

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

June 3, 2025

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

STONEGATE

**COMMUNITY DEVELOPMENT
DISTRICT**

REGULAR MEETING AGENDA

June 3, 2025

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

May 27, 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 June 3, 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. Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 3; *Term Expires November 2026 – candidates each have 5 minutes to present to the board (5 minutes Q&A after)*
 - A. Resume of Sy Wilkerson (*will be provided under separate cover*)
 - B. Resume of Luis Becerra (*will be provided under separate cover*)
4. 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. Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of April 30, 2025
- B. Approval of May 6, 2025 Regular Meeting Minutes

8. 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: August 5, 2025 at 6:30 PM

- QUORUM CHECK

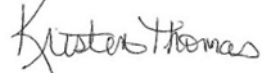
SEAT 1	ALBERTO EIRAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOE MCGUINNESS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ART GOESSEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARIELA FIGUEROA	☐ IN PERSON	☐ PHONE	☐ NO

9. Supervisors' Requests

10. Adjournment

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

Sincerely,



Kristen Thomas
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

PARTICIPANT PASSCODE: 8664977

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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**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

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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 June 3, 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 June 3, 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 3rd day of June, 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
APRIL 30, 2025**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America*	\$ 417,321	\$ -	\$ -	\$ -	\$ 417,321
FineMark Bank - money mkt	1,095,580	-	-	-	1,095,580
Investments					
State Board of Administration	13	-	-	-	13
Revenue 2013	-	55,747	-	-	55,747
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	115,701	-	-	115,701
Sinking fund 2013	-	360,000	-	-	360,000
Prepayment 2013	-	59,849	-	-	59,849
Revenue 2020	-	-	486,438	-	486,438
Reserve 2020	-	-	159,500	-	159,500
Prepayment 2020	-	-	2,499	-	2,499
Construction 2020	-	-	-	269,436	269,436
Undeposited funds	670	-	-	-	670
Due from other	141	-	-	-	141
Due from other funds					
General fund	-	32,922	17,783	-	50,705
Total assets	<u>\$ 1,513,725</u>	<u>\$ 649,219</u>	<u>\$666,220</u>	<u>\$ 269,436</u>	<u>\$ 3,098,600</u>

LIABILITIES AND FUND BALANCES

Liabilities:

Accounts payable - clubhouse	\$ 10,550	\$ -	\$ -	\$ -	\$ 10,550
Contracts payable	-	-	-	1,333	1,333
FICA payable	122	-	-	-	122
Due to other funds					
Debt service - series 2013	32,922	-	-	-	32,922
Debt service - series 2020	17,783	-	-	-	17,783
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>62,377</u>	<u>-</u>	<u>-</u>	<u>1,333</u>	<u>63,710</u>

Fund Balance

Restricted					
Debt service	-	649,219	666,220	-	1,315,439
Construction	-	-	-	268,103	268,103
Assigned					
3 months working capital	372,532	-	-	-	372,532
Disaster	225,000	-	-	-	225,000
Unassigned	853,816	-	-	-	853,816
Total fund balance	<u>1,451,348</u>	<u>649,219</u>	<u>666,220</u>	<u>268,103</u>	<u>3,034,890</u>

Total liabilities & fund balances	<u>\$ 1,513,725</u>	<u>\$ 649,219</u>	<u>\$666,220</u>	<u>\$ 269,436</u>	<u>\$ 3,098,600</u>
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*Statement not received in time for financial statement distribution.

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 61,024	\$ 1,034,151	\$ 1,093,057	95%
Interest	3,669	24,004	1,000	2400%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	-	3,380	5,000	68%
Total revenues	<u>64,693</u>	<u>1,061,535</u>	<u>1,101,057</u>	96%
EXPENDITURES				
Administrative				
Supervisors	800	1,800	6,000	30%
Payroll taxes	-	-	459	0%
Management/recording/accounting	3,711	25,975	44,528	58%
Legal	2,970	11,470	20,000	57%
Engineering	8,140	11,819	10,000	118%
Audit	-	-	7,100	0%
Assessment roll preparation	444	3,110	5,332	58%
Arbitrage rebate calculation	-	700	1,250	56%
Dissemination agent	88	613	1,051	58%
Trustee	-	4,031	6,500	62%
ADA website compliance	-	-	210	0%
Website and E-blast communications	-	-	1,220	0%
Postage	2	323	2,000	16%
Legal advertising	-	672	3,600	19%
Office supplies	-	385	300	128%
Other current charges	197	826	1,500	55%
Annual special district fee	-	175	175	100%
Insurance	-	8,495	8,733	97%
Total administrative expenses	<u>16,352</u>	<u>70,394</u>	<u>119,958</u>	59%
Field Operations				
Landscape maintenance	6,455	59,106	101,613	58%
Landscape replacement	-	-	10,000	0%
Lake Plant Maintenance	-	16,300	24,450	67%
Playground maintenance	-	-	1,500	0%
Clubhouse irrigation	-	-	3,000	0%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	-	1,000	0%
Lake maintenance	-	13,467	28,015	48%
Lake bank degradation	-	337,387	392,000	86%
Aeration maintenance	-	-	3,000	0%
Aeration utilities	1,941	6,076	1,500	405%
Contingency	-	-	5,000	0%
Holiday decorations	-	16,350	16,350	100%
Animal control	135	810	1,500	54%
Roof replacement	-	76,290	-	N/A
Total field operations	<u>8,531</u>	<u>525,786</u>	<u>593,428</u>	89%

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	1,897	5,688	6,678	85%
Utilities	6,221	23,474	54,000	43%
Insurance	-	23,325	25,653	91%
Flood insurance	-	-	6,922	0%
Alarm monitoring	-	545	720	76%
Fire monitoring	135	473	540	88%
Pool maintenance	2,450	16,250	15,000	108%
Pool health inspections	-	375	750	50%
Air conditioning R&M	-	-	1,000	0%
Clubhouse operation and management				
Clubhouse management	86,829	151,950	260,486	58%
Clubhouse management - Victor	(65,122)	-	-	N/A
Special events	-	26,798	35,000	77%
Gym maintenance	-	-	1,500	0%
Gym equipment lease	9,381	23,836	43,000	55%
FICA expense	61	138	-	N/A
Pool attendant	-	-	7,906	0%
Office supplies	138	1,437	4,000	36%
Repairs and maintenance	600	2,951	15,000	20%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	-	1,775	10,000	18%
Pool system upgrade	-	-	242,500	0%
Pressure cleaning	-	-	1,000	0%
Janitorial supplies	1,299	2,676	15,700	17%
Stormdrain cleanout	-	-	7,000	0%
Contingencies	-	13,429	9,000	149%
Total clubhouse	<u>43,889</u>	<u>295,120</u>	<u>765,355</u>	39%
Other fees and charges				
Property appraiser & tax collector	611	10,459	11,386	92%
Total other fees and charges	<u>611</u>	<u>10,459</u>	<u>11,386</u>	92%
Total expenditures	<u>69,383</u>	<u>901,759</u>	<u>1,511,627</u>	60%
Net increase/(decrease) of fund balance	(4,690)	159,776	(410,570)	
Fund balances - beginning	1,456,038	1,291,572	1,189,427	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	(25,202)	-	-	
Assigned				
3 months working capital	372,532	372,532	372,532	
Disaster	225,000	225,000	225,000	
Unassigned	879,018	853,816	181,325	
Fund balance - ending	<u>\$ 1,451,348</u>	<u>\$ 1,451,348</u>	<u>\$ 778,857</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2013 (REFUNDED SERIES 2004)
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 33,255	\$ 563,565	\$ 596,868	94%
Interest	2,069	8,149	-	N/A
Total revenues	<u>35,324</u>	<u>571,714</u>	<u>596,868</u>	96%
EXPENDITURES				
Debt service				
Principal	-	-	360,000	0%
Interest 11/1	-	115,325	115,325	100%
Interest 5/1	-	-	115,325	0%
Property appraiser & tax collector	333	5,640	6,218	91%
Total expenditures	<u>333</u>	<u>120,965</u>	<u>596,868</u>	20%
Net increase/(decrease) of fund balance	34,991	450,749	-	
Fund balances - beginning	614,228	198,470	189,660	
Fund balances - ending	<u>\$ 649,219</u>	<u>\$ 649,219</u>	<u>\$ 189,660</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2020
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 17,963	\$ 304,410	\$ 322,360	94%
Interest	2,122	11,829	-	N/A
Total revenues	<u>20,085</u>	<u>316,239</u>	<u>322,360</u>	98%
EXPENDITURES				
Debt service				
Principal	-	-	205,000	0%
Principal prepayment	-	-	10,000	0%
Interest 11/1	-	57,150	57,300	100%
Interest 5/1	-	-	57,150	0%
Property appraiser & tax collector	180	3,046	3,358	91%
Total debt service	<u>180</u>	<u>60,196</u>	<u>332,808</u>	18%
Net increase/(decrease) of fund balance	19,905	256,043	(10,448)	
Fund balances - beginning	646,315	410,177	404,999	
Fund balances - ending	<u>\$ 666,220</u>	<u>\$ 666,220</u>	<u>\$ 394,551</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: SERIES 2020
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,008	\$ 7,377
Total revenues	<u>1,008</u>	<u>7,377</u>
EXPENDITURES		
Capital outlay	<u>32,833</u>	<u>35,676</u>
Total expenditures	<u>32,833</u>	<u>35,676</u>
Excess/(deficiency) of revenues over/(under) expenditures	(31,825)	(28,299)
Fund balances - beginning	<u>299,928</u>	<u>296,402</u>
Fund balances - ending	<u><u>\$ 268,103</u></u>	<u><u>\$ 268,103</u></u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
APRIL 30, 2025**

2:29 PM

05/27/25

Stonegate CDD

Check Detail

April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	04/02/2025	CITY OF HOMESTEAD		101.000 · Bank of America - Checking		-4,262.26
Bill	000351215 040225	04/02/2025		536.010 · Utilities		-3,257.35	3,257.35
Bill	000363973 040225	04/02/2025		536.044 · Aeration Utilities		-1,004.91	1,004.91
TOTAL						-4,262.26	4,262.26
Bill Pmt -Check	CBI	04/02/2025	COMCAST CORPORATION		101.000 · Bank of America - Checking		-633.28
Bill	0760104 040225	04/02/2025		536.411 · Clubhouse Telephone		-633.28	633.28
TOTAL						-633.28	633.28
Check	CBI	04/02/2025	CITY OF HOMESTEAD		101.000 · Bank of America - Checking		-7.70
				536.010 · Utilities		-7.70	7.70
TOTAL						-7.70	7.70
Bill Pmt -Check	CBI	04/23/2025	COMCAST CORPORATION		101.000 · Bank of America - Checking		-631.64
Bill	0760104 042325	04/23/2025		536.411 · Clubhouse Telephone		-631.64	631.64
TOTAL						-631.64	631.64
Bill Pmt -Check	14795	04/02/2025	UNUS PROPERTY MANAGEMENT		101.000 · Bank of America - Checking		-21,707.17
Bill	1237	04/02/2025		536.022 · Clubhouse Manager - Victor		-21,707.17	21,707.17
TOTAL						-21,707.17	21,707.17
Bill Pmt -Check	14796	04/02/2025	AL-FLEX EXTERMINATORS, INC.		101.000 · Bank of America - Checking		-135.00
Bill	13742	04/02/2025		537.500 · Animal Control		-135.00	135.00
TOTAL						-135.00	135.00
Bill Pmt -Check	14797	04/02/2025	CHI ALARMS, INC.		101.000 · Bank of America - Checking		-135.00
Bill	282546	04/02/2025		536.009 · Fire Monitoring		-135.00	135.00
TOTAL						-135.00	135.00
Bill Pmt -Check	14798	04/02/2025	LUXE CONTROL LLC		101.000 · Bank of America - Checking		-600.00
Bill	488	04/02/2025		536.003 · Repairs & Maintenance		-600.00	600.00
TOTAL						-600.00	600.00
Bill Pmt -Check	14799	04/02/2025	M&M POOL & SPA SERVICES, CORP		101.000 · Bank of America - Checking		-2,450.00

2:29 PM

05/27/25

Stonegate CDD

Check Detail

April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	9356	04/02/2025			536.004 · Pool Maintenance	-150.00	150.00
Bill	9354	04/02/2025			536.004 · Pool Maintenance	-2,300.00	2,300.00
TOTAL						-2,450.00	2,450.00
Bill Pmt -Check	14800	04/02/2025	NAVITAS CREDIT CORP		101.000 · Bank of America - Checking		-3,614.12
Bill	41305856 040225	04/02/2025			536.006 · Fitness Equipment Maint	-3,614.12	3,614.12
TOTAL						-3,614.12	3,614.12
Paycheck	14801	04/10/2025	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	14802	04/10/2025	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	14803	04/10/2025	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	14804	04/10/2025	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

2:29 PM

05/27/25

Stonegate CDD

Check Detail

April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					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	14805	04/09/2025	ALVAREZ ENGINEERS, INC.		101.000 · Bank of America - Checking		-8,140.00
Bill	8341	04/09/2025			519.320 · Engineering	-6,807.50	6,807.50
Bill	8340	04/09/2025			519.320 · Engineering	-1,332.50	1,332.50
TOTAL						-8,140.00	8,140.00
Bill Pmt -Check	14806	04/09/2025	IMAGENET CONSULTING		101.000 · Bank of America - Checking		-137.79
Bill	589886678	04/09/2025			536.007 · Office Supplies	-137.79	137.79
TOTAL						-137.79	137.79
Bill Pmt -Check	14807	04/09/2025	MIAMI DADE ELECTIONS DEPART...		101.000 · Bank of America - Checking		-60.00
Bill	050823	04/09/2025			519.490 · Contingencies	-60.00	60.00
TOTAL						-60.00	60.00
Bill Pmt -Check	14808	04/09/2025	WRATHELL, HUNT & ASSOCIATES,...		101.000 · Bank of America - Checking		-4,242.58
Bill	2025-2974	04/09/2025			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	14809	04/17/2025	BILLING, COCHRAN, MAURO & RA...		101.000 · Bank of America - Checking		-2,970.00
Bill	192629	04/16/2025			514.310 · Legal Fees	-2,970.00	2,970.00
TOTAL						-2,970.00	2,970.00
Bill Pmt -Check	14810	04/17/2025	MIDTOWN MIAMI CDD		101.000 · Bank of America - Checking		-1.55
Bill	04152025	04/16/2025			519.410 · Postage	-1.55	1.55
TOTAL						-1.55	1.55
Bill Pmt -Check	14811	04/17/2025	ARMANDO GARCIA LAND SERVIC...		101.000 · Bank of America - Checking		-6,455.00
Bill	763964	04/16/2025			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

2:29 PM

05/27/25

Stonegate CDD

Check Detail

April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	763966	04/16/2025			537.450 · Irrigation Repairs	-3,000.00	3,000.00
TOTAL						-6,455.00	6,455.00
Bill Pmt -Check	14812	04/17/2025	COMMERCIAL FITNESS PRODUCTS		101.000 · Bank of America - Checking		-2,508.78
Bill	BAKNQ2445	04/16/2025			536.006 · Fitness Equipment Maint	-2,508.78	2,508.78
TOTAL						-2,508.78	2,508.78
Bill Pmt -Check	14813	04/17/2025	GALLOWAY OFFICE SUPPLIES & F...		101.000 · Bank of America - Checking		-1,299.10
Bill	1341161-0	04/16/2025			536.011 · Janitorial Supplies	-1,205.20	1,205.20
Bill	1341161-1	04/16/2025			536.011 · Janitorial Supplies	-93.90	93.90
TOTAL						-1,299.10	1,299.10
Check	14814	04/17/2025	STONEGATE CDD		101.000 · Bank of America - Checking		-12,848.28
					207.203 · Due to DSF Series 2013	-12,848.28	12,848.28
TOTAL						-12,848.28	12,848.28
Check	14815	04/17/2025	STONEGATE CDD		101.000 · Bank of America - Checking		-6,940.00
					207.204 · Due to DSF series 2020	-6,940.00	6,940.00
TOTAL						-6,940.00	6,940.00
Check	14816	04/21/2025	COMMERCIAL FITNESS PRODUCTS		101.000 · Bank of America - Checking		-1,254.39
					536.006 · Fitness Equipment Maint	-1,254.39	1,254.39
TOTAL						-1,254.39	1,254.39
Check	14817	04/21/2025	COMMERCIAL FITNESS PRODUCTS		101.000 · Bank of America - Checking		-1,254.39
					536.006 · Fitness Equipment Maint	-1,254.39	1,254.39
TOTAL						-1,254.39	1,254.39
Liability Check	14818	04/16/2025	UNITED STATES TREASURY		101.000 · Bank of America - Checking		-153.00
					216.001 · FICA Payable	-14.50	14.50
					216.001 · FICA Payable	-14.50	14.50
					216.001 · FICA Payable	-62.00	62.00
					216.001 · FICA Payable	-62.00	62.00
TOTAL						-153.00	153.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
APRIL 30, 2025**

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

Invoice



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
13742	04/01/2025	\$135.00	05/01/2025	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

537.500 001

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

536.009 001

Invoice

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

Date	Invoice #
4/1/2025	282546

Bill To
Stonegate CDD Malibu Club House 1020 NE 34th Ave Homestead, FL 33033

Ship To
CLUB MALIBU BAY 1020 MALIBU BAY Homestead, FL 33033 UL

W.O. No.	FSR No.	P.O. No.	Terms	Due Date	Rep
			Due upon receipt	4/1/2025	ILB

Item	Description	Qty	Rate	Serviced	Amount
UL Service ...	Quarterly UL Central Station Services and response. Paid 30 days in advance. MAY - JULY 2025	1	135.00		135.00

For Visa, MasterCard or American Express payments contact our office.
Please note that a 4.0% convenience fee will be applied to all credit card
transactions.

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

**Please note that our new emergency on-call telephone number has changed. If you require emergency after
hours service, please call 1-800-413-5244**



Account Summary customized for City of Homestead

Payment type:	Utility Bill
Account number:	001046837-000351215
Payment amount:	\$3,257.35
Date due:	Apr 21, 2025

Bill Summary Notifications

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

536.010 001



Account Summary customized for City of Homestead

Payment type: **Utility Bill**
Account number: **001046837-000363973**
Payment amount: **\$1,004.91**
Date due: **Apr 21, 2025**

Bill Summary Notifications

SMS: **No**

536.044 001

536.411 001

Hello Stonegate Comm Dev Dist,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$635.38
One-time EFT Payment - thank you	Mar 06	-\$635.38
Balance forward		\$0.00
Regular monthly charges	Page 3	\$628.00
Taxes, fees and other charges	Page 3	\$5.28
New charges		\$633.28

Amount due Apr 12, 2025

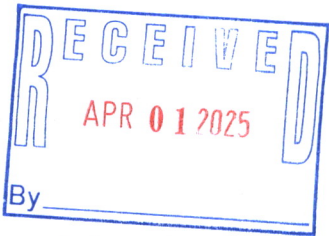
\$633.28

Your bill explained

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

Need help?

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



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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
00330360 NO RP 22 20250322 NNNNNNNY 0001236 0005

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

Account number

8495 60 060 0760104

Payment due

Apr 12, 2025

Please pay

\$633.28

Amount enclosed

\$

Make checks payable to Comcast

Do not send cash



Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

800-391-3000

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

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Accessibility:

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



Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps 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		\$628.00
Comcast Business		\$612.00
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		\$207.10
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		\$27.60
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 monthly charge for the Broadcast TV Fee previously communicated in your annual rate change notice has been reduced. Your current billing statement reflects the lower monthly fee.

Account Number
8495 60 060 0760104

Billing Date
Mar 22, 2025

Services From
Apr 02, 2025 to May 01, 2025

Page
4 of 4

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

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

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



LUXE CONTROL LLC

Invoice No: 488
Date: 03/26/2025
Bill To: Stonegate CDD. / Service & Repairs
manager@unusmgmt.com
1020 Malibu Way
Homestead, FL, 33033

Invoice

3912 NE 20th Cir
Homestead, FL, 33033-5116
luxcontrol@yahoo.com
7862099331

536.003,001

Description	Quantity	Rate	Amount
Serviced Network Wifi issue to front door access system due to electrical issues from rain storm.	2	\$125.00	\$250.00*
Hardwire network wiring to front door access system to avoid wifi network connect issue to device (includes wire)	1	\$350.00	\$350.00*
Labor Subtotal			\$600.00

*Indicates non-taxable item

Payment Details

Parts\$ Deposit to start -

Labor\$ At Completion.-

Zelle payments via cell phone number. 7862099331

Subtotal	\$600.00
Total	\$600.00
PAID	\$0.00

Balance Due \$600.00



M&M Pool&Spa Services, CORP

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

536.004 001

INVOICE

Invoice Number
9354

Amount Due
\$2,300.00

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

Invoice Date
March 31, 2025

Due Date
April 15, 2025

LOCATION: 1020 MALIBU WAY, HOMESTAD

Item	Description	Qty	Rate	Amount
Pool Service	April Monthly Services	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, CORP

INVOICE

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

536.004 001

Invoice Number
9356

Amount Due
\$150.00

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

Invoice Date
March 31, 2025

Due Date
April 15, 2025

LOCATION: 1020 MALIBU WAY, HOMESTAD

Item	Description	Qty	Rate	Amount
Change Parts	Change Filter cartridge kiddie pool (Next change)	1	150.00	150.00

Subtotal	\$150.00
Tax	\$0.00
Total	\$150.00
Amount Due	\$150.00

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



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

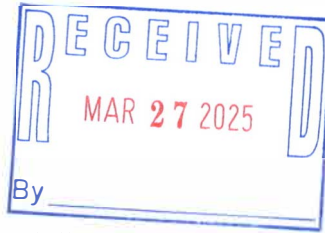
Return Service Requested

Invoice Date: 03/19/2025

5039000326 PRESORT PBPS001



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



536.006 001

000413058562025031900003614120

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
4/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE
CUSTOMER NAME		#BAKNQ2011
STONEGATE COMMUNITY DEVELOPMENT		
DISTRICT		

PH: 888-978-6353

Important Messages

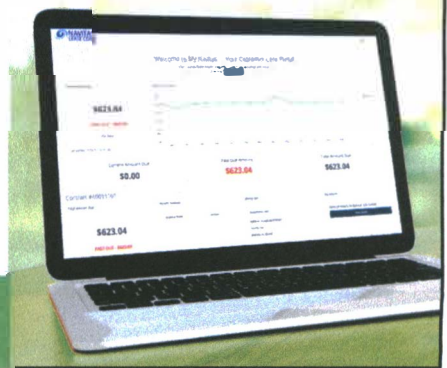
INTRODUCING... <http://my.navitascredit.com>

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

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

Register Today at: <http://my.navitascredit.com>

Click the Link Above



PO#0906241002

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41305856-1	Contract Payment	04/10/2025	\$3,480.49			\$133.63		\$3,614.12
SUBTOTALS:			\$3,480.49			\$133.63		\$3,614.12

Remittance Section

Contract Number: 41305856
Due Date: 4/10/2025
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



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

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

Your Opinion Matters

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

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

Thank you for your business!

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



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
4/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

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

INVOICE

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

manager@unusmgmt.com
+7897263



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

536.022 001

Invoice details

Invoice no.: 1237
Terms: Due on receipt
Invoice date: 04/01/2025
Due date: 04/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Management Service	April 2025 - Monthly Management Service as per agreement	1	\$21,707.17	\$21,707.17
Total						\$21,707.17

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



Invoice

Date	Invoice No.
4/1/2025	8340

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

Project Number / Name: 080903-1 Stonegate Series 2020 Constr.

DocuSigned by:

91E21FBBCEDD4E0...

Juan R. Alvarez, P.E.

Invoice Period: 3/1/25-3/31/25

Description	Qty (hrs)	Rate (\$ / hr)	Amount (\$)
3/6/2025 Electrical Engineer prepare for meeting with DERM regarding Clubhouse project	1.00	135.00	135.00
3/7/2025 Senior Engineer Pool Deck. DERM Meeting about Class II Permit.	2.00	185.00	370.00
3/7/2025 Electrical Engineer Meeting with DERM at water control office to discuss Surface Water General Management Permit, as-built certification process, and pool project, update District Manager and Field Ops on Clubhouse project	2.00	135.00	270.00
3/25/2025 Principal Clubhouse deck expansion permitting. reviewed and signed and sealed a letter to DERM requesting they approve the permit based on previous discussions about the proposed drainage system will not connect to the existing system.	1.00	220.00	220.00
3/28/2025 Electrical Engineer Discuss budget and project items with Field OPS, review Rock Power Pay APP #2 and provide comments, review received stormwater maintenance proposals and provide comments	2.50	135.00	337.50
Amount due this Invoice			\$1,332.50

Wiring Instructions:

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

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

Remittance Section

Invoice Number: 589886678
Due Date: 05/01/2025
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

536.007 001

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

2100005898866780000137791

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: 589886678
Account Number: 1626036
Site Number: 5608077
Invoice Date: 04/07/2025
Period of Performance: 04/01/2025 - 04/30/2025
Due This Period: \$137.79

Important Messages

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



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

May 8, 2023

Ms. Daphne Gillyard
Wrathell, Hunt & Associates, LLC
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Dear Ms. Daphne Gillyard:

The Miami-Dade County Elections Department has completed a review of the area described as ***Stonegate Community Development District***. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 60.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina White", with a stylized flourish at the end.

Christina White
Supervisor of Elections

Enclosure (1)





Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Stonegate Community Development District**, as described in the attached **MAP**, has **1714** voters.

A blue ink handwritten signature of Christina White, consisting of stylized loops and a long horizontal stroke.

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 8th DAY OF
MAY, 2023

Please submit a check for \$ 60.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.

Property files

① 10-7910-014-1240

② 10-7910-014-1090

St. Margaret



HOMESTEAD EXTENSION OF
FLORIDA'S TURNPIKE (SR 821)

POD D

POD C

South Dade Venture CDD

POD B

NE 32nd Ave.

POD A

POD E

CAMPBELL DRIVE (SW 312TH ST)

LEGEND

- PROPOSED HDPE PIPE
- PROPOSED FRENCH DRAIN SYSTEM
- PROPOSED CATCH BASIN/DRAINAGE MANHOLE

EXHIBIT 8
MASTER DRAINAGE PLAN
STONEGATE COMMUNITY
DEVELOPMENT DISTRICT
HOMESTEAD, FLORIDA



Kimley-Horn
and Associates, Inc.

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
4/1/2025	2025-2974

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

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

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.: 763966
Invoice date: 04/07/2025
Due date: 05/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/18/2025	Services	Repair the pipe of the main line in the valve #8 that's located by the exit of Malibu by 312. (20 feet of pipe where replaced, they were damaged by roots of the royal palms)	1	\$3,000.00	\$3,000.00

Total	\$3,000.00
-------	------------

INVOICE

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

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

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

Invoice details
Invoice no.: 763964
Invoice date: 04/03/2025
Due date: 05/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/01/2025	Cut the Grass	Cut the Grass 03/03, 03/17 #537.400	2	\$1,340.00	\$2,680.00
2.	04/15/2025	Cut the Grass	Tract C. Maintenance #537.470	2	\$200.00	\$400.00
3.	04/01/2025	Irrigation System	Sixth 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

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
03/31/2025
Account No: 526-030290
Statement No: 192629

Attn: CRAIG WRATHELL

STONEGATE CDD

Fees

		Hours
03/04/2025		
MJP	RECEIPT AND REVIEW OF FINAL AGENDA PACKAGE FOR 3/4/25 MEETING OF BOARD OF SUPERVISORS	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL ROM	0.10
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM KRISTEN THOMAS	0.10
MJP	REVISIONS TO 5TH AMENDMENT TO LANDSCAPE MAINTENANCE SERVICES AGREEMENT	0.40
MJP	CORRESPONDENCE TO KRISTEN THOMAS AND VICTOR CASTRO WITH ATTACHMENT	0.20
MJP	CORRESPONDENCE TO MEMBERS OF THE BOARD OF SUPERVISORS	0.20
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM KRISTEN THOMAS	0.10
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF ADDITIONAL CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	1.00
GFG	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	4.40
03/05/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.20
03/12/2025		
MJP	CORRESPONDENCE TO KRISTEN THOMAS	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DAPHNE GILLYARD WITH ATTACHMENT AND REPLY THERETO	0.20

STONEGATE CDD

		Hours	
03/13/2025			
MJP	CORRESPONDENCE TO VICTOR CASTRO WITH ATTACHMENT	0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS WITH ATTACHMENT	0.20	
03/21/2025			
MJP	CORRESPONDENCE TO VICTOR CASTRO	0.20	
03/26/2025			
MJP	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 4/1/25 MEETING OF BOARD OF SUPERVISORS	0.50	
03/27/2025			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENTS	0.30	
MJP	REVISIONS TO AQUATIC MAINTENANCE AGREEMENT AMENDMENT	0.50	
MJP	CORRESPONDENCE TO VICTOR CASTRO AND KRISTEN THOMAS WITH ATTACHMENT	0.30	
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM VICTOR CASTRO AND REPLY THERETO	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 AND REPLY THERETO	0.20	
MJP	CORRESPONDENCE TO VICTOR CASTRO	0.20	
MJP	RECEIPT AND REVIEW OF ADDITIONAL CORRESPONDENCE FROM VICTOR CASTRO AND REPLY THERETO (X2)	0.20	
MJP	TELEPHONE CONFERENCE WITH VICTOR CASTRO	0.30	
	For Current Services Rendered	11.60	2,970.00

Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	PARTNERS	7.20	\$275.00	\$1,980.00
GREGORY F. GEORGE	ASSOCIATES	4.40	225.00	990.00

Previous Balance	\$1,045.00
Total Current Work	2,970.00

Payments

03/25/2025	PAYMENT RECEIVED - THANK YOU	-1,045.00
	Balance Due	<u>\$2,970.00</u>

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

STONEGATE CDD

Page: 3
03/31/2025
Account No: 526-030290
Statement No: 192629

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



INVOICE

5034 N Hiatus Road, Sunrise, FL 33351

Office: 800-783-9150

Cell: 724-658-9150

Email: blythe@commfitnessproducts.com

Fax: 239-938-1462

INVOICE # BAKNQ2445

Date: Apr 3, 2025

BILL

TO: Stonegate Community Development District
PO Box 810036
Boca Raton, FL 33481

SHIP

TO: Stonegate Community Development District
1020 NE 34th Avenue
Homestead, FL 33033

ATN Victor Castro

Phone 305-247-8859

Email manager@unusmgmt.com

ATN Victor Castro

Phone 305-247-8859

Email manager@unusmgmt.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Blythe Zimmerman	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	MG-A62	Matrix Magnum Preacher Curl	\$1,130.77	\$1,130.77
2	GFTSS	Matrix - Connexus Stability Step	\$499.00	\$998.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$140.00	\$140.00

Frame Color	Standard Silver
Upholstery Color	Standard Black
Notes	Removal of existing Preacher Curl not included, but available for added fee of \$75.00. Must have advance notice.

Subtotal	\$2,268.77
State Tax	\$0.00
Freight	\$240.01
Grand Total	\$2,508.78

Deposit Due	\$1,254.39
--------------------	------------

For Delivery Staff				
Date:		Amount Collected:		Check No.:
Received By: (Print Name and Sign)				

Terms and Conditions

Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in Confirmed Orders may be subject to fees and delay in delivery. There is a 3% processing fee on all credit card transactions. Credit Card payments must be preapproved at the sole discretion of CFP.

Scheduled Installations

CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Partial installations require the installed product to be paid per the terms of the purchase. Additional Delivery Fees may apply.

CFP does not provide mounting or anchoring to walls, floors and ceilings for any product.

Confidentiality

Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

Additional Terms of Sale

Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package.

Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer.

Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a result of any claim arising out of or in connection with the goods sold hereunder that have not been caused solely by CFP's negligence.

Technology

Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all requirements fulfilled prior to scheduled equipment installation will result in additional Service Fees & Travel Charge.

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication requirements.

Wellbeats - 110V electric power to both Interactive Touchscreen & TV; 1.5" conduit connecting TV to Touchscreen, with pull string, Hardline internet connection (not WiFi) to WB Touchscreen. For TV Mounting - backing board for TV Bracket.

Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by factory-trained & authorized Matrix Service Providers

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty: Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Grips - 90 Days

Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts. 1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor

BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:

Commercial Fitness Products, Inc.

Fed-Ex, UPS, USPS etc.

Commercial Fitness Products, Inc.

**5034 N Hiatus Rd
Sunrise, FL 33351**

**Wire Transfer Bank Information Available
Upon Request.**

Invoice # : BAKNQ2445

Invoice Amount: \$2,508.78

Payment Terms: 50% Deposit, 50% COD

Deposit Amount: \$1,254.39

Balance: \$1,254.39

Signature _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

ORIGIN ID: PHKA (561) 571-0010

LUCY LU
MHA
2300 GLADES ROAD
SUITE 410W
BOCA RATON, FL 33431
UNITED STATES US

SHIP DATE: 21APR25
ACTWGT: 1.00 LB
CAD: 103548391/NET4535

BILL SENDER

TO VICTOR CASTRO

UNUS PROPERTY MANAGEMENT LLC
3560 NORTHEAST 11TH DRIVE

HOMESTEAD FL 33033

(305) 247-8859

REF: STONEGATE CDD

PO:

DEPT:

58CJ5/1184/C6C4



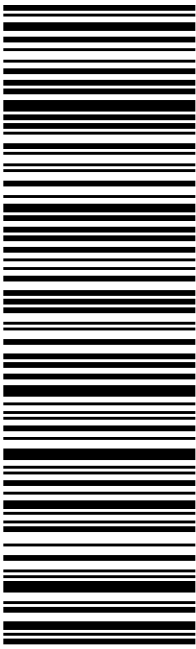
J252025040801uv

TRK#
0201 8806 8720 6538

TUE - 22 APR 5:00P
STANDARD OVERNIGHT

3C OCAA

33033
FL-US MIA



After printing this label:

CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH

1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment.

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

INVOICE #	DATE	REMARKS	CHECK/PO	AMOUNT	RUN . BALANCE
LAST PAYMENT APPLIED ON 09/03/24 CHECK #14644 FOR \$ 1372.89					
1341161-0	03/12/25	INVOICE		1205.20	1205.20
1341161-1	03/12/25	INVOICE		93.90	1299.10
CURRENT ACCOUNTS: INVOICES ARE DUE AND PAYABLE					
1 TO 30	31 TO 60	61 TO 90	OVER 90	TOTAL DUE	
=====	=====	=====	=====	=====	
1299.10	.00	.00	.00	1299.10	

Midtown Miami CDD

INVOICE

P.O. Box 810036
Boca Raton, FL 33481

DATE: 16-Apr-2025
INVOICE # 04152025
FOR: Reimburse FedEx 8-830-43740

Bill To:
Stonegate CDD
P.O. Box 810036
Boca Raton, FL 33481

DESCRIPTION	AMOUNT
Reimburse FedEx inv. 8-830-43740	\$ 1.55
TOTAL	\$ 1.55

Make all checks payable to Midtown Miami CDD



Invoice Number	Invoice Date	Account Number	Page
8-830-43740	Apr 15, 2025	5852-4066-4	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

MIDTOWN MIAMI 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	\$9.28
TOTAL THIS INVOICE	USD	\$9.28

Other discounts may apply.

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



541.006 - 1.53
131.006 - 7.75

001

Important Service Message:

Stay alert to fraud targeting your FedEx shipments and accounts. What to Watch For:- Fake tracking numbers.- Suspicious invoices.- Account compromise. How to Protect Yourself:- Track shipments and check invoices only on the official FedEx website/app.- Confirm unexpected invoices with FedEx.- Use strong passwords and enable two-factor authentication. For more info on protecting your account and reporting fraud, visit: www.fedex.com/report-fraud. Stay secure with FedEx!

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
8-830-43740	USD \$9.28	5852-4066-4

Remittance Advice

Your payment is due by May 30, 2025

8830437409000000928258524066430000000000000000092820

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



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



Invoice Number	Invoice Date	Account Number	Page
8-830-43740	Apr 15, 2025	5852-4066-4	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Shipper	1		8.67	0.61			9.28
Total FedEx Express	1		\$8.67	\$0.61			\$9.28

TOTAL THIS INVOICE

USD

\$9.28

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 10, 2025	Cust. Ref.: AI, JC, LAD, MM, MWC. SG	Ref.#2:
Payor: Shipper	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	880468581953	Daphne Gillyard	Ima Molina
Service Type	FedEx Priority Overnight	WHA	MDC Supervisor of Elections
Package Type	FedEx Envelope	2300 Glades Road	2700 NW 87th Avenue
Zone	02	BOCA RATON FL 33431 US	MIAMI FL 33172 US
Packages	1		
Rated Weight	N/A		
Delivered	Apr 11, 2025 10:25		
Svc Area	A1	Transportation Charge	8.67
Signed by	M.Borgues	Fuel Surcharge	0.61
FedEx Use	000000000/90920/_	Total Charge	USD \$9.28
Shipper Subtotal			USD \$9.28
Total FedEx Express			USD \$9.28

FedEx® Billing Online

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

Your HPS Utilities Statement

STONEGATE CDD

Service Address:

1020 NE 34 AVE CLBHS

Account #:

001046837-000351215

Rate Class: INDUSTRIAL

Service Period:

03/24/2025-04/22/2025

Bill Date: 04/25/2025

Due Date: 05/20/2025



Community-Owned Services Since 1916

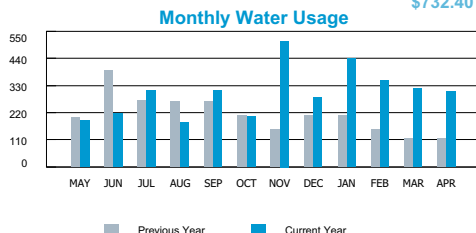
WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$61.20
Water Gallons Consumed (1,000s)	5.00	\$10.00
Irrigation Service Charge		\$61.20
Irrigation Gallons Consumed (1,000s)	300.00	\$600.00
Water Total		\$732.40

CURRENT USAGE

Meter 18533391

Days	29
Reading	1,064.00
Multiplier	1
Consumption	305.00
Avg / Day	10.52



OTHER CHARGES

Hurricane Fee	\$1.25
Other Total	\$1.25
TAXES	
Dade Co Util Tx Elec	\$117.51
FI Gross Receipts Tx	\$38.52
Dade Co Util Tx Watr	\$73.24
Dade Co Derm (Water & Sewer)	\$50.96
Taxes Total	\$280.23
Previous Bill Amount	\$3,257.35
Payments	-\$3,257.35
Adjustments	\$0.00

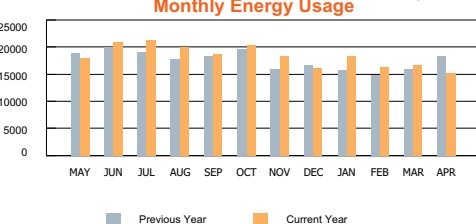
ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$45.00
Electric Consumption @ .0571	15,240.00	\$870.20
Demand Consumption @ 6.37	40.80	\$259.90
Electric Fuel Cost Adj. @ .02400	15,240.00	\$365.76
Electric Total		\$1,540.86

CURRENT USAGE

Meter 64310165

Days	29
Reading	33,898.00
Multiplier	60
Consumption	15,240.00
Avg / Day	525.52



SUMMARY OF CHARGES

Water Total	\$732.40
Energy Total	\$1,540.86
Sanitation Total	\$401.56
Other Total	\$1.25
Taxes Total	\$280.23
Current Charges	\$2,956.30
Balance Forward	\$0.00
Total Amount Due	\$2,956.30

Comments:

Participate in the City's first Strategic Plan. Your input is vital. Visit <http://homesteadfl.gov/plan> to participate today!

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$89.85
Gallons Consumed (1,000s)	5.00	\$27.15
Sewer Total		\$117.00
Garbage Solid Waste		\$279.00
Recycling Fee (Cans)		\$5.56
Solid Waste Total		\$284.56
Sanitation Total		\$401.56

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

NAME: STONEGATE CDD

SERVICE ADDRESS: 1020 NE 34 AVE CLBHS

CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES

100 Civic Court
Homestead, FL 33030



152214AA25-Y-1
1084 Y SP 0.593000



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

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	03/24/2025-04/22/2025	05/20/2025	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$2,956.30	\$2,956.30

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

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



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

0010468370003512150295630

General Billing Information



ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

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



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224-4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224-4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

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

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

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

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

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

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

This will also result in increased deposits.

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

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

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

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

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

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

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

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

Your HPS Utilities Statement

STONEGATE CDD

Service Address:

1020 NE 34 AVE FOUNT

Account #:

001046837-000363973

Rate Class: COMMERCIAL

Service Period:

03/23/2025-04/22/2025

Bill Date: 04/25/2025

Due Date: 05/20/2025



Community-Owned Services Since 1916



ENERGY SERVICE CHARGES

SERVICE

Electric Base Charge
Electric Consumption @ .0797
Electric Fuel Cost Adj. @ .02400
Electric Total

CONSUMPTION

8,046.00
8,046.00

CHARGE

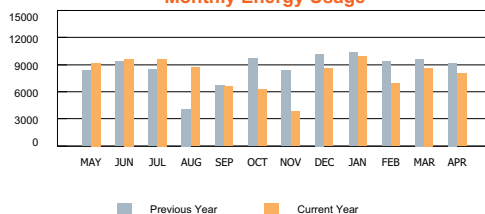
\$15.00
\$641.27
\$193.10
\$849.37

CURRENT USAGE

Meter 60997545

Days	30
Reading	5,572.00
Multiplier	1
Consumption	8,046.00
Avg / Day	268.20

Monthly Energy Usage



OTHER CHARGES

Other Total

\$0.00

TAXES

Dade Co Util Tx Elec

\$65.63

FI Gross Receipts Tx

\$21.23

Taxes Total

\$86.86

Previous Bill Amount

\$1,004.91

Payments

-\$1,004.91

Adjustments

\$0.00

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$849.37
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$86.86
Current Charges	\$936.23
Balance Forward	\$0.00

Total Amount Due \$936.23

Comments:

Participate in the City's first Strategic Plan. Your input is vital.
Visit <http://homesteadfl.gov/plan> to participate today!

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

NAME: STONEGATE CDD

SERVICE ADDRESS: 1020 NE 34 AVE FOUNT

CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES

100 Civic Court
Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	03/23/2025-04/22/2025	05/20/2025	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$936.23	\$936.23

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

MAKE CHECKS PAYABLE TO: CITY OF HOMESTEAD

PLEASE PLACE ACCOUNT NUMBER ON CHECK TO ENSURE PROPER CREDIT.



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

0010468370003639730093623

General Billing Information



ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

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



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224-4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224-4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

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Bill Pay  fast, easy, & convenient

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PAYMENT METHODS

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- Utility payment depository location: Northwest area of the City Hall parking lot. ONLY checks & money orders, no cash.
- For authorized payment centers: Please visit our website at www.cityofhomestead.com/cs

From: [Comcast Business](#)
To: [StonegateCDD](#)
Subject: Your Comcast Business account is past due
Date: Wednesday, April 23, 2025 3:23:36 PM

Important information about your Comcast Business account



[Get support](#)

Your Comcast Business account is past due.

Account Number Ending in: 0104

Amount Past Due: \$631.64

Service Address: 1020 MALIBU WAY

Our records indicate there is a past due balance on your Comcast Business account. Please sign in to [My Account](#) to make a payment.

PAY NOW

If you have any questions regarding your bill, please visit the [Billing section](#) of our Support site.

Thank you for being a valued Comcast Business customer.

Sincerely,
Comcast Business





[MY ACCOUNT](#)

[COMCAST BUSINESS APP](#)

[MAKE A PAYMENT](#)

[SUPPORT](#)

This is a service-related email. Comcast will occasionally send you service-related emails to provide you with information about your service, including information about service upgrades and new benefits.

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Comcast
One Comcast Center
1701 JFK Blvd., Philadelphia, PA 19103-2838
Attn: Business Services



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

Return Service Requested

Invoice Date: 04/19/2025

1899000332 PRESORT PBPS001



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

Remittance Section

Contract Number: 41305856
Due Date: 5/10/2025
Amount Due: \$3,259.42

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



000413058562025041900003259423

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
5/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE
CUSTOMER NAME		#BAKNQ2011
STONEGATE COMMUNITY DEVELOPMENT		
DISTRICT		

PH: 888-978-6353

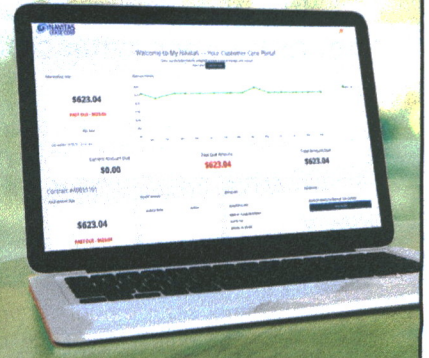
Important Messages

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

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

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

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



PO#0906241002

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41305856-1	Contract Payment	05/10/2025	\$3,125.79			\$133.63		\$3,259.42
SUBTOTALS:			\$3,125.79			\$133.63		\$3,259.42



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

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

Your Opinion Matters

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

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

Thank you for your business!

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



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
5/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

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

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

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

Present:

Joe McGuinness
Alberto Eiras
Mariela Figueroa

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Thomas
Gregory George
Angel Camacho
Victor Castro
Sara Ogliastri
Mario Ogliastri

District Manager
District Counsel
District Engineer
Field Operations
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 7:00 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Yoniel Boza
[Seat 3]**

Ms. Thomas presented the resignation of Yoniel Boza from Seat 3.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the resignation of Yoniel Boza from Seat 3, was accepted.
--

FOURTH ORDER OF BUSINESS**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**

Referencing handouts, Ms. Thomas stated she recently received a cover letter and resume from resident Sy Wilkerson, who is interested in becoming a Board Member but was unable to attend the meeting.

Asked if any of the Board Members know the candidate, Ms. Figueroa stated yes and that Mr. Wilkerson has served as President of the Sonora Board for two years and his term ends this year as there is a two-year term limit. Ms. Figueroa opined that Mr. Wilkerson is an active, engaged and vocal member of the community and would be a great asset to the Board.

Discussion ensued regarding e-blasting a notice to solicit other candidates, verbiage/information that the e-blast must include, a CDD form letter and whether it is best for the e-blast to be sent by the Master HOA or the CDD. Ms. Thomas will work with Mr. Castro to make sure he has the right verbiage and then send the e-blast.

This item was deferred.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-03,
Electing and Removing Officers of the
District and Providing for an Effective Date**

This item was deferred.

SIXTH ORDER OF BUSINESS**Update: Pool Project**

Mr. Camacho stated, in a recent pre-construction meeting, he walked the site with the contractor and asked for deliverables and a construction schedule. The contractor requested a

notice to proceed with a breakdown for construction on May 21, 2025. Within that time, a construction schedule will be provided. Staff was asked to locate the CDD's infrastructure items, such as irrigation, and mark the electrical pumps that go towards the lake. Once accomplished, the contractor will submit a notice of commencement.

Mr. Camacho responded to questions regarding the preconstruction meeting, possible change orders for increased costs based on lake permit issues and a recommendation to replace the blue water line tiles.

District Counsel will review the Agreement and respond to the contractor.

Ms. Thomas stated, in light of the increasing pool project costs, she included a not-to-exceed amount of \$115,000 into the pool budget and Staff is obtaining additional proposals.

Mr. Castro stated another issue arose with the pool project that is not in the plans. While walking the site, the landscape contractor suggested the option of capping off the irrigation in one area and installing plants in the planters that do not need to be watered after the first month. Regarding the irrigation billing, Mr. Castro noted that the charge for the meter at the Clubhouse is \$600. He and the landscape contractor think the CDD might be able to eliminate the irrigation cost by capping off one of the two irrigation lines and arranging for the Clubhouse's water supply to come from the lakes. He stated the Master owns the electricity but the CDD owns the pumps.

Discussion ensued regarding capping off the irrigation lines to eliminate the Clubhouse's consumption of City water, the two separate irrigation systems, if there is a separate meter connection to the pumps, the City's recent irrigation rate increases, how the pumps would be changed out, cost savings that the CDD recoup, whether there is any irrigation for the piping system and installing drought-tolerant tropical plants in 12 planters.

Ms. Thomas stated the direction is for Mr. Castro to coordinate with the landscape contractor to cap off the irrigation lines, arrange for the Clubhouse to receive irrigation water from the lakes and to provide an update on the cost-savings.

SEVENTH ORDER OF BUSINESS**Discussion/Consideration: Paver Removal Project**

Mr. Castro stated an answer from the vendor about the pavers is pending.

EIGHTH ORDER OF BUSINESS**Discussion/Consideration: Lake Shoreline Restoration Project Change Order:**

**Landshore Enterprises, LLC Area 1:
\$13,390.00, Area 2: \$10,760.00**

Mr. Camacho presented Landshore Enterprises, LLC Change Order #2 for Areas 1 and 2. The total job cost for Area 1 is \$13,390.00 and the total job cost for Area 2 is \$10,760. He discussed the swale, fence erosion and scope of work for the areas in question.

Ms. Thomas stated she added these items onto the budget and projected it through to the end of the year. Mr. Camacho responded to questions regarding the job scope, erosion along the shoreline, whether Lake 6 can be considered an eyesore and if there are any other areas of concern aside from the two areas.

On MOTION by Mr. Eiras and seconded by Ms. Figueroa, with all in favor, the Landshore Enterprises, LLC Change Order for Area 1, in the amount of \$13,390, and Area 2 in the amount of \$10,760, was approved.

▪ **Discussion/Consideration: Lake 4 Repair**

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

Ms. Thomas stated this is related to the outfall drainage repair for \$25,000. She asked for an update on the Lake 4 repair. Mr. Camacho discussed the depressed areas and stated the Inspector's advice and direction was to maintain the area and then decide if more work is needed.

NINTH ORDER OF BUSINESS

**Discussion/Consideration:
Proposal and Design**

Storage

Mr. Castro stated the shed is very sturdy, is hurricane-proof and costs \$39,840, plus \$11,875 for concrete, \$3,000 for permits and \$5,268 to construct a privacy hedge around it. The total cost of the storage shed project is \$59,983.

Discussion ensued regarding the concrete, the items/equipment that will be stored in the shed, if the shed is budgeted, where the shed will be located, the proximity of the shed from the 6' fence and from plantings that will be installed and the shed the installation timeframe.

A. Shed Depot & Shed Guy Services, Inc.

I. Proposal/Estimate INV1104202152 [\$39,840.00]

II. Proposal/Estimate INV1104202153 [\$11,875.00]

On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor, Shed Depot & Shed Guy Services, Inc., Proposal INV1104202152, in the amount of \$39,840, and Proposal INV1104202153, in the amount of \$11,875, and authorizing District Counsel to prepare an Agreement, was approved.

B. Armando Garcia Land Service, Inc Estimate no.: 2029 [\$5,268.00]

On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor, Armando Garcia Land Service, Inc Estimate no.: 2029, in the amount of \$5,268.00, was approved.

TENTH ORDER OF BUSINESS

Discussion/Consideration: Lake and Pond Maintenance Services

A. Estate Management Services Proposal

B. Eco Blue Aquatic Services, Inc. Lake Maintenance Agreement

Discussion ensued regarding which lake management company to engage and terminating the Allstate Resource Management Agreement.

On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor, terminating the Allstate Resource Management Inc., Agreement and engaging and entering into the Lake Maintenance Agreement with Eco Blue Aquatic Services, Inc., was approved.

ELEVENTH ORDER OF BUSINESS

Discussion/Consideration: Stormwater Management Cleaning

Ms. Thomas recalled a detailed discussion at the previous meeting regarding engaging Raptor Vac. She recapped that the proposal is to maintain Pond B, commencing on October 1, 2025, and it will include closed circuit TV and the dewatering permit. Additionally, a contingency will be included in the budget, in case there is a balance or any additional repairs.

Mr. Camacho suggested approval of a classified permit for one year to facilitate emergency cleaning in Pond B, if necessary, before October 1, 2025. Ms. Thomas stated the current Agreement that the Board previously approved includes the permit, which can be pulled before the October 1, 2025 start date. Mr. Camacho presented the permit modification and the Maintenance Agreement for the Chair to execute.

A Board Member asked if an emergency cleaning is needed, by what date must the permit be effectuated. Mr. Camacho stated the date is not specified in the memorandum, but he will check and advise the Board tomorrow. Mr. George stated the Ordinance passed, and he will check the effective date of the Ordinance.

- **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**

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

Ms. Thomas presented Resolution 2025-05.

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

- **Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date**

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

Ms. Thomas presented Resolution 2025-06. This allows the CDD to receive statewide mutual aid in case of natural disasters.

Discussion ensued regarding the Agreement details, the reimbursement guide, the assisting party and the requesting party.

Ms. Thomas summarized that the Agreement is a resource support agreement.

Per the Board Chair, Ms. Thomas to send additional information to the Board Members surrounding the Mutual Aid Agreement.

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

- **Discussion/Consideration: Stormwater Management Cleaning**

Discussion of this item, previously the Eleventh Order of Business, resumed.

Mr. Camacho stated the effective date is March 31, 2025. It was noted that the effective date of the permit should be June 1, 2025.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, authorizing the Chair to execute a modified maintenance agreement with Raptor Vac; as the CDD's stormwater management cleaning company, including repairs and emergency actions, and to pull and hold the one-year classified permit, for the CDD, with an effective date of June 1, 2025, was approved.

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

This item was addressed following the Eighth Order of Business.

THIRTEENTH ORDER OF BUSINESS**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**

Ms. Thomas presented Resolution 2025-04. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The following change was made to the proposed Fiscal Year 2026 budget:

Pages 1 and 5: Change "Other current charges" to "Miscellaneous bank fees"

Regarding the "Clubhouse operation and management: Clubhouse mgmt" line-item amount, Mr. Castro stated that the \$265,908 amount he budgeted is reflective of a 2% rate increase to the UNUS Property Management, LLC contract over the Fiscal Year 2025 contract and budgeted amount. Ms. Thomas stated, if the Board is agreeable to increasing the Clubhouse Operation and Maintenance amount, a motion will be necessary and a Fourth Amendment to the Amenity Services Agreement will be needed.

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, the UNUS Property Management, LLC proposed Amenity Services Agreement

increase to \$265,908, and authorizing Staff to prepare the Fourth Amended Amenity Services Agreement, was approved.

On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for September 2, 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS

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

This item was presented following the Eleventh Order of Business.

FIFTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

This item was presented following the Eleventh Order of Business.

SIXTEENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Ms. Thomas presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-07, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, Resolution 2025-07, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

SEVENTEENTH ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of March 31, 2025
- B. Approval of April 1, 2025 Regular Meeting Minutes

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the Unaudited Financial Statements as of March 31, 2025 and the April 1, 2025 Regular Meeting Minutes, as presented, were accepted and approved, respectively.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

- A. Operations Manager: UNUS Property Management

Mr. Castro stated the roof repair is completed and everything else is progressing smoothly.

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

- C. District Engineer: Alvarez Engineers, Inc.

There were no reports from District Counsel or the District Engineer.

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

- NEXT MEETING DATE: June 3, 2025 at 6:30 PM

- QUORUM CHECK

All Supervisors present confirmed their attendance at the June 3, 2025 meeting.

Ms. Thomas will invite Mr. Sy Wilkerson to the next meeting to be considered to fill the vacant Board seat.

NINETEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. McGuinness asked Staff to research pool tile costs and present their findings at the next meeting.

TWENTIETH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the meeting adjourned at 9:28 p.m.

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