

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

March 4, 2025

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 25, 2025

Board of Supervisors
Stonegate Community Development District

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on March 4, 2025 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. Update: Pool Project
4. Update: Shoreline Restoration Project
5. Update: Clubhouse Expansion DERM Permit
6. Update: Drainage Inspection
7. Consideration of Resolution 2025-02, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office
8. Discussion: Stormwater Management System Memo 2025
9. Discussion/Consideration of Drainage Cleanup 5-Year Plan
 - A. Drainage Cleanup Plan
 - B. Storm Water Drain Management Plan Proposals
10. Consideration of Landscape Proposals
11. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of January 31, 2025
 - B. Approval of January 7, 2025 Regular Meeting Minutes

12. 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: April 1, 2025 at 6:30 PM

- QUORUM CHECK

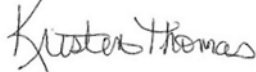
SEAT 1	ALBERTO EIRAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOE MCGUINNESS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	YONIEL BOZA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ART GOESSEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARIELA FIGUEROA	☐ IN PERSON	☐ PHONE	☐ NO

13. Supervisors' Requests

14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 517-5111.

Sincerely,



Kristen Thomas
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

PARTICIPANT PASSCODE: 8664977

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

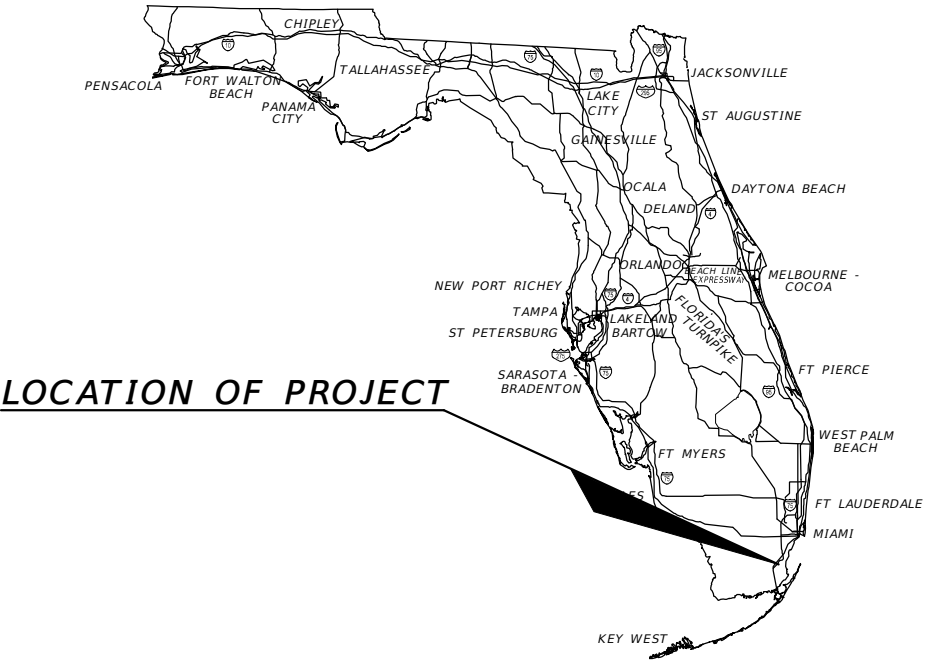
3

INDEX OF SHEETS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	GENERAL NOTES
3	PAVING, GRADING AND DRAINAGE PLAN
4	DETAILS
1	TOPOGRAPHIC SURVEY

PROPOSED
IMPROVEMENTS TO

POOL DECK AT
STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MALIBU BAY CLUBHOUSE
1020 NE 34 AVENUE
HOMESTEAD, FL. 33033
MIAMI-DADE COUNTY
FOLIO NO. 10-7910-009-0030



LOCATION OF PROJECT

SHOP DRAWINGS
TO BE SUBMITTED TO:

REYNALDO R. CHINEA
FL PE LIC. NO. 58579
ALVAREZ ENGINEERS, INC.
8935 NW 35 LANE, SUITE 101
MIAMI, FL 33172

PREPARED BY:

Alvarez Engineers, Inc.

FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538
8935 N.W. 35 LANE, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345 Fax (305) 640-1346

PREPARED FOR:
STONEGATE CDD

POOL DECK PLANS
ENGINEER OF RECORD:

REYNALDO R. CHINEA
FL PE LIC. NO. 58579
ALVAREZ ENGINEERS, INC.
8935 NW 35 LANE, SUITE 101
MIAMI, FL 33172
CERTIFICATE OF AUTHORIZATION 7538

KEY SHEET

SHEET
NO.

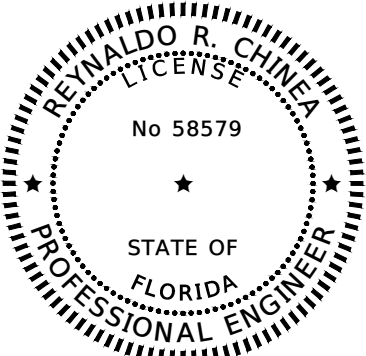
1

GOVERNING DESIGN STANDARDS:

Florida Department of Transportation, FY2021-22 Standards Plans eBook (SPeB)
and applicable Standard Plans Revisions (SPRs) at the following website:
<https://www.fdot.gov/design/standardplans>

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, JULY-2022 Standard Specifications
for Road and Bridge Construction at the following website:
<http://www.fdot.gov/programmanagement/Implemented/SpecBooks>



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY REYNALDO R. CHINEA,
ON 01/11/2023.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

NOT FOR CONSTRUCTION
PRELIMINARY AND SUBJECT TO CHANGE

NOT FOR CONSTRUCTION
PRELIMINARY AND SUBJECT TO CHANGE

GENERAL:

1. BENCHMARK ELEVATIONS SHOWN ON THE PLANS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT LATEST EDITION, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

UTILITIES

1. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE POINTS SHOWN. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY PRE-TRENCHING IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS MUST BE RESOLVED BY THE ENGINEER AND THE OWNER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

PRE-CONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.
2. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND, THE ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL CONTACT "SUNSHINE ONE-CALL OF FLORIDA" BY CALLING 811 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION IN ORDER TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL COORDINATE WITH UTILITIES OWNERS TO ARRANGE FOR RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT.
6. THE CONTRACTOR SHALL SECURE ALL UTILITY EASEMENTS (IF REQUIRED) TO BE SECURED PRIOR TO CONSTRUCTION.
7. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AS SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY LONGITUDE SURVEYORS LLC DATED NOV. 24, 2015 AND THE BEST INFORMATION AVAILABLE AT THE TIME PLANS WERE PREPARED BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE INSTALLED AND CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE FACILITIES SHOWN OR FOR ANY FACILITIES NOT SHOWN. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING FACILITIES, STRUCTURES AND OTHER FEATURES (WHETHER SHOWN ON THE PLANS OR NOT) AFFECTING THE WORK.
8. IF, UPON EXCAVATION, EXISTING CONDITIONS ARE FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.
9. CONTRACTOR SHALL SHOW HARD COPIES OF ALL PROPOSED STANDARD DETAILS AND SPECIFICATIONS AT THE PRE-CONSTRUCTION MEETING TO BE SIGNED BY THE ENGINEER & KEEP THEM IN THE PROJECT LOCATION.

INSPECTION AND TESTING:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, CITY OF HOMESTEAD BUILDING DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
2. THE CONTRACTOR SHALL GIVE THE ENGINEER OF RECORD AT LEAST 48 HOURS ADVANCE NOTICE, AND THE ENGINEER OF RECORD MUST BE PRESENT TO WITNESS FINAL INSPECTION OF PAVING, GRADING AND DRAINAGE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS. THE ENGINEER OF RECORDS INSPECTION SHALL NOT REPLACE THE INSPECTIONS OF THOSE REGULATORY AGENCIES TO CERTIFY THE JOB OR PORTION OF THE JOB
4. CONTRACTOR TO RELOCATE, ADJUST ALL WATER AND SEWER, ELECTRIC AND CABLE UTILITIES AND DEVICES LOCATED WITHIN THE WORK ZONE. ALSO, ALL THE LANDSCAPE IMPACTED WITHIN THE WORK ZONE.

SHOP DRAWINGS:

PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS IF APPLICABLE SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR, BUT NOT LIMITED TO, THE FOLLOWING ITEMS: GRAVITY WALL, FENCES & DRAINAGE SYSTEM COMPONENTS. SOME CITY, COUNTY, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

TEMPORARY FACILITIES:

1. TEMPORARY FACILITIES:

A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

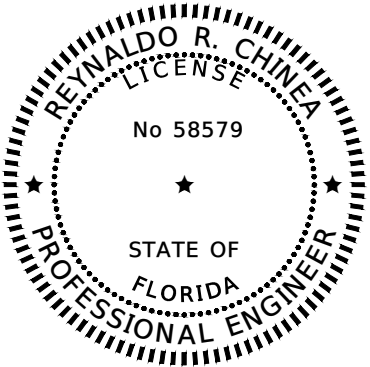
B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
2. TRAFFIC REGULATION:

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH THE MUTCD 2009, AND MIAMI-DADE COUNTY PUBLIC WORKS.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

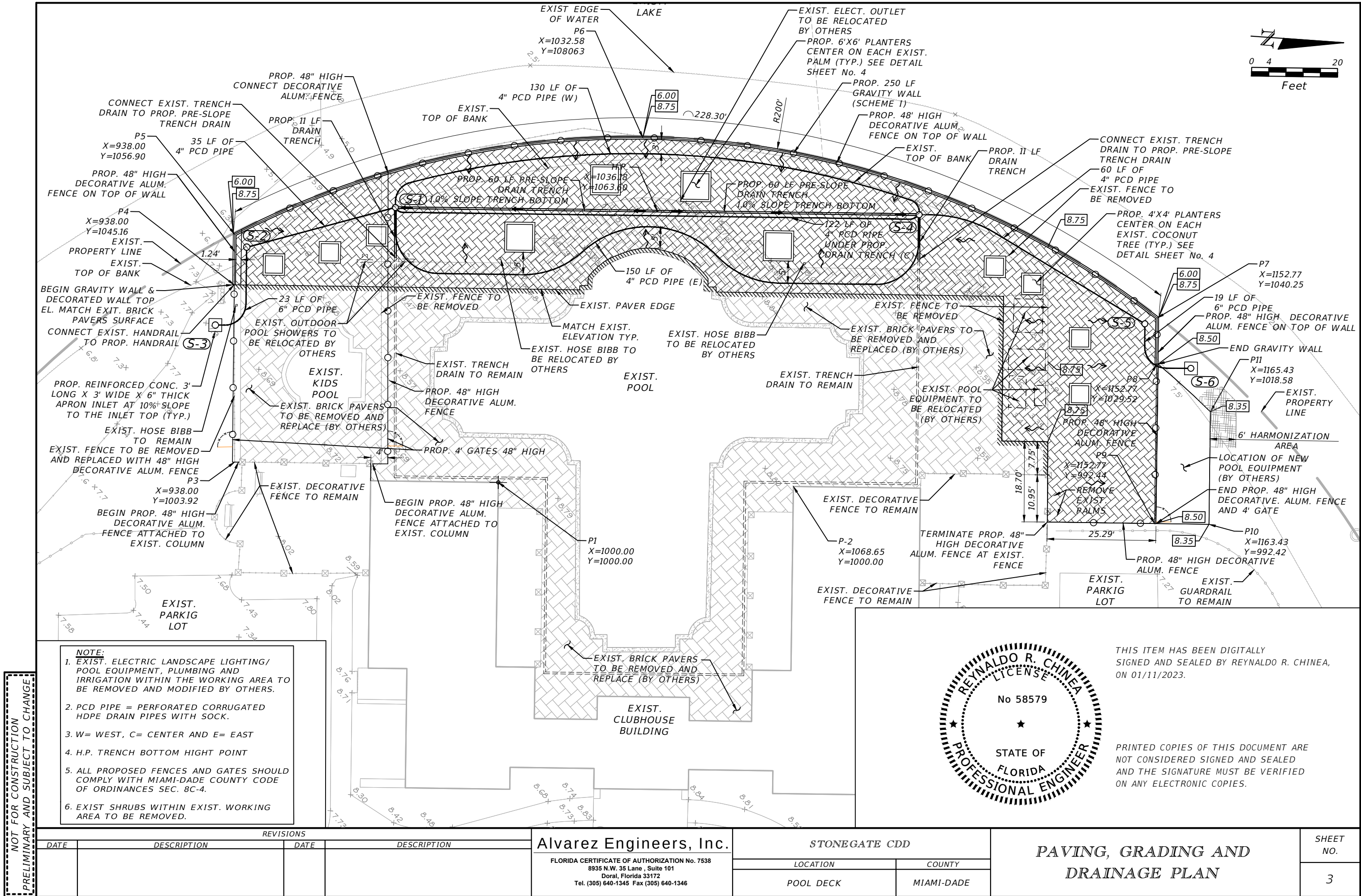
C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY REYNALDO R. CHINEA,
ON 01/11/2023.

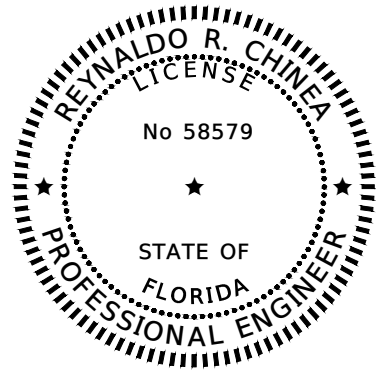
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

REVISIONS				Alvarez Engineers, Inc. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane , Suite 101 Doral, Florida 33172 Tel. (305) 640-1345 Fax (305) 640-1346	STONEGATE CDD		GENERAL NOTES	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		2
					POOL DECK	MIAMI-DADE		



NOT FOR CONSTRUCTION
PRELIMINARY AND SUBJECT TO CHANGE

- NOTE:**
- EXIST. ELECTRIC LANDSCAPE LIGHTING/ POOL EQUIPMENT, PLUMBING AND IRRIGATION WITHIN THE WORKING AREA TO BE REMOVED AND MODIFIED BY OTHERS.
 - PCD PIPE = PERFORATED CORRUGATED HDPE DRAIN PIPES WITH SOCK.
 - W= WEST, C= CENTER AND E= EAST
 - H.P. TRENCH BOTTOM HIGHT POINT
 - ALL PROPOSED FENCES AND GATES SHOULD COMPLY WITH MIAMI-DADE COUNTY CODE OF ORDINANCES SEC. 8C-4.
 - EXIST SHRUBS WITHIN EXIST. WORKING AREA TO BE REMOVED.



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY REYNALDO R. CHINEA,
ON 01/11/2023.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

REVISIONS	
DATE	DESCRIPTION

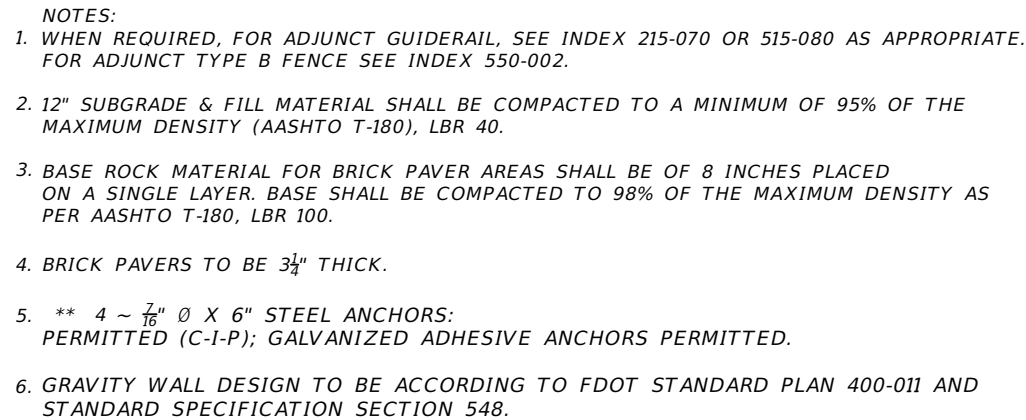
Alvarez Engineers, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538
8935 N.W. 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345 Fax (305) 640-1346

STONEGATE CDD	
LOCATION	COUNTY
POOL DECK	MIAMI-DADE

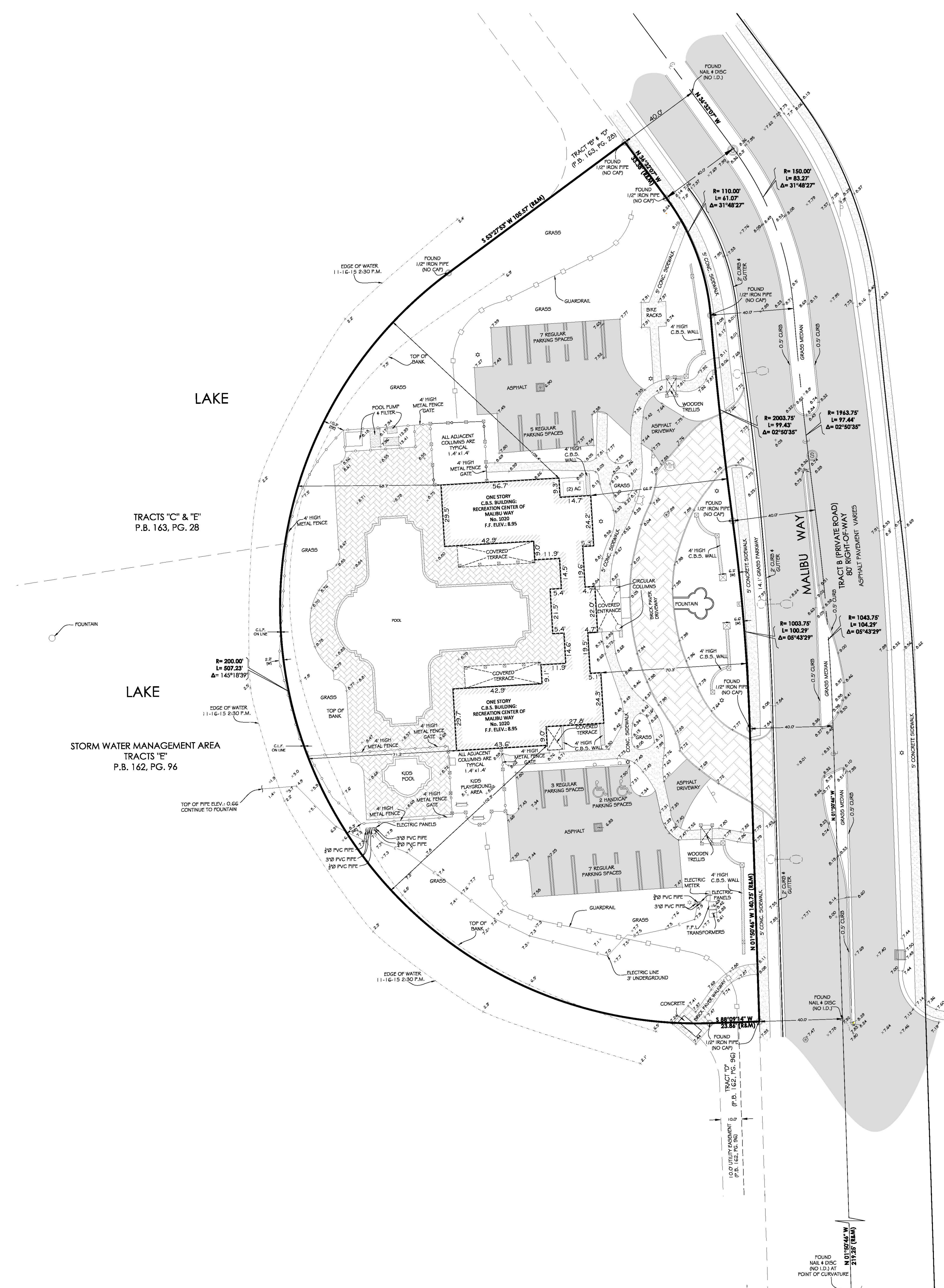
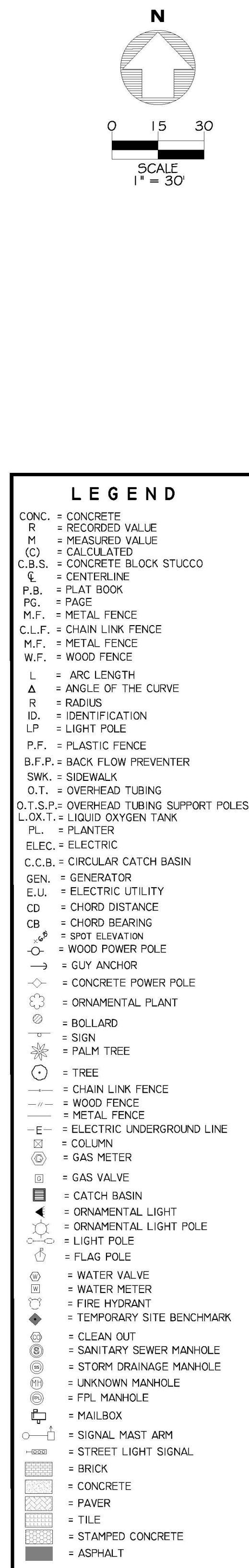
**PAVING, GRADING AND
DRAINAGE PLAN**

SHEET NO.
3

TECHNICAL DATA FOR SELECTION OF DRAIN BASINS AND GRATES AT THE LINKS BELOW:
<https://assets.ads-pipe.com/web/9b6371e24b98f688/website-documentation/?mediaId=A1C9968A-EF16-477F-9EC2C85A54DB0099>

4

LOCATION MAP
(NOT TO SCALE)



SURVEYOR'S REPORT:

DATE OF FIELD SURVEY:

The date of completion of the original Field Survey was on November 18, 2015. The date of completion of the CAD drawing was on November 24, 2015.

Revision 1: Survey was updated to show the location of the underground electric line. March 17, 2016.

LEGAL DESCRIPTION:

Tract "C", Malibu Way, according to the Plat thereof, as recorded in Plat Book 162, Page 39, of the Public Records of Miami-Dade County, Florida.

Property Address:
1020 MALIBU WAY Homestead, FL 33033-5350
Folio No.: 10-7910-009-0030

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Thirty feet or smaller.

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of Malibu Way with an assumed bearing of N01°50'46"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AH" with the Base Flood Elevation being 5.0, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120645 City of Homestead, Map No. 12086C0731, Suffix L, Map Revised Date: September 11, 2009.

Benchmark: R-760 Elevation: + 7.25 (N.G.V.D. 29 Datum)
Located in the East Sidewalk of the S.W. 147th Avenue, 46 feet South of S.W. 312th Street.

Legal Description was furnished by client.

Plat of "MALIBU WAY", recorded in Plat Book 162 at Page 39, of the Public Records of Miami-Dade County Florida.

Special Warranty Deed, recorded on December 12, 2008 in Official Records Book 26684 at Page 1581-1586 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The surveyor makes no representation as to ownership or possession of the subject property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the subject Property is served by utilities.

improvements and/or utilities were located or shown hereon.

The survey was ordered for Design.

CLIENT INFORMATION:

Stonegate Community Development District

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC, a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: Lis R. Tolstoy, PSM Signature Date: _____
Registered Surveyor and Mapper LS6759
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LONGITUDE
SURVEYORS

7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166

PHONE: (305) 463-0912 FAX: (305) 513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15554.0.00 **DRAWN BY: RE**
FIELD BOOK: EFB **SHEET 1 OF 1**

1. Aeration Systems, Lakes 3, 4, 5, 6	Estimate in CDD Engineer's Report	Spent to Date	Vendor Proposals	Comment
Item				
Lake # 3				
Four Aerators	\$20,000	\$0	\$7,952	Vendor: Solitude
Lake # 4*				
Five Aerators	\$0	\$0	\$8,774	Vendor: Solitude
Lake # 5				
Four Aerators	\$20,000	\$0	\$11,654	Vendor: Solitude
Lake # 6*				
Five Aerators	\$0	\$0	\$6,950	Vendor: Solitude
Electrical Service Lakes 3, 4, 5, 6		\$0	\$14,880	Vendor: TSTC
Sub-Total Aeration Systems	\$40,000	\$0	\$50,210	
2. Planting of Wetland and Transitional Vegetation in Lakes 3 and 5				
Lake 3 Littoral Vegetation	\$71,000	\$0	\$0	
Lake 3 Transitional Vegetation	\$156,200	\$226,050	\$226,050	Requisitions 9, 20, 21, 23
Lake 5 Littoral Vegetation	\$76,250	\$0	\$0	
Sub-Total Lakes Vegetation	\$304,000	\$226,050	\$226,050	
3. Clubhouse Pool Deck Expansion				
Excavation	\$3,000	\$0	\$207,930	Vendor: True Blue Pools, including: Fencing, Pool Deck (Original area included in the Engineer's Report, additional area requested by the CDD Board included below), Planters.
Import Fill	\$6,750	\$0		
Lake Side Harmonization	\$1,875	\$0		
Subgrade Compaction	\$2,125	\$0		
Base Placement and Compaction	\$12,750	\$0		
Sand Bedding	\$4,250	\$0		
Pavers	\$42,500	\$0		
Handrail	\$6,750	\$0		
Concrete Retaining Wall	\$17,670	\$0		
Landscaping	\$40,000	\$0	\$0	
Irrigation	\$10,000	\$0	\$0	
Lighting	\$25,000	\$0	\$0	
Furnishings	\$40,000	\$0	\$0	
Design	\$31,901	\$0	\$0	
Contingency	\$21,264	\$0	\$0	
Pool Equipment Relocation	\$0	\$0	\$138,140	Additional work not in Eng. Report
Additional Pool Deck	\$0	\$0	\$76,980	Additional work not in Eng. Report
Pool Plaster	\$0	\$0	\$38,496	Additional work not in Eng. Report
Sub-Total Club Pool Deck Expansion	\$266,000	\$0	\$461,546	
4. Professional and Permit Costs to Date Related to the Series 2020 Project				
Permits		\$5,651		
Engineering		\$35,844		
Legal		\$4,028		
Sub-Total Professionals & Permits		\$45,523		
5. Totals Items 1, 2, 3, 4	\$610,000	\$271,573	\$737,806	



Vertex Water Features

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

Solitude Lake Management Stonegate CDD Site 3

HF 4 XL



Legend



Compressor Cabinet



XL AirStation



BottomLine Tubing

Optional Equipment



Shoreline Valve Box



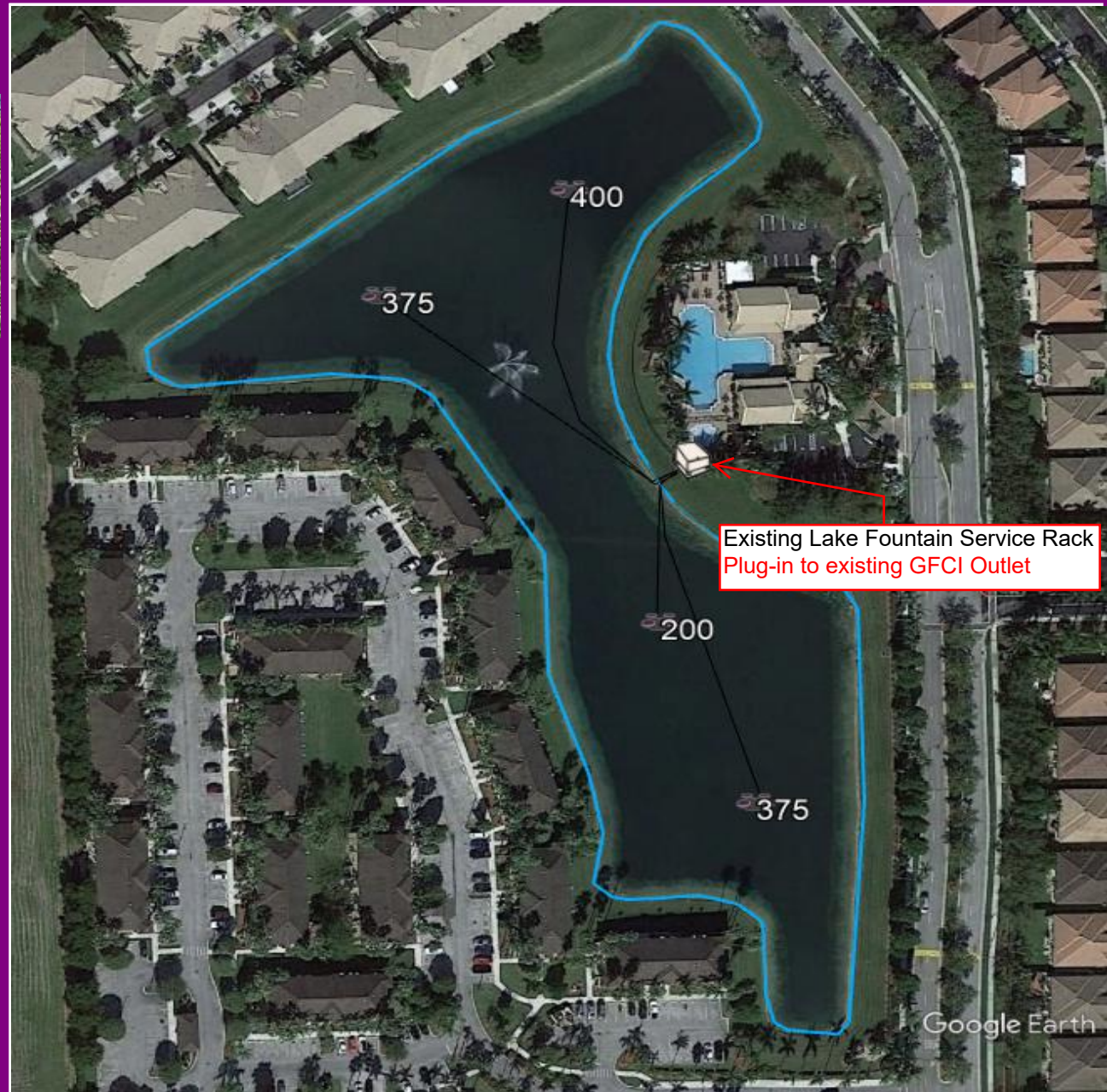
1" PVC Pipe

Site and System Specifications

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

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

Date: 2/22/22





Vertex Water Features

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

Stonegate CDD

Site 4

HF 5 XL



Legend

Compressor Cabinet



XL AirStation



BottomLine Tubing

Optional Equipment



Shoreline Valve Box



1" PVC Pipe

Site and System Specifications

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

Date: 6/28/17



HF 4XL5



Legend

Compressor Cabinet



XL5 AirStation



BottomLine Tubing

Optional Equipment



Shoreline Valve Box



1" PVC Pipe

Site and System Specifications

Surface Acres: 3.3
Perimeter Feet: 2,900
Lake Volume, Gal.: 23,297,512
Total Acre Feet: 71

of XL5 AirStations: 4
CFM / AirStation: 2.5
GPM / AirStation: 4,902
Daily Pumpage: 28,236,384
Turnovers/Day: 1.21
System PSI: 17.3

Date: 2/22/22





Vertex Water Features

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

Stonegate CDD

Site 6

Air 3 XL



Legend

Compressor Cabinet



XL AirStation



BottomLine Tubing

Optional Equipment



Shoreline Valve Box



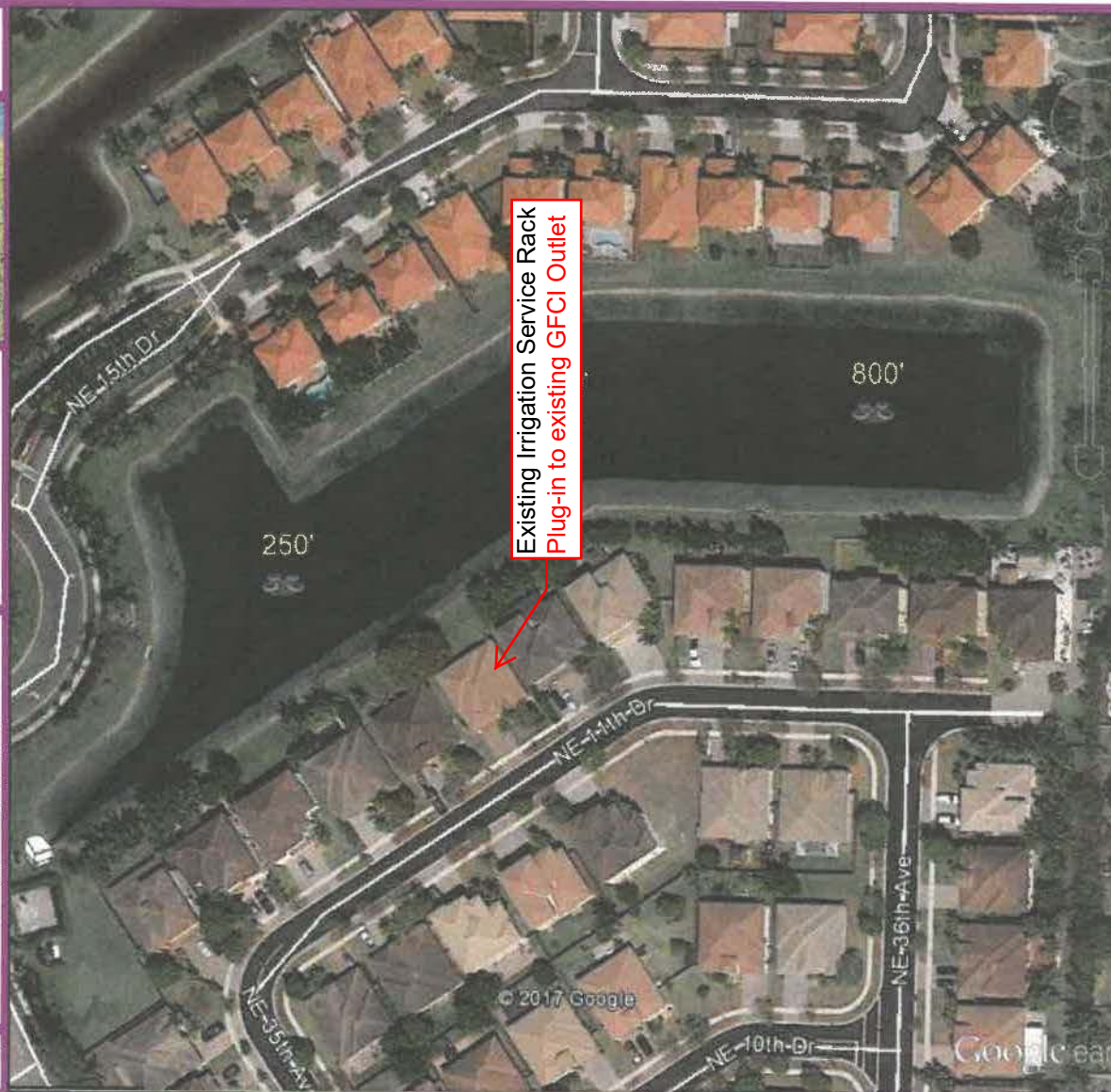
1" PVC Pipe

Site and System Specifications

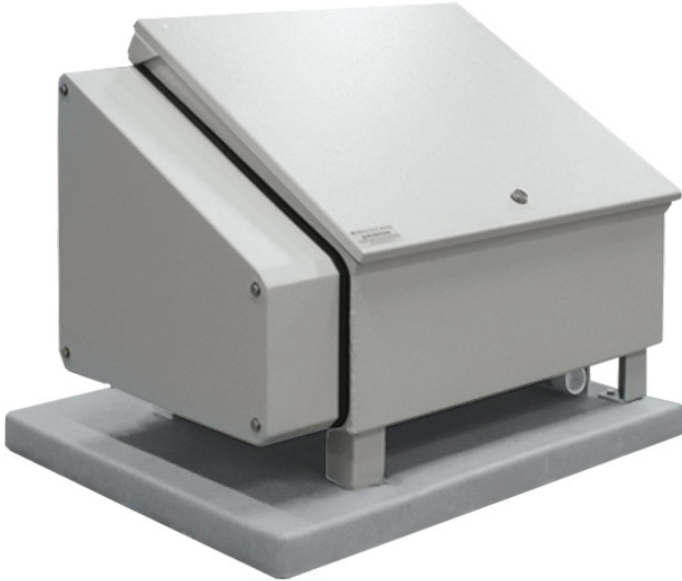
Surface Acres: 3.0
Perimeter Feet: 2,100
Lake Volume, Gal.: 21,444,886
Total Acre Feet: 66

of XL AirStations: 3
CFM / AirStation: 2.7
GPM / AirStation: 6,351
Daily Pumpage: 27,436,061
Turnovers/Day: 1.28
System PSI: 14.9

Date: 6/28/17



Vertex diffused aeration systems are super-efficient, affordable and safe. The rising force of millions of bubbles transports bottom water to the surface, allowing oxygen to be absorbed and circulating the entire water column.



Options: Sound kits, Shallow Water AirStations and VBS remote valve boxes

BENEFITS TO THE LAKE

- ♦ High pumping rate easily penetrates stratification layers
- ♦ Promotes beneficial bacteria growth
- ♦ Prevents low oxygen fish kills
- ♦ Reduces nutrient levels and associated algae growth
- ♦ Oxidizes/reduces bottom muck
- ♦ Expands oxygenated habitat for improved fisheries
- ♦ Reduces aquatic midge and mosquito insect hatches
- ♦ Eliminates foul odors from undesirable dissolved gases

1 HP SYSTEMS (6.5Amps)	
NAME	AIRSTATIONS
AIR 4 XL2	4
AIR 5 XL2	5
AIR 6 XL2	6
AIR 3 XL4	3
AIR 4 XL4	4

SUPER-DUTY BROOKWOOD™ COMPRESSOR

3-year Vertex warranty

(excluding wearable parts: air filters and compressor maintenance kits)



- ♦ UL, 115v or 230v, 4 Cycle, 8.6 CFM
- ♦ Built for continuous 24/7 operation
- ♦ Upgraded rotors, stators, valve plates, bearings and capacitors
- ♦ Vertex SafeStart™ Technology for auto restart under maximum rated pressure without motor damage
- ♦ Thermal overload protection
- ♦ Oil-free, and require no lubrication
- ♦ 2-3 year extended duty cycle between scheduled maintenance

LARGE QUIETAIR™ CABINET

Limited lifetime warranty against rust

- ♦ Powder coated aluminum for a durable attractive finish
- ♦ Equipped with a stamped ventilation grill
- ♦ High capacity 140 CFM fan
- ♦ Class "A" GFCI Protection on compressor and fan circuits
- ♦ Quick disconnect switch included
- ♦ Easy access design with cam lock
- ♦ Easy plug-in connection to waterside electrical service
- ♦ Heavy duty, light weight mounting pad included
- ♦ Optional muffler box and additional insulation

©Vertex Aquatic Solutions. We reserve the right to improve/change our designs/specifications without notice or obligation.

Getting the right system requires knowing the acreage, depth, shape and slope and location of power source.

Contact Vertex or your local Vertex Dealer for free design recommendations.



BOTTOMLINE™ SUPPLY TUBING

15-year Vertex warranty

- ◆ Available in 50', 100', 250' and 500' spools
- ◆ Self-weighted for easy installation
- ◆ Flexible PVC composite direct burial and submersible tubing
- ◆ Use with standard PVC solvent weld cement and insert fittings
- ◆ High wall thickness for durability and protection from punctures
- ◆ Remains flexible in cold temperatures.
- ◆ Over-sized I.D. for high flow



More than 60,000 diffuser disks installed without a single reported clogged or blown-out membrane. Each produces up to 3000 fine micron bubbles – the majority 500 to 1000 microns.



AIRSTATION DISKS

5-year "No Questions" warranty

- ◆ 9" diameter, flexible membrane diffuser discs
- ◆ Self-cleaning, low maintenance
- ◆ EPDM compound with 100% rebound memory
- ◆ Flexible, long-wearing and clog resistant even in the dirtiest waterbodies
- ◆ "Delta" surface pattern increases active surface area
- ◆ Highly efficient even during low and moderate air flows
- ◆ Larger, stronger diffuser ring improves membrane retention
- ◆ StableTrak™ technology increases lift velocity

SELF-SINKING AIRSTATION: XL1, XL2, XL2SW

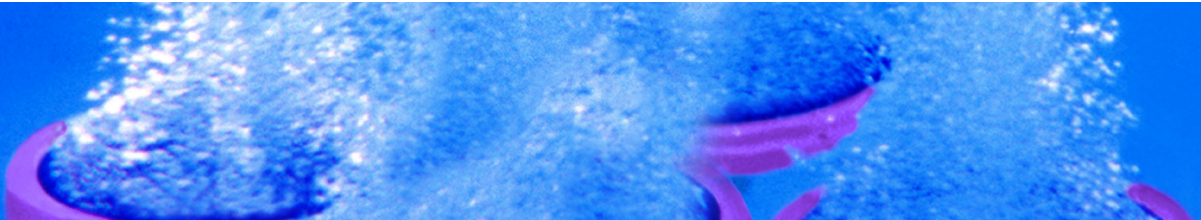
5-year "No Questions" warranty

- ◆ Made of powder-coated stainless steel
- ◆ Designed to prevent settling into soft bottom sediments.
- ◆ Adjustable diffuser risers accommodate any site requirements

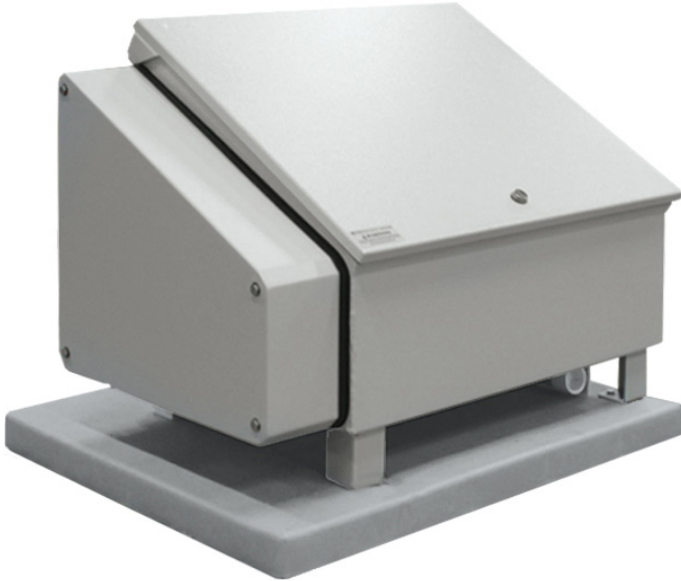
STANDARD AIRSTATION: XL4, XL5

5-year "No Questions" warranty

- ◆ Vacuum-formed HDPE base, spot-welded for unit integrity
- ◆ Hollow chamber design for the addition of gravel ballast
- ◆ Lipped design prevents settling into soft bottom sediments.



Vertex diffused aeration systems are super-efficient, affordable and safe. The rising force of millions of bubbles transports bottom water to the surface, allowing oxygen to be absorbed and circulating the entire water column.



Options: Sound kits, Shallow Water AirStations and VBS remote valve boxes

BENEFITS TO THE LAKE

- ♦ High pumping rate easily penetrates stratification layers
- ♦ Promotes beneficial bacteria growth
- ♦ Prevents low oxygen fish kills
- ♦ Reduces nutrient levels and associated algae growth
- ♦ Oxidizes/reduces bottom muck
- ♦ Expands oxygenated habitat for improved fisheries
- ♦ Reduces aquatic midge and mosquito insect hatches
- ♦ Eliminates foul odors from undesirable dissolved gases

1 1/2 HP SYSTEMS

NAME	AIRSTATIONS
HF 4 XL2	4
HF 5 XL2	5
HF 6 XL2	6
HF 7 XL2	7

1 1/2 HP SYSTEMS

NAME	AIRSTATIONS
HF 3 XL4	3
HF 4 XL4	4
HF 5 XL4	5
HF 3 XL5	3
HF 4 XL5	4

(9.7 Amps)

SUPER-DUTY BROOKWOOD™ COMPRESSOR

3-year Vertex warranty

(excluding wearable parts: air filters and compressor maintenance kits)



- ♦ **UL, 115v** or 230v, 4 Cycle, 11.2 CFM
- ♦ Built for continuous 24/7 operation
- ♦ Upgraded rotors, stators, valve plates, bearings and capacitors
- ♦ Vertex SafeStart™ Technology for auto restart under maximum rated pressure without motor damage
- ♦ **Thermal overload protection**
- ♦ Oil-free, and require no lubrication
- ♦ 2-3 year extended duty cycle between scheduled maintenance

LARGE QUIETAIR™ CABINET

Limited lifetime warranty against rust

- ♦ Powder coated aluminum for a durable attractive finish
- ♦ Equipped with a stamped ventilation grill
- ♦ High capacity 140 CFM fan
- ♦ Class "A" GFCI Protection on compressor and fan circuits
- ♦ Quick disconnect switch included
- ♦ Easy access design with cam lock
- ♦ **Easy plug-in connection** to waterside electrical service
- ♦ Heavy duty, light weight mounting pad included
- ♦ Optional muffler box and additional insulation

©Vertex Aquatic Solutions. We reserve the right to improve/change our designs/specifications without notice or obligation.

Getting the right system requires knowing the acreage, depth, shape and slope and location of power source.

Contact Vertex or your local Vertex Dealer for free design recommendations.



BOTTOMLINE™ SUPPLY TUBING

15-year Vertex warranty

- ◆ Available in 50', 100', 250' and 500' spools
- ◆ Self-weighted for easy installation
- ◆ Flexible PVC composite direct burial and submersible tubing
- ◆ Use with standard PVC solvent weld cement and insert fittings
- ◆ High wall thickness for durability and protection from punctures
- ◆ Remains flexible in cold temperatures.
- ◆ Over-sized I.D. for high flow



More than 60,000 diffuser disks installed without a single reported clogged or blown-out membrane. Each produces up to 3000 fine micron bubbles – the majority 500 to 1000 microns.



AIRSTATION DISKS

5-year "No Questions" warranty

- ◆ 9" diameter, flexible membrane diffuser discs
- ◆ Self-cleaning, low maintenance
- ◆ EPDM compound with 100% rebound memory
- ◆ Flexible, long-wearing and clog resistant even in the dirtiest waterbodies
- ◆ "Delta" surface pattern increases active surface area
- ◆ Highly efficient even during low and moderate air flows
- ◆ Larger, stronger diffuser ring improves membrane retention
- ◆ StableTrak™ technology increases lift velocity

SELF-SINKING AIRSTATION: XL1, XL2, XL2SW

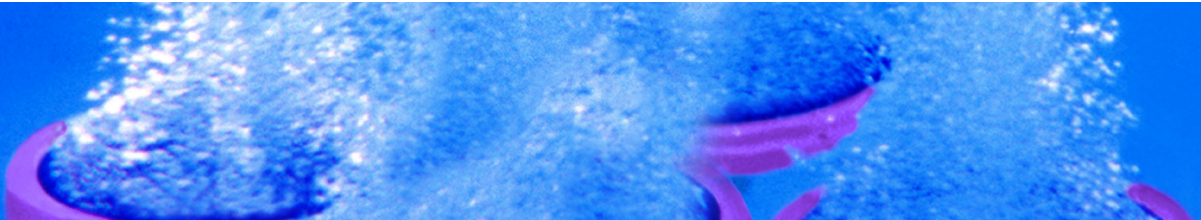
5-year "No Questions" warranty

- ◆ Made of powder-coated stainless steel
- ◆ Designed to prevent settling into soft bottom sediments.
- ◆ Adjustable diffuser risers accommodate any site requirements

STANDARD AIRSTATION: XL4, XL5

5-year "No Questions" warranty

- ◆ Vacuum-formed HDPE base, spot-welded for unit integrity
- ◆ Hollow chamber design for the addition of gravel ballast
- ◆ Lipped design prevents settling into soft bottom sediments.



STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-02

A RESOLUTION OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Stonegate Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

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

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

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

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

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 4th DAY OF MARCH, 2025.

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Kristen Thomas
Assistant Secretary

Joseph McGuinness, Chairman
Board of Supervisors

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8

MEMORANDUM

TO: District Manager

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

DATE: February 10, 2025

RE: Stormwater system legal requirements update

As district counsel, throughout the year we continuously monitor state legislation and municipal and county ordinances that may be applicable to the governance and operation of our special district clients. Below is a summary of the current stormwater system requirements for Miami-Dade County, Florida (which include requirements imposed statewide by the Florida legislature, requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD), and requirements exclusive to Miami-Dade County imposed by county ordinances). We suggest that you review the legal requirements with the district engineer of each special district to ensure that appropriate inspections, reporting and funding for the applicable stormwater management system are in place.

2021 Requirements for Districts with Stormwater Systems:

In 2021, the Florida legislature created Section 403.9302, Florida Statutes, which required that local governments, including special districts, develop a 20-year needs analysis of the stormwater management system. This required each special district to provide a report no later than June 30, 2022, to the county in which the special district was located providing the following:

- (1) Description of stormwater management program or system and its facilities and projects;
- (2) Number of current and projected residents served in 5-year increments;
- (3) Current and projected service area for stormwater management program and system;
- (4) Current and projected costs of providing services in 5-year increments;
- (5) Estimated remaining useful life of facility or its major components;
- (6) Recent 5-year history of annual contributions and capital expenditures for maintenance or expansion; and
- (7) Special district's plan to fund the maintenance or expansion of the facility or its major components.

Each county was required to compile and submit a cumulative report to the state. Thereafter, the state issued a comprehensive report on its findings. Unless a further change in state legislation occurs, each special district must submit this stormwater management needs report again on **June 30, 2027**.

New Requirements for Districts with Stormwater Systems:
Chapter 2024-275, Laws of Florida

During this past legislative session, the state enacted Chapter 2024-275, effective June 28, 2024, known as the Florida Stormwater Ratification Bill, which codified several significant changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environment Protection (FDEP) (the “FDEP Handbook”).

Operation and Maintenance Plan:

As it relates to stormwater management systems, the FDEP Handbook requires that an applicant for construction, alteration or operation of a stormwater management system shall provide a written operation and maintenance plan (“O&M Plan”) at the time of application. The O&M Plan shall provide the following:

- (1) List and details of all stormwater system components, including location, type, how systems connect, etc.;
- (2) List and description of maintenance and inspection tasks for the system and its components (specific procedures provided);
- (3) Regular inspection and maintenance schedules;
- (4) Inspection checklists;
- (5) Copies of or references to pertinent sections of covenants, conditions, restrictions or other documents, permits approvals, and agreements that govern operation and maintenance of the stormwater system; and
- (6) Permitted or as-built plans of the stormwater system.

The O&M Plan must also include a list of after-hours telephone numbers for key maintenance personnel in case of emergencies and information necessary for reviewing copies of maintenance and inspection records. This O&M Plan must be maintained by the operation and maintenance entity, and if a third party performs the operation and maintenance, the permittee remains responsible for all the requirements.

Additional Inspections and Reports – Florida Requirements:

The new legislation also requires additional inspections and reports from districts with stormwater infrastructure. The FDEP Handbook provides that the applicant may propose a maximum frequency of inspections for a stormwater system of **5 years**, but FDEP may determine that the stormwater system requires a greater minimum frequency of inspections and includes a chart of the type of system and the inspection frequency for that system, which could require yearly inspections. The stormwater management system inspections conducted on or after **June 28, 2025**, require a qualified inspector to conduct the inspection and submit the reports. FDEP also has adopted additional requirements for each regional water management district, including the South Florida Water Management District (SFWMD). These additional requirements, including the inspection checklist, are available on SFWMD’s website (www.sfwmd.gov), which provides for the reporting requirements and signature of the inspector. The inspection report shall be submitted within **30 days** of the date of the inspection.

Transfer of Permits for Stormwater Management Systems:

Based on this new legislation and the requirements for permit applications, prior to the acceptance of the transfer of any permit for the stormwater management system, the district manager should obtain the O&M Plan from the developer and confirm that the above requirements have been met. Additionally, the district manager will need to budget for the required inspections and reporting by a qualified inspector.

New Requirements for Districts located in Miami-Dade County

Additional Inspections and Reports – Miami-Dade County Requirements:

In Miami-Dade County, the County Commission enacted an ordinance imposing new stormwater management reporting and inspection requirements which commence **3 years** after adoption of the ordinance (**September 4, 2027**). These new ordinance amendments require owners and operators of stormwater management systems that connect to or drain into a public right-of-way drainage infrastructure to certify the stormwater system and submit an asset inventory of the stormwater system and structures, inspections/maintenance records, and maintenance standard operating procedures to the County. After the first certification, the stormwater management system will need to be certified every **10 years thereafter**, unless the County determines an earlier recertification is required.

If the requirements above apply to the special district, the district manager should discuss with the district engineer the anticipated costs of certifying the stormwater system, including the asset inventory of the structures, maintenance standard operating procedures and maintenance report formats to comply with the new County requirements.

Miami-Dade County Class V Dewatering Permits:

Additionally, the Miami-Dade County Commission amended the code of ordinances to require **Class V permits** for dewatering operations associated with the cleaning and maintenance of stormwater management systems. Dewater means to discharge either on- or off-site water from an excavation, underground structure, or depressed lands, which includes the cleaning of stormwater infrastructure systems in the special districts. Presently, a special district, or its contractor, will need to apply for and obtain a permit from Miami-Dade County Department of Environmental Resource Management (DERM) prior to the stormwater cleaning. Previously, the special district did not have to obtain a permit from DERM to perform stormwater structure cleaning. There are multiple costs involved, which vary depending upon the length of time of the permit. According to the information provided by DERM, the fee for a one-year permit is \$2,150, as provided on the permit application form. The permit must be issued before work commences, otherwise there will be fines equal to double the permit cost imposed by Miami-Dade County. It is imperative that the permit be issued, and that this requirement is included in the agreement with a contractor. There are also other requirements that the contractor will need to adhere to as a part of the cleaning of the stormwater system under the permit, including, but not limited to, a description of the portion of the infrastructure to be cleaned, the equipment to be used for cleaning,

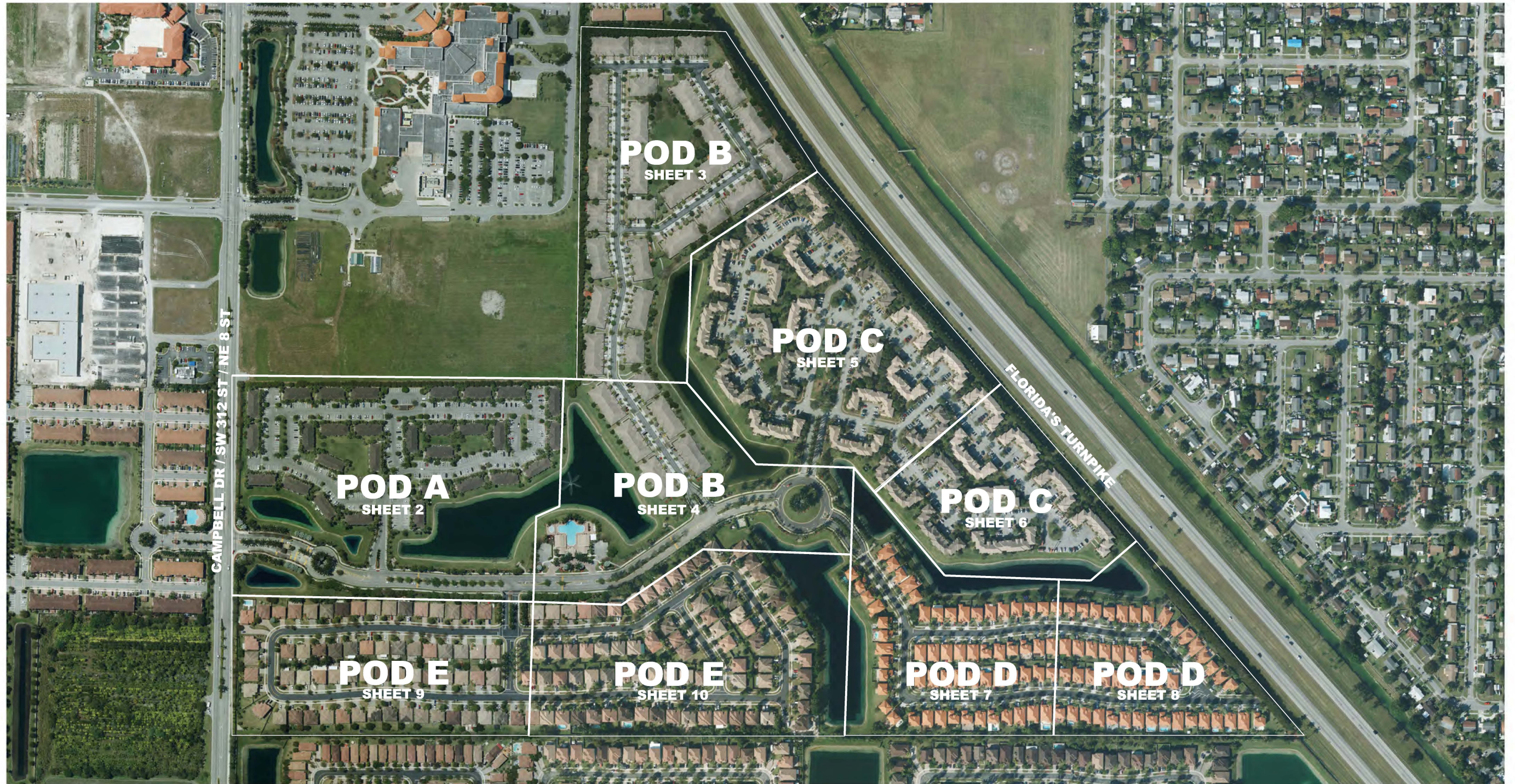
the standard operating procedure for the cleaning, details and specifications of required pre-treatment system if discharged into same stormwater infrastructure, information on how the filtrate will be collected, transported, and disposed of, details for the authorized facility where the solid content of the truck will be transported, visual inspection of the drainage structure and content for signs of contamination, and proper use of the equipment.

Recommendation

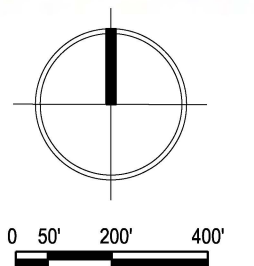
Taking all of these current and new requirements into account, it would benefit the special district for the district engineer to review the current stormwater management systems, including having the district engineer make a determination of: whether mapping is required to identify the location of the stormwater infrastructure, the current condition of the infrastructure, the required maintenance of the system, a maintenance plan, the estimate for the future needs of the stormwater system as a whole and the estimated costs for the regular maintenance (including permit costs) and future capital costs.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

9A



ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP SHEET LAYOUT



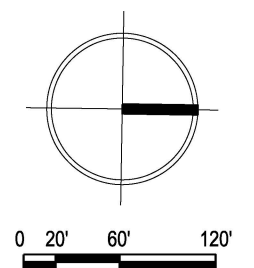
Proposed Stonegate CDD Five-Year Drainage Cleaning Plan							
CDD POD	Total No. Structures in CDD	Total LF Pipes	Cost/EA Structure	Cost/LF Pipe	Total Budget Amount Per Year		
					Structures	Pipes	Total
A	42	3983	\$200.00	\$10.00	\$8,400.00	\$39,830.00	\$ 48,300.00
B	55	3859	\$200.00	\$10.00	\$11,000.00	\$38,590.00	\$ 49,600.00
C	53	5000	\$200.00	\$10.00	\$10,600.00	\$50,000.00	\$ 60,600.00
D	27	2940	\$200.00	\$10.00	\$5,400.00	\$29,400.00	\$ 34,800.00
E	39	4330	\$200.00	\$10.00	\$7,800.00	\$43,300.00	\$ 51,100.00
TOTAL	216	20112					\$ 244,400.00

ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD A



LEGEND:

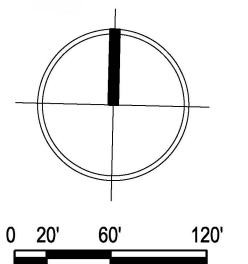
- DRAINAGE PIPE OR FRENCH DRAIN
- SD-1** DRAINAGE STRUCTURE
- CS-1** CONTROL STRUCTURE
- MANHOLE
- INLET
- # LAKE NUMBER



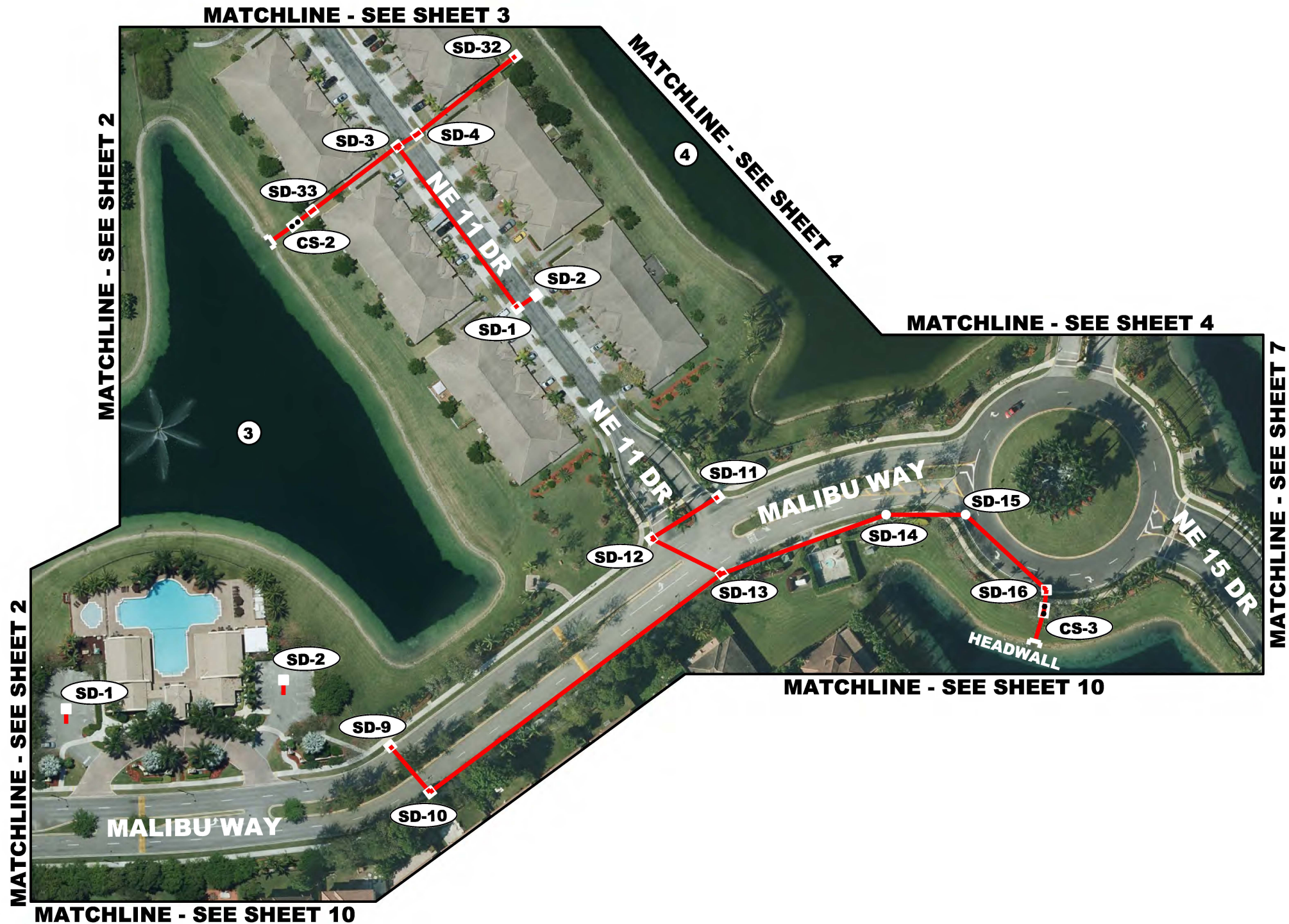


LEGEND:

- DRAINAGE PIPE OR FRENCH DRAIN
- SD-1** DRAINAGE STRUCTURE
- CS-1** CONTROL STRUCTURE
- MANHOLE
- INLET
- # LAKE NUMBER

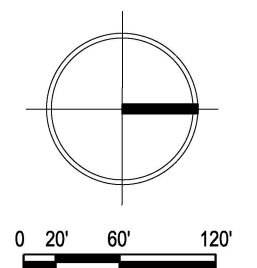


ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD B



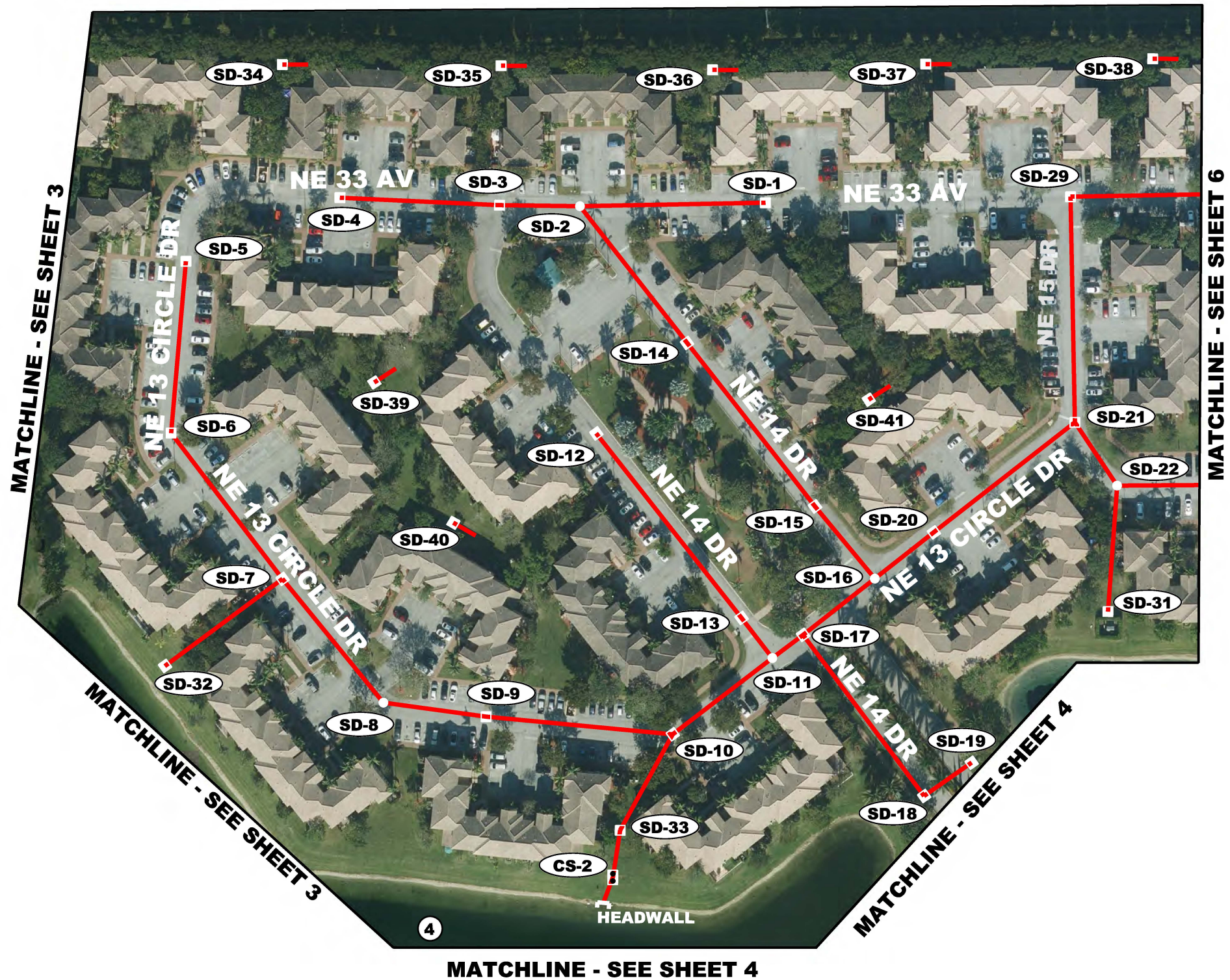
LEGEND:

- DRAINAGE PIPE OR FRENCH DRAIN
- SD-1** DRAINAGE STRUCTURE
- CS-3** CONTROL STRUCTURE
- MANHOLE
- INLET
- # LAKE NUMBER



ALVAREZ ENGINEERS, INC.

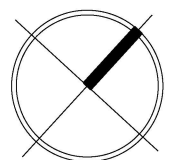
STONEGATE C.D.D.
DRAINAGE CLEANUP - POD B



ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD C

LEGEND:

- | | |
|-------------------------------|-------------|
| DRAINAGE PIPE OR FRENCH DRAIN | MANHOLE |
| DRAINAGE STRUCTURE | INLET |
| CONTROL STRUCTURE | LAKE NUMBER |



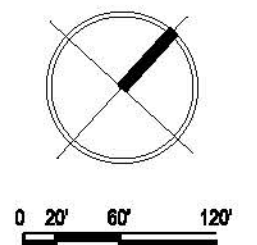
0 20' 60' 120'



ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD C

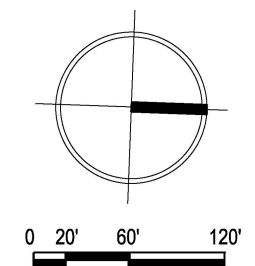
LEGEND:

- | | |
|-------------------------------|-------------|
| DRAINAGE PIPE OR FRENCH DRAIN | MANHOLE |
| DRAINAGE STRUCTURE | INLET |
| CONTROL STRUCTURE | LAKE NUMBER |





ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD D

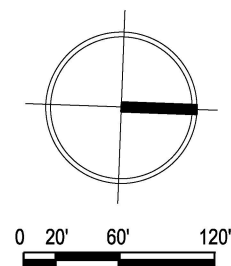


ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD D

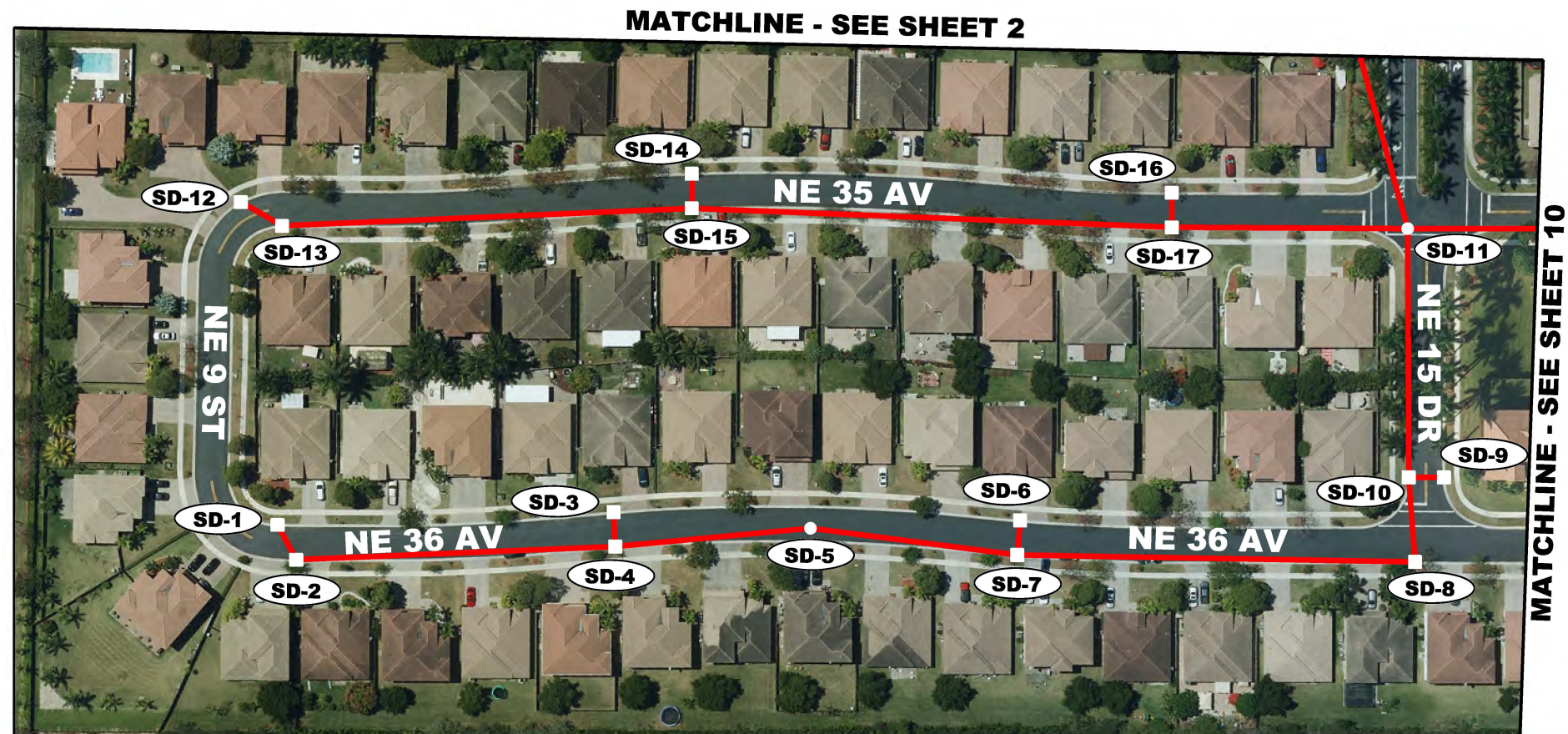


LEGEND:

- | | | | |
|---|-------------------------------|---|-------------------|
|  | DRAINAGE PIPE OR FRENCH DRAIN |  | CONTROL STRUCTURE |
|  | DRAINAGE STRUCTURE |  | MANHOLE |
|  | LAKE NUMBER |  | INLET |

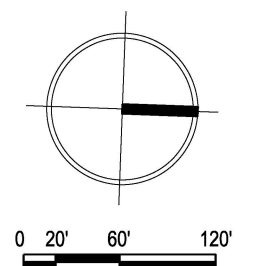


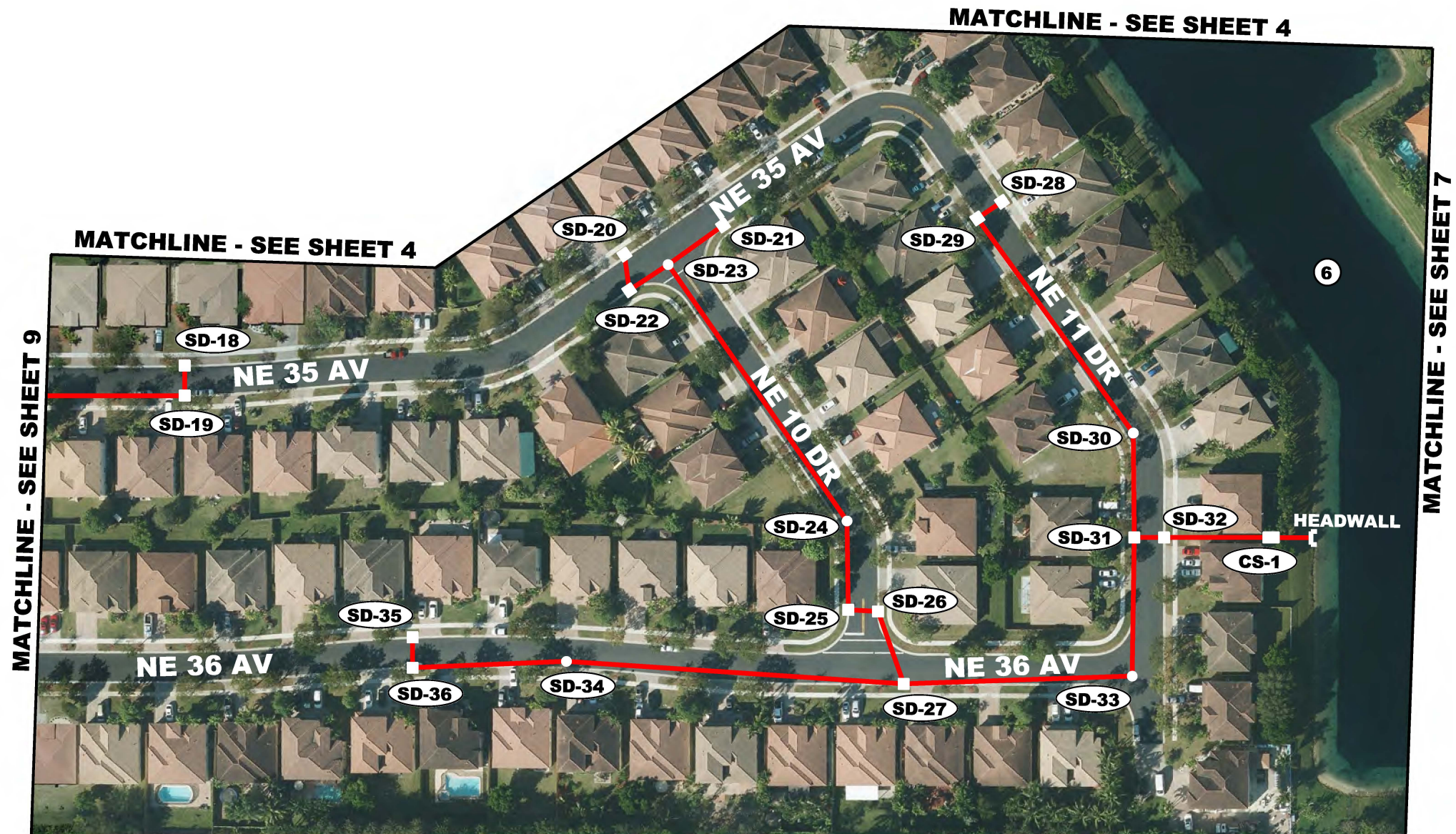
ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD E



LEGEND:

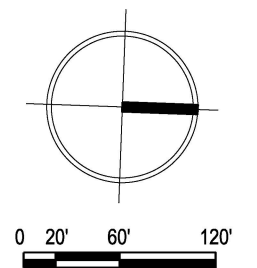
- DRAINAGE PIPE OR FRENCH DRAIN
- SD-1** DRAINAGE STRUCTURE
- CS-1** CONTROL STRUCTURE
- MANHOLE
- INLET
- # LAKE NUMBER





LEGEND:

- DRAINAGE PIPE OR FRENCH DRAIN
- SD-1** DRAINAGE STRUCTURE
- CS-1** CONTROL STRUCTURE
- MANHOLE
- INLET
- # LAKE NUMBER



ALVAREZ ENGINEERS, INC.
 STONEGATE C.D.D.
DRAINAGE CLEANUP - POD E

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

10

Stonegate CDD

Comprehensive Landscape Plan

The state of your landscape speaks volumes about your property

Presented by Zachary Chapel 02/27/25

305-781-4589

Zachary.chapel@brightview.com

MEETING OBJECTIVE

Inspiring People | Nurturing Landscapes



- Pro-Active Management - Recommendations
- Minimal Service Disruptions
- Proposed Approach to improving appearance
- Take Ownership and Accountability
- Experienced team
- A Company that understands Site-Cleanliness
- A company that understands Quality Workmanship
- A Trusted Partnership

BrightView appreciates the consideration to maintain your landscaping. The following pages will highlight some of our observations for potential improvements and assist you in the evaluation of...
BrightView Landscape Services as Your Provider of Choice

PROPERTY SITE MAP

Inspiring People | Nurturing Landscapes



A BrightView Comprehensive Landscape Plan

COST CONSIDERATION



Scope of Services -

Task	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes:
Primary Mow Services	30	2	2	2	3	3	3	3	3	3	2	2	2	mowing, blowing, string trimming, hard edging, soft edging, landscape debris and litter removal
Weed Control	12	1	1	1	1	1	1	1	1	1	1	1	1	pre and post emergent herbicide
Planted Area Detailing	12	1	1	1	1	1	1	1	1	1	1	1	1	hand prune, shear shrubs, remove suckers from trees
Mulch Installation	2					1						1		remove old mulch and apply new
Irrigation Inspection	12	1	1	1	1	1	1	1	1	1	1	1	1	check heads, system functionality, adjust if necessary and report findings/observations (repairs additional)
Integrated Pest Management	3	1				1				1				program for turf, shrubs, and palms for ants, chinch bug, thrips, scale, mealy bug, spider mite, white fly, and fungicide applications
Fertilization	3		1				1				1			granular fertilization on trees, palms, shrubs, turf
Tree Trimming	2			1						1				First hardwoods and palms / second only palms
Annual plants	4			1			1			1			1	clubhouse and entrances
ALL INCLUSIVE MONTHLY		\$13,000.00												
ALL INCLUSIVE PER CALENDAR		\$156,000.00												



A BrightView Comprehensive Landscape Plan

STANDARDS OF EXCELLENCE

Inspiring People | Nurturing Landscapes



Our proprietary Standards of Excellence promote best practices among the most common areas of landscape maintenance, enabling us to develop a cohesive, consistent strategy for your property. With a shared commitment and a focus on these standards, we will improve the quality of your landscape maintenance.

Our Standards of Excellence include:

- Site Cleanliness
- Weed Free
- Green Turf
- Crisp Edge Beds
- Spectacular Flowers
- Uniformly Mulched Beds
- Neatly Pruned Trees & Shrubs



S U P P L E M E N T A L I N F O R M A T I O N

Your Provider of Choice

The information in its entirety is proprietary and confidential, used only for the purposes of considering the nature and scope of your business relationship with BrightView. The contents of this Response are not to be shared with any present or future service provider. Retention of this Response to Request for Information signifies your agreement to treat the information as confidential.

OUR SERVICES

Inspiring People | Nurturing Landscapes

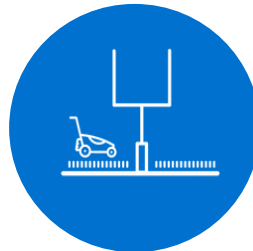


We specialize in streamlining your business process.

Think of us as your ultimate destination for all your landscaping needs. From innovative design-build solutions to meticulous landscape maintenance, snow services, cost saving water management, and beautiful property enhancements, we've got you covered with comprehensive offerings designed to transform your landscapes.



MAINTENANCE



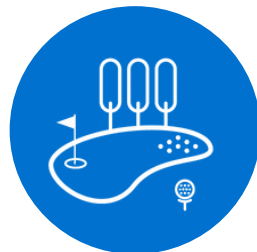
SPORTS TURF



TREE GROWING &
MOVING



WATER MANAGEMENT



GOLF



DEVELOPMENT



TREE CARE



SNOW & ICE

LANDSCAPE MAINTENANCE

Inspiring People | Nurturing Landscapes



Weekly Site Walks



Ready Trained Enabled Crews



Communication



A BrightView Comprehensive Landscape Plan

IRRIGATION MANAGEMENT



Inspiring People | Nurturing Landscapes

Irrigation zone map

BrightView
(305) 258-8011
Email: carlos.victoria@brightview.com
Date: 05/20/20

Timer Map for:
Bay Harbor Islands



Timer 1: 21 zones (103 St & W Broadview)	Timer 8: 7 zones (South Passive Park)
Timer 2: 8 Zones (Bridge Waterway)	Timer 9: 2 Zones / No power (95 St. & W. Broadview)
Timer 3: 7 Zones (96 St & W Broadview)	Timer 10: 4 Zones (95 th St. Park)
Timer 4: 10 Zones (Causeway West)	Timer 11: 20 Zones (92 St. Park)
Timer 5: 15 Zones (Causeway Center)	Timer 12: 21 Zones (98 th St. Park)
Timer 6: 5 Zones (Causeway East)	Timer 13: 7 Zones (E. Kane Concourse)
Timer 7: 2 Zones / No power (95 St & E. Broadview)	Timer 14: 6 Zones / No power (W. Kane Concourse)



Skilled Technicians & Communication Reports



A BrightView Comprehensive Landscape Plan

AGRONOMICS

Inspiring People | Nurturing Landscapes



State Certified Operators | Applicators

What is IPM?

Integrated Pest Management is a science-based approach that combines a variety of techniques. By studying their life cycles and how pests interact with the environment, IPM professionals can manage pests with the most current methods to improve management, lower costs, and reduce risks to people and the environment.

IPM tools include:

- Add surroundings
- Add beneficial insects/organisms
- Grow plants that resist pests
- Disrupt development of pest
- Prevention of pest problem (developing)
- Disrupt insect behaviors
- Use pesticides

1 IDENTIFY/MONITOR

Determine the causal agent and its abundance (contact your local extension agent for help).

2 EVALUATE

The results from monitoring will help to answer the question: Is the pest causing damage? Do we need to act? As pest numbers increase toward the economic threshold, further treatments may be necessary.

3 PREVENT

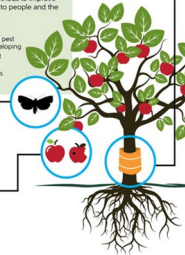
Some pest problems can be prevented by using resistant plants, planting early, rotating crops, using barriers against climbing pests, sanitation, and sealing cracks in buildings.

4 ACTION

IPM uses multiple tools to reduce pests below an economically damaging level. A careful selection of preventive and curative treatments will reduce reliance on any one tactic and increase likelihood of success.

5 MONITOR

Continue to monitor the pest population. If it remains low or decreases, further treatments may not be necessary, but if it increases and exceeds the action threshold, another IPM tool should be used.



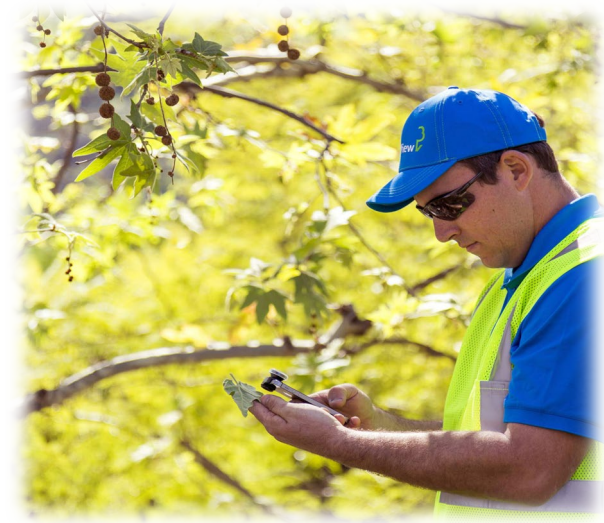
WHERE CAN YOU PRACTICE IPM?

Buildings and Homes: IPM is used to identify pests, keep them out, and remove them. It includes food and water, sanitation, and use of low-risk pesticides.

Farms: Check for pest-related damage regularly, identify accurately, choose pest-resistant plant varieties, encourage/encourage beneficial insects, fine-tune to avoid pests, and if needed use low-risk pesticides.

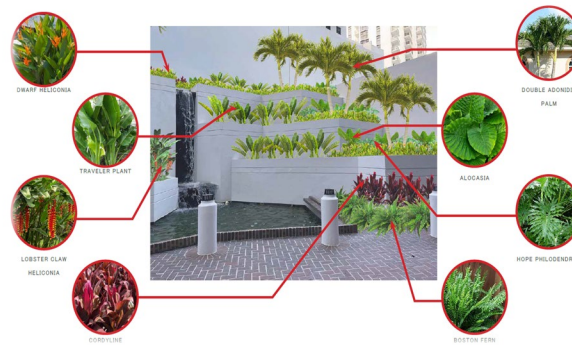
Managed Natural Systems: Identify the pest and use management options that have minimal risks to predators, humans, and pests.

The International Society of America is the largest organization in the world serving the needs of IPM professionals and the general public who wish to understand the importance and benefits of IPM. Visit us at www.ipsa-usa.org.



LANDSCAPE DESIGN

Inspiring People | Nurturing Landscapes



LANDSCAPE ENHANCEMENTS

Inspiring People | Nurturing Landscapes



FNGLA Certified Landscape Contractor & Professionals



A BrightView Comprehensive Landscape Plan

ARBOR CARE STORM PREP & RECOVERY

Inspiring People | Nurturing Landscapes



TCIA & OSHA Safety Certified



Ready Trained Enabled Crews & ISA Certified Arborist(s)



A BrightView Comprehensive Landscape Plan

SPORTS TURF

Inspiring People | Nurturing Landscapes



A BrightView Comprehensive Landscape Plan

GOLF

Inspiring People | Nurturing Landscapes



A BrightView Comprehensive Landscape Plan

DEVELOPMENT

Inspiring People | Nurturing Landscapes



A BrightView Comprehensive Landscape Plan

TREE GROWING & MOVING

Inspiring People | Nurturing Landscapes



A BrightView Comprehensive Landscape Plan

ELECTRIC EQUIPMENT | NOISE ORDINANCE

Inspiring People | Nurturing Landscapes



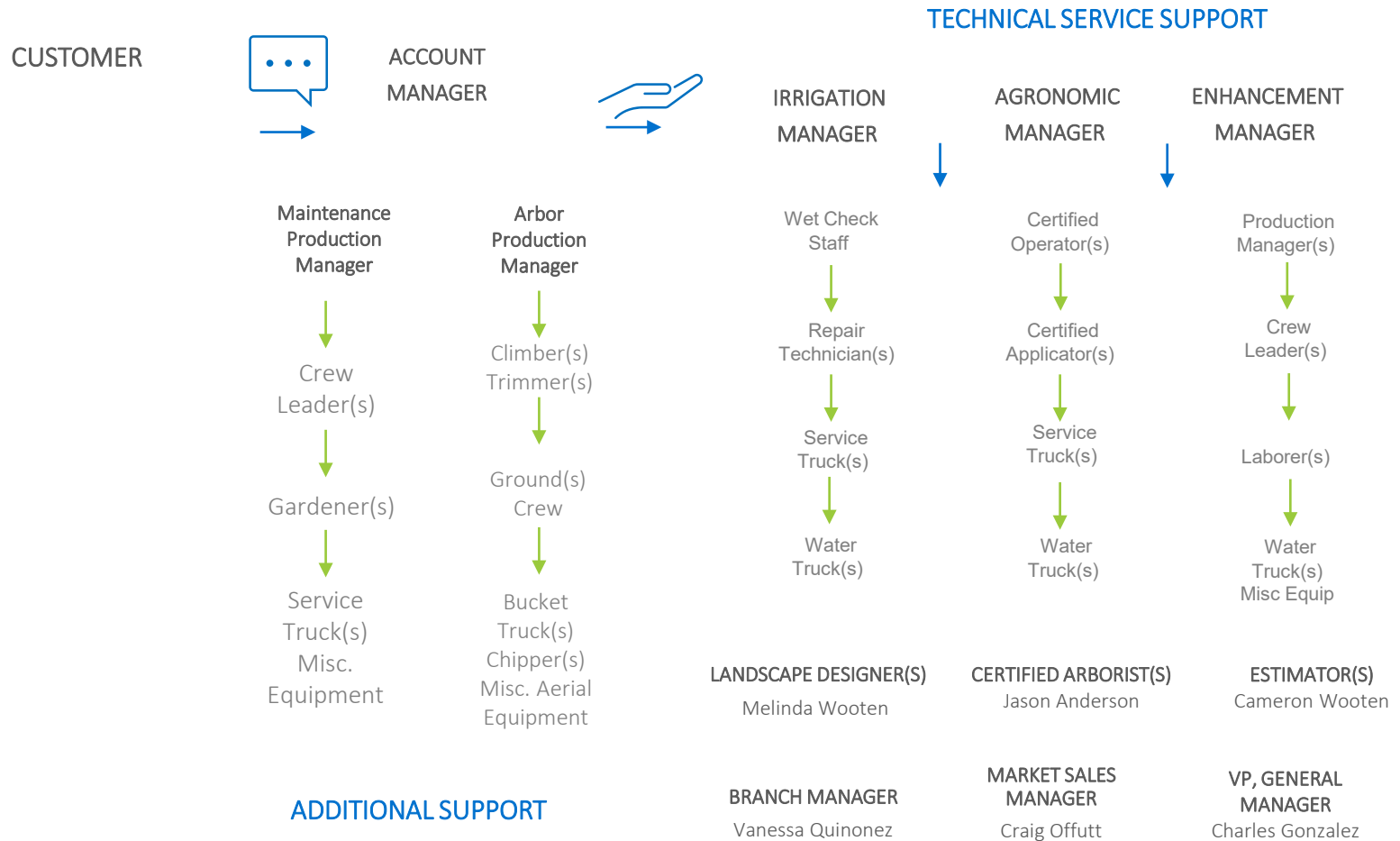
Electrifying our vehicles and equipment, BrightView began introducing hybrid vehicles to our fleet 10 years ago and we intend to expand those efforts by deploying over 500 electric vehicles over the coming twelve to 24 months.

By 2027, we expect to convert 100 percent of our management vehicle fleet and approximately 40 percent of our total fleet to electric or hybrid. BrightView was the first commercial landscaping company to adopt electric mowers on a broad scale.



SERVICE TEAM | ORG CHART

Inspiring People | Nurturing Landscapes



E-VERIFY EMPLOYER

Inspiring People | Nurturing Landscapes



- Ensure 100% compliance with all labor and immigration laws ,we are enrolled in E-Verify in all states in which we operate.
- The organization’s participation in E- Verify improves our ability to ensure the individuals we hire and are working on our client’s sites are authorized to work in the United States.
- Additionally, E-Verify is only part of our robust employment verification program. The program includes a consistent policy and process enterprise-wide, as well as regular training of our staff and semi-annual auditing to maintain compliance with labor and immigration regulations.





March 9, 2024

Re: Professional Recommendation for Brightview Landscaping

To whom it may concern:

Through Brightview's dedication, their work meets and often exceeds the standards of excellence demanded by a community such as Ocean Reef. They are very responsive and pay attention to details of their operation while ensuring that their employees meet the highest levels of safety standards. Moreover, they are alert to potential hot spots that pose security risks for the community, such as blind spots, overgrown tree limbs, and even terrain along the walk paths that serve as trip hazards for the community. From the initial planning stages to the final execution, their team consistently demonstrates a deep understanding of landscape design principles, environmental considerations, and client preferences. Their attention to detail ensures that each project is tailored to our unique needs and vision, resulting in stunning outdoor spaces that enhance aesthetic appeal and functionality.

One of Brightview's most impressive qualities is its ability to integrate creativity with practicality seamlessly. Whether designing a tranquil garden oasis, creating a sustainable landscape solution, or maintaining pristine outdoor environments, Brightview approaches each task with creativity, innovation, and a keen eye for detail. Their passion for their craft shines through the meticulous care they devote to every project, regardless of scale or complexity.

Brightview's team of skilled professionals is dedicated and punctual, as well as highly reliable and trustworthy. They play a crucial role for the Ocean Reef Community Association during storm events, where their initial push to clear debris and damaged landscaping is always prompt and efficient. Their reliability and trustworthiness are unmatched, making them a secure choice for any landscaping project. Working with Brightview is not just a partnership; it's a seamless collaboration built on trust, transparency, and mutual respect.

In summary, I recommend Brightview Landscaping as a trusted partner for any landscaping endeavor. Their unparalleled expertise, creativity, and commitment to client satisfaction make them an invaluable asset to any project. I am confident that they will continue to exceed expectations and set the standard for excellence in the landscaping industry.

Please get in touch with me at aartime@orcareef.com if you require any further information or clarification regarding my recommendation.

Sincerely,

Ariel Artime, Vice President
Director Public Safety and Operations
Ocean Reef Community Association

OCEAN REEF COMMUNITY ASSOCIATION

24 Dockside Lane, #505 • Key Largo, Florida 33037 • 305.367.3067 • Fax 305.367.4246 • orca@orcareef.com

CLIENT LETTER



CJ Rivera
Director of Facilities
786 538 1877

Inspiring People | Nurturing Landscapes



5300 ISLAND BOULEVARD AVENTURA, FLORIDA 33160
[REDACTED]

TO: Village of Bal Harbour

RE: Letter of Recommendation for BrightView

I, CJ Rivera, Director of Facilities at Williams Island; have worked with BrightView Landscape Services, Inc for five years now. Throughout this tenure, Williams Island has received an outstanding service. Our Account Manager has always been pro-active and aware of all our needs. His staff on the island always takes extra care of our grounds. I receive multiple compliments from our residents on the outstanding work that BrightView performs. Anytime we make special requests, they make time to accommodate and ensure these needs are met in a timely manner.

Moreover, during the hurricanes we have encountered, BrightView has assigned an on-property manager to stay throughout the storm for immediate response. This staff person, begins the cleanup and assess damages, devises the most effective strategy for cleanup, and reports his findings back to the my staff within hours. Following, the crew will come in with the required trucks and equipment to restore the property's landscaping.

I have the upmost confidence in giving my recommendation to any community or municipality that is looking to hire BrightView Landscape Services, Inc. as their service provider.

Sincerely,



SERVICE PARTNERS

Inspiring People | Nurturing Landscapes



SERVICE PARTNERS

Inspiring People | Nurturing Landscapes



A BrightView Comprehensive Landscape Plan

SERVICE PARTNERS

Inspiring People | Nurturing Landscapes



A BrightView Comprehensive Landscape Plan

SERVICE PARTNERS

Inspiring People | Nurturing Landscapes



A BrightView Comprehensive Landscape Plan

BRAND REFERENCES WE SERVICE

Inspiring People | Nurturing Landscapes



KEY ELEMENTS TO A HEALTHY LANDSCAPE

Inspiring People | Nurturing Landscapes



THE NINE FLORIDA-FRIENDLY PRINCIPLES

1 RIGHT PLANT, RIGHT PLACE

Plants selected to suit a specific site will require minimal amounts of water, fertilizers and pesticides.

2 WATER EFFICIENTLY

Irrigate only when your lawn needs water. Efficient watering is the key to a healthy Florida yard and conservation of limited resources.

3 FERTILIZE APPROPRIATELY

Less is often best. Overuse of fertilizers can be hazardous to your yard and the environment.

4 MULCH

Maintaining a 3-inch layer of mulch will help retain soil moisture, prevent erosion and suppress weeds.

5 ATTRACT WILDLIFE

Plants in your yard that provide food, water and shelter will attract Florida's diverse wildlife.

6 MANAGE YARD PESTS RESPONSIBLY

Unwise use of pesticides can harm people, pets, beneficial organisms and the environment.

7 RECYCLE

Grass clippings and leaves provide nutrients to the soil and reduce waste disposal when reused on the landscape.

8 REDUCE STORMWATER RUNOFF

Water running off your landscape can carry pollutants such as soil, debris, fertilizer, gasoline and pesticides that can adversely impact water quality. Reduction of this runoff will help prevent nonpoint-source pollution.

9 PROTECT THE WATERFRONT

Waterfront property, whether on a river, stream, pond, bay or beach, is very fragile and should be carefully protected to maintain freshwater and marine ecosystems.



BRIGHTVIEW PLAN FOR RESULTS

Inspiring People | Nurturing Landscapes



PRE-SERVICE

- Branch planning meeting
- Identify and mitigate any safety hazards
- Meet your Client Service Team
- Establish communication, reporting expectations & preferences
- Individual site planning

30 DAYS

- Initial site walk-through
- Week 1 Alignment Check
- Week 2 Alignment Check
- 30 Day Alignment Check
- Receive first invoice

60 DAYS

- Site walk of facility
- Receive Customer Satisfaction Survey
- Review survey responses with your Client Service Team
- Align and strengthen areas in need of improvement

90 DAYS

- Site walk of facility with your Client Service Team
- Review 90 Day Follow-up Partnership Transition Guide
- Check progress and/or completion of key site initiatives



It is my job to ensure a smooth transition for our Clients and our Team With the guidance of our transition plan and designated experts in their fields, we are committed to a seamless transition and a strong first step.

Vanessa Quinonez
Branch Manager



QUALITY SITE ASSESSMENTS

Inspiring People | Nurturing Landscapes



QSA

- Maintenance Items
- Property Enhancements
- Completed Items
- Notes to Owner | Misc. Items

General Information

DATE: Monday, Apr 08, 2024
 NEXT QSA DATE: Monday, Apr 15, 2024
 CLIENT ATTENDEES: Kenson Prudent
 BRIGHTVIEW ATTENDEES: Jehiel Benavides

Customer Focus Areas

collins ave, Palm tree pits clean up along Collins, Beach, Beach landscape

Quality you can count on.



1 / 17

Maintenance Items



17 Nicely maintained hedges at the islands in the center of Collins. Only a few minor details need to be done in the area.

18 Nicely maintained hedges at the islands in the center of Collins. Only a few minor details need to be done in the area.

19 The flowers are the founders circle continue to do well. We do not feel there is a need to replace them at this time even though we will have to soon.

20 The flowers are the founders circle continue to do well. We do not feel there is a need to replace them at this time even though we will have to soon.

BRIGHTVIEW DRIVES QUALITY

Inspiring People | Nurturing Landscapes



A BrightView Comprehensive Landscape Plan

MONTHLY SCHEDULE SAMPLES - COMMUNICATION

Inspiring People | Nurturing Landscapes



JUNE 2023 SERVICE CALENDAR						
BrightView						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 OnSite Gardener	2 OnSite Gardener	3
4	5 OnSite Gardener Wet Check	6 OnSite Gardener	7 OnSite Gardener	8 OnSite Gardener	9 OnSite Gardener	10
11	12 OnSite Gardener	13 OnSite Gardener Supplement maint team	14 OnSite Gardener	15 OnSite Gardener ? IPM & Fert visit	16 OnSite Gardener ? IPM & Fert visit	17
18	19 OnSite Gardener Large cleanup team	20 OnSite Gardener Enhancements team	21 OnSite Gardener	22 OnSite Gardener	23 OnSite Gardener	24
25	26 OnSite Gardener	27 OnSite Gardener	28 OnSite Gardener	29 OnSite Gardener ? Palm & Tree Trim if approved	30 OnSite Gardener ? Palm & Tree Trim if approved	

NOTES
All Services are in accordance, weather permitting. Changes will be noted

NUR

SERVICE NOTES TASK ITEMS - COMMUNICATION

Inspiring People | Nurturing Landscapes



PROPERTY VISIT	OBSERVATIONS	DATE	SOLUTION	RESOLVED	MISC
6/10/2023	Maintenance Items				Discussed with Aldo & Alessandro
	live wall needs trimmed back - brown foliage		additional labor to resolve	6/13/2023	
	trim out dead foliage on multi plants				
	crisp turf edges along collins				
	turf is stressed from shade at dog park - thinning				
	remove dying plants - keep beds empty				
	Irrigation Items				
	multiple issues, seems wet		Provide report - cut watter off or time way back	6/13/2023	
	tube breaks around turf edge, need fixed				
	Nutrient Items				
	thrinax palms along ramp				
	Ligustrum				
	baby sunrose pool planters				
	Disease Items				
	check for snails and fungus - optimal conditions				
6/13/2023	fungus downy mildew on Railroad vine				
	Palms & Trees				
	seed pods visible				
	deficient palms on south side				
6/13/2023	North valet planter, medjoool palm leaning		emailed Aldo and Alessandro of observation		

SERVICE NOTES TASK ITEMS - COMMUNICATION



	May	June	July	August	September
Flower Beds					
Mulch					
Proposals Needed					
Warranty Items					
NOTES					

EMERGENCY PLANNING

Inspiring People | Nurturing Landscapes



Immediately following a storm, our teams will ensure the following:

- Vehicle access is cleared, allowing emergency personnel access.
- Debris that may pose an immediate risk is cleared.
- Plant material that may have a chance of surviving is replanted.
- Hazardous damaged limbs that remain in trees are trimmed or removed.
- Tree limbs, root balls, or large wood debris remaining on the ground is chipped and removed.
- Final restoration of any remaining damages or losses resulting from the storm is performed



"From structural tree pruning to developing a post-storm clean-up plan, it is important for business owners, property managers and homeowners alike to proactively take steps to dramatically reduce the risk of damage on their property," said Gonzalez, who is based in Miami. "BrightView's expertise, combined with our intimate familiarity of South Florida's landscape, has proven pivotal in helping advise and prepare our clients for hurricane season."



Keys Gate Community Association is a large homeowners association of nearly 4,000 units in 17 neighborhoods across Florida that has benefited by working with BrightView.

"BrightView has been and continues to be an essential resource and trusted partner in our hurricane preparation and recovery plans," said Ignacio Mendez, CAM, Senior Property Manager for Keys Gate Community Association. "With BrightView's help, our communities have recovered from storms in record time."

COMMITMENT TO CHARITY EVENTS

Inspiring People | Nurturing Landscapes



Introducing the New BrightView Landscapes Foundation Homepage

The BrightView Landscapes Foundation has a new home – a one-stop location to find all the information you need about the Foundation. The Foundation, a 501(c)(3) organization, is a way for BrightView team members to help their fellow team members.

[READ MORE »](#)

GIVING TUESDAY

#GivingTuesday: BrightView Landscapes Foundation

If you are inclined to make a donation on Giving Tuesday or this holiday season, please consider giving to the BrightView Landscapes Foundation. Since starting, the Foundation has raised over \$460,000. This past year alone, the Foundation distributed more than \$100,000 to assist more than 35 team members.



Thank You from BrightView Landscapes Foundation Spring Fund Drive

The inaugural fund drive for the BrightView Landscapes Foundation ended last Friday and I am pleased to report our preliminary results. Donations made during the drive totaled \$115,097, which, when combined with the company match of \$75,000, totals \$190,097 – substantially more than our goal of \$150,000.



THANK YOU

Ready to elevate your landscaping services?

Let's discuss your next steps in our partnership.

How Can We Help You ?



<https://www.qrcodechimp.com/page/craigoffutt>

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

CONSENT
AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2025**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America	\$ 766,359	\$ -	\$ -	\$ -	\$ 766,359
FineMark Bank - money mkt*	1,084,947	-	-	-	1,084,947
Investments					
State Board of Administration	13	-	-	-	13
Revenue 2013	-	477,852	-	-	477,852
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	394	-	-	394
Sinking fund 2013	-	53	-	-	53
Prepayment 2013	-	59,233	-	-	59,233
Revenue 2020	-	-	454,506	-	454,506
Reserve 2020	-	-	159,500	-	159,500
Prepayment 2020	-	-	2,474	-	2,474
Construction 2020	-	-	-	299,173	299,173
Undeposited funds	670	-	-	-	670
Due from other	141	-	-	-	141
Due from other funds					
General fund	-	19,347	10,450	-	29,797
Total assets	<u>\$ 1,852,130</u>	<u>\$ 581,879</u>	<u>\$626,930</u>	<u>\$ 299,173</u>	<u>\$ 3,360,112</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable - clubhouse	\$ 2,766	\$ -	\$ -	\$ -	\$ 2,766
Contracts payable	-	-	-	135	135
Debt service - series 2013	19,347	-	-	-	19,347
Debt service - series 2020	10,450	-	-	-	10,450
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>33,563</u>	<u>-</u>	<u>-</u>	<u>135</u>	<u>33,698</u>
Fund Balance					
Restricted					
Debt service	-	581,879	626,930	-	1,208,809
Construction	-	-	-	299,038	299,038
Assigned					
3 months working capital	372,532	-	-	-	372,532
Disaster	225,000	-	-	-	225,000
Unassigned	1,221,035	-	-	-	1,221,035
Total fund balance	<u>1,818,567</u>	<u>581,879</u>	<u>626,930</u>	<u>299,038</u>	<u>3,326,414</u>
Total liabilities & fund balances	<u>\$ 1,852,130</u>	<u>\$ 581,879</u>	<u>\$626,930</u>	<u>\$ 299,173</u>	<u>\$ 3,360,112</u>

*Statement not received in time for financial statement distribution.

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 35,872	\$ 920,299	\$ 1,093,057	84%
Interest	3,679	13,298	1,000	1330%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	-	-	5,000	0%
Total revenues	<u>39,551</u>	<u>933,597</u>	<u>1,101,057</u>	85%
EXPENDITURES				
Administrative				
Supervisors	-	-	6,000	0%
Payroll taxes	-	-	459	0%
Management/recording/accounting	3,711	14,843	44,528	33%
Legal	400	4,017	20,000	20%
Engineering	1,131	2,129	10,000	21%
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	57	205	2,000	10%
Legal advertising	672	672	3,600	19%
Office supplies	-	385	300	128%
Other current charges	-	448	1,500	30%
Annual special district fee	-	175	175	100%
Property taxes	-	110	-	N/A
Insurance	-	8,495	8,733	97%
Total administrative expenses	<u>6,503</u>	<u>33,606</u>	<u>119,958</u>	28%
Field Operations				
Landscape maintenance	-	31,878	101,613	31%
Landscape replacement	-	-	10,000	0%
Lake Plant Maintenance	-	8,150	24,450	33%
Playground maintenance	-	-	1,500	0%
Clubhouse irrigation	-	-	3,000	0%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	-	1,000	0%
Lake maintenance	1,564	7,436	28,015	27%
Lake bank degradation	110,597	110,597	392,000	28%
Aeration maintenance	-	-	3,000	0%
Aeration utilities	2,138	3,326	1,500	222%
Contingency	-	-	5,000	0%
Holiday decorations	-	16,350	16,350	100%
Animal control	135	405	1,500	27%
Total field operations	<u>114,434</u>	<u>178,142</u>	<u>593,428</u>	30%

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	-	1,875	6,678	28%
Utilities	3,009	10,043	54,000	19%
Insurance	-	23,325	25,653	91%
Flood insurance	-	-	6,922	0%
Alarm monitoring	407	545	720	76%
Fire monitoring	135	337	540	62%
Pool maintenance	2,300	9,200	15,000	61%
Pool health inspections	-	375	750	50%
Air conditioning R&M	-	-	1,000	0%
Clubhouse operation and management				
Clubhouse management	-	65,122	260,486	25%
Clubhouse management - Victor	21,707	21,707	-	N/A
Special events	-	26,798	35,000	77%
Gym maintenance	-	-	1,500	0%
Gym equipment lease	7,227	10,842	43,000	25%
Pool attendant	-	-	7,906	0%
Office supplies	520	945	4,000	24%
Repairs and maintenance	-	1,923	15,000	13%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	228	1,517	10,000	15%
Pool system upgrade	-	-	242,500	0%
Pressure cleaning	-	-	1,000	0%
Janitorial supplies	-	1,188	15,700	8%
Stormdrain cleanout	-	-	7,000	0%
Contingencies	-	9,898	9,000	110%
Total clubhouse	<u>35,533</u>	<u>185,640</u>	<u>765,355</u>	24%
Infrastructure reinvestment				
Capital outlay				
General	-	-	21,500	0%
Total clubhouse reserves	<u>-</u>	<u>-</u>	<u>21,500</u>	0%
Other fees and charges				
Property appraiser & tax collector	369	9,214	11,386	81%
Total other fees and charges	<u>369</u>	<u>9,214</u>	<u>11,386</u>	81%
Total expenditures	<u>156,839</u>	<u>406,602</u>	<u>1,511,627</u>	27%
Net increase/(decrease) of fund balance	(117,288)	526,995	(410,570)	
Fund balances - beginning	1,935,855	1,291,572	1,189,427	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	(25,202)	-	-	
Assigned				
3 months working capital	372,532	372,532	372,532	
Disaster	225,000	225,000	225,000	
Unassigned	1,246,237	1,221,035	181,325	
Fund balance - ending	<u>\$ 1,818,567</u>	<u>\$ 1,818,567</u>	<u>\$ 778,857</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, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 19,549	\$ 501,521	\$ 596,868	84%
Interest	813	2,234	-	N/A
Total revenues	<u>20,362</u>	<u>503,755</u>	<u>596,868</u>	84%
EXPENDITURES				
Debt service				
Principal	-	-	360,000	0%
Interest 11/1	-	115,325	115,325	100%
Interest 5/1	-	-	115,325	0%
Property appraiser & tax collector	201	5,021	6,218	81%
Total expenditures	<u>201</u>	<u>120,346</u>	<u>596,868</u>	20%
Net increase/(decrease) of fund balance	20,161	383,409	-	
Fund balances - beginning	561,718	198,470	189,660	
Fund balances - ending	<u>\$ 581,879</u>	<u>\$ 581,879</u>	<u>\$ 189,660</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, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 10,559	\$ 270,897	\$ 322,360	84%
Interest	1,549	5,718	-	N/A
Total revenues	<u>12,108</u>	<u>276,615</u>	<u>322,360</u>	86%
EXPENDITURES				
Debt service				
Principal	-	-	205,000	0%
Principal prepayment	-	-	10,000	N/A
Interest 11/1	-	57,150	57,300	100%
Interest 5/1	-	-	57,150	0%
Property appraiser & tax collector	109	2,712	3,358	81%
Total debt service	<u>109</u>	<u>59,862</u>	<u>332,808</u>	18%
Net increase/(decrease) of fund balance	11,999	216,753	(10,448)	
Fund balances - beginning	614,931	410,177	404,999	
Fund balances - ending	<u>\$ 626,930</u>	<u>\$ 626,930</u>	<u>\$ 394,551</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, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,057	\$ 4,434
Total revenues	<u>1,057</u>	<u>4,434</u>
EXPENDITURES		
Capital outlay	<u>135</u>	<u>1,798</u>
Total expenditures	<u>135</u>	<u>1,798</u>
Excess/(deficiency) of revenues over/(under) expenditures	922	2,636
Fund balances - beginning	298,116	296,402
Fund balances - ending	<u><u>\$ 299,038</u></u>	<u><u>\$ 299,038</u></u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
JANUARY 31, 2025**

4:58 PM

02/25/25

Stonegate CDD

Check Detail

January 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	01/03/2025	NAVITAS CREDIT CORP	101.000 · Bank of America - Checking		-3,614.12
Bill	4130...	01/02/2025		536.006 · Fitness Equipment Maint	-3,614.12	3,614.12
TOTAL					-3,614.12	3,614.12
Bill Pmt -Check	CBI	01/03/2025	IMAGENET CONSULTING	101.000 · Bank of America - Checking		-40.04
Bill	INV1...	01/02/2025		536.007 · Office Supplies	-40.04	40.04
TOTAL					-40.04	40.04
Bill Pmt -Check	CBI	01/03/2025	ADT SECURITY SERVICES INC.	101.000 · Bank of America - Checking		-68.89
Bill	1495...	01/02/2025		536.001 · Alarm Monitoring	-68.89	68.89
TOTAL					-68.89	68.89
Bill Pmt -Check	CBI	01/16/2025	IMAGENET CONSULTING	101.000 · Bank of America - Checking		-137.79
Bill	8344...	01/15/2025		536.007 · Office Supplies	-137.79	137.79
TOTAL					-137.79	137.79
Bill Pmt -Check	CBI	01/23/2025	ADT SECURITY SERVICES INC.	101.000 · Bank of America - Checking		-55.12
Bill	1495...	01/22/2025		536.001 · Alarm Monitoring	-55.12	55.12
TOTAL					-55.12	55.12
Bill Pmt -Check	CBI	01/31/2025	NAVITAS CREDIT CORP	101.000 · Bank of America - Checking		-3,614.12
Bill	4130...	01/30/2025		536.006 · Fitness Equipment Maint	-3,614.12	3,614.12
TOTAL					-3,614.12	3,614.12
Bill Pmt -Check	14728	01/03/2025	UNUS PROPERTY MANAGEMENT	101.000 · Bank of America - Checking		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	14729	01/03/2025	UNUS PROPERTY MANAGEMENT	101.000 · Bank of America - Checking		-21,707.17

4:58 PM

02/25/25

Stonegate CDD

Check Detail

January 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	1211	01/02/2025		536.022 · Clubhouse Manager - Victor	-21,707.17	21,707.17
TOTAL					-21,707.17	21,707.17
Bill Pmt -Check	14730	01/03/2025	ALLSTATE RESOURCE MANAGEMENT, INC.	101.000 · Bank of America - Checking		-1,564.00
Bill	14549	01/02/2025		537.003 · Lake Maintenance	-1,564.00	1,564.00
TOTAL					-1,564.00	1,564.00
Bill Pmt -Check	14731	01/03/2025	CHI ALARMS, INC.	101.000 · Bank of America - Checking		-135.00
Bill	281670	01/02/2025		536.009 · Fire Monitoring	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	14732	01/03/2025	CITY OF HOMESTEAD	101.000 · Bank of America - Checking		-4,001.93
Bill	0003...	01/02/2025		536.010 · Utilities	-3,008.91	3,008.91
Bill	0003...	01/02/2025		536.044 · Aeration Utilities	-993.02	993.02
TOTAL					-4,001.93	4,001.93
Check	14733	01/03/2025	STONEGATE CDD	101.000 · Bank of America - Checking		-15,576.92
				207.203 · Due to DSF Series 2013	-15,576.92	15,576.92
TOTAL					-15,576.92	15,576.92
Check	14734	01/03/2025	STONEGATE CDD	101.000 · Bank of America - Checking		-8,413.88
				207.204 · Due to DSF series 2020	-8,413.88	8,413.88
TOTAL					-8,413.88	8,413.88
Bill Pmt -Check	14735	01/13/2025	FEDEX	101.000 · Bank of America - Checking		-22.48
Bill	8-727...	01/08/2025		519.410 · Postage	-22.48	22.48
TOTAL					-22.48	22.48
Bill Pmt -Check	14736	01/13/2025	WRATHELL, HUNT & ASSOCIATES, LLC	101.000 · Bank of America - Checking		-4,242.58
Bill	2025-...	01/08/2025		512.311 · Management Fees	-3,710.67	3,710.67

4:58 PM

02/25/25

Stonegate CDD

Check Detail

January 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				513.310 · Assessment Roll Preparation	-444.33	444.33
				513.315 · Dissemination Fees	-87.58	87.58
TOTAL					-4,242.58	4,242.58
Bill Pmt -Check	14737	01/13/2025	AL-FLEX EXTERMINATORS, INC.	101.000 · Bank of America - Checking		-135.00
Bill	11909	01/08/2025		537.500 · Animal Control	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	14738	01/13/2025	M&M POOL & SPA SERVICES, CORP	101.000 · Bank of America - Checking		-2,300.00
Bill	8232	01/08/2025		536.004 · Pool Maintenance	-2,300.00	2,300.00
TOTAL					-2,300.00	2,300.00
Bill Pmt -Check	14739	01/16/2025	ALVAREZ ENGINEERS, INC.	101.000 · Bank of America - Checking		-1,131.25
Bill	8203	01/15/2025		519.320 · Engineering	-1,131.25	1,131.25
TOTAL					-1,131.25	1,131.25
Bill Pmt -Check	14740	01/16/2025	BILLING, COCHRAN, MAURO & RAMSEY, P.A.	101.000 · Bank of America - Checking		-400.00
Bill	191250	01/15/2025		514.310 · Legal Fees	-400.00	400.00
TOTAL					-400.00	400.00
Bill Pmt -Check	14741	01/16/2025	FEDEX	101.000 · Bank of America - Checking		-25.50
Bill	8-740...	01/15/2025		519.410 · Postage	-25.50	25.50
TOTAL					-25.50	25.50
Bill Pmt -Check	14742	01/16/2025	UNUS PROPERTY MANAGEMENT	101.000 · Bank of America - Checking		-570.88
Bill	1218	01/15/2025		536.007 · Office Supplies	-342.38	342.38
				536.038 · Wall paint and repairs	-228.50	228.50
TOTAL					-570.88	570.88
Bill Pmt -Check	14743	01/16/2025	WRATHELL, HUNT & ASSOCIATES, LLC	101.000 · Bank of America - Checking		-671.52

4:58 PM

02/25/25

Stonegate CDD

Check Detail

January 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2025-...	01/15/2025		519.480 · Legal Advertising	-671.52	671.52
TOTAL					-671.52	671.52
Bill Pmt -Check	14744	01/16/2025	LANDSHORE ENTERPRISES, LLC	101.000 · Bank of America - Checking		-110,596.58
Bill	2112	01/15/2025		537.016 · Lake Bank Degradation	-7,482.00	7,482.00
Bill	PAYA...	01/15/2025		537.016 · Lake Bank Degradation	-103,114.58	103,114.58
TOTAL					-110,596.58	110,596.58
Bill Pmt -Check	14745	01/16/2025	ADT SECURITY SERVICES INC.	101.000 · Bank of America - Checking		-283.13
Bill	1495...	01/15/2025		536.001 · Alarm Monitoring	-283.13	283.13
TOTAL					-283.13	283.13
Bill Pmt -Check	14746	01/23/2025	FEDEX	101.000 · Bank of America - Checking		-8.71
Bill	8-746...	01/22/2025		519.410 · Postage	-8.71	8.71
TOTAL					-8.71	8.71
Bill Pmt -Check	14747	01/31/2025	CITY OF HOMESTEAD	101.000 · Bank of America - Checking		-1,144.99
Bill	0003...	01/30/2025		536.044 · Aeration Utilities	-1,144.99	1,144.99
TOTAL					-1,144.99	1,144.99

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
JANUARY 31, 2025**



[Dashboard](#)

Account

Payments

Manage Profile

Communication

Preferences

Manage Emergency

Contacts

Account Documents

Alarm System

Locations

Order

Crime Maps

Help

[Logout](#)

Account

Avoid being late. Set up automatic payments with EasyPay.

[Enroll in EasyPay](#)

[Remind me later](#)

Payment successfully submitted for account 14954058.

Confirmation: 97107116

PAYMENTS

PROFILE

PREFERENCES

EMERGENCY CONTACTS

ACCOUNT DOCUMENTS

\$64.02

Your payment is due on January 22, 2025

Pending payment of \$68.89

[View This Statement](#)

[Understand this Bill](#)

[Update Payment Methods](#)

Make a Payment



Not enrolled in EasyPay?

[Sign Up Now](#)

Account: **14954058**

[Billing History](#) [Billing Statements](#)

[Download as Excel Doc](#)

Show:

Past 12 Months

DATE: 01/01/2025	DESCRIPTION: ACH Check	AMOUNT: -\$188.00	BALANCE: \$64.02
DATE: 01/01/2025	DESCRIPTION: ACH Check	AMOUNT: -\$100.00	BALANCE: \$252.02
DATE: 01/01/2025	INVOICE NUMBER: 1113307514	DESCRIPTION: Acceleration Billing	AMOUNT: -\$71.18
		12/31/24-01/31/25	BALANCE: \$352.02
DATE: 01/01/2025	INVOICE NUMBER: 1113473476	DESCRIPTION: Late Charges	AMOUNT: \$4.32
			BALANCE: \$423.20
DATE: 01/01/2025	INVOICE NUMBER: 1106794165	DESCRIPTION: Recurring Services	AMOUNT: \$68.89
		01/01/25-01/31/25	BALANCE: \$418.88
DATE: 12/31/2024	INVOICE NUMBER: 111328668	DESCRIPTION: Job # 127331191 - SMART INSTALLATION	AMOUNT: \$288.00
			BALANCE: \$349.99
DATE: 12/31/2024	INVOICE NUMBER: 1113150653	DESCRIPTION: Recurring Services	AMOUNT: \$61.99
		12/31/24-01/31/25	BALANCE: \$61.99
DATE: 12/01/2024	INVOICE NUMBER: 1100669583	DESCRIPTION: Recurring Services	AMOUNT: \$68.89
		12/01/24-12/31/24	BALANCE: \$0.00
DATE: 11/22/2024	DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: \$0.00

Chat with an Agent

DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
11/01/2024	109469755	11/01/24-11/30/24	\$68.89	\$0.00
DATE: 10/25/2024		DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: -\$68.89
DATE: 10/15/2024		DESCRIPTION: Check # 014672	AMOUNT: -\$68.89	BALANCE: \$0.00
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
10/01/2024	1088623339	10/01/24-10/31/24	\$68.89	\$68.89
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
09/01/2024	1082558668	09/01/24-09/30/24	\$68.89	\$0.00
DATE: 08/23/2024		DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: -\$68.89
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
08/01/2024	1075965348	08/01/24-08/31/24	\$68.89	\$0.00
DATE: 07/26/2024		DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: -\$68.89
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
07/01/2024	1069952083	07/01/24-07/31/24	\$68.89	\$0.00
DATE: 06/28/2024		DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: -\$68.89
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
06/01/2024	1063972168	06/01/24-06/30/24	\$68.89	\$0.00
DATE: 05/17/2024		DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: -\$68.89
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
05/01/2024	1057960612	05/01/24-05/31/24	\$63.79	\$0.00
DATE: 04/20/2024		DESCRIPTION: ACH Check	AMOUNT: -\$63.79	BALANCE: -\$63.79
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
04/01/2024	1051977734	04/01/24-04/30/24	\$63.79	\$0.00
DATE: 03/23/2024		DESCRIPTION: ACH Check	AMOUNT: -\$63.79	BALANCE: -\$63.79
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
03/01/2024	1045849457	03/01/24-03/31/24	\$63.79	\$0.00
DATE: 02/27/2024		DESCRIPTION: Check # 014517	AMOUNT: -\$63.79	BALANCE: -\$63.79
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
02/01/2024	1040037245	02/01/24-02/29/24	\$63.79	\$0.00
DATE: 01/19/2024		DESCRIPTION: ACH Check	AMOUNT: -\$63.79	BALANCE: -\$63.79

Need Help? [Support](#) [Contact Us](#) [Go to ADT.com](#)

Follow Us

@2025 ADT LLC dba ADT Security Services. All rights reserved. ADT, the ADT logo, ADT Always There and 800.ADT.ASAP and the product/service names listed in this document are marks and/or registered marks. Third party marks are the property of their respective owners.

[Privacy and Terms](#) [Sitemap](#)

Accessibility

PRIVACY FEEDBACK
Powered by **TRUSTe**

A+
rating

Chat with an Agent

536.009

CHI ALARMS, INC.
15476 NW 77 CT #413
MIAMI LAKES, FL 33016
TEL. 305-827-2856
FAX.305-825-2144

Invoice

***PLEASE NOTE OUR NEW
MAILING ADDRESS***

Date	Invoice #
1/1/2025	281670

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	1/1/2025	ILB

Item	Description	Qty	Rate	Serviced	Amount
UL Service ...	Quarterly UL Central Station Services and response. Paid 30 days in advance. FEBRUARY - APRIL 2025 536.009 001	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

Your HPS Utilities Statement

STONEGATE CDD

Service Address:

1020 NE 34 AVE CLBHS

Account #:

001046837-000351215

Rate Class: INDUSTRIAL

Service Period:

11/17/2024-12/17/2024

Bill Date: 12/24/2024

Due Date: 01/20/2025



Community-Owned Services Since 1916

WATER SERVICE CHARGES

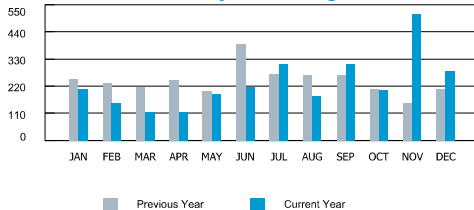
SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$61.20
Water Gallons Consumed (1,000s)	15.00	\$30.00
Irrigation Service Charge		\$61.20
Irrigation Gallons Consumed (1,000s)	264.00	\$528.00
Water Total		\$680.40

CURRENT USAGE

Meter 18533391

Days	30
Reading	952.00
Multiplier	1
Consumption	279.00
Avg / Day	9.30

Monthly Water Usage



OTHER CHARGES

Hurricane Fee	\$1.25
Other Total	\$1.25
TAXES	
Dade Co Util Tx Elec	\$120.86
FI Gross Receipts Tx	\$39.79
Dade Co Util Tx Watr	\$68.04
Dade Co Derm (Water & Sewer)	\$51.10
Taxes Total	\$279.79
Previous Bill Amount	\$3,802.12
Payments	-\$3,802.12
Adjustments	\$0.00

ENERGY SERVICE CHARGES

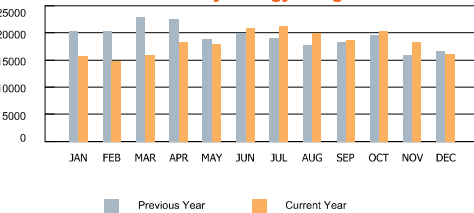
SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$45.00
Electric Consumption @ .0571	15,960.00	\$911.32
Demand Consumption @ 6.37	39.60	\$252.25
Electric Fuel Cost Adj. @ .02400	15,960.00	\$383.04
Electric Total		\$1,591.61

CURRENT USAGE

Meter 64310165

Days	30
Reading	32,786.00
Multiplier	60
Consumption	15,960.00
Avg / Day	532.00

Monthly Energy Usage



536.010
001

SUMMARY OF CHARGES

Water Total	\$680.40
Energy Total	\$1,591.61
Sanitation Total	\$455.86
Other Total	\$1.25
Taxes Total	\$279.79
Current Charges	\$3,008.91
Balance Forward	\$0.00
Total Amount Due	\$3,008.91

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$89.85
Gallons Consumed (1,000s)	15.00	\$81.45
Sewer Total		\$171.30
Garbage Solid Waste		\$279.00
Recycling Fee (Cans)		\$5.56
Solid Waste Total		\$284.56
Sanitation Total		\$455.86

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

NAME: STONEGATE CDD

SERVICE ADDRESS: 1020 NE 34 AVE CLBHS

CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES

100 Civic Court
Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	11/17/2024-12/17/2024	01/20/2025	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$3,008.91	\$3,008.91

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

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

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

0010468370003512150300891

149787AA26-Y-1
1200 Y SP 0.593000



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

General Billing Information



ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

Customer service information, utility account services, billing questions, shut-off for non-pay:	(305) 224-4800	Monday -Friday 8:00 am - 5:00 pm
Garbage and trash pickup questions:	(305) 224-4860	
Emergency Power/Streetlight Outage or downed power lines:	(855) 211-2062	24 Hours
Emergency water service line break or sewer backup:	(855) 211-2062	



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224-4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224-4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

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

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

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

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

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

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

This will also result in increased deposits.

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

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

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

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

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

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

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

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

Your HPS Utilities Statement

STONEGATE CDD

Service Address:

1020 NE 34 AVE FOUNT

Account #:

001046837-000363973

Rate Class: COMMERCIAL

Service Period:

11/17/2024-12/17/2024

Bill Date: 12/24/2024

Due Date: 01/20/2025



Community-Owned Services Since 1916



ENERGY SERVICE CHARGES

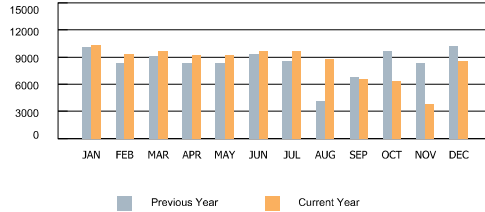
SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$15.00
Electric Consumption @ .0797	8,543.00	\$680.88
Electric Fuel Cost Adj. @ .02400	8,543.00	\$205.03
Electric Total		\$900.91

CURRENT USAGE

Meter 60997545

Days	30
Reading	72,077.00
Multiplier	1
Consumption	8,543.00
Avg / Day	284.77

Monthly Energy Usage



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$69.59
FI Gross Receipts Tx	\$22.52
Taxes Total	\$92.11
Previous Bill Amount	\$449.25
Payments	-\$449.25
Adjustments	\$0.00

536.044
001

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$900.91
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$92.11
Current Charges	\$993.02
Balance Forward	\$0.00
Total Amount Due	\$993.02

Comments:

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

NAME: STONEGATE CDD

SERVICE ADDRESS: 1020 NE 34 AVE FOUNT

CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES

100 Civic Court
Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	11/17/2024-12/17/2024	01/20/2025	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$993.02	\$993.02

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

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



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

0010468370003639730099302

149787AA26-Y-1
1201 Y SP 0.593000



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

General Billing Information



ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

Customer service information, utility account services, billing questions, shut-off for non-pay:	(305) 224-4800	Monday -Friday 8:00 am - 5:00 pm
Garbage and trash pickup questions:	(305) 224-4860	
Emergency Power/Streetlight Outage or downed power lines:	(855) 211-2062	24 Hours
Emergency water service line break or sewer backup:	(855) 211-2062	



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224-4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224-4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

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

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

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

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

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

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

This will also result in increased deposits.

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

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

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

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

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

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

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

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

TRANSACTION RECORD

Date: 01/03/2025 10:46 AM CST

Transaction Number: 8gkhw4d8

Billing Address

STONEGATE CDD

PO BOX 810036

BOCA RATON, FL 33481

5615710010

stonegatecdd@districtap.com

This payment has been applied to the following invoices:

Invoice Details	Amount
INV1126623	\$40.04

Payment Details

Payment Type	ACH Account Ending (3774)
--------------	---------------------------

Grand Total	\$40.04
--------------------	----------------

Account holder agrees to pay above amount to the issuer pursuant to account holders agreement.

Thank you for your payment. Please allow up to three business days for payment to be credited to your account.

Please retain this copy for your records.

If you have any questions, please contact us by sending an email to AR@Imagenet.com or call (405) 236.4500 inside the Oklahoma City metro area or (800) 937.2647 outside of the Oklahoma City metro area.

ImageNet Consulting, LLC

913 N Broadway

Oklahoma City, OK 73102

www.ImageNetConsulting.com



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 #

INV1126623

Terms

Net 10

Bill To: UM00:
UNUS MANAGEMENT
23200 GLADES RD SUITE 410W
BOCA RATON, FL 33431
USA

Customer: UM00-001:
STONEGATE CDD
1020 NE 34TH AVE
HOMESTEAD, FL 33033

Customer #	Contract Number	P.O. Number	Invoice Date	Due Date
UM00	CONT2171-01		12/19/2024	12/29/2024
Invoice Remarks				

Contract Remarks

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 11/20/2024 to 12/19/2024 overage period	\$32.54
Surcharge	\$4.88
	\$37.42

Detail:**Equipment included under this contract****HP/HP E776DNS MFP BASE**

Number	Serial Number	Base Charge		Location				
A85EM	MXBCLC624Y	\$0.00		STONEGATE CDD 1020 NE 34TH AVE HOMESTEAD, FL 33033				
Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
ACCENT	EQU41460 - ACCENT	1,538	1,728	190	0	190	0.013220	\$2.51
BW	EQU41460 - BW	53,353	53,829	476	0	476	0.013220	\$6.29
GENERAL OF	EQU41460 - GENERAL	196	196	0	0	0	0.013220	\$0.00
PROFESSION	EQU41460 - PROFESS	7,987	8,346	359	0	359	0.066120	\$23.74
								\$32.54

536.007
001

Important:

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

Credit card payments may incur a non-refundable convenience fee.

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

Invoice SubTotal	\$37.42
Tax:	\$2.62
Invoice Total	\$40.04
Balance Due:	\$40.04

Make a Payment

Interested in automatic, recurring payments? [Set up AutoPay now.](#)

Review Payment Details

Payment Scheduled

Thank you for scheduling a payment.

Contract	Contract 41305856
Date	01/03/2025
Amount	\$3,614.12
Pay with Bank Account	****3774

Agreed to [ACH Authorization Terms and Conditions](#)

[Make Another Payment](#)

Scheduled Payments

\$3,614.12 1/3/25
Contract 41305856

[Cancel Payment](#)

Amounts Due

Contract 41305856

[Show Amounts Due](#)

Total Due: **\$3,614.12**

[Privacy Policy](#)

[Terms & Conditions](#)



© 2025 Navitas Credit Corp. All rights reserved.



201 EXECUTIVE CENTER DR., SUITE 100
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 12/19/2024

536.006
001

5394000315 PRESORT PBPS001



STONEGATE COMMUNITY DEVELOPMENT DISTRI
PO BOX 810036
BOCA RATON FL 33481-0036

Remittance Section

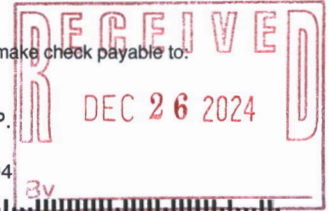
Contract Number: 41305856
Due Date: 1/10/2025
Amount Due: \$3,614.12

Amount Enclosed: \$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204



000413058562024121900003614120

Keep lower portion for your records - Please return upper portion with your payment.



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
1/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

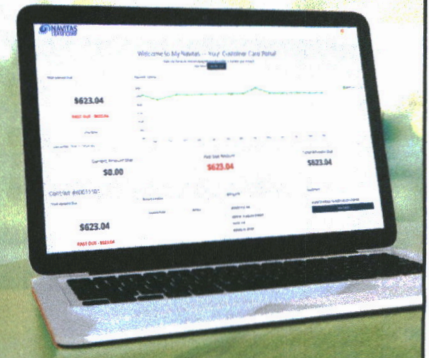
Important Messages

INTRODUCING... <http://my.navitascredit.com>

Managing your account at Navitas has never been easier. Your secure sign-on lets you access your account when it's convenient for you. 24X7 service at my.navitascredit.com is now a simple click away.

- ➔ Update Account Information
- ➔ Manage Payments
- ➔ Download Invoices
- ➔ Access Additional Credit

Register Today at: <http://my.navitascredit.com>
Click the Link Above



PO#0906241002

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41305856-1	Contract Payment	01/10/2025	\$3,480.49			\$133.63		\$3,614.12
SUBTOTALS:			\$3,480.49			\$133.63		\$3,614.12

Have you moved or changed your phone number or email address?

Please log onto my.navitascredit.com or email customerservice@navitascredit.com

Your Opinion Matters

Navitas values your opinion; the more we listen to our customers, the better we can satisfy their equipment financing needs. Please take a few minutes to let us know how we are doing. Click the link below to get started.

<https://engage.navitascredit.com/Satisfaction-Survey>

Thank you for your business!

IMPORTANT REMINDER: Enclose remittance slip with your check and remit to the address shown below for payments to ensure accurate and timely processing of your payment. For prompt review and handling, please send other correspondence and notices separately to the attention of: **NAVITAS CREDIT CORP. 201 EXECUTIVE CENTER DR. SUITE 100 COLUMBIA, SC 29210**



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
1/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

For Payments

Online: <http://my.navitascredit.com>

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: customerservice@navitascredit.com
- For correspondence other than payments:

NAVITAS CREDIT CORP.
201 EXECUTIVE CENTER DR.
SUITE 100
COLUMBIA, SC 29210

For 24/7 online support, visit us @ <http://my.navitascredit.com>

INVOICE

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

manager@unusmgmt.com
+1 (239) 789-7263



Bill to
GENERAL MANAGER
STONEGATE CDD
1020 Malibu Way
Homestead, FL 33033 USA

Invoice details

Invoice no.: 1211
Terms: Due on receipt
Invoice date: 12/31/2024
Due date: 12/31/2024

536.022
001

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Management Service	Monthly	1	\$21,707.17	\$21,707.17

Total \$21,707.17

Ways to pay



View and pay

AL-FLEX EXTERMINATORS, INC.
4035 SW 98th Ave
Miami, FL 33165
+13055520141
pc@al-flex.com
<https://www.alflexexterminators.com/>

Invoice



537.500

BILL TO
MALIBU BAY CLUBHOUSE C/O STONEGATE CDD 1020 MALIBU WAY HOMESTEAD, FL 33033 US

SHIP TO
MALIBU BAY CLUBHOUSE C/O STONEGATE CDD 1020 MALIBU WAY HOMESTEAD, FL 33033 US

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11909	01/01/2025	\$135.00	01/31/2025	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	PEST CONTROL	MONTHLY PEST CONTROL SERVICES @ 1020 MALIBU WAY	1	135.00	135.00

SUBTOTAL	135.00
TAX	0.00
TOTAL	135.00
BALANCE DUE	\$135.00



Invoice Number	Invoice Date	Account Number	Page
8-727-66231	Dec 31, 2024	5297-2710-0	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

Invoice Questions?

Contact FedEx Revenue Services

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

Invoice Summary

FedEx Express Services

Total Charges USD \$22.48

TOTAL THIS INVOICE USD \$22.48

519.410
001

Other discounts may apply.

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



Important Service Message:

Ensure the safety of your shipments by keeping your account information secure. Avoid sharing your FedEx account details with unauthorized personnel.

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
8-727-66231	USD \$22.48	5297-2710-0

Remittance Advice

Your payment is due by Feb 14, 2025

8727662317000002248352972710080000000000000000224830

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



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



Invoice Number	Invoice Date	Account Number	Page
8-727-66231	Dec 31, 2024	5297-2710-0	2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 23, 2024		Cust. Ref.: STONEGATE DSF		Ref.#2:	
Payor: Third Party		Ref.#3:			
Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment. Distance Based Pricing, Zone 7					
Automation	INET	Sender	Recipient		
Tracking ID	770948785242	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 24, 2024 10:30	Transportation Charge			10.50
Svc Area	A1	Fuel Surcharge			0.74
Signed by	M.Yang	Demand Surcharge			0.00
FedEx Use	000000000/65046/_	Total Charge		USD	\$11.24
Ship Date: Dec 23, 2024		Cust. Ref.: STONEGATE DSF		Ref.#2:	
Payor: Third Party		Ref.#3:			

Automation	INET	<u>Sender</u>	<u>Recipient</u>	
Tracking ID	770948820395	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 24, 2024 09:06	Transportation Charge		10.50
Svc Area	A1	Fuel Surcharge		0.74
Signed by	M.VANG	Demand Surcharge		0.00
FedEx Use	000000000/65046/_	Total Charge	USD	\$11.24
			Third Party Subtotal	USD
			Total FedEx Express	USD
				\$22.48
				\$22.48

FedEx® Billing Online

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

INVOICE

M&M POOL & SPA SERVICES,
CORP.
14304 SW 145th Pl
Miami, FL 33186

mmpoolspaservicescorp@gmail.com
+1 (786) 972-8875
www.mmpoolspaservicescorp.com



M&M POOL & SPA SERVICES
Cleaning & Maintenance

536.004

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 details

Invoice no.: 8232
Terms: NET 5
Invoice date: 01/01/2025
Due date: 01/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/01/2025	January Pool Services	Monthly Services	1	\$2,300.00	\$2,300.00

Total \$2,300.00

Ways to pay

BANK

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.

View and pay

View invoice online
Scan code or go to the link below to view the invoice online
[View invoice](#)



Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
1/1/2025	2025-1910

Bill To:
Stonegate CDD PO Box 810036 Boca Raton, FL 33481

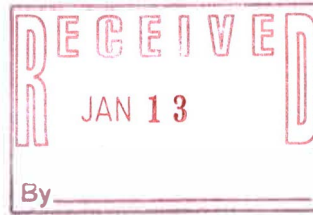
Description		Amount
Management	512.311	3,710.67
Assessment Services	513.310	444.33
Dissemination Agent	513.315	87.58
	001	
Building client relationships one step at a time ...		Total \$4,242.58

Your account number: **14954058** Security provided for: Stone Gate Cdd Your ADT system is located at: 1020 Malibu Way Homestead FL 33033-5350

Page 1/2



Invoice date: **Jan 2, 2025** Service period: **Dec 31, 2024 - Jan 31, 2025**



Your total due is: **\$352.02** Due by: **Jan 22, 2025**

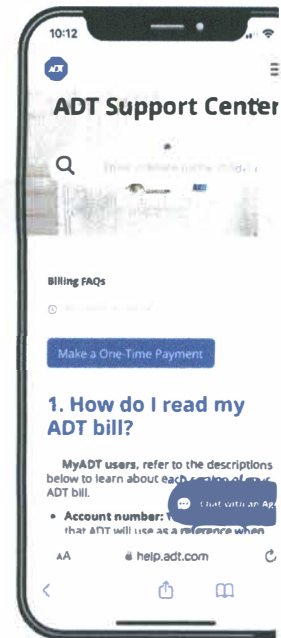
Visit our Support Center for help

Find answers to billing, service and product questions 24/7 – no need to call.

Scan the QR code below to go to i.adt.com/helpadt



Need more help?
We've got you covered!
Quickly connect to us using the chat button.



Your Bill at-a-glance

Previous Balance	\$68.89
Payments and Adjustments	\$0.00
Current Charges	\$283.13
Taxes and Fees	\$0.00

Total Due **\$352.02**

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

Message from ADT

**536.001
001**



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

6230 0020 DY RP 02 01022025 NNNNNNNY 01 008380 0041

STONE GATE CDD
PO BOX 810036
BOCA RATON FL 33481-0036

Account Number	14954058
Due Date	Jan 22, 2025
Amount Due	\$352.02

Amount Enclosed \$

Please send payment to:

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

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

0001495405800000000000000010125000000000000352029

Your Account Activity

Previous Balance	\$68.89
Payments and Adjustments	\$0.00
Current Charges	
RECURRING CHARGES	
Services	
Invoice Number 1113307514	Dec 31, 2024-Jan 31, 2025
	-\$71.18
Services	
Invoice Number 1113150653	Dec 31, 2024-Jan 31, 2025
	\$61.99
ADDITIONAL CHARGES	
Installation and Service Charges	
Invoice Number 1113286680	Jan 2, 2025
	\$288.00
Includes discount for buying as a package	
Late Charges	
Invoice Number 1113473476	Jan 2, 2025
	\$4.32
Total Non-taxable Charges	\$283.13
Total Due to be paid by Jan 22, 2025	\$352.02

* Taxable charges

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

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

About your Services: System Automation, ADT Control Remote Access, Cellguard Monitoring, Burglar Alarm Monitoring, Quality Service Plan

What was installed as a part of your security system: ADT AIO 7" W/24HR BAT, TRANS w, Part Discount (4 total), For Honeywell 5800, 2GIG, DSC, LTE, ADT LTE AT&T, COMMAND, QU, Package Connection Fee, Installation Package Price, WIRED TO WIRELESS CONVERTER, R, Door Contact, CR123A - 3V Lithium Battery (3

Discount: You saved **\$887.00** in total

Have questions? Chat with us at [MyADT.com](https://myadtdotcom.com).

Pay your bill online at [MyADT.com](https://myadtdotcom.com).

Prepare for storm season

It's never too early to be ready for weather events. Start your safety plan with a quick checklist.

- Build an emergency supply kit and know where to shelter or evacuate.
- Remove damaged trees, limbs and other debris from your property.
- Secure gutters, windows and doors.
- Lost power? Low-battery alerts usually clear on their own 24-48 hrs. after power is restored.

Need ADT system help after a storm or power outage?

Scan the QR code to the right, or go to i.adt.com/storm



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.

© 2024 ADT dba ADT Security Services. All Rights Reserved. **CA** ACO7155, 974443, PPO120288, 11157-99; 1000046587, 1000027300 **MA** 7242C; **NC** Licensed by the Alarm Systems Licensing Board of the State of North Carolina; 2736-CSA, 2381-CSA; **NY** 12000305615, 12000261120; **PA** 090797; **MS** 15019511.

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



Invoice

Date	Invoice No.
1/6/2025	8203

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

Project Number / Name: 080903-3 Stonegate Operations

DocuSigned by:

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

Invoice Period: 11/30/24-1/3/25

Description			Qty (hrs)	Rate (\$ / hr)	Amount (\$)
12/3/2024	Electrical Engineer	review access point and staging area map and discuss comments with Landshore	1.00	135.00	135.00
12/9/2024	Senior Admin Asst	Review and file Allstate reports.	0.50	95.00	47.50
12/11/2024	Senior Admin Asst	Review and file Allstate reports.	0.25	95.00	23.75
12/16/2024	Senior Admin Asst	Prepare and send requisition 51 to district accountant	0.25	95.00	23.75
12/19/2024	Senior Admin Asst	Review and file Allstate report.	0.25	95.00	23.75
1/3/2025	Electrical Engineer	Field review with operations manager and Landshore to review current construction on lake 6 and review scope and project limits on lake 4, review and respond to pool contractor regarding comments from DERM permitting, verify status of Surface Water General Use permit for community	6.50	135.00	877.50
519.320 001					
Amount due this Invoice					\$1,131.25

Wiring Instructions:
Name: Alvarez Engineers, Inc.
Bank: Bank of America
Account No. 001596250258
ABA No. 0260-0959-3

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
WRATHELL, HUNT & ASSOCIATES, LLC
P.O. BOX 810036
BOCA RATON FL 33481

Attn: CRAIG WRATHELL

Page: 1
12/31/2024
Account No: 526-030290
Statement No: 191250

STONEGATE CDD

514.310
001

Fees

Monthly minimum billing for general/routine legal services provided for in CDD Engagement Letter, including, but not limited to:
Communications with District Manager and District Staff re: routine operations of the CDD;
Communications with State and local government agencies re: CDD matters, requests for information, audits, etc.; Update and maintain CDD records, notices, filings, etc.; Review miscellaneous correspondence re: CDD; Scheduling matters involving the CDD and Agendas re: Meetings of Board of Supervisors; Monitoring litigation matters, receiving and processing all notices, service of process, etc., as Registered Agent of the CDD; Reviewing and reporting upon changes in legislation and regulatory measures affecting the CDD

For Current Services Rendered	400.00
Previous Balance	\$400.00
Total Current Work	400.00

Payments

12/24/2024	PAYMENT RECEIVED - THANK YOU	-400.00
	Balance Due	<u>\$400.00</u>

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



Invoice Number	Invoice Date	Account Number	Page
8-740-27690	Jan 14, 2025	5297-2710-0	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: fedex.com/usgovt

Invoice Summary**FedEx Express Services**

Total Charges USD \$25.50

TOTAL THIS INVOICE **USD** **\$25.50** **519.410**
001

Other discounts may apply.

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

**Important Service Message:**

Keep up with the latest fraud prevention tips and alerts from FedEx. Visit the Fraud and Securities Center for more information.

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
8-740-27690	USD \$25.50	5297-2710-0

Remittance Advice

Your payment is due by Feb 28, 2025

8740276905000002550252972710080000000000000000255020

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



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

**Invoice Number**

8-740-27690

Invoice Date

Jan 14, 2025

Account Number

5297-2710-0

Page

2 of 2

FedEx Express Shipment Detail By Payor Type (Original)**Ship Date:** Jan 06, 2025**Cust. Ref.:** STONEGATE DSF**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	771188221463	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	Jan 07, 2025 10:08	Transportation Charge	10.92
Svc Area	A1	Fuel Surcharge	0.83
Signed by	C.Schwartz	Demand Surcharge	1.00
FedEx Use	000000000/66828/_	Total Charge	USD \$12.75

Ship Date: Jan 06, 2025**Cust. Ref.:** STONEGATE DSF**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	771188248128	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	Jan 07, 2025 09:49	Transportation Charge	10.92
Svc Area	A1	Fuel Surcharge	0.83
Signed by	S.IBE	Demand Surcharge	1.00
FedEx Use	000000000/66828/_	Total Charge	USD \$12.75

Third Party Subtotal USD \$25.50**Total FedEx Express USD \$25.50****FedEx® Billing Online**

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

Confirmation

Thank You! Your payment has been made.

STONEGATE CDD

2300 GLADES RD STE 410W
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

Payment Date	1/17/2025
Payment Method	SG Checking BANK OF AMERICA, N.A. *****3774
Total Payment	\$137.79

Payments confirmed before Friday, January 17, 2025 12:00 PM EST will be posted on Friday, January 17, 2025. Payments confirmed after Friday, January 17, 2025 12:00 PM EST will be posted on Tuesday, January 21, 2025.

If you have any further questions about payments to Lease Direct, please contact our office at 800-736-0220 .

Account Nbr - Site ID	Confirmation #	Invoice Date	Invoice Number	Due Date	Amount Due	Payment Amount
1626036- 5608077	3144000104	1/11/2025	83444925	2/1/2025	\$137.79	\$137.79

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

REMITTANCE SECTION

Invoice Number: 83444925
Due Date: 02/01/2025
Due This Period: \$137.79

Amount Enclosed: \$ _____

Please make check payable to:

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



21000000834449250000137791

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

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

Contract Number: 500-50396510
Invoice Number: 83444925
Account Number: 1626036
Site Number: 5608077
Invoice Date: 01/11/2025

Period of Performance: 01/01/2025-01/31/2025
Due This Period: \$137.79

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

WWW.LEASEDIRECT.COM

536.007
001

IMPORTANT MESSAGES

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

- ✓ 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.LEASEDIRECT.COM and clicking on manage payments

See Reverse For Important Information

MAKING ELECTRONIC PAYMENTS?

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	MXBCLC624Y		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

Privacy Notice: We're updating our Privacy Statement to reflect our privacy practices and to comply with new laws and regulations which take effect in 2023. Those changes include updates to your privacy rights and options. This is part of our ongoing commitment to be transparent about the types of personal information we collect, where that information comes from, how we use it, and with whom we disclose it. The new updates will take effect on December 31, 2022, and no further action is required by you. You can learn more about our privacy practices at our website (<https://www.leasedirect.com/usprivacy>).



WWW.LEASEDIRECT.COM

- ✓ View contract and invoice copies
- ✓ View open balances and a Pay History of your contract
- ✓ Update your insurance
- ✓ Update your Billing or Asset Address
- ✓ Enroll in Paperless
- ✓ 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.

ORIGIN ID:PHKA (561) 571-0010
ARCHANA GUJJA
WRATH-ELL HUNT & ASSOCIATES, LLC
2300 GLADES ROAD
410W
BOCA RATON, FL 33431
UNITED STATES US

SHIP DATE: 16JAN25
ACTWGHT: 1.00 LB
CAD: 103548391/INET4820

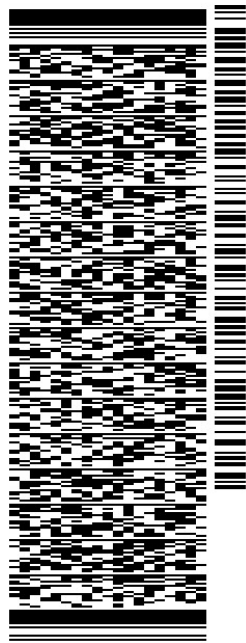
BILL THIRD PARTY

TO LANDSHORE ENTERPRISES

118 SHAMROCK BLVD

VENICE FL 34293

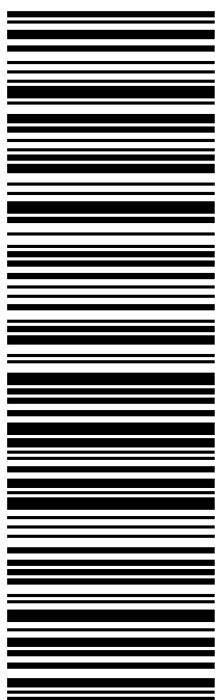
(561) 571-0010 REF: STONEGATE CHECK
INV: DEPT:
PO:



58CJ3/EC17/C6C4

TRK# 7714 8304 3080 FRI - 17 JAN 5:00P
0201 STANDARD OVERNIGHT

35 PGORG PGDA 34293
FL-US RSW



After printing this label:

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.



Landshore Enterprises, LLC
d/b/a Erosion Restoration, LLC

INVOICE

Erosion Prevention, Dewatering and Bank Restoration

118 Shamrock Blvd. Venice, FL 34293
Phone (941) 303-5238 Fax (954) 533-1556
www.landshore.com

INVOICE # 2112
DATE: OCTOBER 29, 2024

FEIN: 03-0479268

TO: Stonegate CDD
c/o: Alvarez Engineers, Inc.
Attn: Mr. Angel Camacho
8935 NW 35 Lane, Suite 101
Doral, FL 33172

Thank YOU!
We appreciate your business

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Landshore Enterprises	Stonegate CDD - Shoreline Restoration for Lakes 4 and 6	Due on receipt	Upon receipt

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Shoreline Restoration for Lake 4 and Lake 6 Total Contract: \$374,100.00 Payment and performance bonds (2% of total contract)- at cost	\$7,482.00	
TOTAL			\$7,482.00

Make all checks payable to LANDSHORE ENTERPRISES, LLC
THANK YOU FOR YOUR BUSINESS!

**ALTER SURETY GROUP, INC.**

5979 N. W. 151 Street Suite 202
Miami Lakes, FL 33014
305-517-3803

Bill To:

LANDSHORE ENTERPRISES, LLC
118 Shamrock Boulevard
North Venice, FL 34293

CONTRACT BOND INVOICE

PAID
10/28/2024

Date	Surety Company	Invoice
9/17/2024	FRANKENMUTH	13137
CRM	Bond Number	
LE - 101	SUR2006968	

Effective Date	Terms	Producer
9/12/2024	Due on receipt	DTS
Item #	Obligee / Description	Amount
Contract Bond FL,	SUR2006968, Frankenmuth Insurance Company, Contract Amount \$374,100.00, Stonegate Community Development District, Shoreline Restoration for Lake 4 and Lake 6.	7,482.00

Please note, that the bond premium is based on the "final" contract sum, so there may be an adjustment or surcharge to the original premium if there are change orders to either increase or decrease the original contract price and/or should the project duration be materially delayed. For any questions on this invoice, please contact Lynn Dowling at 786-817-6412. IF YOU CHOSE TO PAY BY CREDIT CARD THERE IS A 3.5% CREDIT CARD FEE CHARGED BY OUR BANK.

Total	\$7,482.00
Payments/Credits	-\$7,482.00
Balance Due	\$0.00

APPLICATION AND CERTIFICATE FOR PAYMENT G702

TO: **STONEGATE COMMUNITY DEVELOPMENT DISTRICT**
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

FROM: **LANDSHORE ENTERPRISES, LLC**
118 Shamrock Boulevard
Venice, FL 34293

PROJECT:
**SHORELINE RESTORATION FOR
LAKE 4 AND LAKE 6 LOCATED
IN STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

CONSTRUCTION MANAGER:
ENGINEER OF RECORD:

APPLICATION NUMBER: 1

APPLICATION DATE: 1/7/2025

PERIOD TO: 12/31/2024

CONTRACT DATE: 9/18/2024

Michal "Mike" Jerabek
Landshore Enterprises, LLC

Distribution to:

☒	OWNER
☒	CONTRACTOR
☒	DISTRICT ENGINEER
☐	OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in accordance with the Contract.
Continuation Sheet, AIA Document 703, is attached.

- | | |
|---|--------------|
| 1. ORIGINAL CONTRACT SUM..... | \$374,100.00 |
| 2. Net Change By Change Orders..... | \$0.00 |
| 3. CONTRACT SUM TO DATE.....
(Line 1 + 2) | \$374,100.00 |
| 4. TOTAL COMPLETED & STORED TO DATE.....
(Column I on G703) | \$114,571.75 |
| 5. RETAINAGE: | |
| a. 10% of Completed Work
(Columns E & G on G703) | \$11,457.18 |
| b. 0% of Stored Material
(n.a) | \$0.00 |
| Total Retainage (Line 5a + 5b or
Total in Column 1 of G703)..... | \$11,457.18 |
| 6. TOTAL EARNED LESS RETAINAGE.....
(Line 4 less Line 5 Total) | \$103,114.58 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate)..... | \$0.00 |
| 8. CURRENT PAYMENT DUE..... | \$103,114.58 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) | \$270,985.43 |

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total Approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Michal JerabekDate: 1-9-2025State of: Florida County of: SarasotaSubscribed and sworn before me this 9th day of January 2025

Notary Public:

My Commission Expires: 10-1-2025

RICHARD C. PAOLILLO
MY COMMISSION # HH 154725
EXPIRES: October 1, 2025

**CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$103,114.58

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.).

CONSTRUCTION MANAGER:

By: _____

Date: _____

DocuSigned by: _____

ENGINEER:

By: Michal JerabekDate: 1/13/2025

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET - AIA DOCUMENT G703													
OWNER: STONEGATE COMMUNITY DEVELOPMENT DISTRICT		\$ (0.00)								APPLICATION NUMBER: 1			
CONTRACTOR: LANDSHORE ENTERPRISES, LLC										APPLICATION DATE: 1/7/2025			
CONTRACT NO.: N/A										PERIOD TO: 12/31/2024			
CONTRACT FOR: SHORELINE RESTORATION FOR LAKE 4 AND LAKE 6 LOCATED IN STONEGATE COMMUNITY DEVELOPMENT DISTRICT													
ITEM NO.	DESCRIPTION OF WORK	A		B	C	D	E	F	G	H	I	J	K
		QTY	UM	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS APPLICATION		THIS PERIOD		TO DATE		% COMPLETE	BALANCE TO FINISH
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
1	CONSTRUCTION												
2	LAKE 4 AND LAKE 6												
3	General Mobilization & Preparation	1.00	EA	\$ 35,000.00	\$ 35,000.00		\$ -	1.00	\$ 35,000.00	1.00	\$ 35,000.00	100.00%	\$ -
4	Installation and maintenance of stormwater pollution prevention measures	1.00	EA	\$ 3,176.05	\$ 3,176.05		\$ -	0.50	\$ 1,588.03	0.50	\$ 1,588.03	50.00%	\$ 1,588.03
5	Regular Excavation	159.00	CY	\$ 26.87	\$ 4,272.33		\$ -	-	\$ -		\$ -		\$ 4,272.33
6	Embankment	475.00	TN	\$ 108.68	\$ 51,625.00		\$ -	-	\$ -		\$ -		\$ 51,625.00
7	Grading and Shaping	45,504.00	SF	\$ 1.30	\$ 59,155.20		\$ -	-	\$ -		\$ -		\$ 59,155.20
8	Installing Eco Filter Tube (submerge)	1,094.00	LF	\$ 32.25	\$ 35,281.50		\$ -	547.00	\$ 17,640.75	547.00	\$ 17,640.75	50.00%	\$ 17,640.75
9	Installing Eco Filter Tube (base)	2,683.00	LF	\$ 30.65	\$ 82,233.95		\$ -	1,247.40	\$ 38,232.81	1,247.40	\$ 38,232.81	46.49%	\$ 44,001.14
10	Installing Eco Filter Tube (sacrificial)	2,690.00	SY	\$ 21.27	\$ 57,216.30		\$ -	1,039.50	\$ 22,110.17	1,039.50	\$ 22,110.17	38.64%	\$ 35,106.14
11	Sod	4,427.00	SY	\$ 9.29	\$ 41,139.67		\$ -	-	\$ -		\$ -		\$ 41,139.67
12	Demobilization	1.00	EA	\$ 5,000.00	\$ 5,000.00		\$ -	-	\$ -		\$ -		\$ 5,000.00
13													
14													
	CONTRACT TOTALS				\$ 374,100.00		\$ -		\$ 114,571.75		\$ 114,571.75		\$ 259,528.25

WAIVER AND PARTIAL RELEASE OF LIEN UPON PARTIAL PROGRESS PAYMENT

RE: Landshore Enterprises, LLC

INVOICE NUMBER / DATE: **Pay App # 1/DECEMBER 31, 2024**

The undersigned lienor, in consideration of the sum of **\$103,114.58** hereby waives and releases its lien and right to claim for labor, services, or materials furnished through the invoice date for the job of *Shoreline Restoration for Lake 4 and Lake 6 located in Stonegate Community Development District* to the following described property:

OWNER: **Stonegate Community Development District**

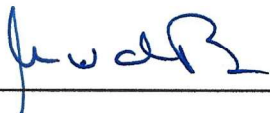
PROJECT TOTAL VALUE: \$374,100.00

All suppliers, sub-contractors and laborers who have furnished labor, services, materials, and/or equipment for the undersigned in connection with the Property and this release have been paid in full. The undersigned has the right and authority to exercise this waiver and release of lien.

This waiver and release of lien does not cover any retention of labor, services, or materials furnished after the specified date.

Dated this: 1-9, 2025

Lienor's Name and Address: **Landshore Enterprises, LLC, 118 Shamrock Blvd., Venice, FL 34293**

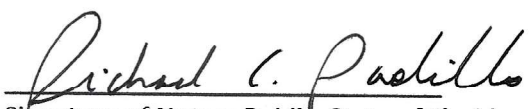
 _____ Signature	<u>Arelis van den Berg</u> _____ Print Name, Title	<u>1-9-2025</u> _____ Date
---	--	----------------------------------

STATE OF FLORIDA

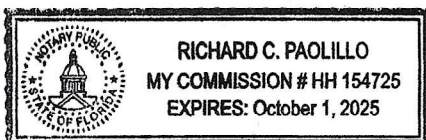
COUNTY OF: Sarasota

Sworn and subscribed before me this: 9th day of January, 2025, by
Arelis van den Berg Landshore Enterprises, LLC, who is personally known to me OR
provided identification _____.

SEAL



Signature of Notary Public, State of Florida



My Commission Expires: 10-1-2025

Archana Gujja

From: Kristen Thomas
Sent: Tuesday, January 14, 2025 3:57 PM
To: Archana Gujja
Cc: Kristen Thomas
Subject: RE: Stonegate CDD Shoreline restoration for Lake 4 and Lake 6

Hi Archana,

This is to be paid out of the general fund, Lake Bank Degradation. This attached is for one payment. Earlier in the week Landshore was looking for another payment to be Fedexed and there was a discussion between you and Angel on waiting to pay both together, one mailing. If not the case, continue to just process this as normal.

Thank you,

Kristen Thomas
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.517.5111
E-Mail: thomask@whhassociates.com

Mailing Address (for all payments sent via US Mail):

P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):

2300 Glades Road, Suite 410W
Boca Raton, FL 33431

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

www.whhassociates.com

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

From: Archana Gujja <gujjaa@whhassociates.com>
Sent: Tuesday, January 14, 2025 1:11 PM
To: Kristen Thomas <thomask@whhassociates.com>; Angel Camacho <Angel.Camacho@AlvarezEng.com>
Cc: Claudine Elie Harvey <Claudine.Elle@AlvarezEng.com>; payapp <payapp@whhassociates.com>
Subject: RE: Stonegate CDD Shoreline restoration for Lake 4 and Lake 6

Good afternoon Kristen,

I can see only one payment, could you please let me know what is the other payment that you are referring to in below email? Could you also confirm if the attached to be processed out of General Fund?

Best Regards,

Archana Gujja

Staff Accountant

Wrathell, Hunt and Associates, LLC

Phone: 561-571-0010 ext. 307

Fax: 561-571-0013

Email: gujjaa@whhassociates.com

Mailing Address (for all payments sent via US Mail):

P.O. Box 810036

Boca Raton, FL 33481

Physical Address (for all payments sent via express services: FedEx, UPS, etc):

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

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

From: Kristen Thomas <thomask@whhassociates.com>

Sent: Monday, January 13, 2025 12:33 PM

To: Angel Camacho <Angel.Camacho@AlvarezEng.com>

Cc: Claudine Elie Harvey <Claudine.Elle@AlvarezEng.com>; payapp <payapp@whhassociates.com>

Subject: RE: Stonegate CDD Shoreline restoration for Lake 4 and Lake 6

Thank you. Archana, can you ensure both payments will clear this week for Landshore? Once they are processed and out can you let Angel know?

Thank you Claudine, I am working from my phone and not see if came from Alvarez! Appreciate the follow up to that.

Thank you,

Kristen Thomas

District Manager

Wrathell, Hunt and Associates, LLC

Phone: 561.571.0010

Toll Free: 877.276.0889

Fax: 561.571.0013

Cell: 561.517.5111

E-Mail: thomask@whhassociates.com

Mailing Address (for all payments sent via US Mail):

P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):

2300 Glades Road, Suite 410W
Boca Raton, FL 33431

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

www.whhassociates.com

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

From: Angel Camacho <Angel.Camacho@AlvarezEng.com>

Sent: Monday, January 13, 2025 12:15 PM

To: Kristen Thomas <thomask@whhassociates.com>

Cc: Claudine Elie Harvey <Claudine.Elle@AlvarezEng.com>; payapp <payapp@whhassociates.com>

Subject: RE: Stonegate CDD Shoreline restoration for Lake 4 and Lake 6

Kristen,

Yes, the District Engineer has signed, and my initials are placed by the amount due.

Regards,



Angel Camacho

8935 NW 35 Lane, Suite 101

Doral, FL 33172

Office: (305) 640-1345

Mobile: (786) 617-6426

Angel.Camacho@AlvarezEng.com

www.alvarezeng.com

From: Kristen Thomas <thomask@whhassociates.com>

Sent: Monday, January 13, 2025 12:07 PM

To: Claudine Elie Harvey <Claudine.Elle@AlvarezEng.com>; payapp <payapp@whhassociates.com>

Cc: Angel Camacho <Angel.Camacho@AlvarezEng.com>; Kristen Thomas <thomask@whhassociates.com>

Subject: RE: Stonegate CDD Shoreline restoration for Lake 4 and Lake 6

Received, Angel let me know if this work is certified completed so Payapp may process this payment.

Thank you,

Kristen Thomas
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.517.5111
E-Mail: thomask@whhassociates.com

Mailing Address (for all payments sent via US Mail):
P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

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

www.whhassociates.com

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

From: Claudine Elie Harvey <Claudine.Elle@AlvarezEng.com>
Sent: Monday, January 13, 2025 11:46 AM
To: Kristen Thomas <thomask@whhassociates.com>; payapp <payapp@whhassociates.com>
Cc: Angel Camacho <Angel.Camacho@AlvarezEng.com>
Subject: Stonegate CDD Shoreline restoration for Lake 4 and Lake 6

Good morning Kristen
Attached please find:

- Landshore Enterprises Application #1 in the amount of \$103,114.58 for the Shoreline restoration for Lake 4 and Lake 6 project.

Please let me know when this payment has been processed.
Thank you,



Claudine Elie Harvey
8935 NW 35 Lane, Suite 101
Doral, FL 33172
(305) 640-1345
Claudine.elie@alvarezeng.com
www.alvarezeng.com

INVOICE

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

manager@unusmgmt.com
+1 (239) 789-7263



Bill to
GENERAL MANAGER
STONEGATE CDD
1020 Malibu Way
Homestead, FL 33033 USA

Invoice details
Invoice no.: 1218
Terms: Due on receipt
Invoice date: 01/15/2025
Due date: 01/15/2025

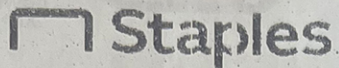
#	Date	Product or service	Description	Qty	Rate	Amount
1.		Supplies / Repairs - Receipts	Receipts Booking 536.007, 536,038	1	\$570.88	\$570.88

Total **\$570.88**

Ways to pay



[View and pay](#)



18591 South Dixie Highway
Cutler Bay, FL 33157
305-969-8111

Store: 1778 Register: 1
Date: 1/2/25 Time: 8:02 PM
Transaction: 35617 Cashier: 2077968

Qty	Item	Price	Amount
1	STAPLES DEXLEY BLA		
1	718103382984	159.99	159.99
1	STAPLES DEXLEY BLA		
1	718103382984	159.99	159.99

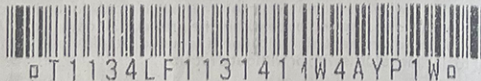
536.007 Subtotal 319.98
FLORIDA % 22.40

Total 342.38

US DEBIT USD\$342.38
Card No.: XXXXXXXXXXXXX012 [C]
Chip Read
Auth No.: 047881
Mode.: Issuer
AID.: A0000000980840
TVR.: 8000088000
IAD.: 06011203608000
TSI.: 6800
ARC.: 3030

Staples,
the working and learning store.
Discover every tool to take on tomorrow
including products, services
and inspiration that help you
unlock what is possible.

THANK YOU FOR SHOPPING AT
STAPLES!



PT1134LF1131411W4AYP1W

Customer Copy



How doers
get more done.

13895 SW 288th ST HOMESTEAD, FL 33033
STR PHONE 786-243-4400

0429 00052 12469 01/12/25 10:31 AM
SALE SELF CHECKOUT

074523260364 GLIDE <A>	5.47
GLIDE METAL THREADED 1-1/16" 4PK	
731919228574 PERFORMANCE <A,S>	9.97
GG HIGH PERFORMANCE GLOVE - L	
075967903404 12' VELCRO <A>	9.27
VELCRO STRAP, 3/4IN X 12FT, BLACK	
075967308964 EASY HANG <A>	
CARRY STORAGE STRAP WITH HANDLE - ME	
2012.98	25.96
077089100648 4X1/4 IN RC <A>	11.34
BEST 4 X 1/4 IN WOVEN MINI 6PK	
077089236156 1.5 IN THIN <A>	
BEST TRYLON 1.5 THN ANGLE ALL PAINT	
208.97	17.94
077089136104 1.0 IN THIN <A>	7.97
BEST TRYLON 1.0 THN ANGLE ALL PAINT	
077089100501 4" RC W/FR <A>	5.67
BEST 4 X 1/4 IN WOVEN ASSEMBLY	
840254200517 HDX 77G CR <A,S>	
HDX 77G TOUGH TOTE - CLEAR/RED	
2059.98	119.96

536.038 SUBTOTAL 213.55
SALES TAX 14.95
TOTAL \$228.50

XXXXXXXXXXXX9285 DEBIT USD\$ 228.50

AUTH CODE 001822
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7263 SUMMARY
THIS RECEIPT P0/JOB NAME: storage repairs

2025 PRO XTRA SPEND 01/11: \$0.00

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

0429 01/12/25 10:31 AM



0429 52 12469 01/12/2025 0852

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/12/2025

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
12/21/2024	2025-2078

Bill To:
Stonegate CDD PO Box 810036 Boca Raton, FL 33481

Description	Amount
2024-12 McClatchy Advertising Notice of Fiscal YR2025 Meetings 12/03/24-09/02/25	671.52
519.480 001	
Building client relationships one step at a time ...	Total \$671.52

From: [The Legals Adportal](#)
To: [Daphne Gillyard](#)
Subject: Thank you for placing your order with us IPL0205668
Date: Thursday, November 21, 2024 7:20:40 PM

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records. This transaction will show up on your credit card statement as McClatchy.

For any questions, please contact us directly by email: c3legals@mcclatchy.com.

Job Details

Order Number: **IPL0205668**
Classification: [Legals & Public Notices](#)
Package: [MIA - Legal Ads](#)
Order Cost: **\$671.52**
Payment Type: [Mastercard](#)

Account Details

Craig Wrathell
9742 Via Amati
Lake Worth, FL ♦ 33467
561-571-0010
gillyardd@whhassociates.com
Credit Card - Mastercard *****2258

Schedule for ad number IPL02056680

Sun Nov 24, 2024

Miami Herald

All Zones

STONEGATE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS

The Board of Supervisors ("Board") of the Stonegate Community Development District (District") will hold Regular Meetings for Fiscal Year 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033, on the following dates:

December 3, 2024
January 7, 2024
February 4, 2025
March 4, 2025
April 1, 2025
May 6, 2025
June 3, 2025
July 1, 2025
August 5, 2025
September 2, 2025

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt &

Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or on the District's website, <https://stonegatecdd.net/>.

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

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

District
IPL0205668
Nov 24 2024

Manager



[Dashboard](#)

Account

Payments

Manage Profile

Communication

Preferences

Manage Emergency

Contacts

Account Documents

Alarm System

Locations

Order

Crime Maps

Help

[Logout](#)

Account

Avoid being late. Set up automatic payments with EasyPay.

[Enroll in EasyPay](#) | [Remind me later](#)

Payment successfully submitted for account 14954058.

Confirmation: 97477749

PAYMENTS

PROFILE

PREFERENCES

EMERGENCY CONTACTS

ACCOUNT DOCUMENTS

\$55.12

Your payment is due on February 2, 2025

Pending payment of \$55.12

[View This Statement](#)

[Understand this Bill](#)

[Update Payment Methods](#)

Make a Payment



Not enrolled in EasyPay?

[Sign Up Now](#)

Account: **14954058**

[Billing History](#) [Billing Statements](#)

[Download as Excel Doc](#)

Show:

Past 12 Months

DATE: 01/04/2025	DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: -\$4.87
DATE: 01/01/2025	DESCRIPTION: ACH Check	AMOUNT: -\$188.00	BALANCE: \$64.02
DATE: 01/01/2025	DESCRIPTION: ACH Check	AMOUNT: -\$100.00	BALANCE: \$252.02
DATE: 01/01/2025	INVOICE NUMBER: 1113307514	DESCRIPTION: Acceleration Billing	AMOUNT: -\$71.18
		12/31/24-01/31/25	BALANCE: \$352.02
DATE: 01/01/2025	INVOICE NUMBER: 1113473476	DESCRIPTION: Late Charges	AMOUNT: \$4.32
			BALANCE: \$423.20
DATE: 01/01/2025	INVOICE NUMBER: 1106794165	DESCRIPTION: Recurring Services	AMOUNT: \$68.89
		01/01/25-01/31/25	BALANCE: \$418.88
DATE: 12/31/2024	INVOICE NUMBER: 111328668	DESCRIPTION: Job # 127331191 - SMART INSTALLATION	AMOUNT: \$288.00
			BALANCE: \$349.99
DATE: 12/31/2024	INVOICE NUMBER: 1113150653	DESCRIPTION: Recurring Services	AMOUNT: \$61.99
		12/31/24-01/31/25	BALANCE: \$61.99
DATE: 12/01/2024	INVOICE NUMBER: 1100669583	DESCRIPTION: Recurring Services	AMOUNT: \$68.89
		12/01/24-12/31/24	BALANCE: \$68.89
DATE: 11/22/2024	DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: \$68.89

Chat with an Agent

DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
11/01/2024	109469755	11/01/24-11/30/24	\$68.89	\$0.00
DATE: 10/25/2024		DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: -\$68.89
DATE: 10/15/2024		DESCRIPTION: Check # 014672	AMOUNT: -\$68.89	BALANCE: \$0.00
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
10/01/2024	1088623339	10/01/24-10/31/24	\$68.89	\$68.89
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
09/01/2024	1082558668	09/01/24-09/30/24	\$68.89	\$0.00
DATE: 08/23/2024		DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: -\$68.89
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
08/01/2024	1075965348	08/01/24-08/31/24	\$68.89	\$0.00
DATE: 07/26/2024		DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: -\$68.89
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
07/01/2024	1069952083	07/01/24-07/31/24	\$68.89	\$0.00
DATE: 06/28/2024		DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: -\$68.89
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
06/01/2024	1063972168	06/01/24-06/30/24	\$68.89	\$0.00
DATE: 05/17/2024		DESCRIPTION: ACH Check	AMOUNT: -\$68.89	BALANCE: -\$68.89
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
05/01/2024	1057960612	05/01/24-05/31/24	\$63.79	\$0.00
DATE: 04/20/2024		DESCRIPTION: ACH Check	AMOUNT: -\$63.79	BALANCE: -\$63.79
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
04/01/2024	1051977734	04/01/24-04/30/24	\$63.79	\$0.00
DATE: 03/23/2024		DESCRIPTION: ACH Check	AMOUNT: -\$63.79	BALANCE: -\$63.79
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
03/01/2024	1045849457	03/01/24-03/31/24	\$63.79	\$0.00
DATE: 02/27/2024		DESCRIPTION: Check # 014517	AMOUNT: -\$63.79	BALANCE: -\$63.79
DATE:	INVOICE NUMBER:	DESCRIPTION: Recurring Services	AMOUNT:	BALANCE:
02/01/2024	1040037245	02/01/24-02/29/24	\$63.79	\$0.00

Need Help? [Support](#) [Contact Us](#) [Go to ADT.com](#)
Follow Us     

@2025 ADT LLC dba ADT Security Services. All rights reserved. ADT, the ADT logo, ADT Always There and 800.ADT.ASAP and the product/service names listed in this document are marks and/or registered marks. Third party marks are the property of their respective owners.

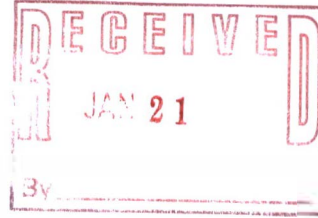
[Privacy and Terms](#)  [Sitemap](#)

Accessibility



Your account number: **14954058** Security provided for: Stone Gate Cdd Your ADT system is located at: 1020 Malibu Way Homestead FL 33033-5350

Page 1/2



Invoice date: **Jan 13, 2025** Service period: **Feb 1 - Feb 28, 2025**

Your total due is: **\$55.12** Due by: **Feb 2, 2025**

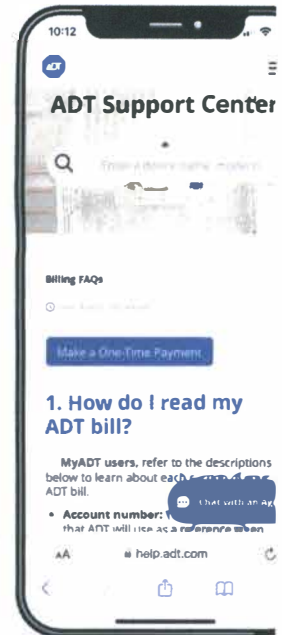
Visit our Support Center for help

Find answers to billing, service and product questions 24/7 – no need to call.

Scan the QR code below to go to i.adt.com/helpadt



Need more help?
We've got you covered!
Quickly connect to us using the chat button.



Your Bill at-a-glance

Previous Balance	\$352.02
Payments and Adjustments	-\$356.89
Current Charges	\$59.99
Taxes and Fees	\$0.00

Total Due **\$55.12**

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

Message from ADT

536.001
001



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

6230 0020 DY RP 13 01132025 NNNNNNNY 01 010584 0053

STONE GATE CDD
PO BOX 810036
BOCA RATON FL 33481-0036



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



Account Number	14954058
Due Date	Feb 2, 2025
Amount Due	\$55.12

Amount Enclosed \$ _____

Please send payment to:

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



0001495405800000000000001122500000000000055124

Your account number: **14954058** Security provided for: Stone Gate Cdd Your ADT system is located at: 1020 Malibu Way Homestead FL 33033-5350

Page 2/2

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

Your Account Activity

Previous Balance		\$352.02
Payments and Adjustments		
Payment Received - Thank You!	Jan 1, 2025	-\$100.00
Payment Received - Thank You!	Jan 1, 2025	-\$188.00
Payment Received - Thank You!	Jan 4, 2025	-\$68.89
Current Charges		
RECURRING CHARGES		
Services		
Invoice Number 1115735034	Feb 1 - Feb 28, 2025	\$59.99
Total Non-taxable Charges		\$59.99
Total Due to be paid by Feb 2, 2025		\$55.12

* Taxable charges

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

About your Services: System Automation, ADT Control Remote Access, Cellguard Monitoring, Burglar Alarm Monitoring, Quality Service Plan

Have questions? Chat with us at [MyADT.com](https://myadtdotcom.com).

Pay your bill online at [MyADT.com](https://myadtdotcom.com).



ADT's Medical Alert Systems

Get help in 3 easy steps



Press the button



We respond



You get help

As a loyal ADT customer, get protection and have more peace of mind at home or on the go. We've got you covered with fast, reliable help in an emergency, when every second counts.

Scan the QR code below or visit i.adt.com/health to learn about special offers.



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.

© 2024 ADT dba ADT Security Services. All Rights Reserved. CA ACO7155, 974443, PPO120288, 11157-99; 1000046587, 1000027300 MA 7242C; NC Licensed by the Alarm Systems Licensing Board of the State of North Carolina; 2736-CSA, 2381-CSA; NY 12000305615, 12000261120; PA 090797; MS 15019511.



Invoice Number	Invoice Date	Account Number	Page
8-746-73734	Jan 21, 2025	5297-2710-0	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

Invoice Questions?**Contact FedEx Revenue Services**

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

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$8.71	519.410
TOTAL THIS INVOICE	USD	\$8.71	001

Other discounts may apply.

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

**Important Service Message:**

Keep up with the latest fraud prevention tips and alerts from FedEx. Visit the Fraud and Securities Center for more information.

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
8-746-73734	USD \$8.71	5297-2710-0

Remittance Advice

Your payment is due by Mar 07, 2025

8746737348000000871452972710080000000000000000000087140

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



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

**Invoice Number**

8-746-73734

Invoice Date

Jan 21, 2025

Account Number

5297-2710-0

Page

2 of 2

FedEx Express Shipment Detail By Payor Type (Original)**Ship Date:** Jan 16, 2025**Cust. Ref.:** STONEGATE CHECK**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	771483043080	Archana Gujja	LANDSHORE ENTERPRISES
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	118 SHAMROCK BLVD
Package Type	FedEx Envelope	2300 Glades Road	VENICE FL 34293 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	N/A		
Delivered	Jan 17, 2025 13:18	Transportation Charge	8.14
Svc Area	A5	Fuel Surcharge	0.57
Signed by	V.Vanbenberg	Demand Surcharge	0.00
FedEx Use	000000000/66823/_	Total Charge	USD \$8.71
		Third Party Subtotal	USD \$8.71
		Total FedEx Express	USD \$8.71

FedEx® Billing Online

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

Your HPS Utilities Statement

STONEGATE CDD

Service Address:

1020 NE 34 AVE FOUNT

Account #:

001046837-000363973

Rate Class: COMMERCIAL

Service Period:

12/17/2024-01/21/2025

Bill Date: 01/27/2025

Due Date: 02/21/2025



Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

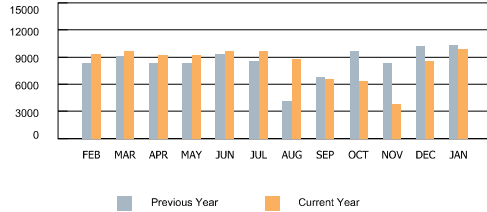
SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$15.00
Electric Consumption @ .0797	9,873.00	\$786.88
Electric Fuel Cost Adj. @ .02400	9,873.00	\$236.95
Electric Total		\$1,038.83

CURRENT USAGE

Meter 60997545

Days	35
Reading	81,950.00
Multiplier	1
Consumption	9,873.00
Avg / Day	282.09

Monthly Energy Usage



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$80.19
FI Gross Receipts Tx	\$25.97
Taxes Total	\$106.16
Previous Bill Amount	\$993.02
Payments	-\$993.02
Adjustments	\$0.00

536.044
001

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$1,038.83
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$106.16
Current Charges	\$1,144.99
Balance Forward	\$0.00
Total Amount Due	\$1,144.99

Comments:

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

NAME: STONEGATE CDD

SERVICE ADDRESS: 1020 NE 34 AVE FOUNT

CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES

100 Civic Court
Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	12/17/2024-01/21/2025	02/21/2025	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$1,144.99	\$1,144.99

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

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



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

0010468370003639730114499

150393AA27-Y-1
1247 Y SP 0.593000



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

General Billing Information



ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

Customer service information, utility account services, billing questions, shut-off for non-pay:	(305) 224-4800	Monday -Friday 8:00 am - 5:00 pm
Garbage and trash pickup questions:	(305) 224-4860	
Emergency Power/Streetlight Outage or downed power lines:	(855) 211-2062	24 Hours
Emergency water service line break or sewer backup:	(855) 211-2062	



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224-4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224-4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

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

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

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

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

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

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

This will also result in increased deposits.

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

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

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

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

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

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

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

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



Make a Payment

Interested in automatic, recurring payments? [Set up AutoPay now.](#)

Review Payment Details

Payment Scheduled

Thank you for scheduling a payment.

Contract	Contract 41305856
Date	01/31/2025
Amount	\$3,614.12
Pay with Bank Account	****3774

Agreed to [ACH Authorization Terms and Conditions](#)

[Make Another Payment](#)

Scheduled Payments

\$3,614.12 1/31/25
Contract 41305856

[Cancel Payment](#)

Amounts Due

Contract 41305856

[Show Amounts Due](#)

Total Due: **\$3,614.12**

[Privacy Policy](#)

[Terms & Conditions](#)



© 2025 Navitas Credit Corp. All rights reserved.



201 EXECUTIVE CENTER DR., SUITE 100
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 01/19/2025

2015000313 PRESORT PBPS001



STONEGATE COMMUNITY DEVELOPMENT DISTRI
PO BOX 810036
BOCA RATON FL 33481-0036

536.006
001

000413058562025011900003614122

Remittance Section

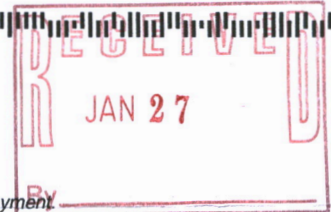
Contract Number: 41305856
Due Date: 2/10/2025
Amount Due: \$3,614.12

Amount Enclosed: \$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204



Keep lower portion for your records - Please return upper portion with your payment

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
2/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

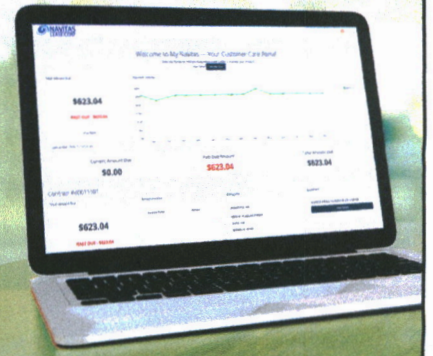
Important Messages

INTRODUCING... <http://my.navitascredit.com>

Managing your account at Navitas has never been easier. Your secure sign-on lets you access your account when it's convenient for you. 24X7 service at my.navitascredit.com is now a simple click away.

- ➔ Update Account Information
- ➔ Manage Payments
- ➔ Download Invoices
- ➔ Access Additional Credit

Register Today at: <http://my.navitascredit.com>
Click the Link Above



PO#0906241002

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41305856-1	Contract Payment	02/10/2025	\$3,480.49			\$133.63		\$3,614.12
SUBTOTALS:			\$3,480.49			\$133.63		\$3,614.12



A UNITED COMMUNITY BANK COMPANY

Have you moved or changed your phone number or email address?

Please log onto my.navitascredit.com or email customerservice@navitascredit.com

Your Opinion Matters

Navitas values your opinion; the more we listen to our customers, the better we can satisfy their equipment financing needs. Please take a few minutes to let us know how we are doing. Click the link below to get started.

<https://engage.navitascredit.com/Satisfaction-Survey>

Thank you for your business!

IMPORTANT REMINDER: Enclose remittance slip with your check and remit to the address shown below for payments to ensure accurate and timely processing of your payment. For prompt review and handling, please send other correspondence and notices separately to the attention of: **NAVITAS CREDIT CORP. 201 EXECUTIVE CENTER DR. SUITE 100 COLUMBIA, SC 29210**



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
2/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

For Payments

Online: <http://my.navitascredit.com>

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: customerservice@navitascredit.com
- For correspondence other than payments:

NAVITAS CREDIT CORP.
201 EXECUTIVE CENTER DR.
SUITE 100
COLUMBIA, SC 29210

For 24/7 online support, visit us @ <http://my.navitascredit.com>

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on January 7, 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present were:

Joe McGuinness	Chair
Alberto Eiras	Vice Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary
Yoniel Boza	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Michael Pawelczyk	District Counsel
Angel Camacho	Alvarez Engineers Inc.
Victor Castro	Field Operations

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 6:40 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors (Alberto Eiras - Seat 1 and Mariela Figueroa - Seat 5) (the following to be provided under a separate cover)

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Alberto Eiras and Ms. Mariela Figueroa. Both are familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Sample Form 1: Statement of Financial Interests/Instructions**
- D. Form 8B – Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-01. Mr. Eiras motioned to appoint Mr. McGuinness as Chair and himself as Vice Chair. The motion failed for lack of second.

Ms. Figueroa nominated the following:

Joe McGuinness	Chair
Mariela Figueroa	Vice Chair
Art Goessel	Assistant Secretary
Alberto Eiras	Assistant Secretary
Yoniel Boza	Assistant Secretary
Kristen Thomas	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with Ms. Figueroa, Mr. Goessel and Mr. Boza in favor and Mr. Eiras and Mr. McGuinness dissenting, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted. (Motion passed 3-2)

FIFTH ORDER OF BUSINESS**Discussion/Consideration of Drainage
Cleanup 5-Year Plan****A. Drainage Cleanup Plan**

Mr. Camacho recalled that Staff was previously directed to create a layout of the CDD for a five-year drainage maintenance plan. He presented exhibits outlining a cleanup layout with different pods and provided an estimated budget for cleaning for each pod. At that time, selecting Pod D was recommended. Staff was then directed to obtain proposals from drainage cleaning contractors to evaluate the system and determine if Pod D should be cleaned first.

B. Inspection Proposals**I. Allstate Resource Management, Inc.****II. Raptor Vac-Systems****III. Zoom Drain Estimate #81121460**

Mr. Camacho presented a \$2,180 proposal from Allstate Resource Management (Allstate), a \$360 proposal from Raptor Vac-Systems, and a \$8,590 proposal from Zoom Drain.

Discussion ensued regarding the proposed costs, scope of work, why the CDD is responsible for drainage maintenance, budget formula, cleaning requirements, a classified permit, inspections and the next steps.

Mr. Camacho will have Raptor perform pod inspections and then obtain proposals.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with Mr. McGuinness, Ms. Figueroa, Mr. Boza and Mr. Eiras in favor, and Mr. Goessel dissenting, the Raptor Vac-Systems storm drain maintenance proposal, in the amount of \$360, was approved. (Motion passed 4-1)

Referencing a \$16,000 proposal, Mr. Camacho stated the County instituted stricter criteria and standards for stormwater infrastructure systems and recently mandated Districts that have runoff into public infrastructure to create a GIS platform to digitize all its structures, pipes, inverts, permits, etc., and post it on their websites. Although this CDD does not currently have a runoff issue, Staff recommends obtaining the tool to coincide with the five-year plan to ensure that permits are up to date on the website. Mr. Camacho reviewed the scope of work and responded to questions regarding the County requirement, the stormwater cleaning vendor requirements and the proposal costs.

Asked if the GIS tool is budgeted, Ms. Thomas stated no; however, General Capital Outlay of \$21,500 and Unassigned funds of \$181,325 are available to fund this item. The consensus was to hold off on this item.

SIXTH ORDER OF BUSINESS**Consideration of Allstate Resource Management, Inc. Rate Increase**

Ms. Thomas presented the Allstate Waterway Management Report and the annual 3% rate increase, which amounts to \$843 and is built into the budget every year.

In response to a Board Member's comment, Mr. Pawelczyk stated that he will amend the document to show the 3% rate increase.

On MOTION by Mr. McGuinness and seconded by Mr. Boza, with all in favor, the Allstate Resource Management, Inc. Rate Increase, was approved.

SEVENTH ORDER OF BUSINESS**Ratification Items**

- A. UNUS Property Management, LLC Third Amendment to Amenity Services Agreement**
- B. Raptor Vac-Systems Proposal for Storm Drain Maintenance [Sonora Emergency Clean Out \$950]**

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the UNUS Property Management, LLC Third Amendment to Amenity Services Agreement and the Raptor Vac-Systems Proposal for Storm Drain Maintenance for Sonora Emergency Clean Out for \$950, were ratified.

EIGHTH ORDER OF BUSINESS**Consent Agenda Items**

- A. Acceptance of Unaudited Financial Statements as of November 30, 2024**
- B. Approval of August 6, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Figueroa and seconded by Mr. Boza, with all in favor, the Consent Agenda Items, as presented, were accepted and approved, respectively.

NINTH ORDER OF BUSINESS**Staff Reports**

- A. Operations Manager: UNUS Property Management**

Mr. Castro reported the following:

- He forwarded Operations reports to the Board Members for the past three months.
- The gym project is complete. It opened in mid-December and 400 new individuals signed up to use the facilities.
- The roofing project is pending; there is a delay securing a permit because the City is short-staffed.
- Armando Garcia Landscape added crew members, fine-tuned its maintenance process and has not billed the CDD in the past two months. A \$425 increase per cut is requested; there are 31 cuts.

A Board Member thinks that Staff should obtain a quote from another vendor.

Discussion ensued regarding the increase, whether to terminate the Armando Garcia Landscape contract, amend the Agreement, the need for a formal proposal with the increase and what other vendors charge per cut.

Ms. Thomas stated, per the Board's direction, Staff will obtain at least two other proposals and present them at the next meeting.

On MOTION by Ms. Figueroa and seconded by Mr. Boza, with all in favor, the Armando Garcia Landscape increase request, in a not to exceed amount of \$425 per cut, and authorizing the Chair or Vice Chair to execute an amended Agreement, was approved.

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

There was no report.

C. District Engineer: Alvarez Engineers, Inc.

Mr. Camacho stated the shoreline restoration project mobilized; the vendor is working on Lake 6 and staked an area for Lake 4, which has visual erosion beyond the shoreline. Mr. Camacho presented a Landshore Enterprises change order for Lake 4, in the amount of \$10,946.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, the Landshore Enterprises change order for Lake 4, in the amount of \$10,946, was approved.

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

- **NEXT MEETING DATE: February 4, 2025 at 6:30 PM**

- **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Figueroa and seconded by Mr. Boza, with all in favor, the meeting adjourned at 7:45 p.m.

187
188
189
190
191
192

Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

STONEGATE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2024 CANCELED	Regular Meeting	6:30 PM
November 18, 2024 CANCELED	Regular Meeting	6:30 PM
December 3, 2024 CANCELED	Regular Meeting	6:30 PM
January 7, 2025	Regular Meeting	6:30 PM
February 4, 2025 CANCELED	Regular Meeting	6:30 PM
March 4, 2025	Regular Meeting	6:30 PM
April 1, 2025	Regular Meeting	6:30 PM
May 6, 2025	Regular Meeting	6:30 PM
June 3, 2025	Regular Meeting	6:30 PM
July 1, 2025	Regular Meeting	6:30 PM
August 5, 2025	Regular Meeting	6:30 PM
September 2, 2025	Regular Meeting	6:30 PM