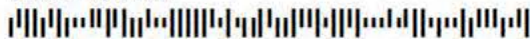
HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837 000363973	06/22/2022 07/20/2022	08/22/2022	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$1,064.59	\$1,064.59

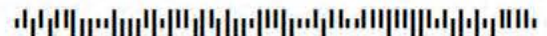
AMOUNT NOT PAID BY DUE DATE IS SUBJECT TO 1.5% LATE FEE.

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

AUTOMIXED AADC 750 5 MAAD 133088AA26-A-1
 1131 1 MB 0.512



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



CITY OF HOMESTEAD
 PO BOX 900430
 HOMESTEAD, FL 33090 0430

0010468370003639730106459

General Billing Information



ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

Customer service information, utility account services, billing questions, shut off for non pay:	(305) 224-4800	Monday -Friday 8:00 am - 5:00 pm
Garbage and trash pickup questions:	(305) 224-4860	
Emergency Power/Streetlight Outage or downed power lines:	(855) 211-2062	24 Hours
Emergency water service line break or sewer backup:	(305) 248-5201	



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224 4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224 4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224 4800

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

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

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

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

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- Utility payment depository location: Northwest area of the City Hall parking lot. ONLY checks & money orders, no cash.
- For authorized payment centers: Please visit our website at www.cityofhomestead.com/cs



Invoice No: 169
Date: 07/21/2022
Terms: NET 0
Due Date: 07/21/2022
Bill To: Stonegate CDD
 manager@UNUSmgmt.com
 1020 Malibu way Homestead Fl 33033
 +1 (239) 789-7263

Invoice

deco.blinds.usa@gmail.com
 786-546-7280
 786-942-8633

Description	Quantity	Rate	Amount
Roller shade Color: TBD (screen or blackout) Side Channels: No Facia: Yes Location: Club house Grand room Installation Included Number Of Shades: 3 Motorized: Yes (Somfy)	3	\$700.00	\$2,100.00
		536.003	
Somfy Telis 4 remote - New remote	1	\$80.00	\$80.00
Somfy Hub - Wifi hub to control shades via app and set a schedule	1	\$300.00	\$300.00

Payment Details

An advance payment of \$1,240.00 is due by 07/21/2022.

Subtotal	\$2,480.00
Includes TAX 0% (\$2,480.00)	\$0.00
Total	\$2,480.00
PAID	\$0.00
Balance Due	\$2,480.00
Deposit due 07/21/2022	\$1,240.00

Notes

Payments will be as followed:
50% at the beginning of the project.
50% once all materials are delivered.

Terms and Conditions

Warranty is as followed:
- 90 days, limited
- Electric motors specified by the manufacturer

Client's signature



Invoice No: 170
 Date: 07/27/2022
 Terms: NET 0
 Due Date: 07/27/2022
 Bill To: Stonegate CDD
 manager@UNUSmgmt.com
 1020 Malibu way Homestead Fl 33033
 +1 (239) 789-7263

Invoice

907 NE 36th Ave
 Homestead, FL, 33033
 deco.blinds.usa@gmail.com
 786-546-7280
 786-942-8633

Description	Quantity	Rate	Amount
Roller shade Color: TBD (screen or blackout) Side Channels: No Facia: Yes Location: Club house <u>Gym</u> Installation Included Number Of Shades: 3 Motorized: Yes (Somfy)	3	\$700.00	\$2,100.00
			536.006
Somfy Telis 4 remote - New remote	1	\$80.00	\$80.00
Somfy Hub - Wifi hub to control shades via app and set a schedule	1	\$300.00	\$300.00

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50% at the beginning of the project.
50% once all materials are delivered.

Terms and Conditions

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- 90 days, limited
- Electric motors specified by the manufacturer

Client's signature

Juan Mederos, Corp.
20975 SW 208 St
Miami FL 33187

Invoice

536.039

Bill To
STONEGATE CCD Malibu Bay Clubhouse 1020 Malibu Way Homestead, FL 33033

Date	Invoice No.	P.O. Number	Terms	Project
05/02/22	6257			

Item	Description	Quantity	Rate	Amount
Performed Work	14' x 22' Concrete slab 6" thick /fiber	1	1,900.00	1,900.00T
			Subtotal	\$1,900.00
			Sales Tax (0.0%)	\$0.00
			Total	\$1,900.00

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 1837
DATE 07/01/2022
TERMS Net 15
DUE DATE 07/16/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
07/01/2022	July Pool services	1	2,300.00	2,300.00
SUBTOTAL				2,300.00
TAX				0.00
TOTAL				2,300.00
BALANCE DUE				\$2,300.00

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



INVOICE

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

Invoice # 20220438

Invoice Date 05/08/2022

Due Date 05/08/2022

536.020

Item	Description	Unit Price	Quantity	Amount
Product	REPLACED BELTS FOR THE AIR HANDLER AND REPROGRAMMED UNIT ACCORDINGLY. THE BLOWER HAD MISALIGNED DUE TO OLD AGE AND WEAR CAUSING THE BELT TO PULL. UNIT BELT HAD BROKEN AND UNIT HAD STOPPED WORKING. LABOR AND MATERIALS INCLUDED:	365.00	1.00	365.00
<p><u>NOTES:</u> TAX EXEMPT# ON FILE MALIBU BAY CLUB HOUSE GYM SIDE AIR HANDLER UNIT BELTS</p> <p>Please make all checks payable to Power Enterprise Corp. WE THANK YOU FOR YOUR BUSINESS!</p>				
		Subtotal		365.00
		Total		365.00
		Amount Paid		0.00
		Balance Due		\$365.00

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on June 15, 2022 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present at the meeting were:

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

Also present were:

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez (via telephone)	District Engineer
Victor Castro	UNUS Property Management
Arnaldo Sosa	Resident
Francisco Lopez	Resident
Sindo Canales	Resident
Anna Coward	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:38 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

Resident Francisco Lopez voiced his opinion that the lake erosion issues and his neighbors' lack of gutters are causing the cracks in and outside his home. He conveyed his frustration as he discussed these issues with many parties trying to get them resolved.

Mr. Alvarez noted his conversations with Mr. Lopez and inspection of the property at which he identified several issues pertaining to the slope, lack of gutters and foundational cracks. He suggested Mr. Lopez attend this meeting and engage an Engineer to inspect his home, as it might be a problem with the foundation under his home that is not due to lake erosion.

Mr. Castro circulated photographs and the following topics were discussed:

42 ➤ Stress Cracks: Ms. Figueroa and other Board Members reported having the same issues
43 in that neighborhood. Ms. Figueroa noted that this is a builder issue that she and other
44 homeowners had to resolve themselves; it is not a CDD matter.

45 ➤ Gutters: Although not a CDD issue, the Board suggested the HOA send a letter to the
46 neighboring homeowner advising of their obligation to keep the water on their property. It was
47 suggested that the HOA mediate between the homeowners.

48 ➤ The obligation is to ensure CDD lakes have a 4:1 slope, in accordance with the permit.

49 ➤ The CDD cannot repair the slope until the homeowners correct their drainage issues.

50 As some conversation was in Spanish and translated, Mr. Castro will meet with Mr. Lopez.

51

52 THIRD ORDER OF BUSINESS

Discussion/Consideration

53

54 A. True Blue Pools, Estimate #22-01436 for Pool Upgrades

55 Mr. Castro presented the updated True Blue Pools estimate of \$355,572, which included
56 the additional deck expansion and retaining wall costs, a result of combining both projects. The
57 estimate was below the original cost estimate of \$420,000 for both projects.

58 Mr. Castro reviewed the scope of work, responded to questions and noted that the
59 proposal was provided to Mr. Alvarez to determine if there are any overlapping items in the
60 proposals and the Capital Improvement Plan (CIP).

61 **Mr. Alvarez joined the meeting at 7:05 p.m., via telephone.**

62 Mr. Alvarez reported the following:

63 ➤ The City still needs to approve the Site Plan and the application must be resubmitted once
64 the remaining two open permits are closed, which is expected to be done next week.

65 ➤ Once the Site Plan is approved, construction plans must be prepared.

66 ➤ The True Blue Pools estimate seemed reasonable but this is not an immediate project.

67 Discussion ensued regarding final engineering, permitting and total project costs, request
68 to lock in TrueBlue's rates, timeline and the sequence to obtain final approved site and
69 construction plans. The consensus was for Mr. Pawelczyk to incorporate certain parameters into
70 the Agreement for both parties to review and to present it at the next meeting.

71 B. Armando Garcia Land Service, Inc. Estimate #1834 for Red Plant Replacement

72 Mr. Castro presented the estimate to replace the copper leaf plantings around Lake #3
73 with green island ficus, which will affect the overall esthetic appearance of the area.

74 Conversation ensued regarding maintenance and maintenance frequency for the new plants and
75 adjusting removal and installation costs for Zone 7, as installation in certain areas should be
76 deferred until the construction project is completed. Mr. Castro will advise Mr. Garcia that the
77 replacement project will affect the CDD's existing maintenance contract, as less maintenance will
78 be needed. It was noted that the CDD is only invoiced for services provided.

79

80 **On MOTION by Mr. McGuinness and seconded by Goessel, with all in favor,**
81 **authorizing Mr. Rom and Mr. Castro to negotiate with Mr. Garcia regarding**
82 **Armando Garcia Land Service, Inc., Estimate #1834, to perform the work as**
83 **identified, except areas of Zone 7, and to update the estimate to add the costs**
84 **to trim the red plants in other areas, in a total not-to-exceed cost of \$20,000,**
85 **was approved.**

86

87

88 **C. Luxe Control, LLC Estimate No. 377 for Clubhouse Wifi Upgrade**

89 Mr. Castro presented the estimate to upgrade the Clubhouse Wifi. After inspection of the
90 entire system, it was determined that the cost of the upgrade and cameras are expected to be
91 than the \$25,000 approved. He reviewed the scope of work for the overall project and noted the
92 proposal for the cameras is pending, as the vendor is researching what product is best for certain
93 areas. In addition, he approved a proposal of about \$800 for inspection of the entire system but
94 still expects the final costs to be within budget.

95 **Mr. Granobles left the meeting at 7:37 p.m.**

96

97 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all present**
98 **in favor, Luxe Control LLC, Estimate No. 377, for the Clubhouse Wifi Upgrade, in**
99 **the amount of \$8,861.28 plus the additional proposal of approximately \$800 for**
100 **inspection of the entire system, for a combined not-to-exceed amount of**
101 **\$10,000, was approved.**

102

103

104 **D. Modified Fee Schedule for Facility Rental Agreement**

105 Mr. Rom presented a redline edited version of the Club Malibu Bay Facility Rental
106 Agreement and the modified fee schedule.

107 Mr. Rom distributed Mr. Goessel's emailed comments and recommendations on various
108 matters. Based on the Clubhouse improvements being considered, he felt that the fees should
109 be adjusted accordingly.

110 **Mr. Granobles returned to the meeting at 7:42 p.m.**

111 The Board and Staff reviewed the Annual Member Rate, rental fees, language and
112 formatting in the document. Mr. Castro gave an overview of various procedures.

113 Mr. Goessel listed the suggestions in his email regarding credit cards and incorporating a
114 pricing structure for weddings and organizations to entice renters. Mr. Castro was in favor of this
115 but suggested tabling the wedding item until certain outside projects are completed.

116 Mr. Castro will incorporate the changes and present an updated Facility Rental
117 Agreement at the next meeting.

118

119 **FOURTH ORDER OF BUSINESS**

**Consideration of Lift Station Tract P
Conveyance to City of Homestead**

120

121

122 **A. Estates at Mendicino Plat (*for informational purposes*)**

123 **B. Resolution 2022-04, Authorizing the Proper District Officials to Execute a Quit Claim
124 Deed and All Other Necessary Conveyance Documents Necessary for the District to
125 Convey the Lift Station Tract at Tract P, Estates at Mendicino, to the City of Homestead
126 (“City”); and Providing for an Effective Date**

127 **C. Agreement (*to be provided under separate cover*)**

128 Mr. Pawelczyk explained that, while preparing a Quit Claim Deed in response to the
129 Waterstone Development’s request to convey its lift stations, the City also prepared one for this
130 CDD. He noted that Mr. Rom is waiting on a response from the City regarding access to maintain
131 landscaping outside the fenced area. Mr. Rom was asked to notify Mr. Julio Bren of the Board’s
132 decision not to pursue this, as it did not see any benefit to doing so, and to also notify him that
133 the Board is open to further dialogue during a CDD meeting.

134

135 **FIFTH ORDER OF BUSINESS**

Discussion Items

136

137 **A. Update: Pool Permit**

138 This item was discussed during Item 7A.

139 **B. Fiscal Year 2022/2023 Budget**

140 Mr. Rom highlighted the line item changes reflected in the updated proposed Fiscal Year
141 2023 budget and the assessment levels that, when compared to the budget at the last meeting,

142 only increased slightly from about \$118 to about \$123 per unit. An Assessment Comparison table
143 for Fiscal Years 2015 to 2022 was offered.

144 Mr. McGuinness expressed concern that, although assessments are increasing, the CDD
145 is not building sufficient fund balance to be able to complete other projects. He believed a
146 formula in the projected budget column is incorrect and the correct amounts are not reflected.
147 Mr. Rom stated he would review this and provide an update to the Board.

148 It was noted that homeowners should be informed that for several years the Boards
149 decided against increasing assessments, which resulted in not building up the fund balance.

150 Discussion ensued regarding budgeting and funding future projects and unforeseen
151 repairs, which will necessitate increasing assessments every year.

152 **▪ Consideration of Resolution 2022-05, Rescinding Resolution 2022-02 In Its Entirety;**
153 **Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing**
154 **Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication**
155 **Requirements; Addressing Severability; and Providing an Effective Date**

156 **This item was an addition to the agenda.**

157 Mr. Rom presented Resolution 2022-05. Mr. Pawelczyk stated that the Board can approve
158 the proposed Fiscal Year 2023 budget to set the maximum assessment level and set the Public
159 Hearing; the budget can be changed up until it is adopted at the public hearing.

160 Ms. Figueroa conveyed homeowners' questions regarding whether there is a potential to
161 recoup funds by suing the prior property management company. It was noted that a lawsuit
162 would be costly and might not guarantee a favorable monetary outcome.

163

164 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**
165 **Resolution 2022-05, Rescinding Resolution 2022-02 In Its Entirety; Approving a**
166 **Proposed Budget for Fiscal Year 2022/2023, as presented, and Setting a Public**
167 **Hearing Thereon Pursuant to Florida Law for September 14, 2022 at 9:00 a.m.,**
168 **at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033;**
169 **Addressing Transmittal, Posting and Publication Requirements; Addressing**
170 **Severability; and Providing an Effective Date, was adopted.**

171

172

173 **SIXTH ORDER OF BUSINESS**

Consent Agenda Items

174

175 Mr. Rom presented the following:

176 **A. Acceptance of Unaudited Financial Statements as of April 30, 2022**

177 **B. Approval of May 3, 2022 Regular Meeting Minutes**

178

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

181

182

183 **SEVENTH ORDER OF BUSINESS****Staff Reports**

184

185 **A. Operations Manager: *UNUS Property Management***186 **• Allstate Resource Management, Inc., Mitigation Area Management Report**

187 Mr. Castro distributed the Management Report and highlighted the following:

188 ➤ The remaining two open permits were expected to be closed by next week. The missing
189 painting contractor was located and is expected to execute a new permit tomorrow.190 ➤ Preparation work for the storage shed will commence on Monday and is expected to be
191 installed within the next two weeks; the site plan was approved and the permit is open.192 Mr. Castro presented proposals to repair the roof leak. The Board reviewed the proposals
193 and directed Mr. Castro to repair one leak, obtain proposals to repair the other three areas and
194 contact T&S Roofing for a proposal to repair the three other areas of the flat roof and the entire
195 Clubhouse roof, since it has not been repaired.

196

197 **On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in**
198 **favor, authorizing Mr. Castro to proceed with patchwork repairs of the existing**
199 **leak and the Hardtop Roofing revised proposal for the remaining repairs, in a**
200 **not-to-exceed amount of \$7,000, was approved.**

201

202

203 ➤ Collected \$240 in rental fees since May 1, 2022.

204 ➤ Received 96 rental registrations in the last 45 days, for a total revenue of \$525.

205 **B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***206 Mr. Pawelczyk reported that Mr. Goessel qualified to run for a seat in the November 2022
207 General Election. He reminded the Board to file Form 1 by the July 1, 2022 due date.208 **C. District Engineer: *Alvarez Engineers***

209 Mr. Alvarez reported the following:

210 ➤ The two open permits must be closed so the application for the Site Plan can be submitted
211 to the City before the end of the month; otherwise, the City will close out the process.

212 ➤ Power Enterprise Electrical Corporation is unable to do the electrical project that the
213 Board approved at the last meeting.

214 Mr. Alvarez requested approval to hire the second firm, TSTC, which is about \$5,000
215 more. As sufficient funds are available to cover the cost increase, Mr. McGuinness recommended
216 proceeding with the project. The proposal will be emailed to Mr. Rom and Mr. Pawelczyk.

217

218 **On MOTION by Mr. McGuinness, and seconded by Mr. Eiras, with all in favor,**
219 **the TSTC proposal, to install electrical connections to the aeration systems, in a**
220 **not-to-exceed amount of \$14,880, was approved.**

221

222 **On MOTION by Mr. McGuinness, and seconded by Mr. Eiras, with all in favor,**
223 **rescinding the previously approved Power Enterprise Electrical Corporation**
224 **proposal, was approved.**

225

226

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

228 Mr. Rom responded to a follow up question about CDD responsibility to maintain the
229 storm drains. The CDD is under contract with Allstate Resource Management, Inc. The yearly
230 inspection was recently completed and the Report deemed all drains to be in good condition.
231 Due to heavy rain, flooding was reported at 1620 N.E. 36th Avenue. The map showing the CDD's
232 maintenance responsibilities will be updated prior to the public hearing in September.

233 **I. 1636 Registered Voters in District as of April 15, 2022**

234 **II. NEXT MEETING DATE: August 2, 2022 at 6:30 P.M.**

235 • **QUORUM CHECK**

236 The next meeting would be held on August 2, 2022.

237

238 **EIGHTH ORDER OF BUSINESS**

Supervisors' Requests

239

240 There were no Supervisors' requests.

241

242 **NINTH ORDER OF BUSINESS**

Adjournment

243

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

245

246 **On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor,**
247 **the meeting adjourned at approximately 9:56 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 4, 2022	Regular Meeting	6:30 PM
November 1, 2022	Regular Meeting	6:30 PM
January 3, 2023	Regular Meeting	6:30 PM
March 7, 2023	Regular Meeting	6:30 PM
May 2, 2023	Regular Meeting	6:30 PM
June 6, 2023	Regular Meeting	6:30 PM
August 1, 2023	Regular Meeting	6:30 PM
September 5, 2023	Public Hearing & Regular Meeting	6:30 PM