

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

April 1, 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

March 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 April 1, 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. Discussion: Fiscal Year 2026 Projects (*to be provided under separate cover*)
6. Discussion/Consideration: Stormwater Management Cleaning Proposals
7. Discussion/Consideration: Storage Proposals
8. Discussion/Consideration: Lake 4 Repair
9. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of February 28, 2025
 - B. Approval of March 4, 2025 Regular Meeting Minutes
10. Staff Reports
 - A. Operations Manager: *UNUS Property Management*
 - B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - C. District Engineer: *Alvarez Engineers, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 6, 2025 at 6:30 PM

○ QUORUM CHECK

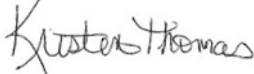
SEAT 1	ALBERTO EIRAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOE MCGUINNESS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	YONIEL BOZA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ART GOESSEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARIELA FIGUEROA	☐ IN PERSON	☐ PHONE	☐ NO

11. Supervisors' Requests

12. 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

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Introduction.

1. On November 5, 2019, the CDD Board of Supervisors accepted the Engineer's Report that described the Series 2020 Project as follows:

Component ID	Description	Estimated Cost
1	Aeration Systems for Lakes 3 and 5	\$40,000
2	Lake 3 Littoral Planting	\$71,000
3	Lake 3 Transitional Planting	\$156,200
4	Lake 5 Littoral Planting	\$76,250
5	Clubhouse Pool Deck Expansion and Ancillary Improvements	\$266,000
Total (Rounded up to nearest \$1,000)		\$610,000

2. The special assessment refunding and improvement bonds Series 2020 that produced \$613,493.30 which were deposited in the CDD Acquisition and Construction Fund account for financing the improvements described above. In accordance with the District Accountant, the account has produced in interest as of the date of this Status Report, \$37,804.48.
3. The status of and costs incurred in the components of the Series 2020 Project to date and funds available to complete the clubhouse project are as follows in the table below.

ID	Description	Status	Costs to Date (\$)				
			Contractor	Permitting	Engineering	Legal	Total
1	Aeration Systems for Lakes 3 and 5	Completed	50,210.00	4,947.62	4,555.88	0.00	59,713.50
2	Lake 3 Littoral Planting	Cancelled	0.00	0.00	0.00	0.00	0.00
3	Lake 3 Transitional Planting	Completed	226,050.00	0.00	9,369.88	2,272.50	237,692.38
4	Lake 5 Littoral Planting	Cancelled	0.00	0.00	0.00	0.00	0.00
5	Clubhouse Pool Deck Expansion	On-going	11,068.03	10,624.00	30,516.96	1,754.90	53,963.89
	Totals Costs to Date		287,328.03	15,571.62	44,442.71	4,027.40	351,369.76
A	Initial Deposit in CDD Const. Account.						613,493.30
B	Interest Accrued						37,804.48
C	Total						651,297.78
	Amount Available to Complete the Clubhouse Pool Expansion Project (C less Total Costs to Date)						299,928.02

4. Details of the requisitions processed to date and amounts allocated to the components of the Series 2020 Project are shown in the pages that follow.

Stonegate CDD - Series 2020 Project															
Detail of Requisitions and Allocation Among the Lakes Aeration, Lakes Plantings, and Clubhouse Deck Expansion Projects															
Date	Req. No.	Payee	Total Requisition Amount	Lakes 3 and 5 Aeration Systems				Lake 3 Transitional Planting				Clubhouse Pool Deck Expansion			
				Contractor	Permitting	Engineering	Legal	Contractor	Permitting	Engineering	Legal	Contractor	Permitting	Engineering	Legal
2/13/2025	53	Alvarez Engineers, Inc.	\$1,046.25											\$1,046.25	
1/19/1900	52	Alvarez Engineers, Inc.	\$135.00										\$135.00		
12/16/2024	51	Alvarez Engineers, Inc.	\$236.25										\$236.25		
11/11/2024	50	Alvarez Engineers, Inc.	\$1,426.25										\$105.00	\$1,321.25	
10/9/2024	49	Alvarez Engineers, Inc.	\$170.00											\$170.00	
9/23/2024	48	Rock Power Paving, Inc	\$11,068.03									\$11,068.03			
9/6/2024	47	Alvarez Engineers, Inc.	\$135.00										\$135.00		
7/10/2024	46	Alvarez Engineers, Inc.	\$270.00											\$270.00	
6/13/2024	45	Alvarez Engineers, Inc.	\$635.00											\$635.00	
5/16/2024	44	Alvarez Engineers, Inc.	\$1,161.25											\$1,161.25	
4/15/2024	43	Alvarez Engineers, Inc.	\$540.00											\$540.00	
3/15/2024	42	Alvarez Engineers, Inc.	\$788.75											\$788.75	
2/14/2024	41	Alvarez Engineers, Inc.	\$1,681.25			\$110.00								\$1,571.25	
1/24/2024	40	Solitude Lake Management, LL	\$35,330.00	\$35,330.00											
1/18/2024	39	Alvarez Engineers, Inc.	\$2,012.50											\$2,012.50	
12/18/2023	38	Alvarez Engineers, Inc.	\$1,978.75			\$170.00								\$1,808.75	
11/15/2023	37	Alvarez Engineers, Inc.	\$4,775.12		\$1,836.37	\$2,255.63								\$683.13	
11/3/2023	36	TSTC	\$14,880.00	\$14,880.00											
10/13/2023	35	Alvarez Engineers, Inc.	\$1,472.50		\$1,417.50									\$55.00	
8/16/2023	34	Alvarez Engineers, Inc.	\$55.00		\$27.50								\$27.50		
3/16/2023	33	Alvarez Engineers, Inc.	\$177.50		\$78.75									\$98.75	
2/14/2023	32	Alvarez Engineers, Inc.	\$2,060.00		\$130.00									\$1,930.00	
1/11/2023	31	Alvarez Engineers, Inc.	\$600.00											\$600.00	
12/15/2022	30	Alvarez Engineers, Inc.	\$2,120.00											\$2,120.00	
11/16/2022	29	Alvarez Engineers, Inc.	\$10,912.50		\$250.00								\$616.25	\$10,046.25	
10/11/2022	28	Alvarez Engineers, Inc.	\$1,447.50		\$817.50	\$50.00								\$580.00	
9/9/2022	27	Alvarez Engineers, Inc.	\$1,061.50		\$136.50	\$46.25							\$672.50	\$206.25	
7/27/2022	26	Alvarez Engineers, Inc.	\$1,454.50		\$253.50	\$733.25				\$100.00				\$367.75	
6/20/2022	25	Alvarez Engineers, Inc.	\$464.75			\$464.75									
3/24/2022	24	Alvarez Engineers, Inc.	\$1,693.50			\$726.00				\$864.00				\$103.50	
2/22/2022	23	Stonegate CDD	\$58,421.00					\$58,421.00							
1/20/2022	22	Alvarez Engineers, Inc.	\$147.50							\$147.50					
1/6/2022	21	Stonegate CDD	\$36,600.00					\$36,600.00							
1/6/2022	20	Stonegate CDD	\$36,304.00					\$36,304.00							
8/18/2021	19	Alvarez Engineers, Inc.	\$344.00							\$44.00			\$300.00		
6/22/2023	18	Alvarez Engineers, Inc.	\$205.00							\$205.00					
6/3/2021	17	Billing, Cochran	\$247.50								\$247.50				
5/26/2021	16	Alvarez Engineers, Inc.	\$333.00							\$333.00					
5/12/2021	15	Billing, Cochran	\$922.50								\$922.50				
4/15/2021	14	Alvarez Engineers, Inc.	\$1,176.50							\$1,118.00			\$58.50		
3/19/2021	13	Alvarez Engineers, Inc.	\$6,019.25							\$5,212.38			\$100.00	\$706.88	
2/12/2021	12	Alvarez Engineers, Inc.	\$147.50							\$147.50					
2/17/2021	11	Alvarez Engineers, Inc.	\$1,155.00							\$874.75			\$280.25		
1/7/2021	10	Billing, Cochran	\$720.00								\$382.50				\$337.50
12/14/2020	9	Armando Garcia Land Service	\$94,725.00					\$94,725.00							

Date	Req. No.	Payee	Total Requisition Amount	Lakes 3 and 5 Aeration Systems				Lake 3 Transitional Planting				Clubhouse Pool Deck Expansion			
				Contractor	Permitting	Engineering	Legal	Contractor	Permitting	Engineering	Legal	Contractor	Permitting	Engineering	Legal
12/14/2020	8	Billing, Cochran	\$1,057.40								\$720.00				\$337.40
12/8/2020	7	Alvarez Engineers, Inc.	\$1,150.25							\$46.25			\$1,013.75	\$90.25	
11/24/2020	6	Billing, Cochran	\$1,080.00												\$1,080.00
11/12/2020	5	Stonegate CDD	\$5,651.25										\$5,651.25		
11/9/2020	4	Alvarez Engineers, Inc.	\$480.00							\$92.50			\$321.50	\$66.00	
10/13/2020	3	Stonegate CDD	\$1,533.21										\$277.50	\$1,255.71	
10/13/2020	2	Alvarez Engineers, Inc.	\$1,115.00							\$185.00			\$647.50	\$282.50	
10/2/2020	1	Alvarez Engineers, Inc.	\$46.25										\$46.25		
Total			\$351,369.76	\$50,210.00	\$4,947.62	\$4,555.88	\$0.00	\$226,050.00	\$0.00	\$9,369.88	\$2,272.50	\$11,068.03	\$10,624.00	\$30,516.96	\$1,754.90
Deposit in Series 2020 Construction account			\$613,493.30												
Interest per DM on 1-31-2021			\$533.51												
Interest as per DM on 1-31-2022			\$31.68												
Interest as per DM on 9-30-2023			\$14,911.76												
Interest as per DM 3-25-2025			\$22,327.53												
Balance			\$299,928.02												

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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Shed Depot & Shed Guy
Services ,Inc

26301 South Dixie HWY
Homestead
33032
786-234-4242- JC
Sheddepot1@gmail.com

PROPOSAL
INV1104202149

DATE
Mar 4, 2025

DUE
On Receipt

BALANCE DUE
USD \$75,504.83

BILL TO

Stonegate CDD c/o Victor

1020 Malibu Way
Homestead, FL
33033
239-789-7263
manager@unusmgmt.com

DESCRIPTION	RATE	QTY	AMOUNT
24'x60'- 24 Gauge Metal Garage 12' Legs End Gable 1- Side door 2-10x10 Roll up doors 180mph wind speed 24 gauge Color screws	\$48,527.88	1	\$48,527.88
Engineer Drawing Specific specific site plans for this unit	\$3,000.00	1	\$3,000.00*
Concrete Slab-24'x6" x 60'x6" Rebar 3000 PSI Brick Ledge	\$20,580.00	1	\$20,580.00*
SUBTOTAL			\$72,107.88

* Indicates non-taxable line item

TAX (7%)	\$3,396.95
TOTAL	\$75,504.83
BALANCE DUE	USD \$75,504.83

Invoice #
LWEQ9-MAR-2025

Date
March 19, 2025

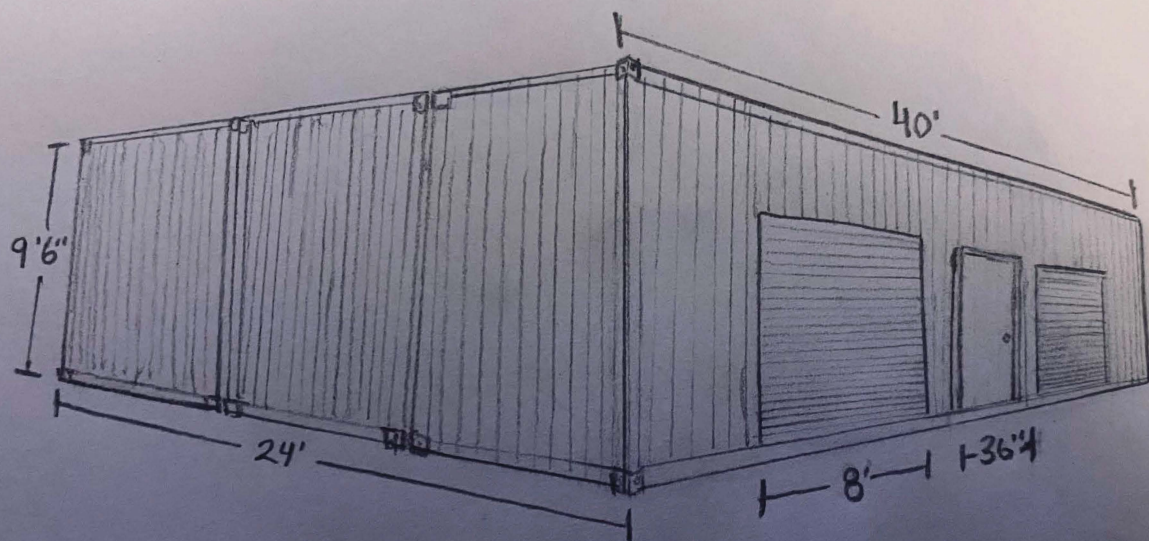
FROM
Jackfruit Farms LLC

BILL TO
Victor Castro
Phone: 2397897263
Email: Victor@UNUSMgmt.com
Malibu Bay

#	Details	Price	Qty.	Amount
1	40' High Cube Steel Container	\$3,990.00	3	\$11,970.00
2	Garage Doors w/Steel Framing	\$2,500.00	2	\$5,000.00
3	Steel Front Door w/Steel Framing	\$1,350.00	1	\$1,350.00
4	Steel Modification Materials	\$100.00	40	\$4,000.00
5	Other Materials	\$4,600.00	1	\$4,600.00
6	Flooring Waterproof Vinyl Plank	\$2.84	1,056	\$2,999.04
7	Container Relocation	\$400.00	6	\$2,400.00
8	Machine Rental	\$100.00	22	\$2,200.00
9	Labor	\$14,200.00	1	\$14,200.00

Subtotal: **\$48,719.04**

Total: \$48,719.04



STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

CONSENT
AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America*	\$ 634,735	\$ -	\$ -	\$ -	\$ 634,735
FineMark Bank - money mkt	1,088,281	-	-	-	1,088,281
Investments					
State Board of Administration	13	-	-	-	13
Revenue 2013	-	499,285	-	-	499,285
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	395	-	-	395
Sinking fund 2013	-	53	-	-	53
Prepayment 2013	-	59,447	-	-	59,447
Revenue 2020	-	-	467,194	-	467,194
Reserve 2020	-	-	159,500	-	159,500
Prepayment 2020	-	-	2,482	-	2,482
Construction 2020	-	-	-	299,011	299,011
Undeposited funds	670	-	-	-	670
Due from other	141	-	-	-	141
Due from other funds					
General fund	-	15,371	8,303	-	23,674
Total assets	<u>\$ 1,723,840</u>	<u>\$ 599,551</u>	<u>\$637,479</u>	<u>\$ 299,011</u>	<u>\$ 3,259,881</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable - clubhouse	\$ 2,766	\$ -	\$ -	\$ -	\$ 2,766
Due to other funds					
Debt service - series 2013	15,371	-	-	-	15,371
Debt service - series 2020	8,303	-	-	-	8,303
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>27,440</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>27,440</u>
Fund Balance					
Restricted					
Debt service	-	599,551	637,479	-	1,237,030
Construction	-	-	-	299,011	299,011
Assigned					
3 months working capital	372,532	-	-	-	372,532
Disaster	225,000	-	-	-	225,000
Unassigned	1,098,868	-	-	-	1,098,868
Total fund balance	<u>1,696,400</u>	<u>599,551</u>	<u>637,479</u>	<u>299,011</u>	<u>3,232,441</u>
Total liabilities & fund balances	<u>\$ 1,723,840</u>	<u>\$ 599,551</u>	<u>\$637,479</u>	<u>\$ 299,011</u>	<u>\$ 3,259,881</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 FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 29,018	\$ 949,317	\$ 1,093,057	87%
Interest	3,334	16,632	1,000	1663%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	-	-	5,000	0%
Total revenues	<u>32,352</u>	<u>965,949</u>	<u>1,101,057</u>	88%
EXPENDITURES				
Administrative				
Supervisors	-	-	6,000	0%
Payroll taxes	-	-	459	0%
Management/recording/accounting	3,711	18,553	44,528	42%
Legal	3,438	7,455	20,000	37%
Engineering	1,550	3,679	10,000	37%
Audit	-	-	7,100	0%
Assessment roll preparation	444	2,222	5,332	42%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	88	438	1,051	42%
Trustee	-	-	6,500	0%
ADA website compliance	-	-	210	0%
Website and E-blast communications	-	-	1,220	0%
Postage	55	260	2,000	13%
Legal advertising	-	672	3,600	19%
Office supplies	-	385	300	128%
Other current charges	178	631	1,500	42%
Annual special district fee	-	175	175	100%
Property taxes	-	110	-	N/A
Insurance	-	8,495	8,733	97%
Total administrative expenses	<u>9,464</u>	<u>43,075</u>	<u>119,958</u>	36%
Field Operations				
Landscape maintenance	9,293	41,171	101,613	41%
Landscape replacement	-	-	10,000	0%
Lake Plant Maintenance	8,150	16,300	24,450	67%
Playground maintenance	-	-	1,500	0%
Clubhouse irrigation	-	-	3,000	0%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	-	1,000	0%
Lake maintenance	1,339	8,775	28,015	31%
Lake bank degradation	62,927	173,524	392,000	44%
Aeration maintenance	-	-	3,000	0%
Aeration utilities	809	4,135	1,500	276%
Contingency	-	-	5,000	0%
Holiday decorations	-	16,350	16,350	100%
Animal control	135	540	1,500	36%
Roof replacement	25,202	25,202	-	N/A
Total field operations	<u>107,855</u>	<u>285,997</u>	<u>593,428</u>	48%

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	1,281	3,156	6,678	47%
Utilities	7,209	17,252	54,000	32%
Insurance	-	23,325	25,653	91%
Flood insurance	-	-	6,922	0%
Alarm monitoring	-	545	720	76%
Fire monitoring	-	337	540	62%
Pool maintenance	2,300	11,500	15,000	77%
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	43,414	-	N/A
Special events	-	26,798	35,000	77%
Gym maintenance	-	-	1,500	0%
Gym equipment lease	-	10,842	43,000	25%
Pool attendant	-	-	7,906	0%
Office supplies	191	1,136	4,000	28%
Repairs and maintenance	428	2,351	15,000	16%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	258	1,775	10,000	18%
Pool system upgrade	-	-	242,500	0%
Pressure cleaning	-	-	1,000	0%
Janitorial supplies	-	1,188	15,700	8%
Stormdrain cleanout	-	-	7,000	0%
Contingencies	3,534	13,429	9,000	149%
Total clubhouse	<u>36,908</u>	<u>222,545</u>	<u>765,355</u>	29%
Other fees and charges				
Property appraiser & tax collector	291	9,504	11,386	83%
Total other fees and charges	<u>291</u>	<u>9,504</u>	<u>11,386</u>	83%
Total expenditures	<u>154,518</u>	<u>561,121</u>	<u>1,511,627</u>	37%
Net increase/(decrease) of fund balance	(122,166)	404,828	(410,570)	
Fund balances - beginning	1,818,566	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	1,124,070	1,098,868	181,325	
Fund balance - ending	<u>\$ 1,696,400</u>	<u>\$ 1,696,400</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 FEBRUARY 28, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 15,813	\$ 517,334	\$ 596,868	87%
Interest	2,017	4,251	-	N/A
Total revenues	<u>17,830</u>	<u>521,585</u>	<u>596,868</u>	87%
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	158	5,179	6,218	83%
Total expenditures	<u>158</u>	<u>120,504</u>	<u>596,868</u>	20%
Net increase/(decrease) of fund balance	17,672	401,081	-	
Fund balances - beginning	581,879	198,470	189,660	
Fund balances - ending	<u>\$ 599,551</u>	<u>\$ 599,551</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 FEBRUARY 28, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 8,542	\$ 279,438	\$ 322,360	87%
Interest	2,093	7,812	-	N/A
Total revenues	<u>10,635</u>	<u>287,250</u>	<u>322,360</u>	89%
EXPENDITURES				
Debt service				
Principal	-	-	205,000	0%
Principal prepayment	-	-	10,000	0%
Interest 11/1	-	57,150	57,300	100%
Interest 5/1	-	-	57,150	0%
Property appraiser & tax collector	86	2,798	3,358	83%
Total debt service	<u>86</u>	<u>59,948</u>	<u>332,808</u>	18%
Net increase/(decrease) of fund balance	10,549	227,302	(10,448)	
Fund balances - beginning	626,930	410,177	404,999	
Fund balances - ending	<u>\$ 637,479</u>	<u>\$ 637,479</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 FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,019	\$ 5,453
Total revenues	<u>1,019</u>	<u>5,453</u>
EXPENDITURES		
Capital outlay	<u>1,046</u>	<u>2,844</u>
Total expenditures	<u>1,046</u>	<u>2,844</u>
Excess/(deficiency) of revenues over/(under) expenditures	(27)	2,609
Fund balances - beginning	299,038	296,402
Fund balances - ending	<u><u>\$ 299,011</u></u>	<u><u>\$ 299,011</u></u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
FEBRUARY 28, 2025**

3:37 PM

03/25/25

Stonegate CDD

Check Detail

February 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	02/05/2025	COMCAST CORPO...		101.000 · Bank of A...		-1,280.67
Bill	07601...	02/05/2025			536.411 · Clubhouse...	-1,280.67	1,280.67
TOTAL						-1,280.67	1,280.67
Bill Pmt -Check	CBI	02/20/2025	IMAGENET CONSU...		101.000 · Bank of A...		-19.77
Bill	INV11...	02/19/2025			536.007 · Office Sup...	-19.77	19.77
TOTAL						-19.77	19.77
Bill Pmt -Check	CBI	02/26/2025	CITY OF HOMESTE...		101.000 · Bank of A...		-3,984.48
Bill	00035...	02/26/2025			536.010 · Utilities	-3,175.88	3,175.88
Bill	00036...	02/26/2025			536.044 · Aeration U...	-808.60	808.60
TOTAL						-3,984.48	3,984.48
Check	CBI	02/26/2025	CITY OF HOMESTE...		101.000 · Bank of A...		-7.70
					536.010 · Utilities	-7.70	7.70
TOTAL						-7.70	7.70
Bill Pmt -Check	14748	02/05/2025	UNUS PROPERTY ...		101.000 · Bank of A...		-723.21
Bill	1220	02/05/2025			536.003 · Repairs & ...	-63.13	63.13
					536.038 · Wall paint ...	-257.72	257.72
Bill	1227	02/05/2025			536.003 · Repairs & ...	-19.88	19.88
					536.003 · Repairs & ...	-256.71	256.71
					536.031 · Contigenci...	-37.34	37.34
					536.003 · Repairs & ...	-88.43	88.43
TOTAL						-723.21	723.21
Bill Pmt -Check	14749	02/05/2025	WRATHELL, HUNT ...		101.000 · Bank of A...		-4,242.58
Bill	2025-...	02/05/2025			512.311 · Managem...	-3,710.67	3,710.67
					513.310 · Assessme...	-444.33	444.33
					513.315 · Dissemina...	-87.58	87.58
TOTAL						-4,242.58	4,242.58

3:37 PM

03/25/25

Stonegate CDD

Check Detail

February 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	14750	02/05/2025	AL-FLEX EXTERMI...		101.000 · Bank of A...		-135.00
Bill	12521	02/05/2025			537.500 · Animal Co...	-135.00	135.00
TOTAL						-135.00	135.00
Bill Pmt -Check	14751	02/05/2025	ALLSTATE RESOU...		101.000 · Bank of A...		-1,339.00
Bill	15767	02/05/2025			537.003 · Lake Main...	-1,339.00	1,339.00
TOTAL						-1,339.00	1,339.00
Bill Pmt -Check	14752	02/05/2025	ARMANDO GARCIA...		101.000 · Bank of A...		-9,293.00
Bill	763887	02/05/2025			537.430 · Plant Ann...	-1,222.00	1,222.00
Bill	763888	02/05/2025			537.430 · Plant Ann...	-6,096.00	6,096.00
Bill	763892	02/05/2025			537.420 · Pest Control	-1,975.00	1,975.00
TOTAL						-9,293.00	9,293.00
Bill Pmt -Check	14753	02/05/2025	M&M POOL & SPA ...		101.000 · Bank of A...		-2,300.00
Bill	8530	02/05/2025			536.004 · Pool Maint...	-2,300.00	2,300.00
TOTAL						-2,300.00	2,300.00
Bill Pmt -Check	14754	02/05/2025	MIAMI DADE FIRE ...		101.000 · Bank of A...		-138.75
Bill	1821636	02/05/2025			536.031 · Contigenci...	-138.75	138.75
TOTAL						-138.75	138.75
Bill Pmt -Check	14755	02/05/2025	CITY OF HOMESTE...		101.000 · Bank of A...		-4,025.55
Bill	00035...	02/05/2025			536.010 · Utilities	-4,025.55	4,025.55
TOTAL						-4,025.55	4,025.55
Check	14756	02/05/2025	STONEGATE CDD		101.000 · Bank of A...		-284.27
					207.203 · Due to DS...	-284.27	284.27
TOTAL						-284.27	284.27

3:37 PM

03/25/25

Stonegate CDD Check Detail February 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	14757	02/05/2025	STONEGATE CDD		101.000 · Bank of A...		-153.54
					207.204 · Due to DS...	-153.54	153.54
TOTAL						-153.54	153.54
Bill Pmt -Check	14758	02/11/2025	UNUS PROPERTY ...		101.000 · Bank of A...		-21,707.17
Bill	1219	02/11/2025			536.022 · Clubhouse...	-21,707.17	21,707.17
TOTAL						-21,707.17	21,707.17
Bill Pmt -Check	14759	02/11/2025	IMAGENET CONSU...		101.000 · Bank of A...		-137.79
Bill	83507...	02/11/2025			536.007 · Office Sup...	-137.79	137.79
TOTAL						-137.79	137.79
Bill Pmt -Check	14760	02/11/2025	LANDSHORE ENTE...		101.000 · Bank of A...		-62,927.41
Bill	PAYA...	02/11/2025			537.016 · Lake Bank...	-62,927.41	62,927.41
TOTAL						-62,927.41	62,927.41
Bill Pmt -Check	14761	02/11/2025	T&S ROOFING SYS...		101.000 · Bank of A...		-25,202.25
Bill	19079	02/11/2025			538.640 · Roof Repl...	-25,202.25	25,202.25
TOTAL						-25,202.25	25,202.25
Bill Pmt -Check	14762	02/20/2025	BILLING, COCHRA...		101.000 · Bank of A...		-3,437.50
Bill	191854	02/19/2025			514.310 · Legal Fees	-3,437.50	3,437.50
TOTAL						-3,437.50	3,437.50
Bill Pmt -Check	14763	02/20/2025	FEDEX		101.000 · Bank of A...		-54.72
Bill	8-774-...	02/19/2025			519.410 · Postage	-54.72	54.72
TOTAL						-54.72	54.72
Bill Pmt -Check	14764	02/20/2025	ARMANDO GARCIA...		101.000 · Bank of A...		-8,150.00

3:37 PM

03/25/25

Stonegate CDD

Check Detail

February 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	763918	02/19/2025			537.700 · Lake Plant...	-4,200.00	4,200.00
Bill	763919	02/19/2025			537.700 · Lake Plant...	-3,950.00	3,950.00
TOTAL						-8,150.00	8,150.00
Bill Pmt -Check	14765	02/20/2025	M&M POOL & SPA ...		101.000 · Bank of A...		-3,357.50
Bill	8799	02/19/2025			536.031 · Contigenci...	-3,357.50	3,357.50
TOTAL						-3,357.50	3,357.50
Check	14766	02/20/2025	STONEGATE CDD		101.000 · Bank of A...		-19,347.17
					207.203 · Due to DS...	-19,347.17	19,347.17
TOTAL						-19,347.17	19,347.17
Check	14767	02/20/2025	STONEGATE CDD		101.000 · Bank of A...		-10,450.38
					207.204 · Due to DS...	-10,450.38	10,450.38
TOTAL						-10,450.38	10,450.38
Bill Pmt -Check	14768	02/26/2025	ALVAREZ ENGINE...		101.000 · Bank of A...		-1,549.81
Bill	8247	02/26/2025			519.320 · Engineering	-1,549.81	1,549.81
TOTAL						-1,549.81	1,549.81
Bill Pmt -Check	14769	02/26/2025	IMAGENET CONSU...		101.000 · Bank of A...		-33.47
Bill	INV11...	02/26/2025			536.007 · Office Sup...	-33.47	33.47
TOTAL						-33.47	33.47

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
FEBRUARY 28, 2025**

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.: 1220
Terms: Due on receipt
Invoice date: 01/29/2025
Due date: 01/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Supplies / Repairs - Receipts	Receipts, Bookings: 536,038, 536,003	1	\$320.85	\$320.85

Total \$320.85

Overdue 01/29/2025



**How doers
get more done.**

CUTLER BAY HOME DEPOT (305)234-2700
19400 SW 106 AVE CUTLER BAY FLA 33157

0207 00051 26610 01/24/25 12:31 PM
SALE SELF CHECKOUT

536.003

034449810630 4" BATH FCT <A> 59.00
FOUNDATIONS 4" 1HDL BATH FAUCET BN

SUBTOTAL 59.00
SALES TAX 4.13
TOTAL \$63.13

XXXXXXXXXXXX9285 VISA

USD\$ 63.13

AUTH CODE 013508/7515578

TA

Contactless

AID A0000000980840

US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7263 SUMMARY

THIS RECEIPT PO/JOB NAME: service master-h
oa

2025 PRO XTRA SPEND 01/23: \$213.55

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

0207 01/24/25 12:31 PM



0207 51 26610 01/24/2025 0780

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/24/2025



**How doers
get more done.**

536.038

FLORIDA CITY STORE 6353 (786)243-9370
MANAGER FERNANDO SANTIAGO

6355 00052 62860 01/31/25 08:51 AM
SALE SELF CHECKOUT

081099203602 4.5GAL JTCOM <A> 19.98

61.7# ALL-PURPOSE PAUL READY MIX

038902059123 WRSTBAND <A> 4.97

WOVEN WRIST BAND KEY CHAIN BUCKET

736511414912 #66MARLINS <A>

#66 SPORTKY-MLB-FLORIDA MARLINS

305.97 17.91

082474534052 PPEXSGDPBS5G <A> 220.00

BEHR PPE 5340 SG DEEP 4.53GL

MAX REFUND VALUE \$198.00

Pro Paint

220.00 Pro Paint -22.00

MUST RETURN ALL ITEMS FOR A FULL REFUND

SUBTOTAL 240.86

SALES TAX 16.86

TOTAL \$257.72

XXXXXXXXXXXX0812 DEBIT

USD\$ 257.72

AUTH CODE 000780

Contactless

AID A0000000980840

Verified By PIN

US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7263 SUMMARY

THIS RECEIPT PO/JOB NAME: paint

2025 PRO XTRA SPEND 01/30: \$272.55

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

6355 01/31/25 08:51 AM



6355 52 62860 01/31/2025 2997

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 05/01/2025

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.: 1227
Terms: Due on receipt
Invoice date: 02/05/2025
Due date: 02/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Supplies / Repairs - Receipts	Bookings - 536.031, 536.003	1	\$402.36	\$402.36
Total						\$402.36



100 SE 6TH ST
HOMESTEAD, FL 33030
(305) 508-7255
www.oreillyauto.com

Store hours:

Mon-Sat: 07:30 AM-09:00 PM
Sun: 08:00 AM-09:00 PM

Counter #: 824602 Ismael
Date: 02/02/2025 09:34 AM Drawer: 4
Invoice #: 5346-455452 5346WS191

536.003

MTM 23735 13.99 T
WP STUD ASST

DOR 982-008D 4.59 T
HEX NUT
LIMITED LIFETIME WARRANTY

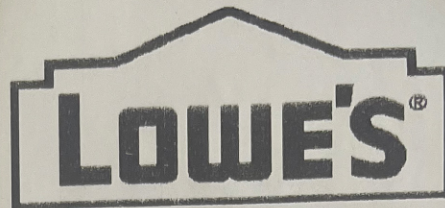
2 Items

Sub-Total 18.58
Sales Tax 1.30
Total 19.88

VISA 0812 19.88

VISA XXXXXXXXXXXX0812 Auth CD: 023000
REF# 333445871699

Chip Indicator: Y
AID: A00000000980840
US DEBIT
TVR: 8000088000
TSI: 6800
IAD: 06011203A08000



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

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

-- SALE --

SALES#: FSTLAN02 4843590 TRANS#: 166778257 02-01-25

21086 HUSQVARNA 4-GAL BACKPACK	89.98
5202587 WATER FILTERS AND O-RING	9.98
936071 SHX PRO 4500 PSI TURBO NO	139.96
2 @	69.98

536.003

SUBTOTAL: 239.92
TOTAL TAX: 16.79
INVOICE 80150 TOTAL: 256.71
VISA: 256.71

VISA: XXXXXXXXXXXX0812 AMOUNT: 256.71 AUTHCD: 018972
CHIP REFID: 270714150420 02/01/25 08:31:35
CUSTOMER CODE: NA
TVR : 8080088000
TSI : 6800

STORE: 2707 TERMINAL: 14 02/01/25 08:31:52
OF ITEMS PURCHASED: 4
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS





LEARN MORE AT LOWES.COM/NYLOWESREWARDS

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

- SALE -

SALES#: FSTLAN02 3863086 TRANS#: 845399186 01-29-25

219262 HM #66 RED LED LIGHT KEY 34.90
5 @ 6.98

536.031

SUBTOTAL: 34.90
TOTAL TAX: 2.44
INVOICE 75371 TOTAL: 37.34
VISA: 37.34

VISA: XXXXX000000012 AMOUNT: 37.34 AUTHCD: 027664
TAP REFID:270713371390 01/29/25 16:02:46
*1IN VERIFIED CUSTOMER CODE: NA
TVR : 0000000000
TSI : 0000

STORE: 2707 TERMINAL: 13 01/29/25 16:02:56
OF ITEMS PURCHASED: 5
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

RaceTrac 2520

3310 NE 8th Street
Homestead, 33033
(404) 829-6359
For Guest Experience, Comments
Please Call 888.636.5589
Or go to racetrac.com

Tax Description	Qty	Amount
Unl-93	Pump 10	
23.907 G @ \$3.699/G		\$88.43

As advertised, E20 Flex Fuel may be
offered in place of E15 Gasoline

Sub Total \$88.43
Tax: \$0.00
Total \$88.43
Visa: \$88.43
Change \$0.00

Capture **536.003**

Visa
XXXXXXXXXXXX0812
Contactless

USD\$ 88.43

US DEBIT
Mode: Issuer
AID: A0000000980840
TVR: 0000000000
IAD: XXXXXXXXXXXXX
TSI: 0000
ARC: 00
ARQC:
663C52912B5E7E16

02/01/2025 07:25:20

Term: XXXXXXXX2006
Appr: 043351
Seq#: 052297

REG: 100CSH: ICR TRAN: 1242190
2/1/2025 7:25:34 AM

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
2/1/2025	2025-2269

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

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
12521	02/01/2025	\$135.00	03/03/2025	Net 30	

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

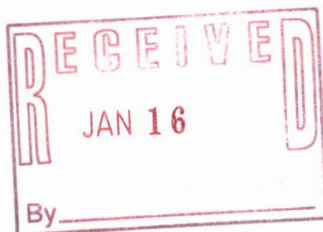
SUBTOTAL	135.00
TAX	0.00
TOTAL	135.00
BALANCE DUE	\$135.00



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

Invoice

15767



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

Contact Us
Phone: (954) 382-9766
jweinsier@allstatemanagement.com

Due Date 3/3/2025
Terms Net 30
Account # 3782
PO #
537.003
001

Service Month:

2/1/2025

Description	Amount Due
Water Quality Monitoring	1,339.00
There will be a \$25 charge for all returned checks.	
Total	\$1,339.00

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

Invoice # 15767

Account # 3782

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

Amount Enclosed: \$_____

Please return this portion with your payment

INVOICE

Armando Garcia Land Service
INC
16650 SW 203 AVE
Miami, FL 33187

armando-garcia-
landservice@hotmail.com
(786) 298-7104

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

Invoice details

Invoice no.: 763887
Invoice date: 01/29/2025
Due date: 02/28/2025

537.430

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/21/2025	Install	260 Sunpatients (in front of the clubhouse).	260	\$3.95	\$1,027.00
2.		Install	1 1/2 Yards of soil	1.5	\$130.00	\$195.00
Total						\$1,222.00

INVOICE

Armando Garcia Land Service
INC
16650 SW 203 AVE
Miami, FL 33187

armando-garcia-
landservice@hotmail.com
(786) 298-7104

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

Invoice details
Invoice no.: 763888
Invoice date: 01/29/2025
Due date: 02/28/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/21/2025	Install.	Install 280 Sunpatients #537.430	280	\$3.95	\$1,106.00
2.		Install.	Install 1000 Sunpatients #537.430	1000	\$3.95	\$3,950.00
3.		Install.	8 Yards of soil	8	\$130.00	\$1,040.00

Total \$6,096.00

Note to customer
#537.430

INVOICE

Armando Garcia Land Service
INC
16650 SW 203 AVE
Miami, FL 33187

armando-garcia-
landservice@hotmail.com
(786) 298-7104

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

Invoice details

Invoice no.: 763892
Invoice date: 02/04/2025
Due date: 03/06/2025

537.420
001

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/03/2025	Application	Make an application of Pest Control to eliminate the fungus to the lawn.	1	\$1,975.00	\$1,975.00

Total \$1,975.00

Note to customer
#537.420

Your HPS Utilities Statement

STONEGATE CDD

Service Address:

1020 NE 34 AVE CLBHS

Account #:

001046837-000351215

Rate Class: INDUSTRIAL

Service Period:

12/17/2024-01/21/2025

Bill Date: 02/05/2025

Due Date: 03/03/2025



Community-Owned Services Since 1916

WATER SERVICE CHARGES

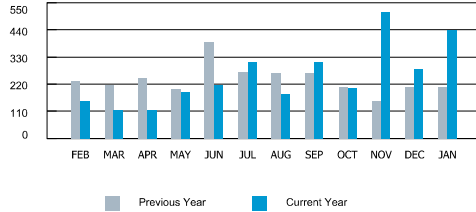
SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$61.20
Water Gallons Consumed (1,000s)	84.00	\$168.00
Irrigation Service Charge		\$61.20
Irrigation Gallons Consumed (1,000s)	353.00	\$706.00
Water Total		\$996.40

CURRENT USAGE

Meter 18533391

Days	34
Reading	1,036.00
Multiplier	1
Consumption	437.00
Avg / Day	12.85

Monthly Water Usage



OTHER CHARGES

Hurricane Fee	\$1.25
Other Total	\$1.25
TAXES	
Dade Co Util Tx Elec	\$137.96
FI Gross Receipts Tx	\$45.54
Dade Co Util Tx Watr	\$99.64
Dade Co Derm (Water & Sewer)	\$92.54
Taxes Total	\$375.68
Previous Bill Amount	\$3,008.91
Payments	-\$3,008.91
Adjustments	\$0.00

536.010
001

ENERGY SERVICE CHARGES

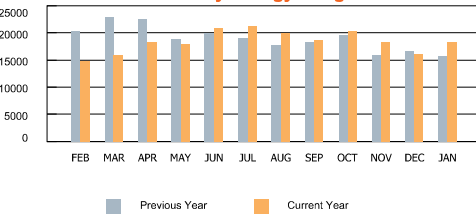
SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$45.00
Electric Consumption @ .0571	18,420.00	\$1,051.78
Demand Consumption @ 6.37	44.40	\$282.83
Electric Fuel Cost Adj. @ .02400	18,420.00	\$442.08
Electric Total		\$1,821.69

CURRENT USAGE

Meter 64310165

Days	35
Reading	33,093.00
Multiplier	60
Consumption	18,420.00
Avg / Day	526.29

Monthly Energy Usage



SUMMARY OF CHARGES

Water Total	\$996.40
Energy Total	\$1,821.69
Sanitation Total	\$830.53
Other Total	\$1.25
Taxes Total	\$375.68
Current Charges	\$4,025.55
Balance Forward	\$0.00
Total Amount Due	\$4,025.55

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$89.85
Gallons Consumed (1,000s)	84.00	\$456.12
Sewer Total		\$545.97
Garbage Solid Waste		\$279.00
Recycling Fee (Cans)		\$5.56
Solid Waste Total		\$284.56
Sanitation Total		\$830.53

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	12/17/2024-01/21/2025	03/03/2025	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$4,025.55	\$4,025.55

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

0010468370003512150402555

150393AA05-Y-1
2232 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

Hello Stonegate Comm Dev Dist,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$635.29
Payments		\$0.00
Past due balance		\$635.29
Regular monthly charges	Page 3	\$630.10
One-time charges	Page 3	\$10.00
Taxes, fees and other charges	Page 3	\$5.28
New charges due Feb 12, 2025		\$645.38

Amount due

\$1,280.67

Your bill explained

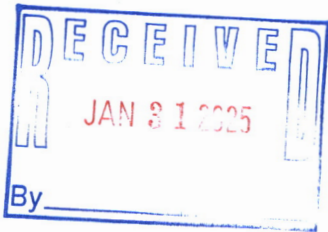
- Your one-time charges are \$10.00 due to Late Fee charge(s).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Jan 22, 2025 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

! Your account is past due

Your account is past due, so you may have been charged a late fee of \$10.00. To keep your account current, please pay the past due balance immediately.

Need help?

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



536.411
001

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

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
00330350 NO RP 22 20250122 NNNNNNNY 0001339 0008

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

Please write your account number on your check or money order

Account number
8495 60 060 0760104

Past due balance
\$635.29

New charges due Feb 12, 2025
\$645.38

Total amount due
\$1,280.67

Amount enclosed
\$

Make checks payable to Comcast
Do not send cash

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

Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

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

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

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

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



Need help? We're here for you



Visit us online

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



Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition.

Visit **business.comcast.com/learn/moving** to learn more.

Accessibility:

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



Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at **business.comcast.com/myaccount**



Comcast Business App

Download the Comcast Business App



In-Store

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



Regular monthly charges

\$630.10

Comcast Business

\$614.10

Bundled services

\$339.95

Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00
Loyalty Discount	-\$119.00
Equipment Fee	\$29.95
Voice and WiFi Pro Expanded Coverage.	

TV services

\$209.20

TV Preferred Business Video.	\$99.95
Sports and Entertainment Package.	\$34.95
TV Box + Remote	\$9.95
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90
Broadcast TV Fee	\$29.70
Regional Sports Fee	\$14.75

Internet services

\$39.95

Connection Pro	\$39.95
----------------	---------

Voice services

\$25.00

Mobility Voice Line Business Voice.	\$44.95
Voice Credit	-\$19.95

Service fees

\$16.00

Directory Listing Management Fee	\$8.00
Voice Network Investment	\$8.00

One-time charges

\$10.00

Other charges

\$10.00

Late Fee	Jan 22	\$10.00
----------	--------	---------

Taxes, fees and other charges

\$5.28

Other charges

\$5.28

Regulatory Cost Recovery	\$2.80
Federal Universal Service Fund	\$2.48

What's included?

**Internet:** Fast, reliable internet on our Gig-speed network**TV:** Keep your employees informed and customers entertained**Voice Numbers:** (305)247-4094, (305)247-8859Visit business.comcast.com/myaccount for more details

You've saved \$138.95 this month with your loyalty and voice credit discounts.



Additional information

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

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

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





**MIAMI-DADE FIRE RESCUE DEPARTMENT
FINANCE BUREAU**

9300 NW 41ST STREET, DORAL, FLORIDA 33178-2424
(786) 331-4800



PERMIT NUMBER:

25126-00237

LOCATION ADDRESS:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
1020 MALIBU WAY
HOMESTEAD, FL 33033

BILLING ADDRESS:

STONEGATE COMMUNITY DEVELOPMENT
DISTRICT
1020 MALIBU WAY
HOMESTEAD, FL 33033

INVOICE

PAYMENT DUE UPON RECEIPT.

	MAKE PAYMENTS ONLINE AT: WWW.MIAMIDADE.GOV/FIRE/ MAKE-PAYMENTS.ASP
	PLEASE MAKE CHECK PAYABLE TO: MIAMI-DADE FIRE RESCUE DEPARTMENT
	PLEASE MAIL CHECK TO: MDFRD FINANCE BUREAU 9300 NW 41ST STREET, DORAL, FL 33178-2424
	BILLING ADDRESS CHANGED? PLEASE CALL (786) 331-4800 TELEPHONE PAYMENTS ARE NOT ACCEPTED

RETURN TOP PORTION WITH PAYMENT.



INVOICE STATEMENT

ITEM #	INVOICE DATE	DESCRIPTION	AMOUNT	BALANCE
1821636	01/29/2025	Life Safety Permit	\$138.75	\$138.75

TOTAL DUE:

\$138.75

536.031

Some invoices may be prorated to adjust inspection date and expiration month. Payments are due upon receipt.

Miami-Dade County Code, Article III, Section 14-39 mandates an annual permit for all occupancies.
Failure to obtain the required Fire & Life Safety Operating Permit will result in the following:

- Issuance of a Uniform Civil Violation Notice (UCVN/Ticket) of \$210.00
- Issuance of a UCVN to the property owner, if applicable
- Assessment of continuing violation penalties totaling up to 20 times the original UCVN amount (currently \$4,000.00)
- Referral to a Credit and Collection agency for collection of unpaid UCVN
- Filing of liens against your real or personal property for unpaid UCVN
- Referral to County Attorneys' Office for prosecution

DATE PRINTED:

1/30/2025

PERMIT NUMBER:

25126-00237

FINInvoiceBatch.rpt

Batch Job#: 6,806

ALWAYS READY, PROUD TO SERVE

BILLING QUESTIONS? PLEASE CALL (786) 331-4800

INVOICE

**M&M POOL & SPA SERVICES,
CORP.**

14304 SW 145th Pl
Miami, FL 33186-6789

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



M&M POOL & SPA SERVICES
Cleaning & Maintenance

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.: 8530

Terms: NET 5

Invoice date: 01/31/2025

Due date: 02/05/2025

536.004

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/01/2025	February 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](#)

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

REMITTANCE SECTION

Invoice Number: 83507380
Due Date: 03/01/2025
Due This Period: \$137.79

Amount Enclosed: \$ _____

Please make check payable to:

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



21000000835073800000137791

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

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

Contract Number: 500-50396510
Invoice Number: 83507380
Account Number: 1626036
Site Number: 5608077
Invoice Date: 02/08/2025

 WWW.LEASEDIRECT.COM

Period of Performance: 02/01/2025-02/28/2025
Due This Period: \$137.79

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.

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: **2**
 APPLICATION DATE: **2/3/2025**
 PERIOD TO: **1/31/2025**
 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..... | \$10,946.00 |
| 3. CONTRACT SUM TO DATE.....
(Line 1 + 2) | \$385,046.00 |
| 4. TOTAL COMPLETED & STORED TO DATE.....
(Column I on G703) | \$184,491.10 |
| 5. RETAINAGE: | |
| a. 10% of Completed Work
(Columns E & G on G703) | \$18,449.11 |
| b. 0% of Stored Material
(n.a) | \$0.00 |
| Total Retainage (Line 5a + 5b or
Total in Column 1 of G703)..... | \$18,449.11 |
| 6. TOTAL EARNED LESS RETAINAGE.....
(Line 4 less Line 5 Total) | \$166,041.99 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate)..... | \$103,114.58 |
| 8. CURRENT PAYMENT DUE..... <i>AC</i> | \$62,927.41 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) | \$219,004.02 |

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total Approved this Month	\$ 10,946.00	
TOTALS	\$10,946.00	\$0.00
NET CHANGES by Change Order		\$10,946.00

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:  Date: 2-3-2025

State of: Florida County of: Sarasota
 Subscribed and sworn before me this 3rd day of February 2025
 Notary Public: Richard C. Paolillo
 My Commission Expires: 10-1-2025

**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.....\$62,927.41

(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: _____

ENGINEER:By:  Date: 2/5/2025

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: 2									
CONTRACTOR: LANDSHORE ENTERPRISES, LLC				APPLICATION DATE: 2/3/2025									
CONTRACT NO.: N/A				PERIOD TO: 1/31/2025									
CONTRACT FOR: SHORELINE RESTORATION FOR LAKE 4 AND LAKE 6 LOCATED IN STONEGATE COMMUNITY DEVELOPMENT DISTRICT													
	A		B	C	D	E	F	G	H	I	J	K	
ITEM NO.	DESCRIPTION OF WORK	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	1,094.00	\$ 35,281.50	100.00%	\$ -
9	Installing Eco Filter Tube (base)	2,683.00	LF	\$ 30.65	\$ 82,233.95	1,247.40	\$ 38,232.81	831.60	\$ 25,488.54	2,079.00	\$ 63,721.35	77.49%	\$ 18,512.60
10	Installing Eco Filter Tube (sacrificial)	2,690.00	SY	\$ 21.27	\$ 57,216.30	1,039.50	\$ 22,110.17	623.70	\$ 13,266.10	1,663.20	\$ 35,376.26	61.83%	\$ 21,840.04
11	Sod	4,427.00	SY	\$ 9.29	\$ 41,139.67		\$ -	1,455.30	\$ 13,523.96	1,455.30	\$ 13,523.96	32.87%	\$ 27,615.71
12	Demobilization	1.00	EA	\$ 5,000.00	\$ 5,000.00		\$ -	-	\$ -		\$ -		\$ 5,000.00
13													
14													
	CONTRACT TOTALS				\$ 374,100.00		\$ 114,571.75		\$ 69,919.35		\$ 184,491.10		\$ 189,608.91

CONTINUATION SHEET - AIA DOCUMENT G703													
OWNER: STONEGATE COMMUNITY DEVELOPMENT DISTRICT		\$ (0.00)								APPLICATION NUMBER: 2			
CONTRACTOR: LANDSHORE ENTERPRISES, LLC										APPLICATION DATE: 2/3/2025			
CONTRACT NO.: N/A										PERIOD TO: 1/31/2025			
CONTRACT FOR: SHORELINE RESTORATION FOR LAKE 4 AND LAKE 6 LOCATED IN STONEGATE COMMUNITY DEVELOPMENT DISTRICT													
		A		B	C	D	E	F	G	H	I	J	K
ITEM NO.	DESCRIPTION OF WORK	QTY	UM	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS APPLICATION		THIS PERIOD		TO DATE		% COMPLETE	BALANCE TO FINISH
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
	Change Order Number 1-LAKE 4												
15	Regular Excavation	31.50	CY	\$ 26.87	\$ 846.41								
16	Embankment	47.00	TN	\$ 108.68	\$ 5,107.96								
17	Grading and Shaping	883.67	SF	\$ 1.30	\$ 1,148.76								
18	Installing Eco Filter Tube (base)	52.00	LF	\$ 30.65	\$ 1,593.80								
19	Installing Eco Filter Tube (sacrificial)	52.00	LF	\$ 21.27	\$ 1,106.04								
20	Sod	123.00	SY	\$ 9.29	\$ 1,143.03								
	UPDATED CONTRACT TOTALS				\$ 385,046.00		\$ 114,571.75		\$ 69,919.35		\$ 184,491.10	47.91%	\$ 189,608.91

WAIVER AND PARTIAL RELEASE OF LIEN UPON PARTIAL PROGRESS PAYMENT

RE: Landshore Enterprises, LLC

INVOICE NUMBER / DATE: **Pay App #2/JANUARY 31, 2025**

The undesignated lienor, in consideration of the sum of **\$62,927.41** 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: February 3rd, 2025

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



Signature

Andre van den Berg

Print Name, Title

2-3-2025

Date

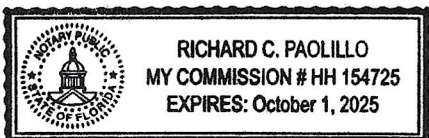
STATE OF FLORIDA

COUNTY OF: Sarasota

Sworn and subscribed before me this: 3rd day of February, 2025, by Andre van den Berg Landshore Enterprises, LLC, who is personally known to me OR provided identification _____.

SEAL

Richard C. Paolillo
Signature of Notary Public, State of Florida



My Commission Expires: 10-1-2025



Licensed & Insured
CCC1326032



Invoice

Date:

2/10/2025
19079

BILL TO

STONEGATE COMMUNITY DEV DIST
1020 MALIBU WAY
HOMESTEAD FL 33033
305-772-4910
239-789-7263|VICTOR

STONEGATE COMMUNITY DEV DIST
1020 MALIBU WAY
HOMESTEAD FL 33033
305-772-4910
239-789-7263|VICTOR

P.O. No.	Terms	Project
	Due on receipt	

Description	Qty	Rate	Amount
25% UPON COMMENCEMENT OF WORK	0.25	100,809.00	25,202.25



\$25,202.25

\$0.00

2/10/2025

\$25,202.25

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.: 1219
Terms: Due on receipt
Invoice date: 01/29/2025
Due date: 01/29/2025

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

INVOICE

Armando Garcia Land Service
INC
16650 SW 203 AVE
Miami, FL 33187

armando-garcia-
landservice@hotmail.com
(786) 298-7104

537.700

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

Invoice details
Invoice no.: 763919
Invoice date: 02/18/2025
Due date: 03/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Trim.	All gardens of lake #3 remove all weeds & spray against weeds.	1	\$3,950.00	\$3,950.00
Total						\$3,950.00

INVOICE

Armando Garcia Land Service
INC
16650 SW 203 AVE
Miami, FL 33187

armando-garcia-
landservice@hotmail.com
(786) 298-7104

537.700

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

Invoice details
Invoice no.: 763918
Invoice date: 02/18/2025
Due date: 03/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Clean up, remove weeds and apply herbicide to Section/Project 1, 2 & 3 of Lake 5	3	\$0.00	\$0.00
2.		Trim.	Existing Spartina Grass	3	\$0.00	\$0.00
3.		Total		3	\$1,400.00	\$4,200.00
Total						\$4,200.00

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

Page: 1
01/31/2025
Account No: 526-030290
Statement No: 191854

Attn: CRAIG WRATHELL

514.310

STONEGATE CDD

001

Fees

		Hours
01/02/2025		
MJP	REVIEW AGENDA FOR JANUARY 7, 2025 BOARD OF SUPERVISORS MEETING	0.20
01/03/2025		
MJP	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 1/7/25 MEETING OF BOARD OF SUPERVISORS	0.50
01/06/2025		
MJP	CORRESPONDENCE TO KRISTEN THOMAS AND DANIEL ROM	0.20
MJP	CORRESPONDENCE TO DANIEL ROM AND KRISTEN THOMAS	0.20
MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM KRISTEN THOMAS	0.10
01/07/2025		
MJP	RECEIPT AND REVIEW OF FINAL AGENDA PACKAGE FOR 1/7/25 MEETING OF BOARD OF SUPERVISORS	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS AND REPLY THERETO	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM KRISTEN THOMAS	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.20
MJP	CORRESPONDENCE TO VICTOR CASTRO	0.20
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM KRISTEN THOMAS	0.10

STONEGATE CDD

		Hours
MJP	TELEPHONE CONFERENCE WITH KRISTEN THOMAS	0.20
MJP	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	4.30
01/08/2025		
MJP	UPDATE RESOLUTION CHANGING REGISTERED AGENT; CORRESPONDENCE TO KRISTEN THOMAS WITH ATTACHMENT	0.40
MJP	CORRESPONDENCE TO MEMBERS OF THE BOARD OF SUPERVISORS WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DAPHNE GILLYARD	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS AND REPLY THERETO	0.20
MJP	PREPARE INITIAL DRAFT OF SECOND AMENDMENT TO AQUATICS MAINTENANCE SERVICES AGREEMENT	0.30
MJP	CORRESPONDENCE TO KRISTEN THOMAS WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM KRISTEN THOMAS AND REPLY THERETO	0.20
01/09/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR GOESSEL	0.10
MJP	CORRESPONDENCE TO SUPERVISOR GOESSEL WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS AND REPLY THERETO	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM SUPERVISOR GOESSEL	0.10
01/14/2025		
MJP	CORRESPONDENCE TO VICTOR CASTRO, DANIEL ROM AND KRISTEN THOMAS; REVIEW FILE RE: LANDSCAPE MAINTENANCE SERVICES AGREEMENT	0.40
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.10
01/15/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS WITH MULTIPLE (X6) ATTACHMENTS	0.30
01/16/2025		
MJP	REVISIONS TO SECOND AMENDMENT TO AQUATICS MAINTENANCE AGREEMENT	0.20
01/18/2025		
MJP	FURTHER REVISIONS TO SECOND AMENDMENT TO	

STONEGATE CDD

			Hours	
	AQUATICS MAINTENANCE AGREEMENT		0.20	
01/21/2025				
MJP	CORRESPONDENCE TO KRISTEN THOMAS, DANIEL ROM			
	AND VICTOR CASTRO WITH ATTACHMENT		0.30	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM			
	KRISTEN THOMAS		0.20	
01/22/2025				
MJP	CORRESPONDENCE TO KRISTEN THOMAS		0.20	
01/27/2025				
MJP	CORRESPONDENCE TO KRISTEN THOMAS AND VICTOR			
	CASTRO		0.20	
MJP	RECEIPT AND REVIEW CORRESPONDENCE FROM			
	DISTRICT MANAGER		0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM			
	KRISTEN THOMAS		0.10	
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE			
	FROM DISTRICT MANAGER		0.10	
	For Current Services Rendered		12.50	3,437.50
Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	PARTNERS	12.50	\$275.00	\$3,437.50
	Previous Balance			\$400.00
	Total Current Work			3,437.50
<u>Payments</u>				
01/24/2025	PAYMENT RECEIVED - THANK YOU			-400.00
	Balance Due			<u>\$3,437.50</u>

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



Invoice Number	Invoice Date	Account Number	Page
8-774-22496	Feb 18, 2025	5297-2710-0	1 of 3

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

Invoice Questions?

Contact FedEx Revenue Services

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

Invoice Summary

FedEx Express Services

Total Charges	USD	\$54.72	519.410
TOTAL THIS INVOICE	USD	\$54.72	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:

For added security, enable Two-Step Verification (2SV) on your FedEx account today! This simple step helps protect your account from unauthorized access. How to Enable 2SV: Log in to your FedEx account. Visit the Account Settings section. Follow the prompts to activate Two-Step Verification.

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
8-774-22496	USD \$54.72	5297-2710-0

Remittance Advice

Your payment is due by Apr 04, 2025

8774224961000005472652972710080000000000000000547260

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



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

**Invoice Number**

8-774-22496

Invoice Date

Feb 18, 2025

Account Number

5297-2710-0

Page

2 of 3

FedEx Express Shipment Detail By Payor Type (Original)**Ship Date:** Feb 11, 2025**Cust. Ref.:** NO REFERENCE INFORMATION**Ref.#2:****Payor:** Shipper**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	772014129419	Stonegate CDD	Victor Castro
Service Type	FedEx Standard Overnight	2300 Glades Road	UNUS Property Management LLC
Package Type	Customer Packaging	BOCA RATON FL 33431 US	3560 NE 11th Dr
Zone	02		HOMESTEAD FL 33033 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.27
Delivered	Feb 12, 2025 13:52	Fuel Surcharge	1.48
Svc Area	A2	Direct Signature Req.	6.75
Signed by	T.CASTRO	Residential Delivery	6.15
FedEx Use	000000000/183071/_	Total Charge	USD \$22.65

Ship Date: Feb 11, 2025**Cust. Ref.:** NO REFERENCE INFORMATION**Ref.#2:****Payor:** Shipper**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	772014699717	Stonegate CDD	Landshore Enterprises, LLC
Service Type	FedEx Standard Overnight	2300 Glades Road	Landshore Enterprises, LLC
Package Type	FedEx Envelope	BOCA RATON FL 33431 US	118 SHAMROCK BLVD
Zone	02		VENICE FL 34293 US
Packages	1		
Rated Weight	N/A		
Delivered	Feb 12, 2025 13:08		
Svc Area	A5	Transportation Charge	8.14
Signed by	A.Vandenberg	Fuel Surcharge	0.57
FedEx Use	000000000/66823/_	Total Charge	USD \$8.71

Shipper Subtotal USD \$31.36**FedEx® Billing Online**

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

**Invoice Number**

8-774-22496

Invoice Date

Feb 18, 2025

Account Number

5297-2710-0

Page

3 of 3

Ship Date: Feb 07, 2025**Cust. Ref.:** stonegate dsf**Ref.#2:****Payor:** Third Party**Ref.#3:**

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

Automation	INET	Sender	Recipient
Tracking ID	771897930450	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	Feb 10, 2025 09:17		
Svc Area	A1	Transportation Charge	10.92
Signed by	C.Schwartz	Fuel Surcharge	0.76
FedEx Use	000000000/66828/_	Total Charge	USD \$11.68

Ship Date: Feb 07, 2025**Cust. Ref.:** stonegate dsf**Ref.#2:****Payor:** Third Party**Ref.#3:**

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

Automation	INET	Sender	Recipient
Tracking ID	771897995608	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	Feb 10, 2025 09:06		
Svc Area	A1	Transportation Charge	10.92
Signed by	S.IBE	Fuel Surcharge	0.76
FedEx Use	000000000/66828/_	Total Charge	USD \$11.68

Third Party Subtotal USD \$23.36**Total FedEx Express USD \$54.72**



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

536.007

Invoice #

INV1183212

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		2/18/2025	2/28/2025
Invoice Remarks				

Contract Remarks

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 1/20/2025 to 2/19/2025 overage period	\$16.08
Surcharge	\$2.41
	\$18.49

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	1,829	1,857	28	0	28	0.013220	\$0.37
BW	EQU41460 - BW	53,990	54,078	88	0	88	0.013220	\$1.16
GENERAL OF	EQU41460 - GENERAL	196	196	0	0	0	0.013220	\$0.00
PROFESSION	EQU41460 - PROFESS	8,705	8,925	220	0	220	0.066120	\$14.55
								\$16.08

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	\$18.49
Tax:	\$1.28
Invoice Total	\$19.77
Balance Due:	\$19.77

INVOICE

**M&M POOL & SPA SERVICES,
CORP.**

14304 SW 145th Pl
Miami, FL 33186-6789

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



M&M POOL & SPA SERVICES
Cleaning & Maintenance

536.031

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.: 8799
Terms: NET 5
Invoice date: 02/18/2025
Due date: 02/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/22/2025	Renovation of Fountain	Scope work: 1. Drain and clean Fountain. 2. Install new Diamond Brite Blue. 3. Sealer all crack and paint fountain 4. Install 3 new Led Fountain Lights, with transformer, switch, timer. 5. Install new pump with all connections LITTLE GIANT 3E-34N Small Submersible Pump 670 GPH	1	\$3,357.50	\$3,357.50

Total

\$3,357.50

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](#)

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



Invoice

Date	Invoice No.
2/10/2025	8247

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: 1/1/25-1/31/25

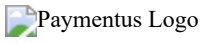
Description	Qty (hrs)	Rate (\$ / hr)	Amount (\$)
1/6/2025 Senior Admin Asst Review and file Allstate report	0.25	95.00	23.75
1/7/2025 Electrical Engineer coordinate with Landshore Enterprises regarding pay app #1 revision based on prior field review, Prepare/Attend CDD Board meeting	4.25	135.00	573.75
1/9/2025 Senior Admin Asst Prepare and send requisition 52 to district accountant	0.25	95.00	23.75
1/10/2025 Electrical Engineer review shoreline restoration payment application #1 and release of lien, forward to office manager to prepare requisition, prepare AIA change order #1 for Lake 4 additional shoreline	2.00	135.00	270.00
1/10/2025 Senior Admin Asst Prepare and send requisition 52 to district accountant	0.25	95.00	23.75
1/10/2025 Senior Admin Asst Review Landshore application for payment #1.	0.50	95.00	47.50
1/13/2025 Principal Review and certify Landshore Enterprises' Application No. 1 for the shoreline restoration for Lakes 4 and 6.	0.25	220.00	55.00
1/13/2025 Senior Admin Asst Review and file Allstate report	0.25	95.00	23.75
1/13/2025 Senior Admin Asst Review and submit Landshore Enterprises application #1 to District Manager.	0.50	95.00	47.50
1/13/2025 Vehicle Mileage	1.00	53.34	53.34
1/13/2025 Principal Review Landshore Enterprises, LLC Change Order 1 for Lake 4. Circulate the change order among the CDD Engineer, Contractor and CDD Chair for signatures.	0.50	220.00	110.00
1/28/2025 Senior Admin Asst	0.25	95.00	23.75
1/28/2025 Principal Certifying completion of district-side drainage system and notifying DERM with signed and sealed letter and form.	0.50	220.00	110.00
1/28/2025 Electrical Engineer prepare as-built certification form for expired SWMGP	0.75	135.00	101.25
1/28/2025 Vehicle Mileage	1.00	62.72	62.72
Amount due this Invoice			\$1,549.81

Wiring Instructions:

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

Date _____

Date _____

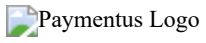


Account Summary customized for City of Homestead

Payment type:	Utility Bill
Account number:	001046837-000351215
Payment amount:	\$3,175.88
Date due:	Mar 24, 2025

Bill Summary Notifications

SMS:	No
------	-----------



Account Summary customized for City of Homestead

Payment type:	Utility Bill
Account number:	001046837-000363973
Payment amount:	\$808.60
Date due:	Mar 24, 2025

Bill Summary Notifications

SMS:	No
------	-----------



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 #

INV1152984

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		1/20/2025	1/30/2025
Invoice Remarks				

Contract Remarks

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 12/20/2024 to 1/19/2025 overage period	\$27.21
Surcharge	\$4.08
	\$31.29

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	1,728	1,829	101	0	101	0.013220	\$1.34
BW	EQU41460 - BW	53,829	53,990	161	0	161	0.013220	\$2.13
GENERAL OF	EQU41460 - GENERAL	196	196	0	0	0	0.013220	\$0.00
PROFESSION	EQU41460 - PROFESS	8,346	8,705	359	0	359	0.066120	\$23.74
								\$27.21

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	\$31.29
Tax:	\$2.18
Invoice Total	\$33.47
Balance Due:	\$33.47

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 March 4, 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present:

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
Gregory George	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 6:31 p.m. Supervisors McGuinness, Eiras, Figueroa and Goessel were present. Supervisor Boza was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update: Pool Project

Mr. Camacho stated Staff recently submitted an Engineering letter and as-built certifications to the Department of Environmental Resources Management (DERM) to take the project out of the construction phase and into the operational phase. A response is pending. A meeting with DERM will be held on Friday to discuss the pending items and the pool project.

Ms. Thomas presented the pool documents and stated, regarding budget considerations, she conferred with Victor about contingency pricing and pool furniture; \$40,000 was allotted for that, yet the proposals are for \$100,000. She asked the District Engineer to rerun the numbers

and determine if there are any contingencies in the power agreement that would impact the CDD. She stated Mr. Alvarez will provide Mr. Camacho with an update on the project, including updated pool pricing, for presentation by Mr. Camacho at the next meeting.

A Board Member voiced concern that several projects are being improperly funded with the Series 2020 bond funds and stated it is important to make sure that items not related to the Series 2020 project are not comingled. Ms. Thomas will coordinate with Mr. Camacho's office to review invoices and report her findings at the next meeting.

Mr. Camacho responded to questions about the upcoming meeting with DERM, permitting, drain structures, the pool vendor and project commencement. He will email the notice of commencement document to Ms. Thomas for dissemination to the Board and residents.

FOURTH ORDER OF BUSINESS

Update: Shoreline Restoration Project

Mr. Camacho stated the Shoreline Restoration Project is underway; Lake 6 is complete; Lake 4 is in progress and all the geotubes were restored and the vendor is working on regrading. The last step is the staging area. Completion by the end of the month is anticipated. Once the project is completed, Mr. Camacho will create a punch list and conduct a final walk-through with the vendor. DERM will conduct a full inspection as part of the as-built certifications.

FIFTH ORDER OF BUSINESS

Update: Clubhouse Expansion DERM Permit

Mr. Camacho stated this item was addressed during the pool project discussion.

SIXTH ORDER OF BUSINESS

Update: Drainage Inspection

Mr. Camacho stated the vendor completed the drainage inspections and provided Staff with an inspection report and photographs. Staff is reviewing the report for irregularities and/or discrepancies. A collapsed pipe in Lake 4 will be questioned. The piping itself is fine but the concrete seal is missing, causing water to seep through, making the area moist. Cleaning the control structure and having the structure and pipe re-inspected is recommended. Mr. Camacho stated the vendor did not submit a change order; proposals for the repairs must be obtained.

Discussion: Stormwater Management System Memo 2025

This item, previously the Eighth Order of Business, was presented out of order.

Ms. Thomas presented District Counsel's Stormwater Management System Memo 2025 about a legislative change to stormwater management. She recalled that this was mentioned at the last meeting but, since then, more concrete information was provided. It is necessary to discuss the Memo before continuing discussion of the Sixth Order of Business.

Mr. George stated the Memo explains changes to the stormwater system requirements. The County currently requires a permit for de-watering projects. There is an additional requirement if any of the CDD's drains connect to public rights-of-way (ROWs). Because of the new requirements, the District Engineer proposed performing inspections and inventories of the CDD's drainage systems. District Counsel suggests taking questions or recommendations to the District Engineer for their interpretations of what DERM and the County are asking for.

Ms. Thomas stated Staff must make sure the vendor who pulls and carries the permit is the scheduled cleaner and emergency vendor. The permit is non-transferable so, if the vendor changes, the new vendor must pull a permit and start anew. The new requirement is in conjunction with the five-year stormwater maintenance reporting that the CDD currently does.

Discussion ensued regarding the Memo, adding a \$2,150 permit charge to the budget, the drainage cleanup plan and obtaining Storm Water Drain Management Plan proposals.

Mr. Camacho stated Raptor-Vac will not charge a fee to submit the classified permit. He will obtain proposals for cleanout and present them at the next meeting.

SEVENTH ORDER OF BUSINESS

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

Ms. Thomas presented Resolution 2025-02.

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, 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, was adopted.

EIGHTH ORDER OF BUSINESS

Discussion: Stormwater Management System Memo 2025

This item was presented following the Sixth Order of Business.

NINTH ORDER OF BUSINESS**Discussion/Consideration of Drainage
Cleanup 5-Year Plan****A. Drainage Cleanup Plan****B. Storm Water Drain Management Plan Proposals**

These items were discussed following the Sixth Order of Business.

TENTH ORDER OF BUSINESS**Consideration of Landscape Proposals**

Ms. Thomas recalled discussions about additional cuts that Armando Garcia Landscaping (AGL) would like to do and AGL'S rate increase. Per the Board's request, additional proposals were obtained. Mr. Castro presented BrightView's proposal and compared it to the AGL proposal.

Discussion ensued regarding the two proposals. The consensus was to remain with AGL.

ELEVENTH ORDER OF BUSINESS**Consent Agenda Items****A. Acceptance of Unaudited Financial Statements as of January 31, 2025**

Ms. Thomas discussed the positive pay system, which allows banks to vet every check and the percentage per check to implement it. Staff is monitoring this in Fiscal Year 2025 and is in talks with the banks to lower the percentage fees.

A Board Member stated the Board has a fiduciary responsibility to monitor and examine how CDD funds are being expended and proposed requiring every invoice over \$5,000 to be accompanied with an itemized report of the purchase. Ms. Thomas stated Management already examines all invoices over \$2,500.

Discussion ensued regarding transparency, Mr. Castro's contract and a \$21,000 charge from him, specific invoices and delegating responsibility to District Management to monitor the CDD's finances.

B. Approval of January 7, 2025 Regular Meeting Minutes

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, the Consent Agenda Items, as presented, were accepted and approved, respectively.
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TWELFTH ORDER OF BUSINESS**Staff Reports**

A. Operations Manager: UNUS Property Management

Mr. Castro reported that the metal roof will be delivered tomorrow and will be staged on site; a permit was obtained for same-day inspection and the inspector must observe the installation of the first layer and approve it. The roofing project will take two weeks to complete.

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

Mr. George stated that he is filling in for Mr. Pawelczyk; he enjoyed meeting everyone.

C. District Engineer: Alvarez Engineers, Inc.

Mr. Camacho stated he will coordinate with DERM to obtain approval of the permit and look into obtaining drainage maintenance proposals.

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

Ms. Thomas distributed the budget and discussed special assessments being levied by HOAs, how she is preparing for the proposed budget meeting, the pool project, a new playground and other expenditures that will be added to the proposed Fiscal Year 2026 budget. She asked if the Board is amenable to slightly increasing assessments or keeping them flat.

Discussion ensued regarding items on Mr. Castro's wish list, including a splashpad, children's playground, pool furniture, new storage supply area, potential assessments, Fiscal Year 2025 assessment increase, how much to budget for certain line items, fund balance, the \$250,00 in unassigned funds, Mr. Castro's plans for a pool re-opening event and the costs for the event.

Ms. Thomas and Mr. Castro will prepare a proposed Fiscal Year 2026 budget worksheet.

Mr. Goessel voiced his preference for agenda books instead of tablets. Going forward, Staff will provide four tablets and one agenda book.

- **NEXT MEETING DATE: April 1, 2025 at 6:30 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 1, 2025 meeting.

THIRTEENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, the meeting adjourned at 7:44 p.m.
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Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

STONEGATE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 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