

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

March 7, 2023

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

February 28, 2023

Board of Supervisors
Stonegate Community Development District

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

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on March 7, 2023 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Administration of Oath of Office to Elected Supervisors, Joe McGuinness [SEAT 2] and Arthur "Art" Goessel [SEAT 4] (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B, Memorandum of Voting Conflict
4. Consideration of Resolution 2023-01, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing an Effective Date
5. Consider Appointment of Qualified Elector to Fill Vacant Seat 3; *Term Expires November 2026*
 - A. Candidate
 - I. Yoniel Boza
 - B. Administration of Oath of Office to Appointed Supervisor

6. Consideration of Resolution 2023-02, Electing Certain Officers of the District; and Providing for an Effective Date
7. Consideration of Rate Increases for District Staff
 - A. Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 - B. Alvarez Engineers, Inc.
8. Ratification of Custom Tree Care, Inc., First Amendment to Pre-Event Agreement for Debris Removal Services
9. Consideration of Proposals to Replace A/C Handlers
10. Presentation of Pool Construction Plans
 - A. Consideration of TrueBlue Revised Proposal
11. Consideration of Resolution 2023-03, Amending the General Fund Portion of the Budget for Fiscal Year 2022; and Providing for an Effective Date
12. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of January 31, 2023
 - B. Approval of September 14, 2022 Public Hearings and Regular Meeting Minutes
13. Staff Reports
 - A. Operations Manager: *UNUS Property Management*
 - B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - C. District Engineer: *Alvarez Engineers, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 2, 2023 at 6:30 PM

- QUORUM CHECK

SEAT 1	ALBERTO EIRAS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOE MCGUINNESS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ART GOESSEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARIELA FIGUEROA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Supervisors' Requests

15. 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

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RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 3 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING 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; and

WHEREAS, on November 8, 2022, three (3) members of the Board of Supervisors (the “Board”) were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period only two (2) Qualified Electors qualified to run for the three (3) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare the remaining seat vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

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

SECTION 1. The following seat is hereby declared vacant effective as of November 22, 2022:

Seat #3 (currently held by Michael Granobles)

SECTION 2. Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board member of that respective seat shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 7th day of March, 2023.

ATTEST:

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5A1

Yoniel Boza

3571 NE 11th Drive, Homestead, Florida 33033 | 305-316-2700 | bozajr@gmail.com

September 5, 2022

Mr. Daniel Rom
Stonegate CDD

Dear Mr. Daniel Rom:

Upon learning about the opening for Chair 3 with the Stonegate CDD at Malibu Bay, I was eager to contact you with my interest. As a business owner with over 20 years of experience in the flooring industry, I have a well-rounded skill set in construction, business operations and management. I am highly interested in joining forces with the CDD to make Malibu CDD the best possible while operating it at its full potential. Please know that I am willing to invest all the time and involvement required to achieve our goals and plan to be an active participant in my role as Chair 3 should the position be extended.

I am excited at the prospect of brining my experience and skills to Malibu CDD. I look forward to hearing from you, at your earliest convenience to discuss how my experience and qualifications can be an asset to our community.

Thank you for your time and consideration.

Sincerely,

Yoniel Boza

3571 NE 11th Drive
Homestead, Florida 33033
(305) 316-2700
bozajr@gmail.com

YONIEL BOZA

3571 NE 11 Drive, Homestead, Florida 33033
Cell: (305) 316-2700 Email: bozajr@gmail.com

I am seeking a position where I can achieve maximum productivity, illustrate exceptional leadership skills, and demonstrate loyalty and responsibility. An optimal position would be one where I can utilize said skills to expand my current knowledge while assisting the company to grow.

EXPERIENCE

2016 – PRESENT

OWNER, FLOORTECH SOLUTIONS

Manage and supervise all flooring projects for the business.

2016 – PRESENT

OWNER, AQUATECH RESTORATION

STATE LICENSED WATER, FIRE AND MOLD REMEDIATION SPECIALIST

Manage and supervise the daily activities of emergency mitigation services as well as remediation work. Oversee a multitude of different water damage situations and deliver results under pressure. I operate thermal imaging equipment and hygrometers.

2016 – PRESENT

FLORIDA LICENSED INDEPENDENT INSURANCE ADJUSTER

Responsible for handling insurance claims filed by policyholders. Plan and schedule work needed to process claim, interviews claimant and witnesses, and investigates claims.

2011 – 2014

OWNER, FLOOR MASTERS AKA ALL FLOORS MASTERS

Managed and supervised all flooring projects for the business.

EDUCATION

MAY 2005

CARDIOVASCULAR TECH, NST

JUNE 2003

HIGH SCHOOL DIPLOMA, BRADOCK HIGH SCHOOL

3.0 GPA

SKILLS

- Strong Attention to Detail
- Team Player, Adaptable & Problem Solver
- Effective Communication
- Excellent at Time Management
- Leadership Skills
- Self-Motivated & Enthusiastic
- Bilingual (Spanish & English)
- Great Listening Skills & Positive Personality

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT ELECTING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Stonegate Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to elect certain Officers of the District.

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

SECTION 1. _____ is elected Chair.

SECTION 2. _____ is elected Vice Chair.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

Daniel Rom _____ is elected Assistant Secretary.

SECTION 3. This Resolution supersedes any prior elections made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior elections and designations by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of March, 2023.

ATTEST:

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7A

LAW OFFICES

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

ESTABLISHED 1977

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

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

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

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

February 2, 2023

VIA E-MAIL ONLY– romd@whhassociates.com

Mr. Daniel Rom
Wrathell Hunt & Associates
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**Re: Adjustment to District Counsel Fee Structure
Stonegate Community Development District
Our File: 526.03029**

Dear Daniel:

This firm's current fee structure has been in place since 2015. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective May 1, 2023, as follows:

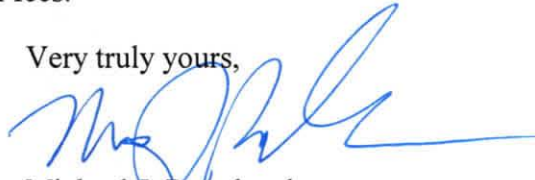
- Attorneys/Partners: \$275.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 25.2% increase since the year 2015 and we have not raised our fees during that time.

Mr. Daniel Rom
February 2, 2023
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Craig Wrathell, Wrathell, Hunt & Associates
Daphne Gillyard, Wrathell, Hunt & Associates

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7B



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

February 16, 2023

Board of Supervisors
Stonegate Community Development District
Attn: District Manager Daniel Rom
Wrathell, Hunt, and Associates, LLC
2300 Glades Road #410W
Boca Raton, FL 33431

Reference: Stonegate Community Development District
Alvarez Engineers Personnel Billing Rates
Via: Email Only: romd@whassociates.com

Dear Board of Supervisors,

I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2023 rates as shown in the attached table.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,



Juan R. Alvarez, President
Alvarez Engineers, Inc.

Stonegate CDD			
Current 2008 Rates		Proposed 2023 Rates	
Principal	\$ 185.00	Principal	\$ 220.00
Chief Engineer			
Senior Engineer	\$ 150.00	Senior Engineer	\$ 185.00
Senior Project Engineer			
Project Manager	\$ 135.00	Engineer 2	\$ 160.00
Project Engineer	\$ 115.00	Engineer 1	\$ 140.00
		Electrical Engineer	\$ 135.00
Engineer	\$ 105.00	Engineer Intern	\$ 130.00
Engineer Intern	\$ 100.00		
CADD	\$ 80.00	Senior Designer	\$ 110.00
		CADD/Computer Technician	\$ 100.00
		Senior Engineering Technician	\$ 95.00
Engineering Technician	\$ 78.00	Engineering Technician	\$ 90.00
Secretary/Clerical	\$ 44.00	Senior Administrative	\$ 95.00
		Administrative	\$ 60.00

Staff Classification

Principal
 Senior Engineer
 Engineer 2
 Engineer 1
 Electrical Engineer
 Engineer Intern
 Senior Designer
 CADD/Computer Technician
 Senior Engineering Technician
 Engineering Technician
 Senior Administrative
 Administrative

Definition

Professional Engineer with 20+ years of post registration experience
 Professional Engineer with 10+ years of post registration experience
 Professional Engineer with 5+ years of post registration experience
 Professional Engineer with 0+ years of post registration experience
 Electrical Engineer with 2+ years of post-graduate experience
 Entry level with engineering degree; Engineering Intern License
 15+ years of design experience, non-registered
 Design and Drafting with 1+ year of experience
 5+ years of experience
 Entry level, with 0-4 years of experience
 Degreed executive assistant with 8+ years of experience
 Secretary / Clerical

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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**FIRST AMENDMENT TO
PRE-EVENT AGREEMENT FOR DEBRIS REMOVAL SERVICES**

THIS FIRST AMENDMENT TO PRE-EVENT AGREEMENT FOR DEBRIS REMOVAL SERVICES (the "Amendment"), is made and entered into this 9th day of November, 2022, by and between:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District"); and

CUSTOM TREE CARE, INC., a Kansas corporation authorized to do business in the State of Florida, whose address is 6021 SW 29th Street, PMB #130, Topeka, Kansas 66614 (the "Contractor," and collectively with the District, the "Parties").

WITNESSETH:

WHEREAS, the District and the Contractor entered into a Pre-Event Agreement for Debris Removal Services, dated October 1, 2019 (the "Agreement"); and

WHEREAS, due to record high fuel prices and soaring inflation, the Contractor has proposed a price increase of 9.2%, which is equivalent to the current consumer price index for the region where the District is located; and

WHEREAS, the District Board of Supervisors has determined that it is in the best interests of the District to amend the Agreement accepting the price increase as provided for herein; and

WHEREAS, the parties further desire to change the District Representative from Howard McGaffney to Daniel Rom, and to update the "Records" section contact information; and

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

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

Section 2. Section 5, entitled "MONITORING OF SERVICES" of the Agreement is hereby amended to replace "HOWARD MCGAFFNEY, District

Manager” with “DANIEL ROM, District Manager” as the individual serving as the District Representative, as defined in the Agreement.

Section 3. Section 9.b. of the Agreement, entitled “*Contract Amount*” is hereby amended to provide for a price increase of 9.2% for all unit prices set forth in Exhibit C, which portion of Exhibit C relating to unit prices is hereby replaced with the update unit prices set forth in Exhibit C-1, attached hereto and made a part hereof.

Section 4. Section 31 of the Agreement, entitled “RECORDS” is hereby replaced, in its entirety, with the following:

31. **RECORDS.** The Contractor shall maintain adequate records to justify all prices for all items invoiced as well as all charges, expenses and costs incurred in performing the work for at least three (3) years after completion of this Agreement, or longer if required by law. The District shall have access to such books, records, subcontract, financial operations, and documents of the Contractor or its sub-contractors as required in order to comply with this section for the purpose of inspection or audit during normal business hours at the Contractor’s place of business.

The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement are public records and will be treated as such in accordance with Florida law. In connection with this Agreement, Contractor agrees to comply with all provisions of Florida’s public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, DAPHNE GILLYARD, C/O WRATHELL HUNT AND ASSOCIATES, 561-571-0010, GILLYARDD@WHHASSOCIATES.COM.


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

Section 6. The Effective Date of this Amendment shall be October 1, 2022.

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

ATTEST:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT


Joseph McGuinness (Nov 15, 2022 21:58 EST)

By: Daniel Rom
Secretary Assistant Secretary

By: Joseph McGuinness
Chairman/Vice-Chair
Board of Supervisors

Date: Nov 15, 2022

[CONTRACTOR]

CUSTOM TREE CARE, INC., a Kansas corporation authorized to do business in the State of Florida

ATTEST:



By: Becky Schmale

By: Greg Gathers

Its: Office Manager

Its: President

Date: 11-9-2022

Exhibit C-1: Updated Unit Price List



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

Contract Amendment

Stonegate Community Development District
 Homestead, FL

RE: Debris Removal Services Contract, Dated October 1st, 2019

1. This amendment is made by Town of Newport and Custom Tree Care, Inc., parties to the agreement dated 11-7-2022.
2. The agreement is amended as follows: The attached, Schedule A & B, dated 11-7-2022, shall replace all previous Fee Schedules, with the initial term of this agreement thru 10/01/2023.
3. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms.

By signing below, both parties agree to execute this Agreement as set forth.

Authorized Signature:		Authorized Signature:	
Company	Stonegate CDD	Company	Custom Tree Care, Inc.
Printed Name:		Printed Name:	Greg Gathers
Position:		Position:	President
Date:		Date:	11-7-2022



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.

A handwritten signature in cursive script that reads "Greg Gathers".

Greg Gathers
CEO
Custom Tree Care, Inc.
Disaster Response

ggathers@customtreecare.com
785-221-7550

A handwritten mark in the bottom right corner, possibly initials or a signature, consisting of a stylized "B" and some other characters.

11-7-2022

STONEGATE COMMUNITY
DEVELOPMENT DISTRICT
DEBRIS REMOVAL SERVICES
FEE SCHEDULE – PART A: UNIT PRICES

Each line item shall cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Contractors may leave blank any line which contains services or equipment inapplicable to Contractor and may also supplement the Price Proposal for services or equipment they propose to provide which are not otherwise adequately described in the Price Proposal.

Item /	Description	Unit	Unit Price
1.0	Loading and Hauling Debris from Public Property and Rights-of-Way to a Temporary Debris Staging and Reduction Site	Cubic Yard	\$ 9.77
2.0	Loading and Hauling Debris from Public Property and Rights-of-Way to a Final Disposal Site	Cubic Yard	\$ 10.87
3.0	Management and Operation of a Temporary Debris Staging and Reduction Site	Cubic Yard	\$ 1.09
4.0	Debris Reduction by Chipping/Grinding	Cubic Yard	\$ 3.11
5.0	Fluorocarbon Refrigerant Management and Recycling	Per Unit	\$ 54.60
6.0	Animal Carcass Collection, Hauling, and Final Disposal	Pound	\$ 2.18
7.0	Loading and Hauling Debris Reduction By-Products to a Final Disposal Site	Cubic Yard	\$ 4.64
8.0	Loading and Hauling Household Hazardous Waste to a Final Disposal Site	Pound	\$ 7.59
9.0	Hazardous Stump Removal, Loading and Hauling to a Temporary Debris Staging and Reduction Site		
	A. 24 inch to 35.99 inch diameter	Each	\$ 245.70
	B. 36 inch to 47.99 inch diameter	Each	\$ 409.50
	C. 48 inch and larger diameter	Each	\$ 540.54
11.0	Clean, Fill Dirt	Cubic Yard	\$ 19.66

12.0	Sand Screening	Cubic Yard	\$ 18.29
13.0	Hazardous Tree Removal	Each	\$ 240.29
14.0	Consulting and Training	Hourly	\$ 81.90
15.0	Obtaining Bonds	Price/Percentage	12.18

Other - please attach sheet(s) as necessary

HANGER (PER TREE)
2" + LARGER

EXCH - \$192.82
TREE

11-7-2022

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
DEBRIS REMOVAL SERVICES
FEE SCHEDULE – PART B: EQUIPMENT AND LABOR RATES

Each line item shall cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Contractors may leave blank any line which contains services or equipment inapplicable to Contractor and may also supplement the Price Proposal for services or equipment they propose to provide which are not otherwise adequately described in the Price Proposal.

Item	Description	Hourly Price
1.0	JD 544 Wheel Loader with debris grapple	\$ 147.42
2.0	JD 644 Wheel Loader with debris grapple	\$ 147.42
3.0	Extendaboom Forklift with debris grapple	\$ 109.20
4.0	753 Bobcat Skid Steer Loader with debris grapple	\$ 92.82
5.0	753 Bobcat Skid Steer Loader with bucket	\$ 92.82
6.0	753 Bobcat Skid Steer Loader with street sweeper	\$ 92.82
7.0	30-50 H Farm Tractor with box blade or rake	\$ 81.90
8.0	2 - 21/2 cu. yd. Articulated Loader with bucket	\$ 147.42
9.0	3 - 4 cu. yd. Articulated Loader with bucket	\$ 147.42
10.0	JD 648E Log Skidder, or equivalent	\$ 109.20
11.0	CAT D4 Dozer	\$ 136.50
12.0	CAT D5 Dozer	\$ 147.42
13.0	CAT D6 Dozer	\$ 158.34
14.0	CAT D7 Dozer	\$ 174.72
15.0	CAT D8 Dozer	\$ 191.10
16.0	CAT 125 - 140 HP Motor Grader	\$ 141.96
17.0	JD 690 Trackhoe with debris grapple	\$ 147.42
18.0	JD 690 Trackhoe with bucket & thumb	\$ 147.42
19.0	Rubber Tired Excavator with debris grapple	\$ 147.42
20.0	JD 310 Rubber Tired Backhoe with bucket & hoe	\$ 109.20
21.0	Rubber Tired Excavator with debris grapple	\$ 147.42
22.0	210 Prentiss Knuckleboom with debris grapple	\$ 202.02
23.0	CAT 623 Self-Loader Scraper	\$ 147.42
24.0	Hand-Fed Debris Chipper	\$ 81.90
25.0	300 - 400 HP Horizontal Grinder	\$ 409.50
26.0	800 - 1,000 HP Horizontal Grinder	\$ 627.90
27.0	30 Ton Crane	\$ 294.84
28.0	50 Ton Crane	\$ 354.90
29.0	100 Ton Crane (8 hour minimum)	\$ 627.90
30.0	40 - 60' Bucket Truck	\$ 158.34
31.0	Greater Than 60' Bucket Truck	\$ 158.34
32.0	Fuel / Service Truck	\$ 81.90
33.0	Water Truck	\$ 81.90
34.0	Portable Light Plant	\$ 32.76
35.0	Lowboy Trailer with Tractor	\$ 131.04
36.0	Flatbed Truck	\$ 81.90

37.0	Pick-up Truck (unmanned)	\$ 27.30
38.0	Self-Loading Dump Truck with debris grapple	\$ 202.02
39.0	Single Axle Dump Truck, 5 – 12 cu. yd.	\$ 109.20
40.0	Tandem Axle Dump Truck, 16 – 20 cu. yd.	\$ 109.20
41.0	Tandem Axle Dump Truck, 21 – 30 cu. yd.	\$ 109.20
42.0	Tandem Axle Dump Truck, 31 – 50 cu. yd.	\$ 120.12
43.0	Tandem Axle Dump Truck, 51 – 80 cu. yd.	\$ 120.12
44.0	Power Screen	\$ 200.30
45.0	Stacking Conveyor	\$ 81.90
46.0	Chainsaw	\$ 5.46
47.0	Air Curtain Incinerator, self-contained	\$ 300.30
48.0	Temporary Office Trailer	\$ 43.68
49.0	Mobile Command and Communications Trailer	\$ 49.14
50.0	Laborer, with small hand tools, and Traffic Control Flagperson	\$ 43.68
51.0	Skilled Sawman	\$ 49.14
52.0	Crew Foreman with cell phone	\$ 65.52
53.0	Operations Manager with cell phone	\$ 81.90
54.0	Tree Climber	\$ 81.90

Other – Please attach sheet(s) as necessary

*Note: All equipment descriptions submitted will be in accordance with the FEMA “Typed Resource Definitions.”

**Note: All equipment rates include the cost of the operator, fuel, and maintenance.

***Note: All labor rates include the cost of personal protective equipment, including but not limited to: hardhat, traffic safety vest, steel-toed shoes, gloves, leggings, and protective eyewear.

Stonegate CDD Signed Contract

Final Audit Report

2022-11-16

Created:	2022-11-10
By:	Daniel Rom (romd@whhassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAArT8seIGKY8s3BUPQzRY0zyl7hJjosze

"Stonegate CDD Signed Contract" History

-  Document created by Daniel Rom (romd@whhassociates.com)
2022-11-10 - 5:05:12 PM GMT- IP address: 8.17.47.234
-  Document emailed to cdd.joemcguinness@att.net for signature
2022-11-10 - 5:05:57 PM GMT
-  Email viewed by cdd.joemcguinness@att.net
2022-11-16 - 2:57:01 AM GMT- IP address: 162.226.143.28
-  Signer cdd.joemcguinness@att.net entered name at signing as Joseph McGuinness
2022-11-16 - 2:57:58 AM GMT- IP address: 162.226.143.28
-  Document e-signed by Joseph McGuinness (cdd.joemcguinness@att.net)
Signature Date: 2022-11-16 - 2:58:00 AM GMT - Time Source: server- IP address: 162.226.143.28
-  Agreement completed.
2022-11-16 - 2:58:00 AM GMT



STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

9

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



ESTIMATE

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

Estimate # 0000239

Estimate Date 03/03/2023

Item	Description	Unit Price	Quantity	Amount	
Product	OFFICE SIDE UNIT REPLACEMENT: DEMO A SECTION OF EXISTING WALL DUE TO SPACE RESTRICTIONS WHEN REMOVING EXISTING OFFICE SIDE CARRIER AIR HANDLER: MODEL#40RM-024--B511HC SERIAL#3005X11179 INSTALL NEW - TRANE 20 TON COMMERCIAL AIR HANDLER COATED COIL (208/230-3-60) MODEL#TWE24043BAAP006 DUAL CIRCUIT AND SERVICE VALVE LEAD TIME FOR THE UNIT 12 - 15 WEEKS FROM THE MANUFACTURER. ENCLOSE WALL OPENING LEFT READY FOR PAINTING. LABOR AND MATERIALS INCLUDED:	20300.00	1.00	20,300.00	
Service	CRANE SERVICE	1560.00	1.00	1,560.00	
<p><u>NOTES:</u> CLIENT IS TAX EXEMPT: CERTIFICATE#85-8012861825C-0</p> <p>PERMITS NOT INCLUDED</p> <p>I am aware by signing this Estimate, I agree to the prices, specifications, conditions, and terms herein.</p> <p>_____ Signature</p> <p>_____ Date</p>					
				Subtotal	21,860.00
				Total	21,860.00
				Amount Paid	0.00
				Estimate	\$21,860.00

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



ESTIMATE

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

Estimate # 0000240

Estimate Date 03/03/2023

Item	Description	Unit Price	Quantity	Amount
Product	GYM SIDE UNIT REPLACEMENT: REMOVE EXISTING GYM SIDE CARRIER AIR HANDLER: CARRIER AIR HANDLER: MODEL#40RM-024--B511HC SERIAL#1505X06574 INSTALL NEW - TRANE 20 TON COMMERCIAL AIR HANDLER COATED COIL (208/230-3-60) MODEL#TWE24043BAAP006 DUAL CIRCUIT AND SERVICE VALVE LEAD TIME FOR THE UNIT 12 - 15 WEEKS FROM THE MANUFACTURER. LABOR AND MATERIALS INCLUDED:	17000.00	1.00	17,000.00
Service	CRANE SERVICE	1560.00	1.00	1,560.00
<p><u>NOTES:</u> CLIENT IS TAX EXEMPT: CERTIFICATE#85-8012861825C-0</p> <p>I am aware by signing this Estimate, I agree to the prices, specifications, conditions, and terms herein.</p> <p>_____ Signature</p> <p>_____ Date</p>				
				Subtotal 18,560.00
				Total 18,560.00
				Amount Paid 0.00
				Estimate \$18,560.00

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2023-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
STONEGATE COMMUNITY DEVELOPMENT DISTRICT
AMENDING THE GENERAL FUND PORTION OF THE BUDGET
FOR FISCAL YEAR 2022; AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, the Board of Supervisors (hereinafter referred to as the “Board”) of the Stonegate Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2022; and

WHEREAS, the Board desires to amend the General Fund portion of the budget previously approved for the Fiscal Year 2022.

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

Section 1. The Fiscal Year 2022 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2022 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 7th day of March, 2023

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET GENERAL FUND
FISCAL YEAR 2022**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET GENERAL FUND
FISCAL YEAR 2022**

	Actual	Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
REVENUES					
Assessments	\$ 792,297	\$ 785,021	\$ (7,276)	\$ 7,276	\$ 792,297
Interest	1,825	1,000	(825)	825	1,825
Developer contribution	-	-	-	-	-
Clubhouse rental fees	9,090	1,092	(7,998)	7,998	9,090
Miscellaneous	2,545	5,000	2,455	(2,455)	2,545
Total revenues	<u>805,757</u>	<u>792,113</u>	<u>(13,644)</u>	<u>13,644</u>	<u>805,757</u>
EXPENDITURES					
Administrative					
Supervisors	4,800	6,000	1,200	(1,200)	4,800
Payroll taxes	367	459	92	(92)	367
Management/recording/accounting	42,590	42,590	-	-	42,590
Legal	23,269	20,000	(3,269)	3,269	23,269
Engineering	10,403	10,000	(403)	403	10,403
Engineering Stormwater Analysis	2,500	-	(2,500)	2,500	2,500
Audit	6,730	6,900	170	(170)	6,730
Assessment roll preparation	5,332	5,332	-	-	5,332
Arbitrage rebate calculation	500	1,250	750	(750)	500
Dissemination agent	1,051	1,051	-	-	1,051
Trustee	7,531	6,500	(1,031)	1,031	7,531
ADA website compliance	409	210	(199)	199	409
Website enhancement	705	1,220	515	-	1,220
Postage	464	2,000	1,536	(1,536)	464
Legal advertising	1,586	1,225	(361)	361	1,586
Office supplies	1,420	300	(1,120)	1,120	1,420
Other current charges	2,105	1,500	(605)	605	2,105
Annual special district fee	200	175	(25)	25	200
Insurance	7,136	7,585	449	(449)	7,136
Property taxes	-	178	178	(178)	-
Total administrative expenses	<u>119,098</u>	<u>114,475</u>	<u>(4,623)</u>	<u>5,138</u>	<u>119,613</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET GENERAL FUND
FISCAL YEAR 2022**

	Actual	Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
Field Operations					
Landscape maintenance	116,924	81,868	(35,056)	35,056	116,924
Landscape replacement	4,997	10,000	5,003	(5,003)	4,997
Tree maintenance	-	10,000	10,000	(10,000)	-
Playground maintenance	-	1,500	1,500	(1,500)	-
Clubhouse irrigation	-	3,000	3,000	(3,000)	-
Pump maintenance/repair	945	4,500	3,555	(3,555)	945
Electrical repairs	2,636	1,000	(1,636)	1,636	2,636
Lake maintenance	22,236	22,050	(186)	186	22,236
Aeration maintenance	-	1,700	1,700	(1,700)	-
Contingency	-	5,000	5,000	(5,000)	-
Holiday decorations	14,350	14,350	-	-	14,350
Animal control	3,620	7,500	3,880	(3,880)	3,620
Operating supplies	977	2,000	1,023	(1,023)	977
Total field operations	<u>166,685</u>	<u>164,468</u>	<u>(2,217)</u>	<u>2,217</u>	<u>166,685</u>
Clubhouse					
Telephone	5,300	2,160	(3,140)	3,140	5,300
Utilities	52,376	63,000	10,624	-	63,000
Insurance	17,514	18,614	1,100	(1,100)	17,514
Flood insurance	5,000	4,037	(963)	963	5,000
Alarm monitoring	845	720	(125)	125	845
Fire monitoring	1,451	540	(911)	911	1,451
Pool maintenance	29,130	30,000	870	-	30,000
Pool repair	1,451	7,500	6,049	-	7,500
Pool health inspections	-	750	750	-	750
Air conditioning R&M	18,036	5,000	(13,036)	13,036	18,036
Clubhouse operation and management					
Clubhouse management	243,171	243,171	-	-	243,171
Special events	25,087	25,000	(87)	87	25,087
Gym maintenance	6,778	5,000	(1,778)	1,778	6,778
Pool attendant	7,552	-	(7,552)	7,552	7,552
Office supplies	320	1,800	1,480	(1,480)	320
Repairs and maintenance	10,089	15,000	4,911	(4,911)	10,089
New access yearly fee	1,513	2,000	487	-	2,000
Wall paint and repairs	3,376	10,000	6,624	(6,624)	3,376
Storage shed and landscape	14,350	15,000	650	(650)	14,350
Pool system upgrade	4,435	-	(4,435)	4,435	4,435
Wifi system upgrade & camera	22,534	-	(22,534)	22,534	22,534
Pool permit inspection & repair	22,107	-	(22,107)	22,107	22,107
Pressure cleaning	25	1,000	975	-	1,000
Janitorial supplies	9,463	15,700	6,237	(6,237)	9,463
Contingencies	-	9,000	9,000	20,000	29,000
Total clubhouse	<u>501,903</u>	<u>474,992</u>	<u>(26,911)</u>	<u>75,666</u>	<u>550,658</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET GENERAL FUND
FISCAL YEAR 2022**

	Actual	Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
Infrastructure reinvestment					
Capital outlay					
General	-	30,000	30,000	-	30,000
Total capital outlay	-	30,000	30,000	-	30,000
Other fees and charges					
Property appraiser	-	4,089	4,089	(4,089)	-
Tax collector	7,922	4,089	(3,833)	3,833	7,922
Total other fees and charges	7,922	8,178	256	(256)	7,922
Total expenditures	795,608	792,113	(3,495)	82,765	874,878
Net increase/(decrease) of fund balance	10,149	-	(10,149)	(69,121)	(69,121)
Fund balances - beginning	869,183	834,139	(35,044)	35,044	869,183
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	133,804	88,611	(45,193)	(34,077)	54,534
Total Fund balance - ending	<u>\$ 879,332</u>	<u>\$ 834,139</u>	<u>\$ (45,193)</u>	<u>\$ (34,077)</u>	<u>\$ 800,062</u>

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

CONSENT
AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2023**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2023**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America	\$ 1,106,807	\$ -	\$ -	\$ -	\$ 1,106,807
FineMark Bank - money mkt	258,904	-	-	-	258,904
Investments					
State Board of Administration	12	-	-	-	12
Revenue 2013	-	496,853	-	-	496,853
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	43	-	-	43
Sinking fund 2013	-	6	-	-	6
Prepayment 2013	-	16,277	-	-	16,277
Revenue 2020	-	-	408,359	-	408,359
Reserve 2020	-	-	159,500	-	159,500
Construction 2020	-	-	-	349,269	349,269
Undeposited funds	670	-	-	-	670
Due from other	141	-	-	-	141
Total assets	<u>\$ 1,366,534</u>	<u>\$ 538,179</u>	<u>\$567,859</u>	<u>\$ 349,269</u>	<u>\$ 2,821,841</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable - clubhouse	\$ 2,766	\$ -	\$ -	\$ -	\$ 2,766
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>3,766</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,766</u>
Fund Balance					
Restricted					
Debt service	-	538,179	567,859	-	1,106,038
Construction	-	-	-	349,269	349,269
Committed					
Clubhouse renewal & replacement	155,000	-	-	-	155,000
Assigned					
3 months working capital	214,526	-	-	-	214,526
Disaster	225,000	-	-	-	225,000
Unassigned	768,242	-	-	-	768,242
Total fund balance	<u>1,362,768</u>	<u>538,179</u>	<u>567,859</u>	<u>349,269</u>	<u>2,818,075</u>
Total liabilities & fund balances	<u>\$ 1,366,534</u>	<u>\$ 538,179</u>	<u>\$567,859</u>	<u>\$ 349,269</u>	<u>\$ 2,821,841</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 31,823	\$ 757,032	\$ 907,897	83%
Interest	216	683	1,000	68%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	-	1,905	5,000	38%
Total revenues	<u>32,039</u>	<u>759,620</u>	<u>915,897</u>	83%
EXPENDITURES				
Administrative				
Supervisors	-	-	6,000	0%
Payroll taxes	-	-	459	0%
Management/recording/accounting	3,638	14,552	43,655	33%
Legal	833	2,753	20,000	14%
Engineering	55	200	10,000	2%
Audit	-	-	7,100	0%
Assessment roll preparation	444	1,777	5,332	33%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	88	350	1,051	33%
Trustee	-	-	6,500	0%
ADA website compliance	-	-	210	0%
Website and E-blast communications	-	-	1,220	0%
Postage	40	69	2,000	3%
Legal advertising	-	-	1,225	0%
Office supplies	157	523	300	174%
Other current charges	275	682	1,500	45%
Annual special district fee	-	175	200	88%
Insurance	-	7,671	8,563	90%
Property taxes	-	-	178	0%
Total administrative expenses	<u>5,530</u>	<u>28,752</u>	<u>116,743</u>	25%
Field Operations				
Landscape maintenance	10,423	69,936	109,018	64%
Landscape replacement	-	-	10,000	0%
Tree maintenance	-	-	10,000	0%
Playground maintenance	-	-	1,500	0%
Clubhouse irrigation	-	-	3,000	0%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	-	1,000	0%
Lake maintenance	1,519	5,772	24,255	24%
Aeration maintenance	-	-	9,700	0%
Aeration Utilities	-	-	12,000	0%
Contingency	-	-	5,000	0%
Holiday decorations	-	7,175	14,350	50%
Animal control	405	540	3,000	18%
Operating supplies	-	-	2,000	0%
Total field operations	<u>12,347</u>	<u>83,423</u>	<u>209,323</u>	40%

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	-	298	3,480	9%
Utilities	551	12,305	63,000	20%
Insurance	-	19,267	21,017	92%
Flood insurance	-	-	4,037	0%
Alarm monitoring	58	232	720	32%
Fire monitoring	135	270	540	50%
Pool maintenance	2,300	9,200	30,000	31%
Pool repair	-	570	7,500	8%
Pool health inspections	-	-	750	0%
Air conditioning R&M	350	1,400	5,000	28%
Clubhouse operation and management				
Clubhouse management	21,276	82,069	254,034	32%
Special events	3,373	22,238	25,000	89%
Gym maintenance	-	-	3,000	0%
Office supplies	145	538	1,800	30%
Repairs and maintenance	857	1,847	15,000	12%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	1,783	1,783	10,000	18%
Pool system upgrade	-	-	50,000	0%
Wifi system upgrade & camera	-	1,830	-	N/A
Pressure cleaning	21	21	1,000	2%
Janitorial supplies	103	171	15,700	1%
Contingencies	-	-	9,000	0%
Total clubhouse	<u>30,952</u>	<u>154,039</u>	<u>522,578</u>	29%
Infrastructure reinvestment				
Capital outlay				
General	-	-	60,000	0%
Total clubhouse reserves	<u>-</u>	<u>-</u>	<u>60,000</u>	0%
Other fees and charges				
Property appraiser & tax collector	318	7,570	9,458	80%
Total other fees and charges	<u>318</u>	<u>7,570</u>	<u>9,458</u>	80%
Total expenditures	<u>49,147</u>	<u>273,784</u>	<u>918,102</u>	30%
Net increase/(decrease) of fund balance	(17,108)	485,836	(2,205)	
Fund balances - beginning	1,379,876	876,932	835,827	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	155,000	155,000	155,000	
Assigned				
3 months working capital	214,526	214,526	214,526	
Disaster	225,000	225,000	225,000	
Lake 4 and 6 degradation	-	-	45,000	
Unassigned	768,242	768,242	194,096	
Fund balance - ending	<u>\$ 1,362,768</u>	<u>\$ 1,362,768</u>	<u>\$ 833,622</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2013 (REFUNDED SERIES 2004)
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 21,077	\$ 501,394	\$ 601,314	83%
Interest	453	1,398	-	N/A
Total revenues	<u>21,530</u>	<u>502,792</u>	<u>601,314</u>	84%
EXPENDITURES				
Debt service				
Principal	-	-	335,000	0%
Principal prepayment	-	25,000	-	N/A
Interest 11/1	-	130,025	130,025	100%
Interest 5/1	-	-	130,025	0%
Property appraiser & Tax collector	211	5,014	6,264	80%
Total expenditures	<u>211</u>	<u>160,039</u>	<u>601,314</u>	27%
Net increase/(decrease) of fund balance	21,319	342,753	-	
Fund balances - beginning	516,860	195,426	176,057	
Fund balances - ending	<u>\$ 538,179</u>	<u>\$ 538,179</u>	<u>\$ 176,057</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2020
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 11,299	\$ 268,795	\$ 322,360	83%
Interest	1,076	3,255	-	N/A
Total revenues	<u>12,375</u>	<u>272,050</u>	<u>322,360</u>	84%
EXPENDITURES				
Debt service				
Principal	-	-	190,000	0%
Interest 11/1	-	63,075	63,075	100%
Interest 5/1	-	-	63,075	0%
Property appraiser	-	-	1,679	0%
Tax collector	113	2,688	1,679	160%
Total debt service	<u>113</u>	<u>65,763</u>	<u>319,508</u>	21%
Net increase/(decrease) of fund balance	12,262	206,287	2,852	
Fund balances - beginning	555,597	361,572	356,136	
Fund balances - ending	<u>\$ 567,859</u>	<u>\$ 567,859</u>	<u>\$ 358,988</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: SERIES 2020
FOR THE PERIOD ENDED JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 1,066	\$ 3,392
Total revenues	<u>1,066</u>	<u>3,392</u>
EXPENDITURES		
Capital outlay	<u>600</u>	<u>13,632</u>
Total expenditures	<u>600</u>	<u>13,632</u>
Excess/(deficiency) of revenues over/(under) expenditures	466	(10,240)
Fund balances - beginning	<u>348,803</u>	<u>359,509</u>
Fund balances - ending	<u><u>\$ 349,269</u></u>	<u><u>\$ 349,269</u></u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
JANUARY 31, 2023**

Stonegate CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	01/05/2023	FEDEX	101.000 · Bank of ...		-20.90
Bill	7-996-74421	01/04/2023		519.410 · Postage	-20.90	20.90
TOTAL					-20.90	20.90
Bill Pmt -Check	CBI	01/05/2023	COMCAST CORPO...	101.000 · Bank of ...		-551.19
Bill	0760104 122222	01/04/2023		536.010 · Utilities	-551.19	551.19
TOTAL					-551.19	551.19
Bill Pmt -Check	CBI	01/19/2023	FEDEX	101.000 · Bank of ...		-19.04
Bill	8-009-78373	01/18/2023		519.410 · Postage	-19.04	19.04
TOTAL					-19.04	19.04
Bill Pmt -Check	CBI	01/26/2023	ADT SECURITY SE...	101.000 · Bank of ...		-57.99
Bill	14954058 011323	01/25/2023		536.001 · Alarm Mo...	-57.99	57.99
TOTAL					-57.99	57.99
Bill Pmt -Check	14246	01/05/2023	UNUS PROPERTY ...	101.000 · Bank of ...		-24,574.41
Bill	1081	01/04/2023		536.022 · Clubhous...	-20,264.26	20,264.26
Bill	1082	01/04/2023		537.350 · Special E...	-3,372.96	3,372.96
				536.003 · Repairs &...	-833.89	833.89
				536.011 · Janitorial ...	-103.30	103.30
TOTAL					-24,574.41	24,574.41
Bill Pmt -Check	14247	01/05/2023	ALLSTATE RESOU...	101.000 · Bank of ...		-1,519.00
Bill	190505	01/04/2023		537.003 · Lake Mai...	-1,519.00	1,519.00
TOTAL					-1,519.00	1,519.00

Stonegate CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	14248	01/05/2023	M&M POOL & SPA...	101.000 · Bank of ...		-2,300.00
Bill	2825	01/04/2023		536.004 · Pool Main...	-2,300.00	2,300.00
TOTAL					-2,300.00	2,300.00
Check	14249	01/11/2023	POWER ENTERPR...	101.000 · Bank of ...		-1,165.00
				536.020 · Air Condit...	-1,165.00	1,165.00
TOTAL					-1,165.00	1,165.00
Bill Pmt -Check	14250	01/12/2023	WRATHELL, HUNT...	101.000 · Bank of ...		-4,169.83
Bill	2021-2591	01/11/2023		512.311 · Managem...	-3,637.92	3,637.92
				513.310 · Assessm...	-444.33	444.33
				513.315 · Dissemin...	-87.58	87.58
TOTAL					-4,169.83	4,169.83
Bill Pmt -Check	14251	01/12/2023	IMAGENET CONS...	101.000 · Bank of ...		-137.79
Bill	78688288	01/11/2023		536.007 · Office Su...	-137.79	137.79
TOTAL					-137.79	137.79
Bill Pmt -Check	14252	01/19/2023	ALVAREZ ENGINE...	101.000 · Bank of ...		-55.00
Bill	6952	01/18/2023		519.320 · Engineeri...	-55.00	55.00
TOTAL					-55.00	55.00
Bill Pmt -Check	14253	01/19/2023	AL-FLEX EXTERMI...	101.000 · Bank of ...		-405.00
Bill	275528	01/18/2023		537.500 · Animal C...	-405.00	405.00
TOTAL					-405.00	405.00

Stonegate CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	14254	01/19/2023	ARMANDO GARCI...	101.000 · Bank of ...		-10,423.00
Bill	762928	01/18/2023		537.400 · Lawn Cut...	-1,600.00	1,600.00
				537.470 · Tract C	-340.00	340.00
				537.450 · Irrigation ...	-333.00	333.00
Bill	762940	01/18/2023		537.001 · Landscap...	-4,200.00	4,200.00
Bill	762941	01/18/2023		537.460 · Trimming	-3,950.00	3,950.00
TOTAL					-10,423.00	10,423.00
Bill Pmt -Check	14255	01/19/2023	CHI ALARMS, INC.	101.000 · Bank of ...		-1,146.50
Bill	273447	01/18/2023		536.009 · Fire Monit...	-135.00	135.00
Bill	273536	01/18/2023		536.009 · Fire Monit...	-606.50	606.50
Bill	273541	01/18/2023		536.009 · Fire Monit...	-405.00	405.00
TOTAL					-1,146.50	1,146.50
Bill Pmt -Check	14256	01/19/2023	POWER ENTERPR...	101.000 · Bank of ...		-350.00
Bill	20221114	01/18/2023		536.020 · Air Condit...	-350.00	350.00
TOTAL					-350.00	350.00
Bill Pmt -Check	14257	01/26/2023	BILLING, COCHRA...	101.000 · Bank of ...		-832.50
Bill	178628	01/25/2023		514.310 · Legal Fees	-832.50	832.50
TOTAL					-832.50	832.50
Bill Pmt -Check	14258	01/26/2023	UNUS PROPERTY ...	101.000 · Bank of ...		-1,984.36
Bill	1085	01/25/2023		536.014 · Pressure ...	-21.09	21.09
				536.038 · Wall paint...	-1,783.12	1,783.12
				536.003 · Repairs &...	-22.78	22.78
				519.510 · Office Su...	-157.37	157.37
TOTAL					-1,984.36	1,984.36

**Stonegate CDD
Check Detail
January 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	14259	01/26/2023	IMAGENET CONS...	101.000 · Bank of ...		-6.71
Bill	INV446722	01/25/2023		536.007 · Office Su...	-6.71	6.71
TOTAL					-6.71	6.71
Check	14260	01/26/2023	STONEGATE CDD	101.000 · Bank of ...		-11,186.13
				207.204 · Due to D...	-11,186.13	11,186.13
TOTAL					-11,186.13	11,186.13
Check	14261	01/26/2023	STONEGATE CDD	101.000 · Bank of ...		-20,865.97
				207.203 · Due to D...	-20,865.97	20,865.97
TOTAL					-20,865.97	20,865.97

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
JANUARY 31, 2023**



Invoice Number 7-996-74421	Invoice Date Jan 03, 2023	Account Number [REDACTED]	Page 1 of 2
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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	\$20.90
TOTAL THIS INVOICE	USD	\$20.90

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



519.410
001

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.

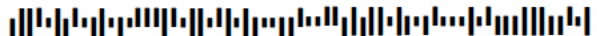
Invoice Number 7-996-74421	Invoice Amount USD \$20.90	Account Number [REDACTED]
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Remittance Advice

Your payment is due by Feb 17, 2023

7996744210000002090952972710080000000000000000209090

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



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



Invoice Number 7-996-74421	Invoice Date Jan 03, 2023	Account Number [REDACTED]	Page 2 of 2
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FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 28, 2022	Cust. Ref.: Stonegate DSF	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	770861569841	Archana Gujja	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	US Bank, NA CDD
Package Type	FedEx Envelope	2300 Glades Road	EP-MN-01LB
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	Dec 29, 2022 10:22		
Svc Area	A1	Transportation Charge	9.77
Signed by	M.VANG	Fuel Surcharge	0.68
FedEx Use	000000000/61306/_	Total Charge	USD \$10.45

Ship Date: Dec 28, 2022	Cust. Ref.: Stonegate DSF	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	770861590413	Archana Gujja	Mary Dallatore
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wells Fargo Bank-CTS payment p
Package Type	FedEx Envelope	2300 Glades Road	1801 Parkview Drive, 1st Floor
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55126 US
Packages	1		
Rated Weight	N/A		
Delivered	Dec 29, 2022 09:58		
Svc Area	A1	Transportation Charge	9.77
Signed by	O.HENRY	Fuel Surcharge	0.68
FedEx Use	000000000/61306/_	Total Charge	USD \$10.45

Third Party Subtotal USD \$20.90

Total FedEx Express USD \$20.90

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Hello Stonegate Comm Dev Dist,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 1020 MALIBU WAY, HOMESTEAD, FL, 33033-5350		
Previous balance		\$540.85
One-time EFT Payment - thank you	Dec 08	-\$540.85
Balance forward		\$0.00
Regular monthly charges	Page 3	\$548.65
Taxes, fees and other charges	Page 3	\$2.54
New charges		\$551.19
Amount due Jan 12, 2023		\$551.19

← Your bill explained

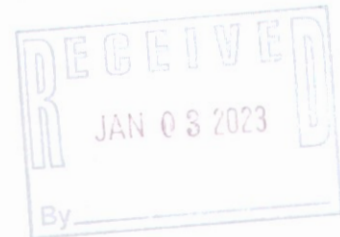
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Dec 22, 2022 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.



Need help?

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

536.010
001



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 20221222 NNNNNNNY 0001640 0005

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

Account number

8495 60 060 0760104

Payment due

Jan 12, 2023

Please pay

\$551.19

Amount enclosed

\$ [Redacted]

Make checks payable to Comcast
Do not send cash



Send payment to
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849560060076010400551192

Account Number
8495 60 060 0760104

Billing Date
Dec 22, 2022

Services From
Jan 02, 2023 to Feb 01, 2023

Page
2 of 3

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



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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

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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.



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Additional billing information

More ways to pay:



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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 \$548.65

Comcast Business	\$439.85
Packaged services	\$493.95
Connection Pro	\$39.95
Mobility Voice Line Business Voice.	\$25.00
 Data, Voice, Access	\$429.00
Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	
Discounts	-\$189.00
Bundle Discount	-\$189.00
Comcast Business services	\$134.90
TV Preferred Business Video.	\$99.95
Sports and Entertainment Package.	\$34.95

Equipment & services \$59.80

TV Box + Remote	\$9.95
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90
Equipment Fee Voice and WiFi Pro Expanded Coverage.	\$29.95

Service fees \$49.00

Directory Listing Management Fee	\$5.00
Voice Network Investment	\$5.00
Broadcast TV Fee	\$22.55
Regional Sports Fee	\$16.45

Taxes, fees and other charges \$2.54

Other charges	\$2.54
Regulatory Cost Recovery	\$0.88
Federal Universal Service Fund	\$1.66

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



TV: Keep your employees informed and customers entertained



Voice Numbers: (305)247-4094, (305)247-8859

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You've saved \$189.00 this month with your bundle 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.

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.





Invoice Number 8-009-78373	Invoice Date Jan 17, 2023	Account Number [REDACTED]	Page 2 of 2
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FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jan 11, 2023	Cust. Ref.: Power Enterprise reissue	Ref.#2:
Payor: Shipper	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 19.50% to this shipment.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address - Release Authorized

		Sender	Recipient	
Automation	INET	Stonegate CDD	Victor	
Tracking ID	771009415025	2300 Glades Road	Power Enterprise Corp	
Service Type	FedEx Standard Overnight	BOCA RATON FL 33431 US	19441 SW 212th Street	
Package Type	FedEx Envelope		MIAMI FL 33187 US	
Zone	02			
Packages	1			
Rated Weight	N/A	Transportation Charge		7.29
Delivered	Jan 12, 2023 14:17	Fuel Surcharge		1.25
Svc Area	A2	Residential Delivery		5.30
Signed by	see above	DAS Resi		5.20
FedEx Use	000000000/61301/02	Total Charge	USD	\$19.04
			Shipper Subtotal	USD \$19.04
			Total FedEx Express	USD \$19.04

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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 or in the [MyADT mobile app](#).

Your Account Activity

Previous Balance	\$57.99
Payments and Adjustments Payment Received - Thank You! Dec 23, 2022 -\$57.99	
Current Charges RECURRING CHARGES	
Services Invoice Number 968139607 Feb 1 - Feb 28, 2023 \$57.99	
Total Non-taxable Charges	\$57.99
Total Due to be paid by Feb 2, 2023	\$57.99

◀ 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



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* Taxable charges



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

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

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

manager@unusmgmt.com
+1 2397897263



STONEGATE CDD

Bill to
STONEGATE CDD
1020 Malibu Way
Homestead FL 33033
U A

Invoice details
Invoice no 1081
Invoice date 1/2/23
Terms Due on receipt
Due date 1/2/23

Product or service	Amount
1. Management Service Monthly	1 unit x \$20,264.26 \$20,264.26

Ways to pay



[Pay invoice](#)

536.022
001

Total \$20,264.26

INVOICE

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

manager@unusmgmt.com
+1 2397897263



STONEGATE CDD

Bill to

STONEGATE CDD
1020 Malibu Way
Homestead FL 33033
U A

Invoice details

Invoice no 1082
Invoice date 1/2/23
Terms Due on receipt
Due date 1/2/23

Product or service	Amount
1. Supplies / Repairs - Receipts	1 unit x \$4,310.15
BOOKINGS: 537.350, 536.003, 536.011	\$4,310.15

Total **\$4,310.15**

Ways to pay



Pay invoice

537.350 - \$3,372.96
536.003 - \$833.89
536.011 - \$103.30
001



Final Details for Order #112-2473548-9608203

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

Order Placed: December 8, 2022
Amazon.com order number: 112-2473548-9608203
Order Total: \$52.36

Shipped on December 8, 2022

Items Ordered

7 of: *Aneco 24 Pieces Christmas Drawstring Gift Bag 15 x 20 cm Red and Black Buffalo Plaid Fabric Bag with Drawstring with 24 Tags Rope for Christmas Party Supplies, 12 Designs*

Price

\$6.99

Sold by: Aneco US ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

537.350

Payment information

Payment Method:

Visa | Last digits: 9802

Item(s) Subtotal: \$48.93
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$48.93
Estimated tax to be collected: \$3.43

Grand Total: \$52.36

Credit Card transactions

Visa ending in 9802: December 8, 2022: \$52.36

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

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Final Details for Order #112-3342840-1590650

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

Order Placed: December 8, 2022
Amazon.com order number: 112-3342840-1590650
Order Total: \$89.81

Shipped on December 8, 2022

Items Ordered

Price

7 of: *24 Pack Christmas Stretchy Strings Sensory Fidget Toys, Autism Toys Great for Kids Students Treat Bags Gifts Xmas Party Favors, Christmas Stocking Stuffers(Christmas)* \$11.99
Sold by: Cherisply ([seller profile](#))

Condition: New

Shipping Address:

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

537.350

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa | Last digits: 9802

Item(s) Subtotal: \$83.93
Shipping & Handling: \$2.99
Free Shipping: -\$2.99

Billing address

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

Total before tax: \$83.93
Estimated tax to be collected: \$5.88

Grand Total: \$89.81

Credit Card transactions

Visa ending in 9802: December 8, 2022: \$89.81

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

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Final Details for Order #112-5567599-9917832

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

Order Placed: December 8, 2022

Amazon.com order number: 112-5567599-9917832

Order Total: \$537.34

Shipped on December 8, 2022

Items Ordered

Price

4 of: *42 Pack Christmas Holiday Coloring Books for Kids, Xmas Party Favors Gifts, Xmas Holiday Stockings Goodie Bags Stuffer Filler Party Supplies for School Classroom Activity* \$27.98
Sold by: Cherline ([seller profile](#))

Condition: New

4 of: *48PCS Christmas Squeeze Toys, Stocking Stuffers for Kids/Teens, Christmas Party Favors for Kids Boys Girls, Classroom Gifts for Students Class Prizes, Christmas Goodie Bag Stuffers in Bulk (Christmas)* \$18.99
Sold by: Ellinjan ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on December 9, 2022

Items Ordered

Price

3 of: *72PCS Premium Christmas Party Favors for Kids, Assortment Toys Stocking Stuffers, Goodie Bag Stuffers Classroom Gifts, Christmas Prizes Box Advent Calendar Fillers, Carnival Prizes for Kids Students* \$19.79
Sold by: Kisure-US ([seller profile](#))

Condition: New

3 of: *Coluans Christmas Stocking Stuffer 50Pcs Christmas Party Favors for Kid Christmas LED Ring Light Up Rings Christmas Toys Glow in The Dark LED Flash Rings Non Candy Gift Bag Fillers 2022 NEW VERSION* \$29.99
Sold by: BUDI Official ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on December 9, 2022

Items Ordered

10 of: *SUNOVELTIES Funny Christmas Glasses Happy New Year Celebration Costume Supplies Decoration* \$16.99

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

Condition: New

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

Billing address

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

Item(s) Subtotal: \$507.12
Shipping & Handling: \$0.00
Promotion Applied: -\$2.97
Your Coupon Savings: -\$1.98

Total before tax: \$502.17
Estimated tax to be collected: \$35.17

Grand Total: \$537.34

Credit Card transactions

Visa ending in 9802: December 9, 2022: \$537.34

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

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Final Details for Order #113-1958534-2008234

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

Order Placed: December 8, 2022

Amazon.com order number: 113-1958534-2008234

Order Total: \$123.04

Shipped on December 9, 2022

Items Ordered

Price

1 of: *Snow Machine Fluid - Evaporating Snow Machine Fluid - Creates Dry Flakes - Non Toxic - (4 Gallon Case)* \$114.99

Sold by: Master FX, Inc. ([seller profile](#))

Condition: New

Shipping Address:

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

537.350

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 9802

Item(s) Subtotal: \$114.99
Shipping & Handling: \$0.00

Total before tax: \$114.99

Estimated tax to be collected: \$8.05

Grand Total: \$123.04

Billing address

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

Credit Card transactions

Visa ending in 9802: December 9, 2022: \$123.04

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

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Final Details for Order #113-7784265-1744202

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

Order Placed: December 8, 2022
Amazon.com order number: 113-7784265-1744202
Order Total: \$51.98

Shipped on December 9, 2022

Items Ordered

Price

1 of: *Granbest Premium Water Repellent Sofa Cover 2-Piece High Stretch Couch Slipcover Super Soft Fabric Couch Cover (Chocolate, Large-2 Pieces)* \$26.99
Sold by: Granbest ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on December 9, 2022

Items Ordered

Price

1 of: *Granbest Premium Water Repellent Sofa Cover 2-Piece High Stretch Couch Slipcover Super Soft Fabric Couch Cover (Chocolate, Large-2 Pieces)* \$26.99
Sold by: Granbest ([seller profile](#))

Condition: New

Shipping Address:

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

536.003

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 9802

Billing address

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

Item(s) Subtotal: \$53.98
Shipping & Handling: \$0.00
Your Coupon Savings: -\$5.40

Total before tax: \$48.58
Estimated tax to be collected: \$3.40

Grand Total: \$51.98

Credit Card transactions

Visa ending in 9802: December 9, 2022: \$51.98

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

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Final Details for Order #114-5202898-5280227

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

Order Placed: December 8, 2022
Amazon.com order number: 114-5202898-5280227
Order Total: \$141.18

Shipped on December 10, 2022

Items Ordered

Price

6 of: *SUNOVELTIES Novelty Christmas Sunglasses Creative Funny Glasses Happy New Year Celebration Eyewear, Holiday Costume Party Supplies Decoration for Kids and Adults* \$21.99
Sold by: SUNOVELTIES ([seller profile](#))

Condition: New

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: \$131.94
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$131.94
Estimated tax to be collected: \$9.24

Grand Total: \$141.18

Credit Card transactions

Visa ending in 9802: December 10, 2022: \$141.18

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

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Final Details for Order #114-9175874-6103436

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

Order Placed: November 29, 2022
Amazon.com order number: 114-9175874-6103436
Order Total: \$14.97

Shipped on November 29, 2022

Items Ordered

Price

1 of: *Sunlite 01506-SU Petite Chandelier Flicker Flame Light Bulb Candelabra Base E12, Clear, 12 Pack* \$13.99

Sold by: LS Lighting ([seller profile](#))

Condition: New

Shipping Address:

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

536.003

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 9802

Item(s) Subtotal: \$13.99
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$13.99
Estimated tax to be collected: \$0.98

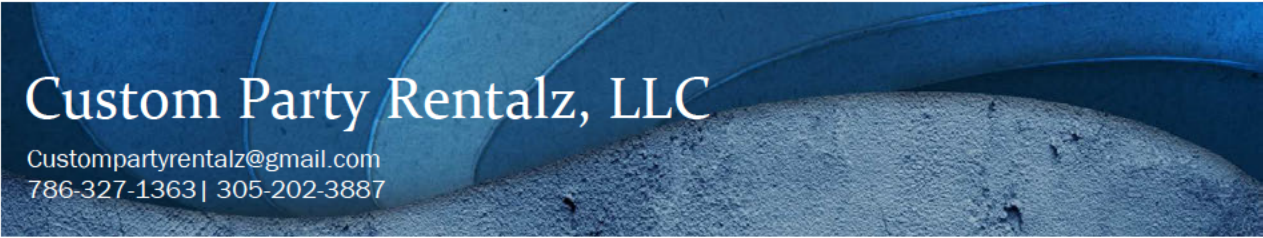
Grand Total: \$14.97

Credit Card transactions

Visa ending in 9802: November 29, 2022: \$14.97

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

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Custom Party Rentalz, LLC

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

INV 2022-118

Service Date: Dec.18th,2022

Bill To

Malibu Bay
[1020 Malibu Bay , Homestead. Fl. 33033](#)
Manager@unusmgmt.com <Manager@unusmgmt.com>

Cash, money Orders or
Zelle, check

50% is required to confirm
your reservation

For

Party rental Equipment

Item Description	QTY	Amount
Holiday bundle : Snowcone, Cotton Candy , Pop corn machine	1	\$150.00
Atandant @35 Hr for 4 Hrs	1	\$140.00

537.350

Subtotal
Tax Rate
Delivery
Total Cost

\$290.00
waved
\$290.00

PAID

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!



INVOICE

Date: 6/16/2022 1:25 PM

Invoice Number: #INV2206156635

FROGGYS FOG

Add: 302 Rutherford Ln

Status: Paid

BILLING ADDRESS

Victor Castro
3560 NE 11th Drive
Homestead, Florida, 330033
United States
T: 2397897263

SHIPPING ADDRESS

Victor Castro
3560 NE 11th Drive
Homestead, Florida, 330033
United States
T: 2397897263

PAYMENT METHOD

Credit Card (Authorize.net)

SHIPPING METHOD

Custom Shipping Rate - Custom Shipping Rate

NO.	PRODUCT	SKU	PRICE	QTY	TAX	SUBTOTAL
1	MAX Bubble Fluid - 10x the Bubbles from Ordinary Machines - 4 Gallons	BU-MX-4	\$89.99	1	ONLY	\$89.99
2	Quikblast® Fog Juice - CO2 Blast Effect Fog Machine Fluid - Best for Chauvet® DJ Geysers - 4 Gallon Case	DS-QB-4	\$119.99	1	ONLY	\$119.99
3	(Backordered) Froggy's Fog - Fobbles F4 - 1400W Bubble Fogger - DMX - 4 Machines in 1 (Fog, Haze, Bubbles, Fog Bubbles)	FBM-FOBBLES-F4	\$499.99	1		-\$499.99
4	Hyperion D4 - Dual Color - 1550 Watts, 2 Color Smoke - Upshot Fog Machine w/ HEX LEDs	FFM-HYPERION-D4	\$549.99	2		-\$1,099.98

Total Qty 5

537.350

Tax	\$0.00
Shipping & Handling	\$0.00

Grand Total	\$1,628.94
DISCOUNT	-\$181.01
(MHC2022, FREE	
MACHINE	
SHIPPING LOWER	
48)	

Mega Party Events, Inc.

22840 SOUTH DIXIE HIGHWAY , MIAMI, FL 33170

Phone: 305.971.8494 | Fax: 305.971.8469

Website: www.megapartyevents.com | Email: rentals@megapartyevents.com

INVOICE

Bill To:
MALIBU BAY
Victor Castro
1020 Malibu Way
Miami, FL 33033

Deliver To:
1020 Malibu Way
Miami, FL 33033

Invoice No: O13059
Order Date: Dec 12, 2022
Delivery: Dec 18, 2022
Event Starts: Dec 18, 2022 03:00 pm
Event Ends: Dec 18, 2022 07:00 pm
Pick-up: Dec 18, 2022

QUANTITY	DESCRIPTION	SIZE	BILLABLE DAYS	PRICE PER ITEM	TOTAL PRICE
1	TOXIC RUN OBSTACLE COURSE **CUSTOMER PROVIDES POWER**		1	\$595.00	\$595.00
1	Attendant		1	\$0.00	\$0.00
1	Delivery, Setup, & Pickup		1	\$50.00	\$50.00

Payments History

12/12/2022 VISA \$717.75

Order Subtotal: \$645.00
Installation Charge: \$27.60
Sales Tax (7%): \$45.15
TOTAL: \$717.75

Amount Paid: \$717.75
Balance Due: \$0.00

537.350

1. BY ACCEPTING DELIVERY OF RENTED ITEMS, CUSTOMER AGREES TO ALL TERMS AND CONDITIONS SHOWN ON THIS RENTAL CONTRACT. CUSTOMER ACKNOWLEDGES THAT SHE/HE HAS RECEIVED IN GOOD ORDER ALL RENTED ITEMS AND OTHER GOODS LISTED ON THE CONTRACT.
2. CUSTOMER ASSUMES FULL RESPONSIBILITY FOR ALL RENTED ITEMS, INCLUDING THEIR SAFE AND PROPER USE, OPERATION, MAINTENANCE, AND RETURN TO MEGA PARTY EVENTS. CUSTOMER IS RESPONSIBLE FOR ALL LOSS, DAMAGE, OR REPAIR.
3. MEGA PARTY EVENTS MAKES NO WARRANTIES OF MERCHANT ABILITY OR FITNESS FOR PARTICULAR PURPOSE, OR ANY WARRANTIES, EXPRESSED OR IMPLIED.
4. THE FOLLOWING (SECTION 4) ONLY APPLIES TO UNATTENDED UNITS NOT STAFFED OR OPERATED BY A TRAINED MEGA PARTY EVENTS EMPLOYEE. THIS RENTAL CONTRACT FORMS THE SOLE AGREEMENT BETWEEN THE CUSTOMER AND MEGA PARTY EVENTS. THE CUSTOMER AGREES TO INDEMNIFY AND HOLD MEGA PARTY EVENTS HARMLESS FOR ANY CLAIMS FROM CUSTOMERS USE OR MISUSE, INCLUDING ANY THIRD PARTIES FOR LOSS, INJURY, AND DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE CUSTOMER'S NEGLIGENCE OR OPERATION INCLUDING LEGAL COSTS INCURRED IN DEFENSE OF SUCH CLAIMS.
5. OPERATORS SHOULD READ ALL WARNINGS AND INSTRUCTIONS (SAFETY INSTRUCTIONS).
6. RETAKING OF EQUIPMENT: IF CUSTOMER FAILS TO RETURN ALL RETURNED ITEMS UPON AGREED TIME, CUSTOMER AGREES TO PAY FOR ALL ADDITIONAL CHARGES. IF CUSTOMER REFUSES TO RETURN RENTED ITEMS, THE CUSTOMER AGREES THAT MEGA PARTY EVENTS AND ITS AGENTS MAY TAKE ALL REASONABLE ACTIONS NECESSARY TO RECOVER RENTED ITEMS WITHOUT PRIOR NOTICE OR LEGAL PROCESS.
7. CUSTOMER ACKNOWLEDGES THE POSSIBILITY OF INJURY AND WILL PROVIDE ADULT SUPERVISION AT ALL TIMES ACCORDING TO THE RULES GIVEN TO RENTAL PARTY PRIOR TO EVENT, WRITTEN INSTRUCTION, OR VERBAL.
8. ATTORNEY FEES: CUSTOMER AGREES TO PAY ALL REASONABLE ATTORNEY FEES AND COURT COSTS INCURRED BY MEGA PARTY EVENTS IN ENFORCING THESE TERMS AND CONDITIONS
9. CANCELLATION POLICY: ALL CANCELLATIONS MUST BE MADE AT LEAST 24 HOURS PRIOR TO THE STARTING TIME OF YOUR EVENT. AT THE CUSTOMERS OPTION THE NON-REFUNDABLE DEPOSIT MAY BE CREDITED ONCE TOWARDS ANOTHER EVENT WITHIN THE NEXT SIX MONTHS. ONCE OUR TRUCKS ARE EN-ROUTE TO YOUR EVENT THE FULL AMOUNT IS OWED.
10. ALL RESERVATIONS WITH MEGA PARTY EVENTS REQUIRE A 50% NON-REFUNDABLE DEPOSIT IN ADVANCE OF THE EVENT TO SECURE A RESERVATION. IN THE EVENT OF CANCELLATION THE DEPOSIT AND OR ANY BALANCE PAID TOWARDS THE CUSTOMERS ORDER WILL BE APPLICABLE FOR FUTURE BOOKINGS IN ACCORDANCE TO OUR CANCELLATION POLICY. ONCE A DEPOSIT IS ISSUED IT IS NON-REFUNDABLE.

This Contract is not valid until a signed copy along with a 50 % deposit has been received.

ATTORNEY FEES AND COURT COSTS: In the event that the customer shall fail to timely pay balance in full of the agreed services and

costs of goods set forth in this contract upon demand Then in the event that Mega Party Events shall be required to collect the agreed costs of services and goods, the customer expressly agrees to pay all Reasonable attorney fees and court costs by virtue of the failure of the customer to pay The full contract price. Customer agrees that all litigation which may be required to be Filed, shall be filed in Dade County, Florida, irrespectively of where goods and services are delivered by Mega Party Events to the customer.

****INTEREST ACCURES AT A RATE OF 13.5% PER MONTH ON THE UNPAID BALANCE.****

OUR UNITS ARE FULLY INSURED WHILE AN OPERATOR IS ON
SITE.

AUTHORIZED SIGNATURE: _____ **DATE:** _____

PRINT NAME

THANK YOU FOR YOUR BUSINESS!

From:

Christopher Silvestro

BAM Photo Booth

Rental / Photo booth

786-626-8062

 (/cdn cgi//email protection)

Bill To:	Victor
	 (/cdn cgi//email protection)
Project:	Victor's Santa Photos DSLR
Type	Event
Date	Dec 18, 2022
Time	3 00pm - 7 00pm
Location	1020 Malibu Way, Homestead, FL 33033, USA

VICTOR'S SANTA PHOTOS DSLR INVOICE

Version 1

INVOICE

	QTY	UNIT	PRICE	TAX	TOTAL
BAM-CAM Package 4-Hours	1.0		\$649.00		\$649.00
DSLR Photo Booth with Prints Rental from 3:00 PM - 7:00 PM					
			Subtotal:		\$649.00
537.350			Discount:		-\$149.00
			Total Amount	PAID	\$500.00

PAYMENT PLAN

1. \$250.00	Dec 1, 2022	#291474-000217	PAID # 291474-000217
-------------	-------------	----------------	----------------------

2 \$250 00

Dec 19, 2022

#291474 000220

PAID # 291474 000220

Total Amount: **\$500.00**

 (/cdn-cgi//email-protection) | <https://bamphotorentals.com> | (786) 626-8062 | 14261 SW 120 ST Suite
103 Building 248, Miami, FL 33186



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

Club:170 Reg:6 Trans:7364
Cashier:294276 12/12/22 09:30pm
*****MEMBERSHIP ID. 17041756114 *****
*** MEMBERSHIP ID. 17041756114 ***
*** MEMBERSHIP EXPIRES ON 08/23 ***
*****MEMBERSHIP ID. 17041756114 *****
7343050113 ZEPH WATER 71.92 N
8 @ 8.99
4300008954 KA JAMMERS 33.16 T
4 @ 8.29
88867003297 BJ RED CUP 15.29 T
20107400000 CHUNK COOKIE 52.74 N
6 @ 8.79
**** SUB TOTAL 173.11
FL 7% Tax 3.39
**** TOTAL 537.350 176.60

*****9802 ENTRY: H
Purchase 00 APPROVED
AUTH 022239
TERMINAL NUMBER 7807301706
12/12/22 09 30pm 170 6 7364 294276
US DEBIT
AID: A000000980840
VERIFIED BY PIN
Deb. t 176.50
CHANGE 0.00
TOTAL ITEMS 19

As a BJ's Member I JUST SAVED: \$34.62
BJ's Member Savings 34.62
Coupons Redeemed 0.00
Awards Redeemed 0.00
Current BJ's Gas Savings
FuelSaver earned thru 12/11/22 0.00/gal
FuelSaver earned in this trx: 0.00/gal
Visit BJ's.com/Gas for more details

In the last 12 months I saved \$1,202.20
BJ's Member Savings 786.45
Coupons Redeemed 285.75
Awards Redeemed 130.00
Fuel Savings Redeemed 0.00

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



Scan the QR code above or visit
BJs.com/feedback for survey & rules

MEMBER COPY



1212170067364

JOANN

10875 CARIBBEAN BLVD
MIAMI, FL 33189-1203
305-255-5323

JOANN

Ticket: 3217 Cashier: 841491
Date: 12/11/22 Time: 4:12 PM
Store: 583
Register: 14

Item	Qty	Price	Amount
PRYM SPRAY ADHESIVE			
05087184	1	19.99	19.99
LAST ATF22 SW CHOCOLATE WICKING MICROFLE			
18318642	6.000	19.99	47.98
Sale 60% off			(71.96)
		536.003	
		Subtotal	67.97
		County/Parish	0.68
		State	4.08
		Total	72.73

Debit Card 72.73
*****9802
Auth #: 000473
Transaction Type: Sale
Auth Time: 4:13 PM
***** PURCHASE *****
APPROVED

Total: \$72.73
Card Type: DEBIT
Card Entry: CHIP
Auth #: *****9802
Approved Code: 000000
PIN Verified

***** EMV PURCHASE *****
App Label: US DEBIT
Mode: Issuer
AID: A000000980840
TVR: 8000048000
IAD: 06011203600000
TSI: 6800
ARC: 00
AC: A412E23F7958DCA8
CVM: 420000
Change 0.00

You have saved 71.96
Sold Item Count = 7

Did our service measure up? Tell us!
joann.com/storesurvey



011TGJ117PP4AWY6R0

JOANN

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JOANN

JOANN

JOANN

JOANN

10875 CARIBBEAN BLVD
MIAMI, FL 33189-1203
305-255-5323

Ticket: 22897 Cashier: 595531
Date: 12/12/22 Time: 2:58 PM
Store: 583
Register: 13

536.003

Item	Qty	Price	Amount
VIST REESE STICKS SHARE SIZE			
19159581	1	2.79	2.79
PRYM 175CT QUILTERS PINS S228			
01922947	1	6.49	6.49
THER ULTRA HOLD ADHESIVE DK FABRIC 7/BIN			
17346297	1	5.99	5.99
PRYM SPRAY ADHESIVE			
05087184	1	19.99	19.99
SHAD KSF23 ST DK BROWN DOUBLE BRUSH POLY			
18743112	6.000	16.99	61.16
Sale 40% off			(40.78)

Subtotal 96.42
 County/Parish 0.95
 State 5.78
 Total 103.15

Cash 103.15
 Change 0.00

You have saved 40.78

Sold Item Count = 10

Did our service measure up? Tell us!
joann.com/storesurvey



011TGI13CTM4AWY7M0

Customer Copy

JOANN
JOANN
JOANN
JOANN

Give us feedback @ survey.walmart.com
Thank you! ID #:7RHZHF1ZDLVC



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

ST# 05671 OP# 000284 TE# 13 TR# 00388
 DRITZ DECOR 007287911522 1.77 X
 DRITZ DECOR 007287911522 1.77 X
 WIRE NAILS 1 003890241136 1.58 X
 WIRE NAILS 1 003890241136 1.58 X
 SUBTOTAL 6.70
 TAX 1 7.00 % 0.47
 TOTAL 7.17
 DEBIT TEND 7.17
 CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
 7.17 TOTAL PURCHASE
 US DEBIT **** * 9471 I 1
 REF # 234600883437
 NETWORK ID. 0067 APPR CODE 883437
 US DEBIT
 AID A0000000980840 536.003
 AAC 7F500CFAF9CBC23
 TERMINAL # SC010872
 12/12/22 16:42:47
 # ITEMS SOLD 4
 TC# 6723 1653 3200 1880 3987



Become a member
Scan for free 30-day trial



12/12/22 16:42:52



**How does
get more done.**

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

6355 00063 86767 12/11/22 12:15 PM
SALE CASHIER MARIA

071247841046 LIQUID TAPE <A>
40Z BLK LIQUID ELECTRICAL TAPE
2@11.98 23.96

536.003 SUBTOTAL 23.96
SALES TAX 1.68
TOTAL \$25.64
XXXXXXXXXXXX9802 DEBIT

USD\$ 25.64

AUTH CODE 001318

Chip Read

AID A0000000980840

Verified By PIN

US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7263 SUMMARY
THIS RECEIPT PO/JOB NAME: 0

2022 PRO XTRA SPEND 12/10: \$14,294.76
INCLUDES:
2022 PROXTRA SAVINGS 12/10: \$149.38

As of 12/11/2022 your Paint Rewards level is Member; Spend 748.87 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit

6355 12/11/22 12:15 PM



6355 63 86767 12/11/2022 1746

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 03/11/2023

DID WE NAIL IT?



**How does
get more done.**

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

6355 00027 03270 12/14/22 12:32 PM
SALE CASHIER VAJAJIRA

046561193980 14' PRUNER <A> 59.98
FISKARS POWER LEVER TREE PRUNER 7-14
070183500949 RDUP QT 25% <A>
ROUNDUP WEED&GRASS KLR QT CONC

2@23.97 47.94
051115091681 3MLNGMSK2"6P <A> 39.98
SCOTCHBLUE 1.88" 2090 6PK

536.003 SUBTOTAL 147.90
SALES TAX 10.35
TOTAL \$158.25
XXXXXXXXXXXX9802 DEBIT

USD\$ 158.25

AUTH CODE 000319

Chip Read

AID A0000000980840

Verified By PIN

US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7263 SUMMARY
THIS RECEIPT PO/JOB NAME: 0

2022 PRO XTRA SPEND 12/13: \$14,318.72
INCLUDES:
2022 PROXTRA SAVINGS 12/13: \$149.38

As of 12/14/2022 your Paint Rewards level is Member; Spend 708.89 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit

6355 12/14/22 12:32 PM



6355 27 03270 12/14/2022 0610

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 03/14/2023



How doers
get more done.

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

6355 00062 46185 12/13/22 12:25 PM
SALE SELF CHECKOUT

043318134210	SIMPLE GRN <A>	
	SG PRO HEAVY DUTY 1280Z	
	2@15.58	31.16
073257014090	HDX 150CT <A,S>	
	HDX 13G DRAWSTRING KITCHEN 150CT	
	2@16.97	33.94
035000995070	FAB LAV 169 <A>	
	FABULOSO ANTIBAC LAV 1690Z	
	3@10.48	31.44

536.011

SUBTOTAL	96.54
SALES TAX	6.76
TOTAL	\$103.30

XXXXXXXXXXXX5083 DEBIT USD\$ 103.30

AUTH CODE 001601
Chip Read
AID A0000000980840

Verified By PIN
US DEBIT

6355 12/13/22 12:25 PM



6355 62 46185 12/13/2022 6588

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	03/13/2023

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H88 99014 92721
PASSWORD: 22613 92659

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

Invoice

ISSUED TO

Malibu Bay UNUS Property Management
3560 NE 11th Dr
Homestead, FL 33033
305-247-8859

ISSUED BY

Brandi Gresham
Tiny Tin Trailer Company
813-849-8562
tinytintrailercompany@gmail.com

DESCRIPTION	QTY	TOTAL
Malibu Bay Christmas Event	1	\$500
		537.350
TOTAL		\$500

TAX	7%
AMOUNT DUE	\$535

Payment to be made by December 11

via zelle, cash or check

Thank you

From

SOS ADMIN AND PROPERTY SOLUTIONS

12865 SW 116TH STREET
MIAMI, FL 33186
ph. 305-878-1889

INVOICE

536.003

To

UNUS PROPERTY MANAGEMENT LLC

MALIBU BAY CLUBHOUSE
1020 NE 34TH AVENUE HOMESTEAD FL
33033
O_ 305-247-8859
F_ 305-247-8860

Invoice # 2022121722

Invoice Date 12/17/2022

Due Date 12/17/2022

Item	Description	Unit Price	Quantity	Amount
Service	UPHOLSTERY: COMPLETED UPHOLTRY ON FOUR (4) EXISTING ARMLESS CHAIRS THROUGHOUT THE CLUBHOUSE FOYER AREA WITH THE USE OF TWELVE (12) YARDS OF CHOCOLATE SHADES OF FABRIC, ADHESIVE SPRAY, NAILS, DECORATIVE TACKS, AND ELASTIC FOR THE FORMATION OF THE TOP CUSHIONS INDENTATIONS.	100.00	4.00	400.00

New Line

Notes

HAPPY HOLIDAYS:

MATERIAL EXPENSES ARE COVERED BY THE CLUB HOUSE MANAGER.

Subtotal	400.00
Total	400.00
Amount Paid	0.00
Balance Due	\$400.00



Allstate

RESOURCE MANAGEMENT

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

Invoice

190505

Bill To

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

Contact Us

info@allstatemanagement.com

Phone: (954) 382-9766

Fax: (954) 382-9770

Please retain this portion for your records

Due Date 1/31/2023

Terms Net 30

Account # 3782

PO #

FOR MONTH OF:

1/1/2023

Description	Amount Due
Lake and Canal Management Services Recurring	1,300.00
Aquascaping Maintenance Services Recurring	219.00
537.003	
001	

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

Total \$1,519.00

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

Invoice # 190505

Account # 3782

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

Amount Enclosed: \$ _____

Please return this portion with your payment

M&M POOL & SPA SERVICES, CORP.

14 04 145th Pl
Miami, FL 33186 US
+1 7869728875
mmpoolspaservicescorp@gmail.com
www.mmpoolspaservicescorp.com



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 2825
DATE 01/01/2023
TERMS Net 15
DUE DATE 01/16/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
01/01/2023	January Pool Services Monthly Services	1	2,300.00	2,300.00

Thank you for your business! I take credit cards, ACH payments, Zelle can be sent to 7869728875, Venmo can be sent to @Marcelo-Valdes, and check can be sent to 14304 SW 145 PL, Miami, FL 33186.

SUBTOTAL	2,300.00
TAX	0.00
TOTAL	2,300.00
BALANCE DUE	\$2,300.00

536.004
001

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
1/1/2023	2021-2591

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

Description	Amount
Management 512.311	3,637.92
Assessment Services 513.310	444.33
Dissemination Agent 513.315 001	87.58
<i>Building client relationships one step at a time ...</i>	Total \$4,169.83

IMAGENET CONSULTING, LLC
 PO BOX 41602
 PHILADELPHIA, PA 19101-1602

REMITTANCE SECTION

Invoice Number: 78688288
 Due Date: 02/01/2023
 Due This Period: \$137.79

Amount Enclosed: \$ _____

**536.007
 001**

Please make check payable to:

IMAGENET CONSULTING, LLC
 PO BOX 41602
 PHILADELPHIA, PA 19101-1602



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

2100000786882880000137791

Detach here. Please include the top payment coupon with your payment. Please allow 5-7 days for U.S. Postal Service delivery.

IMAGENET CONSULTING, LLC
 PO BOX 41602
 PHILADELPHIA, PA 19101-1602

Contract Number: 500-50396510
 Invoice Number: 78688288
 Account Number: 1626036
 Site Number: 5608077
 Invoice Date: 01/07/2023
 Period of Performance: 01/01/2023-01/31/2023
Due This Period: \$137.79

WWW.LESSEEDIRECT.COM

IMPORTANT MESSAGES

*Please review your equipment location(s) for tax purposes.

MAKING ELECTRONIC PAYMENTS?

- ✓ If paying by ACH or Wire, please forward detailed remittance advice to EFT@LEASEDIRECT.COM to ensure timely application of payment.
- ✓ Enroll in direct debit by visiting WWW.LESSEEDIRECT.COM and clicking on manage payments

See Reverse For Important Information

INVOICE DETAILS

Description	Payment Amount	Tax	Total Amount	Applied Amount	Remaining Amount Due
PAYMENT	\$110.00	\$7.70	\$117.70	\$0.00	\$117.70
INSURANCE	\$18.77	\$1.32	\$20.09	\$0.00	\$20.09
Billed this Invoice	\$128.77	\$9.02	\$137.79	\$0.00	\$137.79

(Please see the following pages for details.)

ASSET DETAILS

Contract Number	Serial Number	Purchase Order	Make / Model	Asset Number	Install Date	Cost Center	Department	Payment Amount	Tax	Total Amount
500-50396510	MXBCQ3H00R		HP / PageWide Man Color P77650dns	50396510_1				\$110.00	\$7.70	\$117.70

Asset Location: 1020 NE 34TH AVE HOMESTEAD MIAMI-DADE FL 33033 United States

Asset Amount Total: \$117.70

Contact Us



WWW.LESSEEDIRECT.COM

- ✓ View contract and invoice copies
- ✓ View open balances and a Pay History of your contract
- ✓ Enroll in Paperless

- ✓ Update your insurance
- ✓ Update your Billing or Asset Address
- ✓ Enroll in Direct Debit



Correspondence Address

IMAGENET CONSULTING, LLC
1111 OLD EAGLE SCHOOL RD
WAYNE, PA 19087-1453

*Please provide your contract number



Customer Service

800-736-0220

Important Reminder

Enclose remittance slip with your check and send it to the address on the reverse side to ensure accurate and timely processing of your payment. **Please remit payments at least 5 days prior to due date. Please record your Invoice number on the check.**

Explanation of Charges

It is important to us that you understand the charges on your invoice. Please refer to this guide for assistance.

1. **DOCUMENTATION/ORIGINATION FEE** – A one-time fee assessed on new transactions to cover our expenses for preparing financing statements and other documentation costs.
2. **INTERIM PAYMENT** – A charge to account for the partial month, prior to the first full billing cycle, calculated per the terms and conditions in the contract.
3. **INSURANCE CHARGE** – A charge due each billing period as the result of the equipment being insured by the lessor against theft or damage.
4. **PAYMENT** – Amount due each billing period in accordance with the terms of the contract.
5. **LATE FEE** – Assessed when a payment is not received by its due date, as provided by the contract.
6. **FINANCE CHARGE** – Assessed when a payment is not received and is over thirty (30) days past its due date.
7. **PROPERTY TAX** – The lessor, as the owner of the equipment, is assessed and pays property tax to the appropriate taxing authority on an annual basis. Per the contract, the Lessee has agreed to reimburse the Lessor for all property taxes paid on their behalf plus reasonable administrative costs. For questions about taxes, call the Customer Service number above.
8. **RETURNED CHECK FEE** – Assessed each time a check is returned for any reason.
9. **CUSTOMER SERVICE FEE** – Assessed when a request for an amortization schedule, an invoice copy, a pay history or additional contract copy is requested.
10. **ACCOUNT SUMMARY** – Overview of prior billed invoices for which a partial or no payment was received at the time the current invoice was printed.
11. **TAX OR LESSOR SURCHARGE** – Taxes due in accordance with the tax laws of the state(s) where the equipment is located. For tax related questions, call the Customer Service number above.
12. **PURCHASE ORDER** – Reference to purchase order number is for equipment identification purposes only.

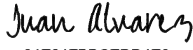
8935 NW 35 Lane, Suite 101
 Doral, FL 33172
 Phone (305) 640-1345
 E-mail silvia.alvarez@alvarezeng.com



Invoice

Date	Invoice No.
1/9/2023	6952

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

DocuSigned by:

 91E21FBBCEDD4E0...
 Juan R. Alvarez, P.E.

Project Number / Name: 080903-3 Stonegate Operations

Invoice Period: 12/3/22-12/30/22

Description	Qty (hrs)	Rate (\$ / hr)	Amount (\$)
12/13/2022 Administrative Review and file Allstate reports.	0.25	44.00	11.00
12/15/2022 Administrative Prepare requisition 30	0.25	44.00	11.00
12/16/2022 Administrative Prepare requisition 30	0.25	44.00	11.00
12/22/2022 Administrative Review and file Allstate reports.	0.50	44.00	22.00
519.320			
001			
Amount due this Invoice			\$55.00

Wiring Instructions:

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

AL-FLEX, EXTERMINATORS, INC. (R)

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

INVOICE

Invoice Number: 275528
 Invoice Date: Jan 1, 2023
 Page: 1

Duplicate

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

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		1/31/23

Quantity	Item	Description	Unit Price	Amount
		MONTHLY PEST CONTROL SERVICES FOR PROPERTY LOCATED @ 1020 MALIBU BAY PAST DUE INVOICES AND LATE CHARGES NOVEMBER INVOICE #272948 LATE CHARGE DECEMBER INVOICE 274303		135.00 135.00 6.75 135.00
537.500				
001				
Subtotal				411.75
Sales Tax				
Total Invoice Amount				411.75
Payment/Credit Applied				
TOTAL				411.75

Check/Credit Memo No:

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
762928	01/04/2023	\$2,273.00	02/03/2023	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Cut the Grass Cut the Grass 01/03/2023. 01/17/2023 #537.400	2	800.00	1,600.00
Cut the Grass Tract C. Maintenance 01/03/2023. 01/17/2023 #537.470	2	170.00	340.00
Irrigation System Third payment of Maintenance of the Irrigation System/ Fiscal Year 2023 #537.450	1	333.00	333.00

#537.400	BALANCE DUE	\$2,273.00
#537.470		
#537.450		

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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762940	12/12/2022	\$4,200.00	01/11/2023	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Services Clean up, remove weeds and apply herbicide to Section/Project 1, 2 & 3 of Lake 5	3	0.00	0.00
Trim. Existing Spartina Grass	3	0.00	0.00
Total	3	1,400.00	4,200.00

BALANCE DUE

\$4,200.00

537.001
001

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
762941	12/12/2022	\$3,950.00	01/11/2023	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Trim. All gardens of lake #3 remove all weeds & spray against weeds.	1	3,950.00	3,950.00

BALANCE DUE

\$3,950.00

537.460
001

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

Invoice

Date	Invoice #
1/1/2023	273447

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	1/1/2023	ILB

Item	Description	Qty	Rate	Serviced	Amount
UL Service ...	Quarterly UL Central Station Services and response. Paid 30 days in advance. FEBRUARY - APRIL 2023 <div style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">536.009 001</div>	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

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

Invoice

Date	Invoice #
1/5/2023	273536

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
	298641		Due upon receipt	1/5/2023	AWC

Item	Description	Qty	Rate	Serviced	Amount
NC-100R	Addressable relay module	1	134.00		134.00
Service	Fire alarm service call to troubleshoot a trouble in the fire alarm system. Technician found the panel with two troubles, relay AC shutdown and ground fault. Technician replaced the relay and first trouble restored. About ground fault technician found the panel need to be replaced.	2.5	135.00	10/25/2022	337.50
Travel	Travel expenses	1	135.00	10/25/2022	135.00
	536.009				
	001				

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	\$606.50

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

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

Invoice

Date	Invoice #
1/5/2023	273541

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
	298706		Due upon receipt	1/5/2023	AWC

Item	Description	Qty	Rate	Serviced	Amount
Emergency ...	After hours fire alarm service call to respond a fire alarm. Technician found the panel with a ground fault and history show the alarm in smoke detector and restored after reset. To be able to try to fix it we need a new relay and mini module to activated it with dry contact or replace fire voice.	2	135.00	10/25/2022	270.00
Travel	Travel expenses	1	135.00	10/25/2022	135.00
	536.009 001				

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	\$405.00

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

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 # 20221114

Invoice Date 01/13/2023

536.020

Due Date 01/13/2023

Item	Description	Unit Price	Quantity	Amount
Service	TECHNICIAN SEESSED AND DETERMINED THE UNTI WAS FREEZING DUE TO A BROKEN BELT. RELACED B38 5L410 CLASSICAL WRAPPED BELT. LABOR AND MATERIALS INCLUDED:	350.00	1.00	350.00
NOTES: OFFICE SIDE - BELT REPLACEMENT				
Please make all checks payable to Power Enterprise Corp. WE THANK YOU FOR YOUR BUSINESS!				
Subtotal				350.00
Total				350.00
Amount Paid				0.00
Balance Due				\$350.00

LAW OFFICES

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

ESTABLISHED 1977

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

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

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

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

December 31, 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

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

Page: 1
12/31/2022
Account No: 526-030290
Statement No: 178628

Attn: CRAIG WRATHELL

STONEGATE CDD

Fees

		Hours
12/05/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.30
12/12/2022		
MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM	0.30
DEL	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DEPARTMENT OF COMMERCE	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.10
12/13/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JUAN ALVAREZ	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM JUAN ALVAREZ WITH ATTACHMENTS	0.30
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM JUAN ALVAREZ	0.10
12/16/2022		
MJP	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL ROM WITH ATTACHMENT	0.20
12/20/2022		
MJP	RECEIPT AND REVIEW CORRESPONDENCE FROM	

STONEGATE CDD

		Hours	
	DISTRICT MANAGER	0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.20	
12/21/2022			
MJP	PREPARE THIRD AMENDMENT TO LANDSCAPE MAINTENANCE SERVICES AGREEMENT	0.60	
12/22/2022			
MJP	CORRESPONDENCE TO DANIEL ROM AND VICTOR CASTRO WITH ATTACHMENT	0.30	
	For Current Services Rendered	<u>3.70</u>	<u>832.50</u>

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.10	\$225.00	\$22.50
MICHAEL J. PAWELCZYK	PARTNERS	3.60	225.00	810.00

Previous Balance	\$500.50
Total Current Work	832.50

Payments

01/10/2023	PAYMENT RECEIVED - THANK YOU	-500.50
	Balance Due	<u>\$832.50</u>

514.310
001

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

INVOICE

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

manager@unusmgmt.com
+1 2397897263



STONEGATE CDD

Bill to

STONEGATE CDD
1020 Malibu Way
Homestead FL 33033
U A

Invoice details

Invoice no 1085
Invoice date 1/25/23
Terms Due on receipt
Due date 1/25/23

Product or service	Amount
1. Supplies / Repairs - Receipts	1 unit x \$1,984.36
536.014 , 536.038 , 536.003 , 519.510	\$1,984.36

Total \$1,984.36

Ways to pay



Pay invoice

536.014 - \$21.09
536.038 - \$1,783.12
536.003 - \$22.78
519.510 - \$157.37
001



Final Details for Order #113-8043494-7388260

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

Order Placed: January 8, 2023
Amazon.com order number: 113-8043494-7388260
Order Total: \$24.99

Shipped on January 11, 2023

Items Ordered

Price

1 of: *Grove Square Cappuccino Pods, French Vanilla, Single Serve, 50 Count (Pack of 1)* - \$24.99
Packaging May Vary

Sold by: Amazon.com Services LLC

Condition: New

519.510

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Visa | Last digits: 9802

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

Billing address

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

Total before tax: \$24.99
Estimated tax to be collected: \$0.00

Grand Total: \$24.99

Credit Card transactions

Visa ending in 9802: January 11, 2023: \$24.99

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates



Final Details for Order #113-0358225-4171408

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

Order Placed: January 8, 2023
Amazon.com order number: 113-0358225-4171408
Order Total: \$132.38

Shipped on January 9, 2023

Items Ordered

Price

1 of: *Labelife 6-Pack Label Maker Tape Replacement for Brother TZe231 Ptouch Tape TZe Label Tape 12mm 0.47 Inch Laminated White Label Maker Tape TZe-231 for P Touch PT-D210 PTH110 PT-D220 PTD600, 26.2 Feet* \$19.99
Sold by: Labelife ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

1 of: *Starbucks Coffee Holiday Blend K Cup Pods, 29.2 Oz, 72 Count* \$54.00
Sold by: Pink Green Yellow ([seller profile](#))

Condition: New

Shipping Address: 519.510

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

Shipping Speed:
FREE Prime Delivery

Shipped on January 9, 2023

Items Ordered

Price

1 of: *Starbucks K-Cup Coffee Pods—Medium & Dark Roast Variety Pack for Keurig Brewers—100% Arabica—6 boxes (60 pods total)* \$56.99
Sold by: Amazon.com Services LLC

Condition: New

Shipping Address: 519.510

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: \$130.98
Shipping & Handling: \$0.00

Billing address

Total before tax: \$130.98

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

Estimated tax to be collected: \$1.40

Grand Total: \$132.38

Credit Card transactions

Visa ending in 9802: January 9, 2023: \$132.38

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

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536.038



LOWE'S HOME CENTERS, LLC
1850 N.E. 8TH STREET
HOMESTEAD, FL 33093 (305) 508-3020

- SALE -

SALES#: FSTLAN04 13 TRANS#: 663913778 01-11-23

83073 116-FL 02 VAL NOSKID PCH/	120.94
3 @ 42.98	
374094 PURDY 9 3/8 GOLDEN EAGLE	11.98
SUBTOTAL: 140.92	
TAX:	9.86
INVOICE 81479 TOTAL:	150.78
DEBITVISA:	150.78

DEBITVISA: XXXXXXXXXXXX9802 AMOUNT: 150.78 AUTHCD: 05947

8

CHIP REFID:270723479848 01/11/23 14:47:03

*PIN VERIFIED

TRACE : 479848 RETRIEVAL: 270723479848

PURCHASE CASH BACK TOTAL DEBIT

150.78 0.00 150.78

TUR : 8080048800

TSI : 6800 AID : A000000980840

STORE: 2707 TERMINAL: 23 01/11/23 14:47:13

OF ITEMS PURCHASED: 4

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

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

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

SHARE YOUR FEEDBACK!

ENTER FOR A CHANCE TO BE

ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!

IENTRE EN EL SORTED MENSUAL

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

ENTER BY COMPLETING A SHORT SURVEY

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

Y O U R I D #814790 270700 116020

536.003



LOWE'S HOME CENTERS, LLC
1850 N.E. 8TH STREET
HOMESTEAD, FL 33093 (305) 508-3020

- SALE -

SALES#: FSTLAN01 13 TRANS#: 961638595 01-02-23

3625397 KORKY BM MODERN FLUSH LEV	17.98
28866 PP FLAPPER LIFT CHAIN W/H	3.31

SUBTOTAL: 21.29

TAX: 1.49

INVOICE 74615 TOTAL: 22.78

VISA: 22.78

VISA: XXXXXXXXXXXX9802 AMOUNT: 22.78 AUTHCD: 038923

CHIP REFID:270716615247 01/02/23 16:50:15

TUR : 8080088800

TSI : 6800 AID : A000000980840

STORE: 2707 TERMINAL: 16 01/02/23 16:50:27

OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
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AT OUR CUSTOMER SERVICE DESK

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ENTER FOR A CHANCE TO BE

ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!

IENTRE EN EL SORTED MENSUAL

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

ENTER BY COMPLETING A SHORT SURVEY

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

Y O U R I D #746150 270780 023144

NO PURCHASE NECESSARY TO ENTER OR WIN.

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

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

STORE: 2707 TERMINAL: 16 01/02/23 16:50:27

536.038



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

- SALE -

SALES#: FSTLAN02 13 TRANS#: 14253508 01-20-23

60912 ORBT QTR PLST SHB HD W/PL	4.90
5 @ 0.98	
60732 ORBT HALF PLST SHB HD W/P	7.90
5 @ 1.58	
417887 PS 5/8-IN OR 3/4-IN MTL H	16.44
3 @ 5.48	
417884 PS 5/8-IN OR 3/4-IN MTL H	16.44
3 @ 5.48	
1047227 64-OZ ZORBK UNSCENTED ODO	19.98
4141582 GREENWORKS 2100 PSI ELECT	239.00
1694163 EL KOHLER GRIP-TIGHT BREV	39.98

SUBTOTAL: 344.64

TAX: 24.12

INVOICE 14634 TOTAL: 368.76

DEBIT: 368.76

DEBIT: XXXXXXXXXXXX9802 AMOUNT:368.76 AUTHCD: 054521

CHIP REFID:270714634648 01/20/23 20:11:52

*PIN Verified

PURCHASE CASH BACK TOTAL DEBIT

368.76 0.00 368.76

TVR: 8080048800

AID: A0000000980840 TSI: 6800

STORE: 2707 TERMINAL: 14 01/20/23 20:11:48

OF ITEMS PURCHASED: 19

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT

LOWES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE

AT OUR CUSTOMER SERVICE DESK

536.038



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

- SALE -

SALES#: FSTLAN02 13 TRANS#: 14263357 01-20-23

636315 620-FL OZ WEATHERSHIELD F	242.00
636322 620-FL OZ WEATHERSHIELD S	500.00
2 @ 250.00	
91812 580-FL OZ DURAMAX ST BS4	229.00
1185294 VALSPAR SAMPLE BSB	19.92
4 @ 4.98	

SUBTOTAL: 990.92

TAX: 69.36

INVOICE 14633 TOTAL: 1,060.28

DEBIT: 1,060.28

DEBIT: XXXXXXXXXXXX9802 AMOUNT:1,060.28 AUTHCD: 032349

CHIP REFID:270714633198 01/20/23 20:09:22

*PIN Verified

PURCHASE CASH BACK TOTAL DEBIT

1,060.28 0.00 1,060.28

TVR: 8080048800

AID: A0000000980840 TSI: 6800

STORE: 2707 TERMINAL: 14 01/20/23 20:09:17

OF ITEMS PURCHASED: 8

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT

LOWES.COM/RETURNS

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AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: ALBERT CONTRERAS

LOWE'S PRICE PROMISE

FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

536.014

PRESSURE WASH CLUBHOUSE

RaceTrac 2520
3310 NE 8th Street

(305) 248-1370
For Guest Experience
Comments, Please
Call 888.636.5589 or
go to racetrac.com

Term: XXXXXXXXXXXX2006
Appr: 070837
Seq#: 025552
PUMP No. 01
Grade: Unl-93
Gallons: 5.287 G
Price: \$3.989/Gal
Total Fuel: \$21.09
As advertised,
E20 Flex Fuel may be
offered in place of
E15 Gasoline
TOTAL SALE \$21.09
Visa \$21.09

Capture

Visa
XXXXXXXXXXXXXXXX9802
Contactless

USD\$ 21.09

VISA DEBIT
Mode: Issuer
AID: A00000000031010
TVR: 0000000000
IAD: XXXXXXXXXXXXXXXX
TSI: 0000
ARC: 00
ARQC:
474C145011CDA7B1

01/21/2023 12:00:45
Download our app!

HOW ARE WE DOING?
GUEST@RACETRAC.COM
1/21/2023 12:02:07

536.038



How does
get more done.

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

6355 00051 89014 01/09/23 01:48 PM
SALE SELF CHECKOUT

678885051303 INT PAINT <A> 190.00
BEHR PPI 3050 SG UPW 5.00GL

SUBTOTAL 190.00
SALES TAX 13.30
TOTAL \$203.30

XXXXXXXXXXXX9802 DEBIT USD\$ 203.30

AUTH CODE 002046
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7263 SUMMARY
THIS RECEIPT PO/JOB NAME: PAINT CLUBHOUSE

2023 PRO XTRA SPEND 01/08: \$284.64

As of 01/09/2023 your Paint Rewards
level is Member; Spend 810.00 more in
qualifying paint purchases to earn
Bronze (10.0% off) on select paint
items.

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

6355 01/09/23 01:48 PM



6355 51 89014 01/09/2023 7723

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/09/2023

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H88 184672 178368



CONTRACT INVOICE

Mail Remittance To

ImageNet Consulting of Boca
 Raton LLC
 913 NORTH BROADWAY AVE
 OKLAHOMA CITY, OK 73102
 800.937.2647 Office
 405.236.3334 Fax

BOCA RATON Division
 Fed ID 45-3028912
 DUNS # 09-845-9357

Invoice #
 INV446722

Terms
 Net 10

Bill To: UNUS MANAGEMENT
 23200 GLADES RD SUITE 410W
 BOCA RATON, FL 33431

Customer: STONEGATE CDD
 1020 NE 34TH AVE
 HOMESTEAD, FL 33033

Customer #	Contract Number	P.O. Number	Invoice Date	Due Date
UM00	CONT2171-01		1/20/2023	1/30/2023
Invoice Remarks				

Contract Remarks

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 12/20/2022 to 1/19/2023 overage period	\$5.45
SURCHARGE	\$0.82
	\$6.27

Detail:

Equipment included under this contract

HP/HP E776DNS MFP BASE

Number	Serial Number	Base Charge	Location
EQU41460	MXBCQ3H00R	\$0.00	STONEGATE CDD 1020 NE 34TH AVE HOMESTEAD, FL 33033 OFFICE

Item1

OFFICE

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
ACCENT	EQU41460 - ACCENT	317	344	27	0	27	0.010000	\$0.27
BW	EQU41460 - BW	3,616	4,105	489	0	489	0.010000	\$4.89
GENERAL OF	EQU41460 - GENERAL	125	149	24	0	24	0.010000	\$0.24
PROFESSION	EQU41460 - PROFESS	1,706	1,707	1	0	1	0.050000	\$0.05
								\$5.45

536.007
001

Important:

To ensure proper credit to your account, please write your customer and invoice number on your check.

Disputes must be received in writing within 45 days from date of invoice.

Invoice SubTotal	\$6.27
Tax:	\$0.44
Invoice Total	\$6.71
Balance Due:	\$6.71

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stonegate Community Development District held 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.

Present at the meeting were:

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

Also present were:

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez (via telephone)	District Engineer
Victor Castro	UNUS Property Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 9:01 a.m. Supervisors McGuinness, Eiras, Figueroa and Goessel were present, in person. Supervisor Granobles attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

There were no public comments.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

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

40 Mr. Rom reviewed the proposed Fiscal Year 2023 budget and stated it is unchanged since
41 it was presented at the previous meeting.

42

43 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**
44 **the Public Hearing was opened.**

45

46

47 No members of the public spoke.

48

49 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**
50 **the Public Hearing was closed.**

51

52

53 Mr. Rom presented Resolution 2022-06 and read the title.

54

55 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**
56 **Resolution 2022-06, Relating to the Annual Appropriations and Adopting the**
57 **Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30,**
58 **2023; Authorizing Budget Amendments; and Providing an Effective Date, was**
59 **adopted.**

60

61

62 **FOURTH ORDER OF BUSINESS**

**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**

68 **Mr. Granobles joined the meeting, via telephone, at 9:07 a.m.**

69 **A. Proof/Affidavit of Publication**

70 The affidavit of publication was included for informational purposes.

71 **B. Consideration of Resolution 2022-07, Making a Determination of Benefit and Imposing**
72 **Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and**
73 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for**
74 **Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an**
75 **Effective Date**

76 Mr. Rom explained that, when assessments increase, all property owners must be
77 notified of the Operation and Maintenance (O&M) increase to the budget.

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On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2022-07 and read the title.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comment and Objections to Proposed Amendments to the Club Malibu Bay Rules and Regulations

A. Affidavits of Publication

The affidavit of publication was included for informational purposes.

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

Mr. Rom reviewed the “Whereas” clauses and “Section 3” of the Resolution and Exhibit A, containing the changes to the Malibu Bay Clubhouse dues, fees, and charges.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the Public Hearing was opened.

116 No members of the public spoke.

117

118 **On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the**
119 **Public Hearing was closed.**

120

121

122 Mr. Rom presented Resolution 2022-08 and read the title.

123

124 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor,**
125 **Resolution 2022-08, Amending the Schedule for Club Dues, Fees and Charges,**
126 **Changing Certain Fees, Charges, and Rates Relating the Membership, Access**
127 **Control, and Rentals of the Club Facilities, Removing References to Amenities or**
128 **Options No Longer Available; Authorizing the Use of a Revised Facility Rental**
129 **Agreement; Directing District Staff to Take Certain Actions Consistent with the**
130 **Adoption of this Resolution Amending the Club Dues, Fees, and Charges; and**
131 **Providing for an Effective Date, as stated, was adopted.**

132

133

134 Mr. Rom stated, once the Resolution is finalized, the amended club dues, fees and charges
135 will be posted on the CDD website.

136

137 **SIXTH ORDER OF BUSINESS**

Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2021,
Prepared by Grau & Associates

138

139

140

141 Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30,
142 2021 and noted the pertinent information. There were no findings, recommendations,
143 deficiencies on internal control or instances of non-compliance; it was a clean audit.

144

145 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2022-09,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended September
30, 2021

146

147

148

149

150 Mr. Rom presented Resolution 2022-09 and read the title.

151

152 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor,**
153 **Resolution 2022-09, Hereby Accepting the Audited Financial Report for the Fiscal**
154 **Year Ended September 30, 2021, was adopted.**

155

156 **EIGHTH ORDER OF BUSINESS**Discussion/Consideration/Ratification
Items157
158159 **A. Ratification of Stormwater Management Needs Analysis**160 • **Boundary Map**

161 Mr. Alvarez gave a brief synopsis of his findings and stated that the Stormwater
162 Management Needs Analysis Report was submitted by the June 30, 2022 due date.

163

**On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,
the Stormwater Management Needs Analysis Report, was accepted.**

164
165

166

167

168 **B. Consideration Custom Tree Care, Inc., Pre-Event Debris Removal Services Rate Increase**

169 Mr. Rom presented the Custom Tree Care, Inc., Pre-Event Debris Removal Services Rate
170 Increase, which applies only in the event of a natural disaster. Asked if there will be no contract
171 if the Board chooses not to accept it, Mr. Rom replied affirmatively.

172

**On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor,
the Custom Tree Care, Inc., Pre-Event Debris Removal Services Rate Increase,
was approved.**

173
174

175

176

177

178 Mr. Rom asked if an amendment needs to be drafted for this item. Mr. Pawelczyk replied
179 affirmatively and stated that his copy of the Agreement does not have Exhibit C, which is the
180 compensation schedule. Mr. Rom will email Exhibit C to Mr. Pawelczyk.

181 **C. Ratification of Printer Lease Agreement**182 **I. ImageNet Consulting, LLC, Lease and Service Agreements**183 **II. Fiscal Funding Addendum**

184 Mr. Rom recalled that Mr. Alvarez was previously given permission to lease a new printer.

185

**On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor,
the, ImageNet Consulting, LLC, Lease and Service Agreements, was ratified.**

186
187

188

189

190 **NINTH ORDER OF BUSINESS**Presentation of Alvarez Engineers Report
for Fiscal Year 2022-2023

191

192

193 Mr. Alvarez presented the Alvarez Engineers Report for Fiscal Year 2022-2023. The
194 landscaping work near Lake #3 was completed. The report was submitted to the District Manager
195 on June 15, 2022 for submission to the bondholders.

196

197 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor,**
198 **the Alvarez Engineers Report for Fiscal Year 2022-2023, was accepted.**

199

200

201

TENTH ORDER OF BUSINESS

Consent Agenda Items

202

203

Mr. Rom presented the following:

204

A. Acceptance of Unaudited Financial Statements as of July 31, 2022

205

B. Approval of June 15, 2022 Regular Meeting Minutes

206

207

208

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

211

212

213

ELEVENTH ORDER OF BUSINESS

Staff Reports

214

A. Operations Manager: *UNUS Property Management*

215

Mr. Castro reported the following:

216

➤ Staff closed out all the permits and submitted the site plans for construction to the City.

217

➤ Staff re-submitted an administrative fee of \$80 for the permits that were not closed out.

218

➤ The Wi-Fi system was transferred from AT&T to Comcast and it is operational and working properly. Staff will install the cameras next week.

219

➤ Most of the CDD’s utilities and maintenance costs were under-budget.

220

Asked about current work projects, Mr. Castro stated the pergolas in the front of the community are being painted to weatherproof them and sourcing the wood is underway.

221

Mr. Castro responded to questions regarding the hedges, sprinklers, upcoming Halloween event, gym equipment and new proposals from Armando Garcia Land Services, Inc.

222

Discussion ensued regarding tree-trimming/cuts, plant replacement proposal, plantings, plant maintenance, replacing copper leaf and Ficus shrubs, amend the Armando Garcia Land Services, Inc., Agreement and when to approve the proposal.

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On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, Armando Garcia Land Services, Inc., Proposal #1834, in the amount of \$27,945.15, was approved.

Mr. Pawelczyk will amend the Agreement.

Discussion ensued regarding seasonal memberships, a property owner who wishes to rent the Clubhouse for religious gatherings, a local pastor and facility and home rental rules.

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

Mr. Pawelczyk stated that Mr. Granobles has not yet filed Form 1; the fine is \$25 per day commencing September 1st. Mr. Granobles stated that he will file Form 1.

C. District Engineer: *Alvarez Engineers*

Mr. Alvarez reported the following:

➤ The City Zoning Department has been reviewing the CDD's permit applications and the City was notified that Mr. Castro paid the fee.

➤ Formal approval from the Zoning Department for construction to continue is anticipated. Mr. Alvarez will email the applications for the aerators to Mr. Castro.

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

- **NEXT MEETING DATE: October 4, 2022 at 6:30 P.M.**
- **QUORUM CHECK**

Mr. Rom stated the October 4, 2022 meeting will likely be cancelled. The construction plans and updated proposal from TrueBlue for the pool will be presented at the next meeting.

Discussion ensued about the Fiscal Year 2023 Meeting Schedule, Dade County School Calendar and rescheduling the January meeting. The Meeting Schedule was revised as follows:

DATES: Cancel October 4, 2022 meeting and change January 3, 2023 to January 17, 2023

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the meeting adjourned at approximately 10:10 a.m.

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268

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 CANCELED	Regular Meeting	6:30 PM
November 1, 2022 CANCELED	Regular Meeting	6:30 PM
January 3, 2023 CANCELED	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	Regular Meeting	6:30 PM