

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

May 6, 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

April 29, 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 May 6, 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. Acceptance of Resignation of Yoniel Boza [Seat 3]
4. Consideration Appointment of Qualified Elector to Fill Unexpired Term of Seat 3; *Term Expires November 2026*
 - Administration of Oath of Office to Appointed Qualified Elector (*the following to be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Office
5. Consideration of Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date
6. Update: Pool Project
7. Discussion/Consideration: Paver Removal Project

8. Discussion/Consideration: Lake Shoreline Restoration Project Change Order: Landshore Enterprises, LLC Area 1: \$13,390.00, Area 2: \$10,760.00
9. Discussion/Consideration: Storage Proposal and Design
 - A. Shed Depot & Shed Guy Services, Inc
 - I. Proposal/Estimate INV1104202152 [\$39,840.00]
 - II. Proposal/Estimate INV1104202153 [\$11,875.00]
 - B. Armando Garcia Land Service, Inc Estimate no.: 2029 [\$5,268.00]
10. Discussion/Consideration: Lake and Pond Maintenance Services
 - A. Estate Management Services Proposal
 - B. Eco Blue Aquatic Services, Inc. Lake Maintenance Agreement
11. Discussion/Consideration: Stormwater Management Cleaning
12. Discussion/Consideration: Lake 4 Repair
13. Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
14. Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an effective Date
15. Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date
16. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates
 - A. Consideration of Resolution 2025-07, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
17. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of March 31, 2025
 - B. Approval of April 1, 2025 Regular Meeting Minutes

18. 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: June 3, 2025 at 6:30 PM

- QUORUM CHECK

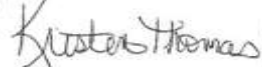
SEAT 1	ALBERTO EIRAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOE MCGUINNESS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ART GOESSEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARIELA FIGUEROA	☐ IN PERSON	☐ PHONE	☐ NO

19. Supervisors' Requests

20. Adjournment

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

Sincerely,



Kristen Thomas
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

PARTICIPANT PASSCODE: 8664977

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3

NOTICE OF TENDER OF RESIGNATION

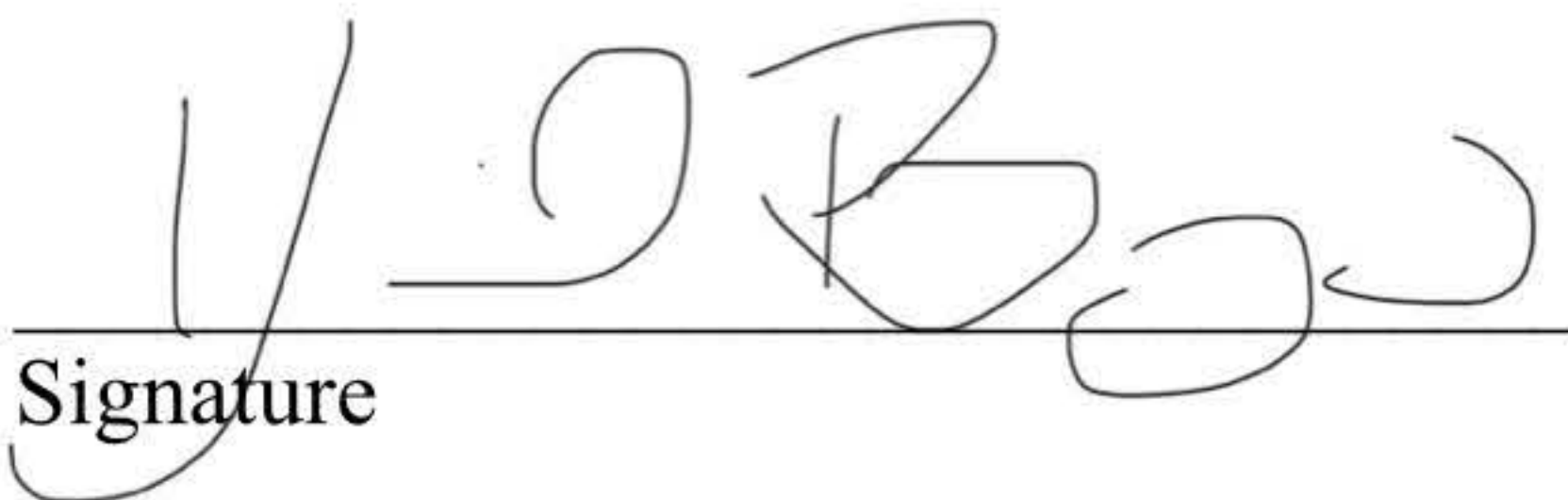
To: Board of Supervisors
Stonegate Community Development District
Attn: Kristen Thomas, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: Yoniel Boza
Printed Name

Date: 4/2/2025

I hereby tender my resignation as a member of the Board of Supervisors of the *Stonegate Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and [1] personally presented at a duly noticed meeting of the Board of Supervisors, [1] scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the email or fax copy shall be binding and enforceable as an original.


Signature

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF STONEGATE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Stonegate Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
STONEGATE COMMUNITY DEVELOPMENT DISTRICT ELECTING
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective May 6, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of May 6, 2025:

Yoniel Boza Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Kristen Thomas is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 6th day of May, 2025.

ATTEST:

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

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

CHANGE ORDER NO. 2

Date: 4/14/2025

Project: Lake Shoreline Restoration - Lakes 4 & 6 - CHANGE ORDER #2

JOB SCOPE

LAKE 6: Grading and shaping two areas on lake 6 to achieve desired shape and elevation. An erosion control mat will be installed to assist in sod rooting and prevent material washing away. Sod will be installed over disturbed areas. *See aerial for reference.*

ITEMIZED ESTIMATE: TIME AND MATERIALS

<u>Section</u>	<u>Description</u>	<u>Units</u>	<u>Estimated Quantities</u>	<u>Total</u>
AREA 1	Embankment	Tons	70	
	Grading and Shaping	Square Feet	748	
	GeoTextile	Square Yards	83	
	Erosion Control Blanket	Square Feet	748	
	Sod (Turf to match existing)	Square Feet	1,048	
TOTAL JOB COST - AREA 1				\$13,390.00

ITEMIZED ESTIMATE: TIME AND MATERIALS

<u>Section</u>	<u>Description</u>	<u>Units</u>	<u>Estimated Quantities</u>	<u>Total</u>
AREA 2	Embankment	Tons	54	
	Grading and Shaping	Square Feet	575	
	GeoTextile	Square Yards	64	
	Erosion Control Blanket	Square Feet	575	
	Sod (Turf to match existing)	Square Feet	875	
TOTAL JOB COST - AREA 2				\$10,760.00



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities outside of easement along shoreline if as-built drawings or locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.
3. Landshore® is not responsible for removing or installing any electric work or cables.
4. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
5. Landshore® is not responsible for damage to caused to plants or small trees during the course of this work.
6. Existing Conditions-All dimensions for existing conditions are to be verified in the field by Landshore®. Landshore® will notify the Owner of deviations from the scope of work prior to the installation. Any discrepancies in dimensions or special modifications required due to field conditions shall be reported in writing to the Owner for clarification, approval, or modification prior to the commencement of work involved.
7. Landshore® is not responsible for any damages to the work by any natural disaster.
8. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
- 9. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 10. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

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

Client's Representative Signature

Date

Landshore Enterprises Representative Signature

Date

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

9AI



Shed Depot & Shed Guy
Services ,Inc

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

PROPOSAL/ESTIMATE
INV1104202152

DATE
Apr 29, 2025

DUE
On Receipt

BALANCE DUE
USD \$39,840.00

BILL TO

Stonegate CDD c/o Victor

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

DESCRIPTION	RATE	QTY	AMOUNT
24'x50' Vertical Roof Tubular Metal Garage	\$37,340.00	1	\$37,340.00
24'x50' Tubular Roof Bldg.-\$8,870			
12' Legs-\$1,850			
Both Sides End Gable-\$2,540			
End Frame Front-\$2,150			
End Frame Rear-\$2,150			
2-10'x10' Roll Ups-\$2,740			
Headers-\$360			
1-Entry Door-\$360			
180MPH-\$2,826			
12 Gauge-\$720			
24 Gauge-\$12,774.42			
Engineering Plans	\$2,500.00	1	\$2,500.00
(If Needed)- (Non- Refundable)			
Plans made specifically for your building			
SUBTOTAL			\$39,840.00

TAX (0%)	\$0.00
TOTAL	\$39,840.00
BALANCE DUE	USD \$39,840.00

***This Proposal is good for up to ten (10) days form date above.

***If you have a Tax Exempt document, please submit it to us immediately.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

9A11



Shed Depot & Shed Guy
Services ,Inc

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

PROPOSAL/ESTIMATE
INV1104202153

DATE
Apr 29, 2025

DUE
On Receipt

BALANCE DUE
USD \$11,875.00

BILL TO

Stonegate CDD c/o Victor

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

DESCRIPTION	RATE	QTY	AMOUNT
Concrete Slab-26'x52' 30 plus 300 psi pump mix (more than 3 trucks) Bobcat rental Compacter Formation Finish-flat with helecopter Cut evert 10ft Slab with footer Rebars and Fiber 4 Deliveries Finicher Pump Guy Pump Environmental Impact Fee 3000 psi	\$11,875.00	1	\$11,875.00
SUBTOTAL			\$11,875.00

TAX (0%)	\$0.00
TOTAL	\$11,875.00
BALANCE DUE	USD \$11,875.00

***This Proposal is good for up to ten (10) days form date above.

***If you have a Tax Exempt document, please submit it to us immediately.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

9B

ESTIMATE

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

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

Stonegate CDD

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

Estimate details

Estimate no.: 2029
Estimate date: 04/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Service	Remove grass and dispose of debris in the area where the new podocarpus will be installed.	1	\$320.00	\$320.00
2.		Service	Install 92 Podocarpus of 7 feet height in 15G.	92	\$44.00	\$4,048.00
3.		Service	Install 6 yards of fertilize soil.	6	\$150.00	\$900.00
Total						\$5,268.00

Accepted date

Accepted by

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

10A



ESTATE MANAGEMENT SERVICES

Our Capabilities



Lake and Pond Management

EMS manages over 1mm acres of aquatic habitats across 11 states. Our 30 years' experience, highly trained staff, deep technical expertise, and wide array of capabilities, along with our long-standing relationships, set us apart in the aquatics industry.



Natural Areas Management

With our certified Natural Areas applicators and fleet of airboats equipped Raven Precision Guides application equipment, EMS oversees large lake and natural resource management programs for countless government agencies and utility clientele. Services include: algae and aquatic weed control; water testing and restoration, lake mapping, shoreline erosion management, and fish stocking and management.



Dredging & Bathymetric Mapping

Our experienced consulting team performs bathymetric surveys and analysis internally, providing multiple layers of data to ensure your ecosystems are healthy and in compliance. EMS boasts 6 hydraulic dredges with trained crews, along with certified equipment operators and long reach excavation equipment to perform mechanical dredging when needed.



Environmental Consulting

Our in-house consulting team performs a range of services, including wetlands consulting, permitting, environmental assessments, wildlife studies and water quality testing and analysis. In addition, all services provided by EMS are environmentally conscious. As stewards of the planet, our commitment is to protect every aquatic ecosystem we care for.



April 11,2025

Dear Victor,

Thank you for the opportunity to submit the attached proposal for the management of Stonegate/Club Malibu Bay's aquatic environments. Please review the below proposal and feel free to contact us should you have any questions at all.

Service Address: _____1020 NE 34 th Ave._____

_____Homestead, FL 33033_____

Billing Contact Name: SAME_____

Billing Address: _____

Quantity of Lakes/Ponds: _____6_____

Total Lake/Pond Acreage: _____13.46 SA_____

REMAINDER OF PAGE IS BLANK

Description	Monthly Rate	Qty	Annual Total
Monthly Pond/Lake Management - Include monthly inspections, treatment of nuisance vegetation and algae at a time of year as deemed necessary and appropriate by contractor. - Removal of inorganic debris weighing less than 25lbs, up to an amount not exceeding the capacity of a 5 gallon bucket per pond. Excessive trash cleanup will incur an additional charge at a rate of \$75/hour. - Monthly report outlining observations regarding water quality, turbidity, wildlife activity, erosion indicators and general aesthetic and health of the system. • 21 Visits • Blue Pond Dye will be needed at contractor discretion	\$1,144.10	12	\$13,729.20
Fountain Maintenance - Monthly inspection of existing fountains. - Clean submersible intake screens, exterior light covers, components of head, jets and rings and surfaces on the float. - Replace bulbs and bill for parts and labor (\$75/hr), if needed.	\$289.50	4	\$1,158
Aeration Maintenance - Monthly inspection of existing aerators. - Test compressor and all components for proper functionality. - Replace cups, rings, vanes and seals, if needed, and bill for parts and labor (\$75/hr).	\$289.50	4	\$1,158
Aquascaping Maintenance Manual care for Lake #5	\$95	12	\$1,140
Water Quality Test - to test PH, dissolved oxygen levels, temperature, clarity of water for the 6 lakes	\$0	0	\$0
TOTAL			\$17,185.20

This is an agreement between ESTATE MANAGEMENT SERVICES, and Stonegate/Club Malibu Bay ("Customer").

16. ESTATE MANAGEMENT SERVICES, shall provide the following services on the Property:
 - A. Weed and algae defoliation with 20% decrease in herbicides.
 - B. One visit per month
17. Special: Light Trash and debris removal on scheduled visits and keeping the culvert systems free of obstructions.
18. Total Contract Amount: \$17,185.20 per year
19. Payment Agreement: Customer agrees to purchase the service specified and to pay ESTATE MANAGEMENT SERVICES, as follows:
 - A. Start Payment (due upon acceptance):
 - B. Monthly Payments to be calculated as the Total Contract Amount divided by twelve (12).
 - C. Customer agrees to make payment to Estate Management Services on the 1st day of each calendar month via ACH. Customer authorizes Estate Management Services to charge/debit the bank account provided for the above Monthly Payment Amount, each month on the 1st day of the month (or the next business day if the 1st falls on a weekend or bank holiday) for a period of 12 months. The ACH monthly payments shall continue each month unless and until Customer cancels the payment in accordance with the terms of this agreement.
 - D. Contract prices are subject to change with annual rate increase
 - E. Start Date: Within 15 days of acceptance, unless otherwise specified: _____
20. Customer agrees to notify ESTATE MANAGEMENT SERVICES, of any chemical spills located on the Stonegate/Club Malibu Bay .
21. Payment of services is due on the 25th of each month. Customer agrees to pay interest on all late payments. This interest amount is set at 18% APR or 1.5% per month.
 - A. ESTATE MANAGEMENT SERVICES, shall be entitled to suspend services for any account (90) days past due until payment is received in full.
 - B. Any account sent to collections will be responsible for any fees and/or expenses during the collection process.
 - C. A \$35.00 fee will be charged for any NSF or returned check.
22. In the event payment for the services is not received from Customer, ESTATE MANAGEMENT SERVICES, shall have the right to file a lien on the Property where the services were performed in accordance with the laws of the state where the Property is located.
23. Customer acknowledges and understands that ESTATE MANAGEMENT SERVICES, may use heavy machinery, and that such machinery may cause underlying damage to paved and other prepared surfaces. ESTATE MANAGEMENT SERVICES, shall not be liable for any weight-related damage caused to any driveways, landscaping, and other ground structures.
24. ESTATE MANAGEMENT SERVICES, agrees to provide the following insurance certificate upon request: General Liability, Workers Compensation and Auto Liability. If Stonegate/Club Malibu Bay uses a third-party insurance compliance program, any expense associated with that program is the sole responsibility of Stonegate/Club Malibu Bay . Estate Management Services, agrees to enroll in the compliance program and will issue an invoice to Stonegate/Club Malibu Bay for the fees associated with the enrollment.
25. Customer has designated the below-named individual to serve as its primary contact with respect to this contract and to act as its authorized representative with respect to matters pertaining to this contract with full authority to bind Customer with respect to all matters requiring Customer's approval or authorization. In the event that the designated authority changes, the Customer agrees that the new authority delegated assumes all responsibilities and legalities pertaining to this contract.
26. All notices, requests, consents, claims, demands, waivers, and other communications shall be in writing and deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by nationally recognized overnight courier (receipt requested); (c) on the date sent by email if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to Customer at the address indicated in the signature block below and to ESTATE MANAGEMENT SERVICES, at its principal office address.
27. The relationship between the parties is that of independent contractors.
28. Customer agrees to indemnify, hold harmless and defend ESTATE MANAGEMENT SERVICES, and its shareholders, directors, managers, officers, employees, subcontractors, and agents from and against any action, claim, demand, loss, damage, liability or expenses, including attorneys' fees and costs, arising from or relating to: (i) Customer's breach of this agreement; (ii) the negligence, gross negligence, recklessness, willful misconduct or intentional act or omission of Customer or any of its representatives; (iii) the course of the services; and/or (iv) any contracts with third party vendors or service providers entered into by Customer. Customer agrees that ESTATE MANAGEMENT SERVICES, shall have the right to participate in and control the defense of any such claim through counsel of its own choosing.
29. In no event shall ESTATE MANAGEMENT SERVICES's liability exceed the total contract price actually paid to ESTATE MANAGEMENT SERVICES, for the services hereunder.

30. In the event of a merger or a buy-out of the Property or Customer, the contract shall carry on to the new owner or company. Only ESTATE MANAGEMENT SERVICES, has the right to terminate the contract under these circumstances.
31. Termination of Contract:
- A. A 60-day written notice is required before the end of said contract or the contract will automatically renew for the time of the original contract.
 - B. Dissatisfaction: Customer agrees to notify ESTATE MANAGEMENT SERVICES, in writing, of dissatisfaction. ESTATE MANAGEMENT SERVICES, has 45 days to rectify the problem. If the problem is not solved within 45 days, Customer may then terminate the contract.
32. No modification of this contract can be made unless agreed upon by both parties and then put in writing.
33. This contract will be governed by and construed, interpreted and enforced in accordance with the laws of the State of South Carolina.
34. Any dispute arising from or related to this contract shall be filed in a court having jurisdiction over persons and subject matter and sitting in Charleston County, South Carolina, without limiting ESTATE MANAGEMENT SERVICES's right to file a lien or lawsuit in the county where the property is located in its sole discretion. The parties hereby consent to personal jurisdiction and venue in Charleston County, South Carolina for any dispute arising out of or related to this contract. In the event of any legal action brought by either party to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the parties agree that the prevailing party shall recover such reasonable amount for fees, costs, and expenses, including attorneys' fees as may be set by a court.
35. ESTATE MANAGEMENT SERVICES, shall not be deemed in default with respect to the performance of any of the terms, covenants, and conditions of this contract to be performed by it if any failure of its performance shall be due to any Act of God, fire, natural disaster, accident, act of government, terrorism, war, strikes or other labor disturbances, shortages of material, supplies or utilities, or any other cause whatsoever (including failure of Customer to supply necessary data or instructions) beyond the reasonable control of ESTATE MANAGEMENT SERVICES, and the time for performance by ESTATE MANAGEMENT SERVICES, shall be extended by the period of delay resulting from or due to any of said causes.
36. This contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same document. For purposes of this contract, use of a facsimile, e-mail, or other electronic medium shall have the same force and effect as an original signature.

Victor Castro,

Name and Title



SIGNATURE

Victor Castro

Signature

April 11, 2025

Date

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

10B



April 29, 2025

LAKES MAINTENANCE AGREEMENT

This Agreement is made between Eco Blue Aquatic Services, Inc. and:

Stonegate CDD
1020 Malibu Way
Homestead, FL 33033

Contact: Victor
Email: victor@umusgmt.com
Phone: (239) 789-7263

The parties hereto agree to the following terms and conditions:

- a) Customer agrees to pay Eco Blue the following amount(s) during the terms of this Agreement for (6) six lakes maintenance service:

Algae and aquatic plant control
Border grass and brush control to water's edge
Invasive weed and brush control
Exotic vegetation control
Debris removal
Monthly water testing
Fish and wildlife monitoring
Aerator monthly monitoring
Fountain monitoring
Dye application as need it
Call back service is included at no additional charge.

Treatment will be performed two (2) times a month. **\$1,200.00 Monthly**

Price includes all labor, equipment, herbicide, and monthly management reporting.
Additional debris removal visits will be charged at a rate of \$250.00 per visit.

- b) Payment schedule: First month's payment shall be due and payable upon execution of this agreement. The balance shall be payable in advance in equal monthly installments.
- c) Eco Blue agrees to use only products that have presented a wide margin of safety to Florida fish and wildlife.

8724 Sunset Drive #94 Miami, FL 33173
Phone: (305) 316-1817



- d) This service agreement is valid for one year, from the date of execution of this agreement, and automatically renews unless canceled more than thirty (30) days prior to the expiration date for service. Either party may cancel the agreement with thirty (30) days' written notice. Furthermore, by signing this agreement, the customer agrees to pay for all services rendered by Eco Blue through to the cancellation of services. Eco Blue Aquatic Services, Inc., also reserves the right, under special circumstances, to counteract inflation by increasing fees with thirty days' written notice to customers.

This agreement constitutes the entire service agreement between Eco Blue and the customer. Only alterations made in writing and accepted by an authorized agent of both Eco Blue and the Customer, shall be deemed valid alterations to the conditions herein.

Eco Blue Aquatic Services, Inc.

Signed: _____

Stonegate CDD

Signed: _____

Name/ Title: _____
(Printed)

Date: _____

8724 Sunset Drive #94 Miami, FL 33173
Phone: (305) 316-1817

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

13

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Stonegate Community Development District ("**District**") prior to June 15, 2025, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: 6:30 p.m.

LOCATION: Malibu Bay Clubhouse
1020 NE 34th Avenue
Homestead, Florida 33033

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF MAY, 2025.

ATTEST:

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1-3
Definitions of General Fund Expenditures	4-8
Debt Service Fund Budget - Series 2013 (refunded Series 2004)	9
Debt Service Schedule - Series 2013	10
Debt Service Fund Budget - Series 2020	11
Debt Service Schedule - Series 2020	12
Proposed Assessments	13

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 1,138,601				\$ 1,138,598
Allowable discounts	(45,544)				(45,544)
Assessment levy - net	1,093,057	\$ 973,127	\$ 119,930	\$ 1,093,057	1,093,054
Interest	1,000	20,335	-	20,335	1,000
Miscellaneous	5,000	3,380	1,620	5,000	5,000
Clubhouse rental fees	2,000	-	2,000	2,000	2,000
Total revenues	1,101,057	996,842	123,550	1,120,392	1,101,054
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	1,000	5,000	6,000	6,000
Payroll taxes	459	76	383	459	459
Management/recording/accounting	44,528	22,264	22,264	44,528	45,419
Legal	20,000	8,500	11,500	20,000	15,000
Engineering	10,000	3,679	6,321	10,000	15,000
Audit	7,100	-	7,100	7,100	7,200
Assessment roll preparation	5,332	2,666	2,666	5,332	5,332
Arbitrage rebate calculation	1,250	700	550	1,250	1,250
Dissemination agent	1,051	525	526	1,051	1,051
Trustee	6,500	4,031	2,469	6,500	6,500
Website and E-blast Communication	1,220	-	1,220	1,220	1,220
ADA website compliance	210	-	210	210	210
Postage	2,000	322	1,678	2,000	2,000
Legal advertising	3,600	672	2,928	3,600	3,600
Office supplies	300	385	-	385	425
Other current charges	1,500	628	872	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,733	8,495	-	8,495	10,057
Property taxes	-	110	-	110	110
Total professional & administrative	119,958	54,228	65,687	119,915	122,508

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Field Operations					
Landscape maintenance	101,613	52,651	54,512	107,163	112,923
Landscape replacement	10,000	-	10,000	10,000	10,000
Tree maintenance	-	-	-	-	10,000
Lake plant maintenance	24,450	16,300	8,150	24,450	24,450
Irrigation repairs	3,000	-	3,000	3,000	3,000
Playground maintenance	1,500	-	-	-	750
Pump maintenance/repair	4,500	-	-	-	4,500
Electrical repairs	1,000	-	250	250	500
Lake maintenance	28,015	13,467	14,548	28,015	21,000
Aeration maintenance	3,000	-	1,000	1,000	2,000
Aeration utilities	1,500	4,135	-	4,135	2,000
Lake bank degradation	392,000	337,387	79,000	416,387	-
Lake 4 outfall drainage repair					25,000
Contingency	5,000	-	1,000	1,000	6,000
Holiday decorations	16,350	16,350	-	16,350	17,350
Animal control	1,500	675	825	1,500	1,500
Storage units					60,000
Roof replacement	-	76,290	29,560	105,850	-
Total field operations	<u>593,428</u>	<u>517,255</u>	<u>201,845</u>	<u>719,100</u>	<u>300,973</u>
Clubhouse					
Telephone	6,678	3,792	2,886	6,678	6,789
Utilities	54,000	17,252	18,000	35,252	35,252
Insurance property	25,653	23,325	-	23,325	25,191
Flood Insurance	6,922	-	6,922	6,922	7,850
Alarm monitoring	720	545	175	720	720
Fire monitoring	540	337	203	540	540
Pool attendant	7,906	-	-	-	13,860
Pool maintenance	15,000	13,800	4,640	18,440	18,560
Pool health inspections	750	375	375	375	-
Air conditioning R&M	1,000	-	1,000	1,000	3,000
Clubhouse operation and management:					
Clubhouse mgmt	260,486	130,244	130,242	260,486	265,908
Special events	35,000	26,798	8,202	35,000	45,000
Gym maintenance	1,500	-	250	250	260
Gym equipment lease	43,000	14,456	28,544	43,000	43,000
Office supplies	4,000	1,299	1,350	2,649	3,000
Repairs and maintenance	15,000	2,351	4,500	6,851	14,745
New access yearly fee	2,000	-	2,000	2,000	2,000
Wall paint and repairs	10,000	1,775	3,500	5,275	10,000
Pool system upgrade	242,500	-	242,500	242,500	354,947
Pressure cleaning	1,000	-	1,000	1,000	1,000
Janitorial supplies	15,700	1,377	4,200	5,577	15,250
Stormdrain cleanout	7,000	-	7,000	7,000	26,395
Contingencies	9,000	13,429	-	13,429	9,000
Total clubhouse	<u>765,355</u>	<u>251,155</u>	<u>467,489</u>	<u>718,269</u>	<u>902,267</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Infrastructure Reinvestment					
Capital Outlay					
General	21,500	-	21,500	21,500	-
Total capital outlay	21,500	-	21,500	21,500	-
Other fees and charges					
Property appraiser & tax collector	11,386	9,738	-	9,738	11,386
Total other fees and charges	11,386	9,738	-	9,738	11,386
Total expenditures	1,511,627	832,376	756,521	1,588,522	1,337,134
Excess/(deficiency) of revenues over/(under) expenditures	(410,570)	164,466	(632,971)	(468,130)	(236,080)
Fund balance - beginning (unaudited)	1,189,427	1,291,572	1,456,038	1,291,572	823,442
Fund balance - ending (projected)					
Assigned					
3 months working capital	372,532	372,532	372,532	372,532	334,283
Disaster	225,000	225,000	225,000	225,000	100,000
Unassigned	181,325	858,506	225,535	225,910	153,079
Fund balance - ending (projected)	<u>\$ 778,857</u>	<u>\$ 1,456,038</u>	<u>\$ 823,067</u>	<u>\$ 823,442</u>	<u>\$ 587,362</u>

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

EXPENDITURES

Professional and Administrative Services

Supervisors		\$ 6,000
	Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates twelve meetings	
Payroll Taxes	FICA payroll taxes.	459
Management/recording/accounting	Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the	45,419
Legal	Billing, Cochran, Lyles, Mauro & Ramsey, P.A. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and	15,000
Engineering	Alvarez Engineering provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's	15,000
Audit	The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Grau and Associates conducts the District audit and an annual 3% CPI increase has been included.	7,200
Assessment roll preparation	Wrathell, Hunt and Associates, LLC provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital	5,332
Arbitrage rebate calculation	To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	1,250
Dissemination agent	The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Wrathell, Hunt and Associates, LLC serves as the dissemination agent.	1,051
Trustee	Annual fees are paid to Wells Fargo for services provided as trustee, paying agent and registrar.	6,500
Website and E-blast Communication	Constant Contact for Eblast Communication \$60/month and Website enhancement \$500 annually.	1,220
ADA website compliance		210

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

EXPENDITURES (continued)

Postage		2,000
	Staff agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising		3,600
	The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Office supplies		425
	Accounting and administrative supplies.	
Other current charges		1,500
	Miscellaneous charges including bank fees and automatic AP routing.	
Annual special district fee		175
	Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance		10,057
	The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Property taxes		110
	Parcel #1079100101460 has an assessed value of \$100, which results in an annual tax bill of \$2.44. This relates to the lift station. This amount also includes a city clubhouse tax that the District disputes.	

Field Operations

	Estimated cost of annual street lighting cost paid to Withlacoochee River	
Landscape maintenance		112,923
	Armando Garcia Land Service, Inc. 10.1.2023 third amendment to agreement	
Landscape replacement		10,000
	Replacement of landscaping around common areas owned by the District.	
Tree maintenance		10,000
	Tree Trimming and cutting back of any maintenance needed through out	
Lake plant maintenance		24,450
	Planting cuts for Lake 3 and Lake 5; as per Armando 2nd Amendment Agreement. Board agreed in 9/2023 for only as-requested cuts as opposed to	
Irrigation repairs		3,000
	Represents the labor to replace defective valves as well as replacement of various sprinklers around the clubhouse area and all common areas. Contractor is to provide receipts for actual costs associated with the replacement parts and to be reimbursed for those costs.	
Playground maintenance		750
	This amount is for annual mulch and equipment repairs necessary for the clubhouse playground area.	

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

EXPENDITURES (continued)

Pump maintenance/repair	4,500
The District uses vendors for irrigation pump preventative maintenance. Additional \$ money has been included in this amount for any repairs needed to	
Electrical repairs	500
Represents electrical repairs on District owned facilities needed from time to	
Lake maintenance	21,000
Allstate Resource Management: 24 visits per year for the following: algae and aquatic plant control-\$712.00/month, blue dye application-\$150.00/month, debris removal-\$295.00/month. 12 visits per year for aquatic plantings maintenance-\$195.00/month, quarterly water chemistry testing-\$195.00/quarter per lake=\$14,040/year. Fish stocking as requested, at an additional cost. Additional funds are included for repairs. This will change if the new vendor approved.(dollar	
Aeration maintenance	2,000
The aerator units require semiannual maintenance at \$250/unit. There are 16 units in lakes 3-6. An additional \$1,000 included for repairs to aerator units.	
Aeration utilities	2,000
1 Fountain and 4 compressor systems. Using estimate of 15 cents per kWh at 24/7 operation for electric	
Lake 4 outfall drainage repair	25,000
Contingency	6,000
This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.	
Holiday decorations	17,350
VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year)	
Animal control	1,500
The District anticipates engaging a vendor to remove ducks and rodents.	
Storage units	60,000
Clubhouse	
Telephone	6,789
Telephone, cable and internet is consolidated to this booking.	
Utilities	35,252
The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,	
Insurance property	25,191
Includes property insurance for the District's clubhouse and physical assets.	
Flood Insurance	7,850
Due to FEMAs high hazard flood rating for the clubhouse location, flood insurance was obtained through the National Flood Insurance Program (NFIP). The policy has a \$20,000 deductible and an annual premium of approximately \$3,737, which includes an assumed 10% CPI adjustment.	
Alarm monitoring	720
ADT Security Services provides quarterly alarm monitoring services for the alarms in the clubhouse at a rate of \$176.14/quarter (\$705 annually). Two additional service calls per year have been budgeted at \$40 per occurrence.	

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

EXPENDITURES (continued)

Fire monitoring	540
Chi Alarms, Inc. provides fire monitoring services at a rate of \$135/quarter (\$540 annually). This amount includes UL certification and monitoring.	
Pool attendant	13,860
67 days of two pool attendant in Summer provided by Unus Property Mgmt.	
Pool maintenance	18,560
Pool Quality Services, Inc. Oct. 1, 2019 - Sept. 30, 2020, option to renew at one additional year increments at same price. \$2,050/month	
Pool Health Inspection	
Air conditioning inspections	3,000
For regular maintenance and repairs to the Clubhouse A/C units	
Clubhouse mgmt	265,908
Clubhouse operation and management:	
UNUS Property Management: Pricing from the October 1, 2021 First Amendment is as follows: 10/1/2021 - 9/30/2022 (\$243,171.20), 2/1/2023 - 1/31/2024 (3% increase), 2/1/2024 - 1/31/2025. The agreement can renew at 1 year increments under mutual agreement. Clubhouse and amenity management, which includes, but is not limited to, the complete operations of the clubhouse, staffing, hiring, custodial cleaning (of the facilities), planning activities & special events for the benefit of the residents and their guests in accordance with the adopted clubhouse policies and procedures.	
Special events	45,000
Gym maintenance	260
Gym equipment lease	43,000
Lease purchase of new gym equipment 2023. 5.99% interest for 60 months	
Office supplies	3,000
Supplies needed for the operation of the clubhouse. Examples of office supplies include but are not limited to coffee, copy paper, printer ink, pens, pencils, erasers, calendars, clips, tacks, rubber bands, file folders, storage boxes, plastic	
Repairs and maintenance	14,745
Represents repair costs associated with maintaining District owned facilities, infrastructure and improvements.	
New access yearly fee	2,000
Annual maintenance fee	
Wall paint and repairs	10,000
Pool system upgrade	354,947
Pool construction project	
Pressure cleaning	1,000
Represents the cost to pressure clean the District's clubhouse and surrounding infrastructure.	
Janitorial supplies	15,250
Represents supplies needed for the operation of the clubhouse. Examples of janitorial supplies include but are not limited to paper towels, paper tissue, tissue paper, dispensing devices, cleaning products, antibacterial sprays, mops, brooms, brushes, waste bags, waste receptacles, fitness center/gym wipes, etc.	
Stormdrain cleanout	26,395
25% of stormdrain cleanout annually as per 20 yr stormwater needs analysis so 100% cleaned out every five years. \$35,000 amount as per 2019 Allstate Management contract plus 2150 each year for the class v permit	
Contingencies	9,000

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

EXPENDITURES (continued)

Other fees and charges

Property appraiser & tax collector

11,386

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

Total expenditures

\$ 1,337,134

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUE					
Assessment levy - gross	\$621,738				\$ 621,738
Allowable discounts	(24,870)				(24,870)
Assessment levy - net	\$596,868	\$ 530,310	\$66,558	\$ 596,868	596,868
Interest	-	6,080	-	6,080	-
Total revenue	596,868	536,390	66,558	602,948	596,868
EXPENDITURES					
Debt service					
Principal 5/1	360,000	-	360,000	360,000	390,000
Interest 11/1	115,325	115,325	-	115,325	108,125
Interest 5/1	115,325	-	115,325	115,325	108,125
Total debt service	590,650	115,325	475,325	590,650	606,250
Other fees & charges					
Property appraiser & tax collector	6,218	5,307	911	6,218	6,218
Total other fees & charges	6,218	5,307	911	6,218	6,218
Total expenditures	596,868	120,632	476,236	596,868	612,468
Net increase/(decrease) in fund balance	-	415,758	(409,678)	6,080	(15,600)
Beginning fund balance (unaudited)	189,660	198,470	614,228	198,470	204,550
Ending fund balance (projected)	\$ 189,660	\$ 614,228	\$204,550	\$ 204,550	188,950
Use of fund balance:					
Debt service reserve account balance (required)					(25,000)
Interest expense - November 1, 2026					(98,375)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 65,575

Stonegate
Community Development District
Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-	-	108,125.00	108,125.00
05/01/2026	390,000.00	5.000%	108,125.00	498,125.00
11/01/2026	-	-	98,375.00	98,375.00
05/01/2027	410,000.00	5.000%	98,375.00	508,375.00
11/01/2027	-	-	88,125.00	88,125.00
05/01/2028	430,000.00	5.000%	88,125.00	518,125.00
11/01/2028	-	-	77,375.00	77,375.00
05/01/2029	455,000.00	5.000%	77,375.00	532,375.00
11/01/2029	-	-	66,000.00	66,000.00
05/01/2030	475,000.00	5.000%	66,000.00	541,000.00
11/01/2030	-	-	54,125.00	54,125.00
05/01/2031	500,000.00	5.000%	54,125.00	554,125.00
11/01/2031	-	-	41,625.00	41,625.00
05/01/2032	525,000.00	5.000%	41,625.00	566,625.00
11/01/2032	-	-	28,500.00	28,500.00
05/01/2033	555,000.00	5.000%	28,500.00	583,500.00
11/01/2033	-	-	14,625.00	14,625.00
05/01/2034	585,000.00	5.000%	14,625.00	599,625.00
Total	\$4,325,000.00	-	\$1,153,750.00	\$5,478,750.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUE					
Assessment levy - gross	\$ 335,792				\$ 335,792
Allowable discounts (4%)	(13,432)				(13,432)
Assessment levy - net	322,360	\$ 286,447	\$ 35,913	\$ 322,360	322,360
Interest	-	9,707	-	9,707	-
Total revenue	322,360	296,154	35,913	332,067	322,360
EXPENDITURES					
Debt service					
Principal 5/1	205,000	-	205,000	205,000	210,000
Principal prepayment	10,000	-	10,000	10,000	-
Interest 11/1	57,300	57,150	150	57,300	54,075
Interest 5/1	57,150	-	57,150	57,150	54,075
Total debt service	329,450	57,150	272,300	329,450	318,150
Other fees & charges					
Property appraiser	1,679	-	1,679	1,679	1,679
Tax collector	1,679	2,866	-	2,866	1,679
Total other fees & charges	3,358	2,866	1,679	4,545	3,358
Total expenditures	332,808	60,016	273,979	333,995	321,508
Net increase/(decrease) in fund balance	(10,448)	236,138	(238,066)	(1,928)	852
Beginning fund balance (unaudited)	404,999	410,177	646,315	410,177	408,249
Ending fund balance (projected)	\$394,551	\$ 646,315	\$ 408,249	\$ 408,249	409,101
Use of fund balance:					
Debt service reserve account balance (required)					(159,500)
Interest expense - November 1, 2026					(50,925)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 198,676

Stonegate**Community Development District****Series 2020, Special Assessment Refunding and Improvement Bonds****Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-	-	54,075.00	54,075.00
05/01/2026	210,000.00	3.000%	54,075.00	264,075.00
11/01/2026	-	-	50,925.00	50,925.00
05/01/2027	215,000.00	3.000%	50,925.00	265,925.00
11/01/2027	-	-	47,700.00	47,700.00
05/01/2028	225,000.00	3.000%	47,700.00	272,700.00
11/01/2028	-	-	44,325.00	44,325.00
05/01/2029	230,000.00	3.000%	44,325.00	274,325.00
11/01/2029	-	-	40,875.00	40,875.00
05/01/2030	235,000.00	3.000%	40,875.00	275,875.00
11/01/2030	-	-	37,350.00	37,350.00
05/01/2031	245,000.00	3.000%	37,350.00	282,350.00
11/01/2031	-	-	33,675.00	33,675.00
05/01/2032	250,000.00	3.000%	33,675.00	283,675.00
11/01/2032	-	-	29,925.00	29,925.00
05/01/2033	260,000.00	3.000%	29,925.00	289,925.00
11/01/2033	-	-	26,025.00	26,025.00
05/01/2034	270,000.00	3.000%	26,025.00	296,025.00
11/01/2034	-	-	21,975.00	21,975.00
05/01/2035	275,000.00	3.000%	21,975.00	296,975.00
11/01/2035	-	-	17,850.00	17,850.00
05/01/2036	285,000.00	3.000%	17,850.00	302,850.00
11/01/2036	-	-	13,575.00	13,575.00
05/01/2037	295,000.00	3.000%	13,575.00	308,575.00
11/01/2037	-	-	9,150.00	9,150.00
05/01/2038	300,000.00	3.000%	9,150.00	309,150.00
11/01/2038	-	-	4,650.00	4,650.00
05/01/2039	310,000.00	3.000%	4,650.00	314,650.00
Total	\$3,605,000.00	-	\$864,150.00	\$4,469,150.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Product	Total Projected Units	Proposed FY 2026				% Change FY 25' to FY 26'
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment	
Monterey at Malibu Bay	240	\$ 546.89	\$ 318.55	\$ 1,079.24	\$ 1,944.68	0.00%
Ventura at Malibu Bay	179	586.81	318.55	1,079.24	1,984.60	0.00%
Ventura at Malibu Bay-PrePay	1	-	40.16	1,079.24	1,119.40	0.00%
Villas at Carmel Condos	384	546.89	318.55	1,079.24	1,944.68	0.00%
Sonara at Malibu Bay	108	687.44	318.55	1,079.24	2,085.23	0.00%
Estates at Mendocino	143	707.67	318.55	1,079.24	2,105.46	0.00%
	<u>1,055</u>					

Product	Total Projected Units	Adopted FY 2025 - Detail			
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment
Monterey at Malibu Bay	240	\$ 546.89	\$ 318.55	\$ 1,079.24	\$ 1,944.68
Ventura at Malibu Bay	179	586.81	318.55	1,079.24	1,984.60
Ventura at Malibu Bay-PrePay	1	-	40.16	1,079.24	1,119.40
Villas at Carmel Condos	384	546.89	318.55	1,079.24	1,944.68
Sonara at Malibu Bay	108	687.44	318.55	1,079.24	2,085.23
Estates at Mendocino	143	707.67	318.55	1,079.24	2,105.47
	<u>1,055</u>				

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

14

RESOLUTION 2025-05

A RESOLUTION OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Miami-Dade County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 6th day of May, 2025.

Attest:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

STONEGATE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2025	Regular Meeting	6:30 PM
November 4, 2025	Regular Meeting	6:30 PM
December 2, 2025	Regular Meeting	6:30 PM
January 6, 2026	Regular Meeting	6:30 PM
February 3, 2026	Regular Meeting	6:30 PM
March 3, 2026	Regular Meeting	6:30 PM
April 7, 2026	Regular Meeting	6:30 PM
May 5, 2026	Regular Meeting	6:30 PM
June 2, 2026	Regular Meeting	6:30 PM
July 7, 2026	Regular Meeting	6:30 PM
August 4, 2026	Regular Meeting	6:30 PM
September 1, 2026	Regular Meeting	6:30 PM

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

15

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Stonegate Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1 9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

- 1. RECITALS.** The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.
- 2. APPROVAL OF AGREEMENT.** The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.
- 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 6th day of May, 2025.

ATTEST:

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

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- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

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ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: **05/06/2025**

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

16

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

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

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Stonegate Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 24, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



April 24, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Stonegate Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$668,746.
- The change in the District's total net position in comparison with the prior fiscal year was \$778,177, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$2,196,627, an increase of \$286,815 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, committed to clubhouse for renewal and replacement, assigned to working capital, subsequent year's expenditures and disaster reserve, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION SEPTEMBER 30,	
	2024	2023
Current and other assets	\$ 2,207,036	\$ 1,926,260
Capital assets, net of depreciation	6,867,113	6,912,254
Total assets	9,074,149	8,838,514
Deferred outflows of resources	260,223	286,912
Total assets and deferred outflows	9,334,372	9,125,426
Current liabilities	154,138	168,573
Long-term liabilities	8,511,488	9,066,284
Total liabilities	8,665,626	9,234,857
Net position		
Net investment in capital assets	(1,087,750)	(1,511,225)
Restricted	464,923	415,297
Unrestricted	1,291,573	986,497
Total net position	\$ 668,746	\$ (109,431)

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position increased during the most recent fiscal year.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 2,041,149	\$ 1,857,362
Operating grants and contributions	33,974	29,185
Capital grants and contributions	15,958	13,758
General revenues		
Unrestricted investment earnings	14,639	3,062
Miscellaneous	9,230	22,965
Total revenues	2,114,950	1,926,332
Expenses:		
General government	136,011	126,994
Recreation	583,288	573,170
Maintenance and operations	233,952	236,187
Interest	383,522	403,676
Total expenses	1,336,773	1,340,027
Change in net position	778,177	586,305
Net position - beginning	(109,431)	(695,736)
Net position - ending	\$ 668,746	\$ (109,431)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$1,336,773. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. In total, expenses, decreased from prior fiscal year as result of a decrease in interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$9,910,440 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$3,043,327 has been taken, which resulted in a net book value of \$6,867,113. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$8,495,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 1,376,698
Investments	13
Accounts receivable	141
Prepays	39,995
Restricted assets:	
Investments	790,189
Capital assets:	
Nondepreciable	5,361,902
Depreciable, net	1,505,211
Total assets	<u>9,074,149</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	260,223
Total deferred outflows of resources	<u>260,223</u>
 LIABILITIES	
Accounts payable	9,409
Deposits	1,000
Accrued interest payable	143,729
Non-current liabilities:	
Due within one year	565,000
Due in more than one year	7,946,488
Total liabilities	<u>8,665,626</u>
 NET POSITION	
Net investment in capital assets	(1,087,750)
Restricted for debt service	464,923
Unrestricted	1,291,573
Total net position	<u>\$ 668,746</u>

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 136,011	\$ 136,011	\$ -	\$ -	\$ -
Recreation	583,288	969,702	-	-	386,414
Maintenance and operations	233,952	-	-	15,958	(217,994)
Interest on long-term debt	383,522	935,436	33,974	-	585,888
Total governmental activities	<u>1,336,773</u>	<u>2,041,149</u>	<u>33,974</u>	<u>15,958</u>	<u>754,308</u>
		General revenues:			
		Investment earnings			14,639
		Miscellaneous income			<u>9,230</u>
		Total general revenues			<u>23,869</u>
		Change in net position			<u>778,177</u>
		Net position - beginning			<u>(109,431)</u>
		Net position - ending			<u>\$ 668,746</u>

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 1,376,698	\$ -	\$ -	\$ 1,376,698
Investments	13	493,617	296,572	790,202
Accounts receivable	141	-	-	141
Due from other funds	-	115,035	-	115,035
Prepaid items	39,995	-	-	39,995
Total assets	<u>\$ 1,416,847</u>	<u>\$ 608,652</u>	<u>\$ 296,572</u>	<u>\$ 2,322,071</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 9,239	\$ -	170	\$ 9,409
Due to other funds	115,035	-	-	115,035
Deposits	1,000	-	-	1,000
Total liabilities	<u>125,274</u>	<u>-</u>	<u>170</u>	<u>125,444</u>
FUND BALANCES				
Nonspendable:				
Prepaid items	39,995	-	-	39,995
Restricted for:				
Debt service	-	608,652	-	608,652
Capital projects	-	-	296,402	296,402
Committed to:				
Clubhouse renewal and replacement	155,000	-	-	155,000
Assigned to:				
Working capital	296,717	-	-	296,717
Disaster reserve	225,000	-	-	225,000
Subsequent year's expenditures	410,570	-	-	410,570
Unassigned	164,291	-	-	164,291
Total fund balances	<u>1,291,573</u>	<u>608,652</u>	<u>296,402</u>	<u>2,196,627</u>
Total liabilities and fund balances	<u>\$ 1,416,847</u>	<u>\$ 608,652</u>	<u>\$ 296,572</u>	<u>\$ 2,322,071</u>

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 2,196,627

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

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

Cost of capital assets	9,910,440	
Accumulated depreciation	<u>(3,043,327)</u>	6,867,113

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

260,223

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

Accrued interest payable	(143,729)	
Unamortized Bond discounts/premiums	(16,488)	
Bonds payable	<u>(8,495,000)</u>	<u>(8,655,217)</u>

Net position of governmental activities		<u><u>\$ 668,746</u></u>
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See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 1,105,713	\$ 935,436	\$ -	\$ 2,041,149
Interest	14,639	33,974	15,958	64,571
Miscellaneous income	9,230	-	-	9,230
Total revenues	1,129,582	969,410	15,958	2,114,950
EXPENDITURES				
Current:				
General government	127,856	8,155	-	136,011
Recreation	480,506	-	-	480,506
Maintenance and operations	164,203	-	-	164,203
Debt service:				
Principal	-	555,000	-	555,000
Interest	-	365,025	-	365,025
Capital outlay	51,941	-	75,449	127,390
Total expenditures	824,506	928,180	75,449	1,828,135
Excess (deficiency) of revenues over (under) expenditures	305,076	41,230	(59,491)	286,815
Fund balances - beginning	986,497	567,422	355,893	1,909,812
Fund balances - ending	\$ 1,291,573	\$ 608,652	\$ 296,402	\$ 2,196,627

See notes to the financial statements

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 286,815
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(172,531)
The deferred amount on refunding costs are amortized over the lives of the bonds in the statement of activities, but are recorded as expenditures in the governmental funds.	(26,689)
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	555,000
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	127,390
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(204)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	8,396
Change in net position of governmental activities	<u>\$ 778,177</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Refunding of Debt

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

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
Fidelity Investments Money Market Treasury - Class I	\$ 123,598	S&P AAAm	Weighted average of the fund portfolio: 21 days
First American Government Obligations Fund Class Y	666,591	S&P AAAm	Weighted average of the fund portfolio: 31 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	13	S&P AAAm	Weighted average of the fund portfolio: 39 days
	<u>\$ 790,202</u>		

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

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

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

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

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

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

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

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

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

NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2024 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 115,035
Debt service	115,035	-
Total	<u>\$ 115,035</u>	<u>\$ 115,035</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land and land improvements	\$ 5,008,870	\$ -	\$ -	\$ 5,008,870
Infrastructure under construction	273,077	79,955	-	353,032
Total capital assets, not being depreciated	5,281,947	79,955	-	5,361,902
Capital assets, being depreciated				
Furniture, fixtures and equipment	231,123	47,435	-	278,558
Infrastructure - stormwater management system	1,904,156	-	-	1,904,156
Building - clubhouse	2,365,824	-	-	2,365,824
Total capital assets, being depreciated	4,501,103	47,435	-	4,548,538
Less accumulated depreciation for:				
Furniture, fixtures and equipment	148,111	7,657	-	155,768
Infrastructure - stormwater management system	1,323,220	69,749	-	1,392,969
Building - clubhouse	1,399,465	95,125	-	1,494,590
Total accumulated depreciation	2,870,796	172,531	-	3,043,327
Total capital assets, being depreciated, net	1,630,307	(125,096)	-	1,505,211
Governmental activities capital assets, net	\$ 6,912,254	\$ (45,141)	\$ -	\$ 6,867,113

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 69,749
Recreation	102,782
Total depreciation expense	<u>\$ 172,531</u>

NOTE 7 – LONG-TERM LIABILITIES

Series 2013

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

The Series 2013 Bonds are subject to optional, mandatory and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirement. The District was in compliance with the requirements at September 30, 2024.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2020

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

The Series 2020 Bonds are subject to optional, mandatory, and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirement. The District was in compliance with the requirements at September 30, 2024.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 5,035,000	\$ -	\$ 350,000	\$ 4,685,000	\$ 360,000
Less: bond discount	49,957	-	4,344	45,613	-
Series 2020	4,015,000	-	205,000	3,810,000	205,000
Plus: bond premium	66,241	-	4,140	62,101	-
Total	<u>\$ 9,066,284</u>	<u>\$ -</u>	<u>\$ 554,796</u>	<u>\$ 8,511,488</u>	<u>\$ 565,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 565,000	\$ 344,950	\$ 909,950
2026	600,000	324,400	924,400
2027	625,000	298,600	923,600
2028	655,000	271,650	926,650
2029	685,000	243,400	928,400
2030-2034	3,900,000	745,450	4,645,450
2035-2039	1,465,000	134,400	1,599,400
Total	<u>\$ 8,495,000</u>	<u>\$ 2,362,850</u>	<u>\$ 10,857,850</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns the majority of the land within the District; therefore, assessment revenues in the general and debt service funds of include amounts paid by the Developer on Developer owned lots.

The District's activity is dependent on the continued involvement of the Developer Landowner, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,093,068	\$ 1,105,713	\$ 12,645
Interest	1,000	14,639	13,639
Miscellaneous revenue	7,000	9,230	2,230
Total revenues	1,101,068	1,129,582	28,514
EXPENDITURES			
Current:			
General government	128,041	127,856	185
Recreation	759,401	480,506	278,895
Maintenance and operations	299,426	164,203	135,223
Capital outlay	15,000	51,941	(36,941)
Total expenditures	1,201,868	824,506	377,362
Excess (deficiency) of revenues over (under) expenditures	(100,800)	305,076	405,876
OTHER FINANCING SOURCES			
Carry forward surplus	100,800	-	(100,800)
Total other financing sources	100,800	-	(100,800)
Net change in fund balance	\$ -	305,076	\$ 305,076
Fund balance - beginning		986,497	
Fund balance - ending		\$ 1,291,573	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	\$0
Independent contractor compensation	\$374,525
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	Not applicable
Special assessment rate	Operations and maintenance - \$896.42 - \$1,079.25 Debt service - \$40.16 - \$712.94
Special assessments collected	\$2,041,149
Outstanding Bonds:	see Note 7 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Stonegate Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 24, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Shaw & Associates

April 24, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

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

We have examined Stonegate Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

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

Grau & Associates

April 24, 2025



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Stonegate Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated April 24, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 24, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

April 24, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

16A

RESOLUTION 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE
COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE AUDITED
FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30,
2024**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

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

1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 6th day of May, 2025.

ATTEST:

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

CONSENT
AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Public Service Fund	Public Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS					
Cash and Cash Equivalents	\$ 1,000,000	\$ 0	\$ 0	\$ 0	\$ 1,000,000
Accounts Receivable	1,000,000	0	0	0	1,000,000
Investments					
State of Georgia Administration	0	0	0	0	0
Reserve Fund	0	1,000,000	0	0	1,000,000
Reserve Fund	0	1,000,000	0	0	1,000,000
Interest Fund	0	0	0	0	0
Sinking Fund	0	0	0	0	0
Grassroots Fund	0	1,000,000	0	0	1,000,000
Reserve Fund	0	0	1,000,000	0	1,000,000
Reserve Fund	0	0	1,000,000	0	1,000,000
Grassroots Fund	0	0	1,000,000	0	1,000,000
Construction Fund	0	0	0	1,000,000	1,000,000
Unassigned Funds	0	0	0	0	0
Other Funds	0	0	0	0	0
Other Funds	0	0	0	0	0
Grassroots Fund	0	1,000,000	1,000,000	0	2,000,000
Total Assets	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 1,000,000	\$ 5,000,000

LIABILITIES AND FUND BALANCES

Liabilities:

Accounts Payable	\$ 1,000,000	\$ 0	\$ 0	\$ 0	\$ 1,000,000
ICA Payable	0	0	0	0	0
Due to other funds					
Public Service Fund Series	1,000,000	0	0	0	1,000,000
Public Service Fund Series	1,000,000	0	0	0	1,000,000
Deposits Held in Trust	1,000,000	0	0	0	1,000,000
Total Liabilities	\$ 3,000,000	\$ 0	\$ 0	\$ 0	\$ 3,000,000

Fund Balance

Restricted					
Public Service	0	1,000,000	1,000,000	0	2,000,000
Construction	0	0	0	1,000,000	1,000,000
Assigned					
Other Governmental Capital	1,000,000	0	0	0	1,000,000
Disaster	1,000,000	0	0	0	1,000,000
Unassigned	1,000,000	0	0	0	1,000,000
Total Fund Balance	\$ 3,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 6,000,000

Total Liabilities and Fund Balances	\$ 6,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 6,000,000
State of Georgia not recognized in the financial statement distribution					

FOR THE PERIOD ENDED MARCH 31, 2025

1

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

	Current Year	Year to Date	Percent	% of Budget
Clubhouse				
Tennis	100	100	100	100
Utilities	0	100	100	100
Insurance	0	100	100	100
Pool Insurance	0	0	100	100
Alarm Monitoring	0	100	100	100
Fire Monitoring	0	100	100	100
Pool Maintenance	100	100	100	100
Pool Maintenance Section	0	100	100	100
Air conditioning Rm	0	0	100	100
Commissariat Ratio and Allocation				
Commissariat Allocation	0	100	100	100
Commissariat Allocation Victor	100	100	0	N/A
Social Services	0	100	100	100
Gift Maintenance	0	0	100	100
Gift Maintenance Cost	100	100	100	100
Pool Maintenance	0	0	100	100
Public Services	100	100	100	100
Repairs and Maintenance	0	100	100	100
Net Access Bar	0	0	100	100
Amalgamated Repairs	0	100	100	100
Pool Street Repair	0	0	100	100
Crossing Card	0	0	100	100
Patrol Services	100	100	100	100
Storage and Cost	0	0	100	100
Commissariat	0	100	100	100
Total Commissariat	100	100	100	100
Other fees and charges				
Report and raise or tax collector	100	100	100	100
Total other fees and charges	100	100	100	100
Total commissariat	100	100	100	100
Net increase/decrease in fund balance	100	100	100	100
Other fund balance	100	100	100	100
Other fund balance	100	100	100	100
Commitment				
Commissariat and Allocation	100	0	0	0
Assessment				
Office and Capital	100	100	100	100
Disaster	100	100	100	100
Unassessed	100	100	100	100
Other fund balance	100	100	100	100

**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 MARCH 31, 2025**

	Current Year	Year To Date	Percent Complete	Percent Complete
REVENUES				
Assessments	100,000	100,000	100,000	100
Interest	100,000	100,000	100,000	N/A
Total Revenues	200,000	200,000	200,000	100
EXPENDITURES				
Debt service				
Principal	100,000	100,000	100,000	100
Interest	100,000	100,000	100,000	100
Interest	100,000	100,000	100,000	100
Professional fees and contractor	100,000	100,000	100,000	100
Total Expenditures	400,000	400,000	400,000	100
Net increase (decrease) in fund balance	200,000	200,000	200,000	100
Beginning fund balance	200,000	200,000	200,000	100
Ending fund balance	400,000	400,000	400,000	100

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2020
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Year	Year To Date	Percent	Ratio
REVENUES				
Assessments	100,000	100,000	100,000	100
Interest	100,000	100,000	100,000	N/A
Total Revenues	200,000	200,000	200,000	100
EXPENDITURES				
Debt service				
Principal	100,000	100,000	100,000	100
Principal Amortization	100,000	100,000	100,000	100
Interest	100,000	100,000	100,000	100
Interest	100,000	100,000	100,000	100
Professional fees and contractor	100,000	100,000	100,000	100
Total Expenditures	400,000	400,000	400,000	100
Net Increase (Decrease) in Fund Balance	200,000	200,000	200,000	
Other Changes in Fund Balance	100,000	100,000	100,000	
Other Changes in Fund Balance	100,000	100,000	100,000	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: SERIES 2020
FOR THE PERIOD ENDED MARCH 31, 2025**

	Correct Amount	Year To Date
REVENUES		
Interest	0	0
Total revenues	0	0
EXPENDITURES		
Capital outlay	0	0
Total expenditures	0	0
Excess (deficit) of revenues over expenditures	0	0
Beginning fund balance	0	0
Ending fund balance	0	0

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

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04/24/25

Stonegate CDD Check Detail

March 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	03/06/2025	COMCAST CORPORATION		101.000 · Bank of America - Checking		-635.38
Bill	0760104 022225	03/05/2025			536.411 · Clubhouse Telephone	-635.38	635.38
TOTAL						-635.38	635.38
Bill Pmt -Check	CBI	03/06/2025	NAVITAS CREDIT CORP		101.000 · Bank of America - Checking		-3,614.12
Bill	41305856 021924	03/05/2025			536.006 · Fitness Equipment Maint	-3,614.12	3,614.12
TOTAL						-3,614.12	3,614.12
Bill Pmt -Check	14770	03/06/2025	FEDEX		101.000 · Bank of America - Checking		-61.63
Bill	8-787-82160	03/05/2025			519.410 · Postage	-61.63	61.63
TOTAL						-61.63	61.63
Bill Pmt -Check	14771	03/06/2025	UNUS PROPERTY MANAGEMENT		101.000 · Bank of America - Checking		-21,896.11
Bill	1236	03/05/2025			536.011 · Janitorial Supplies	-188.94	188.94
Bill	1230	03/05/2025			536.022 · Clubhouse Manager - Victor	-21,707.17	21,707.17
TOTAL						-21,896.11	21,896.11
Bill Pmt -Check	14772	03/06/2025	AL-FLEX EXTERMINATORS, INC.		101.000 · Bank of America - Checking		-135.00
Bill	13126	03/05/2025			537.500 · Animal Control	-135.00	135.00
TOTAL						-135.00	135.00
Bill Pmt -Check	14773	03/06/2025	ALLSTATE RESOURCE MANAGE...		101.000 · Bank of America - Checking		-1,564.00
Bill	16115	03/05/2025			537.003 · Lake Maintenance	-1,564.00	1,564.00
TOTAL						-1,564.00	1,564.00
Bill Pmt -Check	14774	03/06/2025	M&M POOL & SPA SERVICES, CO...		101.000 · Bank of America - Checking		-2,300.00
Bill	9260	03/05/2025			536.004 · Pool Maintenance	-2,300.00	2,300.00
TOTAL						-2,300.00	2,300.00
Bill Pmt -Check	14775	03/06/2025	T&S ROOFING SYSTEMS		101.000 · Bank of America - Checking		-26,695.06
Bill	19245	03/05/2025			538.640 · Roof Replacement	-25,202.25	25,202.25
Bill	19307	03/05/2025			538.640 · Roof Replacement	-1,492.81	1,492.81
TOTAL						-26,695.06	26,695.06

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04/24/25

Stonegate CDD Check Detail

March 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	14776	03/11/2025	Alberto Eiras		101.000 · Bank of America - Checking		-184.70
				511.110 · Supervisor's Fees		-200.00	200.00
				536.018 · FICA Expense		-12.40	12.40
				216.001 · FICA Payable		12.40	-12.40
				216.001 · FICA Payable		12.40	-12.40
				536.018 · FICA Expense		-2.90	2.90
				216.001 · FICA Payable		2.90	-2.90
				216.001 · FICA Payable		2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	14777	03/11/2025	Arthur D. Goessel		101.000 · Bank of America - Checking		-184.70
				511.110 · Supervisor's Fees		-200.00	200.00
				536.018 · FICA Expense		-12.40	12.40
				216.001 · FICA Payable		12.40	-12.40
				216.001 · FICA Payable		12.40	-12.40
				536.018 · FICA Expense		-2.90	2.90
				216.001 · FICA Payable		2.90	-2.90
				216.001 · FICA Payable		2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	14778	03/11/2025	Joseph M McGuinness		101.000 · Bank of America - Checking		-184.70
				511.110 · Supervisor's Fees		-200.00	200.00
				536.018 · FICA Expense		-12.40	12.40
				216.001 · FICA Payable		12.40	-12.40
				216.001 · FICA Payable		12.40	-12.40
				536.018 · FICA Expense		-2.90	2.90
				216.001 · FICA Payable		2.90	-2.90
				216.001 · FICA Payable		2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	14779	03/11/2025	Mariela C. Figueroa		101.000 · Bank of America - Checking		-184.70
				511.110 · Supervisor's Fees		-200.00	200.00
				536.018 · FICA Expense		-12.40	12.40
				216.001 · FICA Payable		12.40	-12.40
				216.001 · FICA Payable		12.40	-12.40
				536.018 · FICA Expense		-2.90	2.90
				216.001 · FICA Payable		2.90	-2.90
				216.001 · FICA Payable		2.90	-2.90
TOTAL						-184.70	184.70

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04/24/25

Stonegate CDD Check Detail

March 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	14780	03/11/2025	Yoniel Boza		101.000 · Bank of America - Checking		-184.70
				511.110 · Supervisor's Fees		-200.00	200.00
				536.018 · FICA Expense		-12.40	12.40
				216.001 · FICA Payable		12.40	-12.40
				216.001 · FICA Payable		12.40	-12.40
				536.018 · FICA Expense		-2.90	2.90
				216.001 · FICA Payable		2.90	-2.90
				216.001 · FICA Payable		2.90	-2.90
TOTAL						-184.70	184.70
Bill Pmt -Check	14781	03/12/2025	LLS TAX SOLUTIONS INC.		101.000 · Bank of America - Checking		-700.00
Bill	003659	03/12/2025		513.312 · Arbitrage Rebate Calculation		-500.00	500.00
Bill	003660	03/12/2025		513.312 · Arbitrage Rebate Calculation		-200.00	200.00
TOTAL						-700.00	700.00
Bill Pmt -Check	14782	03/12/2025	WRATHELL, HUNT & ASSOCIATE...		101.000 · Bank of America - Checking		-4,242.58
Bill	2025-2637	03/12/2025		512.311 · Management Fees		-3,710.67	3,710.67
				513.310 · Assessment Roll Preparation		-444.33	444.33
				513.315 · Dissemination Fees		-87.58	87.58
TOTAL						-4,242.58	4,242.58
Bill Pmt -Check	14783	03/12/2025	ALLSTATE RESOURCE MANAGE...		101.000 · Bank of America - Checking		-1,564.00
Bill	15365	03/12/2025		537.003 · Lake Maintenance		-1,564.00	1,564.00
TOTAL						-1,564.00	1,564.00
Bill Pmt -Check	14784	03/12/2025	IMAGENET CONSULTING		101.000 · Bank of America - Checking		-137.79
Bill	589576701	03/12/2025		536.007 · Office Supplies		-137.79	137.79
TOTAL						-137.79	137.79
Bill Pmt -Check	14785	03/12/2025	LANDSHORE ENTERPRISES, LLC		101.000 · Bank of America - Checking		-163,862.98
Bill	PAYAPP #3	03/12/2025		537.016 · Lake Bank Degradation		-163,862.98	163,862.98
TOTAL						-163,862.98	163,862.98
Bill Pmt -Check	14786	03/12/2025	T&S ROOFING SYSTEMS		101.000 · Bank of America - Checking		-20,161.80
Bill	19685	03/12/2025		538.640 · Roof Replacement		-20,161.80	20,161.80
TOTAL						-20,161.80	20,161.80

4:11 PM

04/24/25

Stonegate CDD Check Detail

March 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	14787	03/19/2025	BILLING, COCHRAN, MAURO & R...		101.000 · Bank of America - Checking		-1,045.00
Bill	192143	03/19/2025		514.310 · Legal Fees		-1,045.00	1,045.00
TOTAL						-1,045.00	1,045.00
Bill Pmt -Check	14788	03/19/2025	US BANK		101.000 · Bank of America - Checking		-4,031.25
Bill	7657135	03/19/2025		513.325 · Trustee Fees		-4,031.25	4,031.25
TOTAL						-4,031.25	4,031.25
Bill Pmt -Check	14789	03/27/2025	ALLSTATE RESOURCE MANAGE...		101.000 · Bank of America - Checking		-1,564.00
Bill	17308	03/26/2025		537.003 · Lake Maintenance		-1,564.00	1,564.00
TOTAL						-1,564.00	1,564.00
Bill Pmt -Check	14790	03/27/2025	ARMANDO GARCIA LAND SERVIC...		101.000 · Bank of America - Checking		-11,480.00
Bill	763953	03/26/2025		537.400 · Lawn Cutting		-1,900.00	1,900.00
				537.470 · Tract C		-400.00	400.00
				537.450 · Irrigation Repairs		-375.00	375.00
Bill	763954	03/26/2025		537.400 · Lawn Cutting		-1,900.00	1,900.00
				537.470 · Tract C		-400.00	400.00
				537.450 · Irrigation Repairs		-375.00	375.00
Bill	763955	03/26/2025		537.400 · Lawn Cutting		-2,680.00	2,680.00
				537.470 · Tract C		-400.00	400.00
				537.450 · Irrigation Repairs		-375.00	375.00
Bill	763952	03/26/2025		537.400 · Lawn Cutting		-1,900.00	1,900.00
				537.470 · Tract C		-400.00	400.00
				537.450 · Irrigation Repairs		-375.00	375.00
TOTAL						-11,480.00	11,480.00
Bill Pmt -Check	14791	03/27/2025	IMAGENET CONSULTING		101.000 · Bank of America - Checking		-25.29
Bill	1211545	03/26/2025		536.007 · Office Supplies		-25.29	25.29
TOTAL						-25.29	25.29
Bill Pmt -Check	14792	03/27/2025	T&S ROOFING SYSTEMS		101.000 · Bank of America - Checking		-4,230.75
Bill	19837	03/26/2025		538.640 · Roof Replacement		-4,230.75	4,230.75
TOTAL						-4,230.75	4,230.75

Stonegate CDD
Check Detail
March 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	14793	03/27/2025	STONEGATE CDD		101.000 · Bank of America - Checking		-15,370.76
					207.203 · Due to DSF Series 2013	-15,370.76	15,370.76
TOTAL						-15,370.76	15,370.76
Check	14794	03/27/2025	STONEGATE CDD		101.000 · Bank of America - Checking		-8,302.52
					207.204 · Due to DSF series 2020	-8,302.52	8,302.52
TOTAL						-8,302.52	8,302.52

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

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
13126	03/01/2025	\$135.00	03/31/2025	Net 30	

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

SUBTOTAL	135.00
TAX	0.00
TOTAL	135.00
BALANCE DUE	\$135.00



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

Invoice

16115

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

537.500

Due Date 3/31/2025
Terms Net 30
Account # 3782
PO #

Service Month:

3/1/2025

Description	Amount Due
Lake and Canal Management Services Recurring	1,339.00
Aquascaping Maintenance Services Recurring	225.00
There will be a \$25 charge for all returned checks.	
Total	\$1,564.00

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

Invoice # 16115

Account # 3782

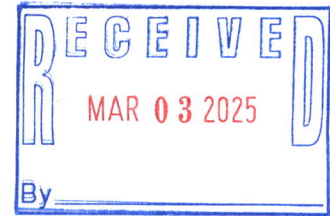
ALLSTATE RESOURCE MANAGEMENT, INC.
6900 SW 21st Court, Unit #9
Davie, Florida 33317

Amount Enclosed: \$_____

Please return this portion with your payment

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		\$1,280.67
One-time EFT Payment - thank you	Feb 05	-\$1,280.67
Balance forward		\$0.00
Regular monthly charges	Page 3	\$630.10
Taxes, fees and other charges	Page 3	\$5.28
New charges		\$635.38

Amount due Mar 15, 2025 \$635.38

Need help?

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

Your bill explained

- Any payments received or account activity after Feb 22, 2025 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
96330350 NO RP 22 20250222 NNNNNNNY 0001250 0005STONEGATE COMM DEV DIST
ATTN ACCOUNTS PAYABLE
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Account number

8495 60 060 0760104

Payment due

Mar 15, 2025

Please pay

\$635.38

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849560060076010400635383

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- Pay your bill and customize billing options
- View upcoming appointments

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



Call us anytime

800-391-3000

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

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Accessibility:

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



Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

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



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 Voice and WiFi Pro Expanded Coverage.	\$29.95	
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	
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)247-8859

Visit 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.

Account Number
8495 60 060 0760104

Billing Date
Feb 22, 2025

Services From
Mar 02, 2025 to Apr 01, 2025

Page
4 of 4

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.





Invoice Number	Invoice Date	Account Number	Page
8-787-82160	Mar 04, 2025	5297-2710-0	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: fedex.com/usgovt

Invoice Summary**FedEx Express Services**

Total Charges USD \$61.63

TOTAL THIS INVOICE USD \$61.63

Other discounts may apply.

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

**Important Service Message:**

Watch Out for Phishing Scams Phishing is when fraudsters impersonate FedEx to steal your personal information or money. Fraudsters may send fake emails or messages pretending to be from FedEx. What to Look For:- Suspicious email addresses or links- Requests for personal info or payment- Urgent messages asking for immediate action What You Can Do:- Do not click links or open attachments in suspicious emails- Forward phishing attempts to abuse@fedex.com Stay safe and report phishing immediately!

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
8-787-82160	USD \$61.63	5297-2710-0

Remittance Advice

Your payment is due by Apr 18, 2025

8787821605000006163052972710080000000000000000616300

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



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

**Invoice Number**

8-787-82160

Invoice Date

Mar 04, 2025

Account Number

5297-2710-0

Page

2 of 2

FedEx Express Shipment Detail By Payor Type (Original)**Ship Date:** Feb 21, 2025**Cust. Ref.:** Stonegate CDD**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	772208259951	Lucy Lu	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	WHA	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 24, 2025 09:34		
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 21, 2025**Cust. Ref.:** NO REFERENCE INFORMATION**Ref.#2:****Payor:** Third Party**Ref.#3:**

Distance Based Pricing, Zone 7
This shipment was priced using FedEx One Rate

Automation	INET	Sender	Recipient
Tracking ID	772208382460	Lucy Lu	MARY DALLATORE
Service Type	FedEx Standard Overnight	WHA	WELLS FARGO BANK-CTS PAYMENT P
Package Type	FedEx Envelope	2300 Glades Road	1801 PARKVIEW DRIVE, 1STFLOOR
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55126 US
Packages	1		
Delivered	Feb 24, 2025 08:59		
Svc Area	A1		
Signed by	S.IBE	Transportation Charge	49.95
FedEx Use	000000000/41040/_	Total Charge	USD \$49.95

Third Party Subtotal USD \$61.63**Total FedEx Express USD \$61.63****FedEx® Billing Online**

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M&M Pool&Spa Services, CORP

14304 SW 145 PL
Miami, FL 33186
(786) 972-8875
mmpoolspaservicescorp@gmail.com
www.mmpoolspaservicescorp.com

536.004

INVOICE

Invoice Number
9260

Amount Due
\$2,300.00

Bill To:
STONEGATE CDD / MALIBU BAY CLUB HOUSE
1020 MALIBU WAY
HOMESTAD, FL 33033

Invoice Date
March 1, 2025

Due Date
March 14, 2025

LOCATION: 1020 MALIBU WAY, HOMESTAD

Item	Description	Qty	Rate	Amount
Pool Service	Monthly Services March: 3/1	1	2,300.00	2,300.00

Subtotal	\$2,300.00
Tax	\$0.00
Total	\$2,300.00
Amount Due	\$2,300.00

M&M Pool&Spa Services, CORP
www.mmpoolspaservicescorp.com



M&M POOL & SPA SERVICES
Cleaning & Maintenance



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

Return Service Requested

Invoice Date: 02/19/2025

8825000341 PRESORT PBPS001
STONEGATE COMMUNITY DEVELOPMENT DISTRI
PO BOX 810036
BOCA RATON FL 33481-0036

000413058562025021900003614121

Remittance Section

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

Amount Enclosed: \$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204



PH: 888-978-6353

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

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
3/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE
CUSTOMER NAME		#BAKNQ2011
STONEGATE COMMUNITY DEVELOPMENT		
DISTRICT		

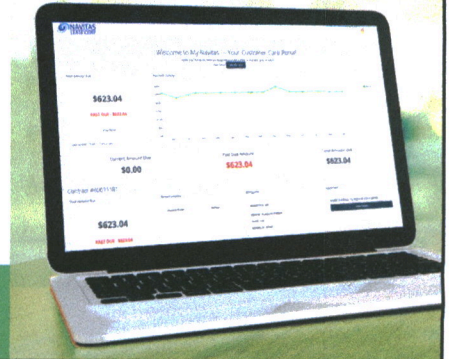
Important Messages

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- ➔ Access Additional Credit

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



PO#0906241002

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41305856-1	Contract Payment	03/10/2025	\$3,480.49			\$133.63		\$3,614.12
SUBTOTALS:			\$3,480.49			\$133.63		\$3,614.12

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

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

Your Opinion Matters

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

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

Thank you for your business!

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
3/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

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



Licensed & Insured
CCC1326032



Invoice

Date:

2/24/2025
19307

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
PERMIT AND FEES	1	1,466.86	1,466.86
Notice of Commencement - NOC	1	25.95	25.95



\$1,492.81

\$0.00

2/24/2025

\$1,492.81



Licensed & Insured
CCC1326032



Invoice

Date:

2/18/2025
19245

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 COMPLETION OF UNDERLAYMENT	0.25	100,809.00	25,202.25



\$25,202.25

\$0.00

2/18/2025

\$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.: 1236
Terms: Due on receipt
Invoice date: 03/04/2025
Due date: 03/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Supplies / Repairs - Receipts	Booking 536.011	1	\$188.94	\$188.94
Total						\$188.94



**How doers
get more done™**

536.011

FLORIDA CITY STORE 6355 (786)243-9370
MANAGER FERNANDO SANTIAGO

6355 00053 57280 03/03/25 08:45 AM
SALE SELF CHECKOUT

827854010340 FABLAV1690Z <A>
FABULOSO 2X APC LAVENDER 1690Z
8@9.98 79.84
073257012799 10X20 1M GAR <A>
10'X20' 1MIL CLR PLASTIC DROP CLOTH
2@4.96 9.92
071798780108 HDXMICRO48 <A> 18.98
HDX 48PK MICROFIBER CLOTHS
044600324296 CLXGERBLC121 <A,S>
CLX GERMICIDAL BLEACH 1210Z
8@8.48 67.84

SUBTOTAL 176.58
SALES TAX 12.36
TOTAL \$188.94

XXXXXXXXXXXX0812 DEBIT
USD\$ 188.94

AUTH CODE 000365
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

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

2025 PRO XTRA SPEND 03/02: \$1,649.73

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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 03/03/25 08:45 AM



6355 53 57280 03/03/2025 9078

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 06/01/2025

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.: 1230
Terms: Due on receipt
Invoice date: 03/03/2025
Due date: 03/03/2025

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

Stonegate CDD Board Supervisors Pay 3.4.2025

ID 1613128491, created by Kristen Thomas on Mar 5 at 9:24 am

Location

Board Pay

Status

Active

Assignees

Jia Lu

Dates

Mar 5 (1d)

Description

A Eiras; J McGuiness; Y Boza; A Goessel; M Figueroa

Kristen Thomas Mar 5 9:24 am

Scheduled task for Mar 5 (1d)

Included task into Board Pay

Assigned task to Kristen Thomas

Katherine Bradshaw Mar 6 12:12 pm

Reassigned task from Kristen Thomas to Jia Lu



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

Invoice

15365

PAST DUE

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 #

Service Month:

2/1/2025

Description	Amount Due
Lake and Canal Management Services Recurring	1,339.00
Aquascaping Maintenance Services Recurring	225.00
There will be a \$25 charge for all returned checks.	
Total	\$1,564.00

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

Invoice # 15365

Account # 3782

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

Amount Enclosed: \$_____

Please return this portion with your payment

IMAGENET CONSULTING, LLC
PO BOX 825736
PHILADELPHIA, PA 19182-5736

Remittance Section

Invoice Number: 589576701
Due Date: 04/01/2025
Due This Period: \$137.79

Amount Enclosed: \$ _____

Please make check payable to

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

IMAGENET CONSULTING, LLC
PO BOX 825736
PHILADELPHIA, PA 19182-5736

2100005895767010000137797

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 825736
PHILADELPHIA, PA 19182-5736
www.leasedirect.com

Contract Number: 500-50396510
Invoice Number: 589576701
Account Number: 1626036
Site Number: 5608077
Invoice Date: 03/08/2025
Period of Performance: 03/01/2025 - 03/31/2025
Due This Period: \$137.79

Important Messages

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

See Reverse For Important Information

Invoice Details

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

(Please see the following pages for details.)

Payment Remittance

- ✓ **Tax Payer ID:** 38-1904500
- ✓ **ACH & Wire Payment Bank Details:** Account # 8612106611 Routing Number # 031000053
- ✓ **Direct Debit:** Company Code/Originator ID # 138190450
- ✓ **Remittance advice:** Email to eft@leasedirect.com
- ✓ **Check Payment:** Please be sure to enclose remittance slip and allow sufficient time for postal delivery

Contact Us

www.leasedirect.com

- | | |
|------------------------------------|---|
| ✓ Make a Payment | ✓ Update your insurance |
| ✓ View Invoice and Contract Copies | ✓ Update your Billing and Asset Address |
| ✓ Enroll in Paperless Invoicing | ✓ Enroll in Direct Debit |

1-800-957-1664 8:30 AM EST - 7:00 PM EST

customersupport@leasedirect.com

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.

Asset Details										
Contract Number	Purchase Order	Make / Model	Asset Number	Serial Number	Install Date	Cost Center	Department	Payment Amount	Tax	Total Amount
500-50396510		HP / PageWide Man Color P77650dns	50396510_1	MXBCLC624Y	08/31/2022			\$110.00	\$7.70	\$117.70
Asset Location: 1020 NE 34TH AVE HOMESTEAD MIAMI-DADE FL 33033 United States								Asset Amount Total:		\$117.70

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: Michal "Mike" Jerabek
ENGINEER OF RECORD: Landshore Enterprises, LLC

APPLICATION NUMBER: 3
APPLICATION DATE: 3/4/2025
PERIOD TO: 2/28/2025
CONTRACT DATE: 9/18/2024

Distribution to:

☒	OWNER
☒	CONTRACTOR
☒	DISTRICT ENGINEER
☐	OTHER

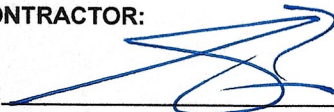
CONTRACTOR'S APPLICATION FOR PAYMENT

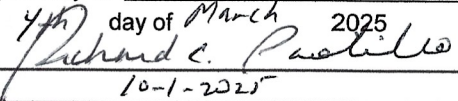
Application is made for payment, as shown below, in accordance with the Contract. Continuation Sheet, AIA Document 703, is attached.

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)	\$366,561.07
5. RETAINAGE:	
a. 10% of Completed Work (Columns E & G on G703)	\$36,656.11
b. 0% of Stored Material (n.a)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column 1 of G703).....	\$36,656.11
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 less Line 5 Total)	\$329,904.96
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$166,041.99
8. CURRENT PAYMENT DUE..... <i>AC</i>	\$163,862.98
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$55,141.04

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: 3-4-2025

State of: Florida County of: Sarasota
Subscribed and sworn before me this 4th day of March 2025
Notary Public: 
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.....\$163,862.98

(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: 3/11/2025

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.

ITEM NO	DESCRIPTION					E		G		I			
		UNIT	QTY	PRICE	CONTRACT AMOUNT	REVISION APPLICATION		THIS SERIES		TOTAL		COMPLETE	ADVANCE TOTAL
						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	1.00	\$ 3,176.05	100.00%	\$ -
5	Regular Excavation	159.00	CY	\$ 26.87	\$ 4,272.33		\$ -	159.00	\$ 4,272.33	159.00	\$ 4,272.33	100.00%	\$ -
6	Embankment	475.00	TN	\$ 108.68	\$ 51,625.00		\$ -	475.00	\$ 51,625.00	475.00	\$ 51,625.00	100.00%	\$ -
7	Grading and Shaping	45,504.00	SF	\$ 1.30	\$ 59,155.20		\$ -	45,504.00	\$ 59,155.20	45,504.00	\$ 59,155.20	100.00%	\$ -
8	Installing Eco Filter Tube (submerge)	1,094.00	LF	\$ 32.25	\$ 35,281.50	1,094.00	\$ 35,281.50	-	\$ -	1,094.00	\$ 35,281.50	100.00%	\$ -
9	Installing Eco Filter Tube (base)	2,683.00	LF	\$ 30.65	\$ 82,233.95	2,079.00	\$ 63,721.35	604.00	\$ 18,512.60	2,683.00	\$ 82,233.95	100.00%	\$ -
10	Installing Eco Filter Tube (sacrificial)	2,690.00	SY	\$ 21.27	\$ 57,216.30	1,663.20	\$ 35,376.26	1,026.80	\$ 21,840.04	2,690.00	\$ 57,216.30	100.00%	\$ -
11	Sod	4,427.00	SY	\$ 9.29	\$ 41,139.67	1,455.30	\$ 13,523.96	1,643.60	\$ 15,273.81	3,098.90	\$ 28,797.77	70.00%	\$ 12,341.90
12	Demobilization	1.00	EA	\$ 5,000.00	\$ 5,000.00		\$ -	-	\$ -		\$ -		\$ 5,000.00
13													
14													
	CONTRACT TOTALS				\$ 374,100.00		\$ 184,491.10		\$ 172,267.01		\$ 356,758.10		\$ 17,341.90

CONTINUATION SHEET - AIA DOCUMENT G703

PROJECT NUMBER

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

CONTRACTOR

LANDSHORE ENTERPRISES, LLC

CONTRACT NAME

N/A

CONTRACT DESCRIPTION

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

APPLICATION NUMBER

APPLICATION DATE

EXPIRATION DATE

ITEM NUMBER	DESCRIPTION	A		UNIT PRICE	CONTRACT AMOUNT	E		G		I		COMPLETION DATE	ADVANCE TO INVOICE
		QTY				QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
	Change Order Number 1-LAKE 4												
15	Regular Excavation	31.50	CY	\$ 26.87	\$ 846.41		\$ -	31.50	\$ 846.41	31.50	\$ 846.41	100.00%	\$ -
16	Embankment	47.00	TN	\$ 108.68	\$ 5,107.96		\$ -	47.00	\$ 5,107.96	47.00	\$ 5,107.96	100.00%	\$ -
17	Grading and Shaping	883.67	SF	\$ 1.30	\$ 1,148.76		\$ -	883.67	\$ 1,148.76	883.67	\$ 1,148.76	100.00%	\$ -
18	Installing Eco Filter Tube (base)	52.00	LF	\$ 30.65	\$ 1,593.80		\$ -	52.00	\$ 1,593.80	52.00	\$ 1,593.80	100.00%	\$ -
19	Installing Eco Filter Tube (sacrificial)	52.00	LF	\$ 21.27	\$ 1,106.04		\$ -	52.00	\$ 1,106.04	52.00	\$ 1,106.04	100.00%	\$ -
20	Sod	123.00	SY	\$ 9.29	\$ 1,143.03		\$ -	-	\$ -		\$ -		\$ 1,143.03
	UPDATED CONTRACT TOTALS				\$ 385,046.00		\$ 184,491.10		\$ 182,069.98		\$ 366,561.07	95.20%	\$ 18,484.93

WAIVER AND PARTIAL RELEASE OF LIEN UPON PARTIAL PROGRESS PAYMENT

RE: Landshore Enterprises, LLC

INVOICE NUMBER / DATE: **Pay App # 3/FEBRUARY 28, 2025**

The undersigned lienor, in consideration of the sum of **\$163,862.98** 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: \$385,046.00

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: March 4th, 2025

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



Signature

Andre van den Berg

Print Name, Title

3-4-2025

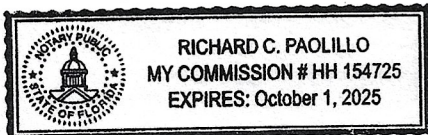
Date

STATE OF FLORIDA

COUNTY OF: Sarasota

Sworn and subscribed before me this: 4th day of March, 2025, by Andre van den Berg for 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

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

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

INVOICE # 003659

DATE 03/06/2025

DUE DATE 04/05/2025

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$4,575,000 Stonegate Community Development District Special Assessment Refunding and Improvement Bonds, Series 2020 - Rebate Requirement Calculation for the period ended February 19, 2025.	500.00
BALANCE DUE	\$500.00

Thank You For Your Business

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

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

INVOICE # 003660

DATE 03/06/2025

DUE DATE 04/05/2025

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$4,575,000 Stonegate Community Development District Special Assessment Refunding and Improvement Bonds, Series 2020 - Yield Reduction Payment Calculation for the period ended February 19, 2025.	200.00
BALANCE DUE	\$200.00

Thank You For Your Business

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

Date	Invoice #
3/1/2025	2025-2637

Stonegate CDD
PO Box 810036
Boca Raton, FL 33481

[illegible]

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
02/28/2025
Account No: 526-030290
Statement No: 192143

Attn: CRAIG WRATHELL

STONEGATE CDD

514.310 001

Fees

		Hours
02/06/2025		
MJP	CORRESPONDENCE TO KRISTEN THOMAS, DANIEL ROM AND VICTOR CASTRO	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS AND REPLY THERETO	0.20
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM KRISTEN THOMAS	0.10
02/10/2025		
GEW	REVIEW AND ANALYZE STATE LEGISLATION AND MIAMI-DADE COUNTY ORDINANCES FOR STORMWATER MANAGEMENT SYSTEM REQUIREMENTS	0.40
GEW	PREPARE MEMORANDUM TO DISTRICT MANAGER SUMMARIZING STORMWATER MANAGEMENT REQUIREMENTS	0.30
02/11/2025		
MJP	REVIEW STORMWATER REQUIREMENTS OF COUNTY	0.20
02/19/2025		
MJP	CORRESPONDENCE TO KRISTEN THOMAS AND VICTOR CASTRO	0.20
02/20/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.10
02/23/2025		
MJP	CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHED STORMWATER MANAGEMENT MEMORANDUM	0.10
02/24/2025		
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM KRISTEN THOMAS	0.10

STONEGATE CDD

		Hours		
02/25/2025				
MJP	CORRESPONDENCE TO VICTOR CASTRO AND DANIEL ROM	0.20		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KEITH NELSON	0.10		
02/26/2025				
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.30		
02/27/2025				
MJP	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 3/4/25 MEETING OF BOARD OF SUPERVISORS	0.50		
MJP	CORRESPONDENCE TO KRISTEN THOMAS AND VICTOR CASTRO; REVIEW PRIOR LANDSCAPE CONTRACT AMENDMENTS	0.30		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.10		
02/28/2025				
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO; RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM AND REPLY THERETO; RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM DANIEL ROM	0.40		
	For Current Services Rendered	3.80		1,045.00

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GINGER E. WALD	PARTNERS	0.70	\$275.00	\$192.50
MICHAEL J. PAWELCZYK	PARTNERS	3.10	275.00	852.50

Previous Balance \$3,437.50

Total Current Work 1,045.00

Payments

02/25/2025 PAYMENT RECEIVED - THANK YOU -3,437.50

Balance Due \$1,045.00

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



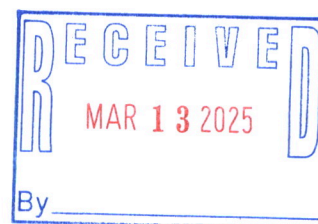
MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7657135



000001008 02 SP 106481257593691 P

Stonegate Community Development Dist
ATTN Stonegate CDD
C/O Wrathell, Hunt & Associates
2300 Glades Road Ste 410W
Boca Raton, FL 33431





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7657135
Account Number: 221163000
Invoice Date: 02/25/2025
Direct Inquiries To: Kumar, Amanda
Phone: (954)-938-2475

Stonegate Community Development Dist
ATTN Stonegate CDD
C/O Wrathell, Hunt & Associates
2300 Glades Road Ste 410W
Boca Raton, FL 33431

513.325 001

United States
STONEGATE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING AND
IMPROVEMENT BOND,SERIES 2020 REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,031.25

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND
IMPROVEMENT BOND,SERIES 2020 REVENUE FUND

Invoice Number: 7657135
Account Number: 221163000
Current Due: \$4,031.25
Direct Inquiries To: Kumar, Amanda
Phone: (954)-938-2475

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 221163000
Invoice # 7657135
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7657135
Invoice Date: 02/25/2025
Account Number: 221163000
Direct Inquiries To: Kumar, Amanda
Phone: (954)-938-2475

3/3

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND
IMPROVEMENT BOND,SERIES 2020 REVENUE FUND

Accounts Included 221163000 221163001 221163002 221163003 221163004 221163005
In This Relationship: 221163006 221163007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 02/01/2025 - 01/31/2026				\$3,750.00
Incidental Expenses 02/01/2025 to 01/31/2026	3,750.00	0.075		\$281.25
Subtotal Incidental Expenses				\$281.25
TOTAL AMOUNT DUE				\$4,031.25





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

Invoice

17308

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 5/1/2025
Terms Net 30
Account # 3782
PO #

Service Month:

4/1/2025

Description	Amount Due
Lake and Canal Management Services Recurring	1,339.00
Aquascaping Maintenance Services Recurring	225.00
There will be a \$25 charge for all returned checks.	
Total	\$1,564.00

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

Invoice # 17308

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.: 763953
Invoice date: 01/06/2025
Due date: 04/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/06/2025	Cut the Grass	Cut the Grass 01/06, 01/20 #537.400	2	\$950.00	\$1,900.00
2.	01/06/2025	Cut the Grass	Tract C. Maintenance #537.470	2	\$200.00	\$400.00
3.	01/06/2025	Irrigation System	Third payment of Maintenance of the Irrigation System/ Fiscal Year 2025 #537.450	1	\$375.00	\$375.00

Total \$2,675.00

Note to customer
#537.400
#537.470
#537.450

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.: 763954
Invoice date: 02/03/2025
Due date: 04/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/03/2025	Cut the Grass	Cut the Grass 02/03, 02/18 #537.400	2	\$950.00	\$1,900.00
2.	02/03/2025	Cut the Grass	Tract C. Maintenance #537.470	2	\$200.00	\$400.00
3.	02/03/2025	Irrigation System	Fourth payment of Maintenance of the Irrigation System/ Fiscal Year 2025 #537.450	1	\$375.00	\$375.00

Total \$2,675.00

Note to customer
#537.400
#537.470
#537.450

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.: 763955
Invoice date: 03/03/2025
Due date: 04/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/03/2025	Cut the Grass	Cut the Grass 03/03, 03/17 #537.400	2	\$1,340.00	\$2,680.00
2.	03/03/2025	Cut the Grass	Tract C. Maintenance #537.470	2	\$200.00	\$400.00
3.	03/03/2025	Irrigation System	Fifth payment of Maintenance of the Irrigation System/ Fiscal Year 2025 #537.450	1	\$375.00	\$375.00

Total \$3,455.00

Note to customer
#537.400
#537.470
#537.450

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.: 763952
Invoice date: 12/02/2024
Due date: 04/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/02/2024	Cut the Grass	Cut the Grass 12/02, 12/16 #537.400	2	\$950.00	\$1,900.00
2.	12/02/2024	Cut the Grass	Tract C. Maintenance #537.470	2	\$200.00	\$400.00
3.	12/02/2024	Irrigation System	Second payment of Maintenance of the Irrigation System/ Fiscal Year 2025 #537.450	1	\$375.00	\$375.00

Total \$2,675.00

Note to customer
#537.400
#537.470
#537.450



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 #

INV1211545

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		3/18/2025	3/28/2025
Invoice Remarks				

Contract Remarks

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 2/20/2025 to 3/19/2025 overage period	\$20.56
Surcharge	\$3.08
	\$23.64

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	1,857	1,887	30	0	30	0.013220	\$0.40
BW	EQU41460 - BW	54,078	54,393	315	0	315	0.013220	\$4.16
GENERAL OF	EQU41460 - GENERAL	196	196	0	0	0	0.013220	\$0.00
PROFESSION	EQU41460 - PROFESS	8,925	9,167	242	0	242	0.066120	\$16.00
								\$20.56

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	\$23.64
Tax:	\$1.65
Invoice Total	\$25.29
Balance Due:	\$25.29



Licensed & Insured
CCC1326032



Invoice

Date:

3/18/2025
19837

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

Due on receipt

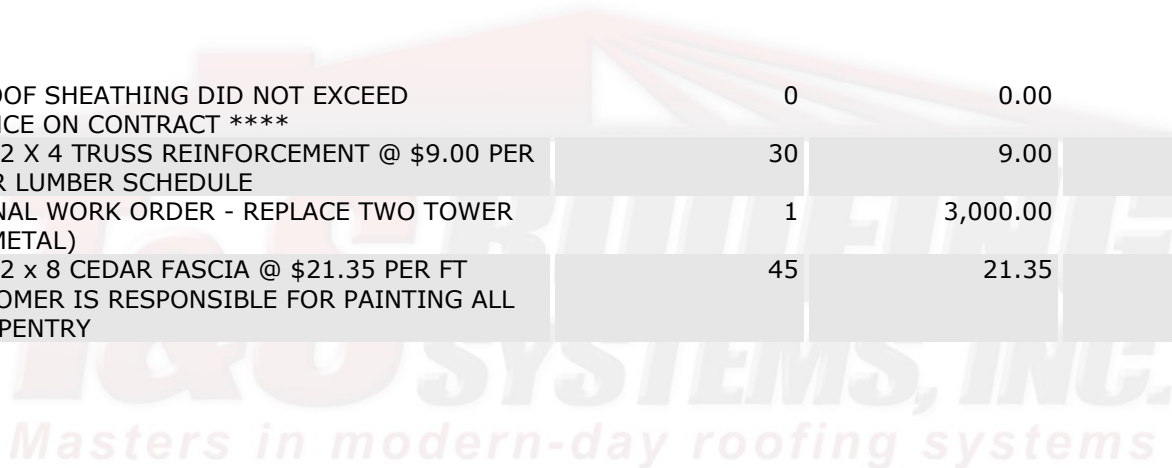
***** ROOF SHEATHING DID NOT EXCEED ALLOWANCE ON CONTRACT *****	0	0.00	0.00
30 FT OF 2 X 4 TRUSS REINFORCEMENT @ \$9.00 PER FT AS PER LUMBER SCHEDULE	30	9.00	270.00
ADDITIONAL WORK ORDER - REPLACE TWO TOWER ROOFS (METAL)	1	3,000.00	3,000.00
45 FT OF 2 x 8 CEDAR FASCIA @ \$21.35 PER FT ***CUSTOMER IS RESPONSIBLE FOR PAINTING ALL NEW CARPENTRY	45	21.35	960.75

\$4,230.75

\$0.00

3/18/2025

\$4,230.75



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 April 1, 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

Also present:

Kristen Thomas	District Manager
Michael Pawelczyk	District Counsel
Angel Camacho	District Engineer
Victor Castro	Field Operations
Anthony Ciotta	Ventura HOA Board Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 6:33 p.m.

Supervisors McGuinness, Eiras, Figueroa and Goessel were present. Supervisor Boza was absent.

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 the Department of Environmental Resources Management (DERM) finally approved the as-built certification process and issued a permit to the contractor, who is in

the process of closing out the permit with the City of Homestead Permitting Department. Staff anticipates that the City permit will be approved early next week, which will be followed by a pre-construction meeting and then the work on the pool can commence.

Asked when the pool project will commence, Mr. Camacho stated roughly one or two weeks after the pre-construction meeting.

Regarding removal of the pavers, Mr. Camacho stated it would cost about \$22,500 in demolition work for the deck, including a concrete slab, fencing etc. He is in talks with the vendor to see if the CDD can be issued a credit, which would be used to hire a few workers to remove and re-use the pavers around the property, as they are in great condition.

A Board Member recalled previous discussions about possibly reusing pavers for the benches around the islands, where stones are missing and installing and re-using them elsewhere on the property. Asked if it is more cost effective to purchase new pavers when needed or keep these pavers, Mr. Camacho stated True Blue is working on providing a quote. He and the vendor will walk through different areas next week to determine costs and/or change orders to the contract.

Mr. Camacho responded to questions regarding where the pavers can be stored, how many pallets of pavers are being considered, what future projects the pavers might be used for in addition to the ones mentioned, cost savings, how many laborers would be hired to move the pallets and how much of a credit True Blue might offer the CDD.

Mr. Camacho will obtain quotes for the pavers and present them at the next meeting.

FOURTH ORDER OF BUSINESS

Update: Shoreline Restoration Project

Mr. Camacho stated the contractor is completing Lake #4; a section is being sodded and is anticipated to be completed this week. Staff will conduct a final walk-through of both Lakes #4 and #6, with the vendor, to go over a punch list of items and identify any corrections.

Ms. Thomas called attention to the Status Report of the Series 2020 CDD Project, which was updated by the District Engineer. Mr. Camacho stated that the littoral plantings and the aeration being part of the Series 2020 project was previously discussed. Mr. Alvarez mentioned that the Board previously accepted the 2019 Engineer's Report that describes the aeration,

landscape and the lakes in addition to the clubhouse, as part of the Master Trust Indenture for the bonds.

Discussion ensued regarding the reason for project delays, permitting, the pool project and the shoreline restoration project.

FIFTH ORDER OF BUSINESS

Discussion: Fiscal Year 2026 Projects (to be provided under separate cover)

Ms. Thomas recalled that assessments, projects and a Field Ops wish list were discussed at the previous meeting. Referencing a handout of the Fiscal Year 2026 Projects, Ms. Thomas stated that she and Mr. Castro worked on preparing the worksheet, which she views as a “Utopia” type of document that includes every desired Field Ops line item, but with no increase in assessments. The attempt was to allocate \$250,000 to the Unassigned Fund Balance.

Mr. Castro discussed the landscape maintenance contract, tree maintenance, playground project and splashpad. He responded to questions regarding the splashpad location, if the splashpad would be gated, the utility expenses associated with the splashpad and how the splashpad will be monitored.

Discussion ensued regarding increased risk and liability associated with the splashpad, whether to approve the splashpad expense and a shortfall in the current budget.

Ms. Thomas reviewed the projects outlined on the worksheet and stated the numbers in the current budget are based on last year’s assessment and Staff is taking those numbers into consideration by reallocating funds to include in the proposed Fiscal Year 2026 budget, which is still being developed. She is clear that the assessment amount will remain unchanged but wishes to inform the Board that there are funds in the current budget that will roll over and not exist next year. Ms. Thomas cautioned against lowering the assessment amount as it sets a bad precedent.

Discussion ensued regarding the worksheet, unforeseen expenses, placing funds in contingency, the unassigned fund balance, increasing the capital outlay, the lake bank degradation line item, decreasing the fund balance and being fiscally responsible.

Mr. Castro and Ms. Thomas reviewed and discussed the following worksheet line items:

- 99 ➤ Storage facility: \$90,000
- 100 ➤ Pool attendant: \$13,860
- 101 ➤ An adjusted utilities cost and Insurance cost increases
- 102 ➤ Pool maintenance: \$15,000
- 103 ➤ Air conditioning R&M: Increased by \$3,000
- 104 ➤ IT repairs: Open access for the doors
- 105 ➤ Clubhouse and pool furniture
- 106 ➤ Pool system upgrade: \$75,000
- 107 ➤ Storm drain cleaning project: \$25,000 to clean Pond D and \$30,000 for drain repair.

108 The Board removed clubhouse furniture and the playground project from the worksheet,
109 and discussed the purpose of the unassigned fund balance, raising the rates, the gym, the need
110 to keep Field Ops, Clubhouse and Administrative expenditures lower than the revenue amount,
111 how much to allocate for the pool reopening party, pool party details including food trucks, if
112 swimming will be allowed during the party, opening the party to non-resident members,
113 clubhouse access, how prior events were handled and renting ice cream carts.

114 Ms. Thomas reviewed her notes regarding the projects and stated Staff will allocate
115 \$10,000 under "Special events" for the pool reopening party.

116

117 **SIXTH ORDER OF BUSINESS**

Discussion/Consideration: Stormwater Management Cleaning Proposals

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119
120 Ms. Thomas stated this item is an addition to the agenda, as there was not enough time
121 to include the proposals in the agenda books.

122 Mr. Castro stated, based on recent inspections of the ponds by Raptor Vac Systems Inc.
123 (Raptor Vac), it was determined that Pond B has the most sediment. It is also where a potentially
124 collapsed pipe was identified near Lake #4. Of the five contractors that Staff contacted, three
125 submitted proposals for the repairs. Mr. Castro presented and reviewed the Stormwater cleaning
126 proposals from Raptor Vac, Top Dog and AmeriClean.

Discussion ensued regarding which contractor to engage, emergency services, optional CCTV servicing, permitting, establishing a not-to-exceed amount and responsiveness of Raptor Vac technicians.

On MOTION by Mr. Goessel and seconded by Ms. Figueroa, with all in favor, the Raptor Vac Systems Inc. Stormwater Cleaning Proposal, authorizing Raptor Vac representatives to obtain permitting for the projects noted, and authorizing Staff to draft an agreement and negotiate a contract with Raptor Vac, were approved.

SEVENTH ORDER OF BUSINESS**Discussion/Consideration:
Proposals****Storage**

Mr. Castro presented the following Storage proposals:

- Shed Depot & Shed Guy Services, Inc., in the amount of \$75,504.83
- Jackfruit Farms LLC, in the amount of \$48,719.04

The Board and Staff considered the proposals, including aesthetics, size and costs.

Discussion ensued regarding lifespan of the storage container options, current off-site storage costs, where the storage facility will be placed, shelving, the concrete slab and if the concrete can be outsourced.

Mr. Goessel motioned to approve the Shed Depot proposal. The motion died for lack of a second. It was noted that the Board will need more information before voting on this.

Mr. Castro and Ms. Thomas will obtain conceptual sketches, and information about stakes, slab placement, etc., and report their findings at the next meeting.

EIGHTH ORDER OF BUSINESS**Discussion/Consideration: Lake 4 Repair**

Mr. Camacho stated, once the cleaning is performed, he will obtain a scope of services for repair of the collapsed pipe and proceed from there.

NINTH ORDER OF BUSINESS**Consent Agenda Items****A. Acceptance of Unaudited Financial Statements as of February 28, 2025**

Ms. Thomas stated, in response to the Chair's earlier comments about the budget, at five months, P&A is at 36% of budget, Field ops is at 48%, Clubhouse is 60% with the pool system upgrade and, overall, CDD total expenditures are at 53%.

B. Approval of March 4, 2025 Regular Meeting Minutes

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

TENTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager: UNUS Property Management

Mr. Castro reported the following:

➤ The clubhouse roof was completed earlier today. All that is left to do is a walk-through with the vendor and final cleanup.

➤ Change orders were presented for the two towers in the front, which are still in progress. Total change order costs are \$4,300. There might be additional change orders to repair a leak.

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

Mr. Pawelczyk will email an ethics training Memorandum to the Board Members.

C. District Engineer: Alvarez Engineers, Inc.

Mr. Camacho will continue working on the permitting and repairs to Lake #4.

Mr. Castro stated he is no longer pleased with Allstate Resource Management (Allstate) and is currently vetting four other lake maintenance companies. Quotes from lake vendors will be presented at the next meeting.

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

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

- **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

193 TWELFTH ORDER OF BUSINESS

Adjournment

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195 **On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the**
196 **meeting adjourned at 8:29 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

202
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205
206

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 <i>Presentation of FY26 Proposed Budget</i>	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