

STONEGATE
COMMUNITY DEVELOPMENT
DISTRICT

February 3, 2026

BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

January 27, 2026

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 February 3, 2026 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Acceptance of Resignation of Arthur Goessel [Seat 4]
4. Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Office (*the following will be provided in a separate package*)
 - 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 Officers
5. Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date
6. Update: Clubhouse Pool Project
7. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

- A. October 1, 2024 - September 30, 2025 [Posted]
- B. October 1, 2025 - September 30, 2026

8. Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of December 31, 2025
- B. Approval of December 2, 2025 Regular Meeting Minutes

9. 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: March 3, 2026 at 6:30 PM
 - QUORUM CHECK

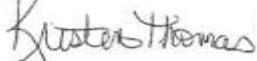
SEAT 1	ALBERTO EIRAS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	JOE MCGUINNESS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	LUIS BECERRA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	MARIELA FIGUEROA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

10. Supervisors' Requests

11. 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: 866 4977

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

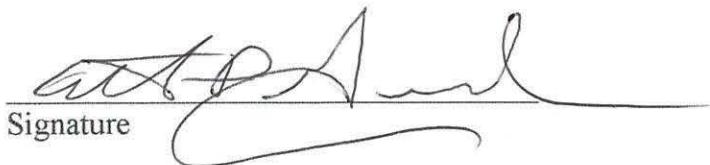
To: Board of Supervisors
Stonegate Community Development District
Attn: Kristen Thomas, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: Arthur Goessel
Printed Name

Date: 1/1/26

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

I certify that this Notice of Tender of Resignation has been executed by me and faxed to 561-571-0013 or scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.


Signature

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 2026-02

**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 February 3, 2026:

_____ 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 February 3, 2026:

Arthur D. Goessel

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 February, 2026.

ATTEST:

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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From: Victor Castro <manager@unusmgmt.com>
Sent: Thursday, January 22, 2026 9:13 PM
To: Kristen Thomas <thomask@whhassociates.com>; Joseph McGuinness <cdd.joemcguinness@att.net>
Cc: Angel Camacho <angel.camacho@alvarezeng.com>
Subject: Clubhouse Pool Project - Report on Site Meeting with Rock Power and True Blue Pools

Dear Board Supervisors,

I am writing to provide an update on today's site meeting with the general contractor, Rock Power, the subcontractor for the pool renovation, True Blue Pools, and our district engineer, Angel Camacho.

Overall, the meeting was productive, as we had the opportunity to address the concerns shared by both the board and the community regarding the progress of the pool renovation project.

Rock Power, serving as the prime contractor for this project, took the lead in discussing the various line items that were outlined in our prior communications. Our district engineer, Angel Camacho, and I shared our observations and expectations, focusing on the need for expedited progress.

During the discussions, we addressed the delays that have impacted the project timeline and reviewed the revised schedule. We emphasized the importance of establishing a firm completion date. The representatives from True Blue Pools provided explanations for the delays, assuring us that they are committed to completing the project in time for the upcoming summer season. Although they could not confirm an exact date for the pool's reopening, they expressed confidence in meeting the overall timeline.

The board should receive, in the coming days, from Angel Camacho a thoroughly updated schedule that includes detailed information on the line items we discussed today, as well as a comprehensive plan for moving forward. I will be closely monitoring the situation to ensure that we hold the contractors accountable for maintaining progress on the project. If any further issues arise, I will keep the board informed.

Please feel free to reach out if you have any questions or require additional information.

****Please note:** In accordance with the Sunshine Law, do not reply to all. If you have questions or need clarification, please reply only to me. Thank you for your cooperation.**

Regards,

Victor Castro
Stonegate CDD Operations Manager

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7A

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

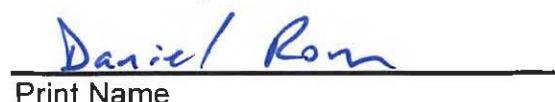
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

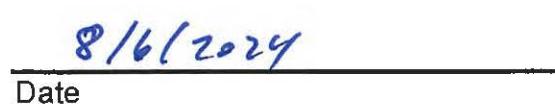
Achieved: Yes No



District Manager



Print Name



Date



Chair/Vice Chair, Board of Supervisors



Print Name



Date

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7B

STONEGATE COMMUNITY DEVELOPMENT DISTRICT NO. 1
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

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Achieved: Yes No

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Achieved: Yes No

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Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

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Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

District Manager

Print Name

Date

Chair/Vice Chair, Board of Supervisors

Print Name

Date

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

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**CONSENT
AGENDA**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America*	\$ 1,699,098	\$ -	\$ -	\$ -	\$ 1,699,098
FineMark Bank - money mkt	821,730	-	-	-	821,730
Investments					
State Board of Administration	13	-	-	-	13
Revenue 2013	-	19,302	-	-	19,302
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	413	-	-	413
Sinking fund 2013	-	42	-	-	42
Prepayment 2013	-	219	-	-	219
Revenue 2020	-	-	219,805	-	219,805
Reserve 2020	-	-	159,500	-	159,500
Prepayment 2020	-	-	2,563	-	2,563
Construction 2020	-	-	-	59,216	59,216
Undeposited funds	670	-	-	-	670
Due from other	141	-	-	-	141
Due from other funds					
General fund	-	470,917	254,366	-	725,283
Total assets	<u>\$ 2,521,652</u>	<u>\$ 515,893</u>	<u>\$ 636,234</u>	<u>\$ 59,216</u>	<u>\$ 3,732,995</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable - clubhouse	\$ 2,766	\$ -	\$ -	\$ -	\$ 2,766
Retainage payable	-	-	-	23,186	23,186
FICA payable	122	-	-	-	122
Due to other funds					
Debt service - series 2013	470,917	-	-	-	470,917
Debt service - series 2020	254,366	-	-	-	254,366
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>729,171</u>	<u>-</u>	<u>-</u>	<u>23,186</u>	<u>752,357</u>
Fund Balance					
Restricted					
Debt service	-	515,893	636,234	-	1,152,127
Construction	-	-	-	36,030	36,030
Assigned					
3 months working capital	332,963	-	-	-	332,963
Disaster	100,000	-	-	-	100,000
Unassigned	1,359,518	-	-	-	1,359,518
Total fund balance	<u>1,792,481</u>	<u>515,893</u>	<u>636,234</u>	<u>36,030</u>	<u>2,980,638</u>
Total liabilities & fund balances	<u>\$ 2,521,652</u>	<u>\$ 515,893</u>	<u>\$ 636,234</u>	<u>\$ 59,216</u>	<u>\$ 3,732,995</u>

*Statement not received in time for financial statement distribution.

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 680,878	\$ 873,230	\$ 1,093,052	80%
Interest	2,385	7,726	1,000	773%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	-	-	5,000	0%
Total revenues	<u>683,263</u>	<u>880,956</u>	<u>1,101,052</u>	80%
EXPENDITURES				
Administrative				
Supervisors	800	800	6,000	13%
Payroll taxes	-	-	459	0%
Management/recording/accounting	3,785	11,355	45,419	25%
Legal	185	1,475	15,000	10%
Engineering	2,312	2,447	15,000	16%
Audit	-	-	7,200	0%
Assessment roll preparation	444	1,333	5,332	25%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	87	263	1,051	25%
Trustee	-	-	6,500	0%
ADA website compliance	-	-	210	0%
Website and E-blast communications	-	-	1,220	0%
Postage	-	-	2,000	0%
Legal advertising	-	-	3,600	0%
Office supplies	-	-	425	0%
Other current charges	-	-	1,400	0%
Annual special district fee	-	175	175	100%
Insurance	-	9,005	10,057	90%
Property taxes	-	-	110	0%
Total administrative expenses	<u>7,613</u>	<u>26,853</u>	<u>122,408</u>	22%
Field Operations				
Landscape maintenance	3,455	36,551	112,923	32%
Landscape replacement	-	-	10,000	0%
Tree maintenance	-	-	10,000	0%
Lake plant maintenance	8,150	8,150	24,450	33%
Irrigation repairs	-	-	3,000	0%
Playground maintenance	-	-	750	0%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	-	500	0%
Lake maintenance	1,200	3,600	21,000	17%
Aeration maintenance	-	-	2,000	0%
Aeration utilities	25	42	2,000	2%
Drainage repairs	-	-	25,000	0%
Contingency	-	-	6,000	0%
Holiday decorations	8,675	8,675	17,350	50%
Animal control	135	405	1,285	32%
Storage units	-	-	54,720	0%
Total field operations	<u>21,640</u>	<u>57,423</u>	<u>295,478</u>	19%

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

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	-	-	6,789	0%
Utilities	2,249	5,454	35,252	15%
Insurance	-	15,530	25,191	62%
Flood insurance	-	-	8,162	0%
Alarm monitoring	65	185	720	26%
Fire monitoring	-	540	540	100%
Pool attendant	-	-	13,860	0%
Pool maintenance	150	300	18,560	2%
Air conditioning R&M	-	-	3,000	0%
Clubhouse operation and management				
Clubhouse management	22,159	66,477	265,908	25%
Special events	9,126	17,826	45,000	40%
Gym maintenance	-	-	260	0%
Gym equipment lease	3,614	10,842	43,000	25%
FICA expense	61	61	-	N/A
Office supplies	233	558	3,000	19%
Repairs and maintenance	-	-	14,745	0%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	-	-	10,000	0%
Storage shed and landscape	11,948	11,948	-	0%
Pool system upgrade	-	-	354,947	0%
Pressure cleaning	-	-	1,000	0%
Janitorial supplies	-	-	15,250	0%
Stormdrain maintenance plan	-	-	26,395	0%
Contingencies	-	-	9,000	0%
Total clubhouse	<u>49,605</u>	<u>129,721</u>	<u>902,579</u>	<u>14%</u>
Other fees and charges				
Property appraiser & tax collector	7,086	9,089	11,386	80%
Total other fees and charges	<u>7,086</u>	<u>9,089</u>	<u>11,386</u>	<u>80%</u>
Total expenditures	<u>85,944</u>	<u>223,086</u>	<u>1,331,851</u>	<u>17%</u>
Net increase/(decrease) of fund balance	597,319	657,870	(230,799)	
Fund balances - beginning	1,195,162	1,134,611	818,162	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	(25,202)	-	-	
Assigned				
3 months working capital	332,963	332,963	332,963	
Disaster	100,000	100,000	100,000	
Unassigned	<u>1,384,720</u>	<u>1,359,518</u>	<u>154,400</u>	
Fund balance - ending	<u>\$ 1,792,481</u>	<u>\$ 1,792,481</u>	<u>\$ 587,363</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 DECEMBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 371,047	\$ 475,870	\$ 596,868	80%
Interest	178	1,644	-	N/A
Total revenues	<u>371,225</u>	<u>477,514</u>	<u>596,868</u>	80%
EXPENDITURES				
Debt service				
Principal	-	-	390,000	0%
Principal prepayment	-	65,000	-	N/A
Interest 11/1	-	108,125	108,125	100%
Interest 5/1	-	-	108,125	0%
Property appraiser & tax collector	3,862	4,953	6,218	80%
Total expenditures	<u>3,862</u>	<u>178,078</u>	<u>612,468</u>	29%
Net increase/(decrease) of fund balance	367,363	299,436	(15,600)	
Fund balances - beginning	148,530	216,457	204,550	
Fund balances - ending	<u>\$ 515,893</u>	<u>\$ 515,893</u>	<u>\$ 188,950</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 200,422	\$ 257,042	\$ 322,360	80%
Interest	1,133	3,876	-	N/A
Total revenues	<u>201,555</u>	<u>260,918</u>	<u>322,360</u>	81%
EXPENDITURES				
Debt service				
Principal	-	-	210,000	0%
Interest 11/1	-	54,075	54,075	100%
Interest 5/1	-	-	54,075	0%
Property appraiser & tax collector	2,086	2,675	3,358	80%
Total debt service	<u>2,086</u>	<u>56,750</u>	<u>321,508</u>	18%
Net increase/(decrease) of fund balance	199,469	204,168	852	
Fund balances - beginning	436,765	432,066	408,249	
Fund balances - ending	<u>\$ 636,234</u>	<u>\$ 636,234</u>	<u>\$ 409,101</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 178	\$ 565
Total revenues	<u>178</u>	<u>565</u>
EXPENDITURES		
Capital outlay	- -	1,471
Total expenditures	<u>- -</u>	<u>1,471</u>
Excess/(deficiency) of revenues over/(under) expenditures	178	(906)
Fund balances - beginning	35,852	36,936
Fund balances - ending	<u>\$ 36,030</u>	<u>\$ 36,030</u>

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

2:24 PM

01/27/26

**Stonegate CDD
Check Detail
December 2025**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	12/11/2025	IMAGENET CONSULTING		101.000 · Bank of America - Checking		-143.68
Bill	593552555	12/10/2025			536.007 · Office Supplies	-143.68	143.68
TOTAL						-143.68	143.68
Bill Pmt -Check	CBI	12/11/2025	IMAGENET CONSULTING		101.000 · Bank of America - Checking		-3.08
Bill	593517178	12/10/2025			536.007 · Office Supplies	-3.08	3.08
TOTAL						-3.08	3.08
Bill Pmt -Check	CBI	12/17/2025	IMAGENET CONSULTING		101.000 · Bank of America - Checking		-86.52
Bill	593575998	12/17/2025			536.007 · Office Supplies	-86.52	86.52
TOTAL						-86.52	86.52
Bill Pmt -Check	CBI	12/26/2025	CITY OF HOMESTEAD		101.000 · Bank of America - Checking		-1,479.78
Bill	000351215 12232025	12/26/2025			536.010 · Utilities	-1,454.64	1,454.64
Bill	000363973 12232025	12/26/2025			536.044 · Aeration Utilities	-17.44	17.44
Bill	12262025	12/26/2025			536.044 · Aeration Utilities	-3.85	3.85
					536.010 · Utilities	-3.85	3.85
TOTAL						-1,479.78	1,479.78
Bill Pmt -Check	CBI	12/26/2025	COMCAST CORPORATION		101.000 · Bank of America - Checking		-786.37
Bill	0760104 12222025	12/26/2025			536.010 · Utilities	-786.37	786.37
TOTAL						-786.37	786.37
Bill Pmt -Check	CBI	12/26/2025	NAVITAS CREDIT CORP		101.000 · Bank of America - Checking		-3,614.12
Bill	41305856 01/10/2026	12/26/2025			536.024 · Fitness Equipment Lease	-3,614.12	3,614.12
TOTAL						-3,614.12	3,614.12
Bill Pmt -Check	0	12/01/2025	CITY OF HOMESTEAD		101.000 · Bank of America - Checking		-1,562.43
Bill	000363973 092325	09/30/2025			536.044 · Aeration Utilities	-16.88	16.88
Bill	000363973 112125	11/26/2025			536.044 · Aeration Utilities	-17.11	17.11
Bill	000351215 112125	11/26/2025			536.010 · Utilities	-1,520.74	1,520.74
Bill	120125	12/01/2025			536.044 · Aeration Utilities	-3.85	3.85
					536.010 · Utilities	-3.85	3.85
TOTAL						-1,562.43	1,562.43
Bill Pmt -Check	0	12/01/2025	COMCAST CORPORATION		101.000 · Bank of America - Checking		-781.17

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01/27/26

Stonegate CDD
Check Detail
December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	0760104 112225	11/26/2025			536.010 · Utilities	-781.17	781.17
TOTAL						-781.17	781.17
Bill Pmt -Check	0	12/01/2025	NAVITAS CREDIT CORP		101.000 · Bank of America - Checking		-3,614.12
Bill	41305856 12/10/2025	11/26/2025			536.024 · Fitness Equipment Lease	-3,614.12	3,614.12
TOTAL						-3,614.12	3,614.12
Bill Pmt -Check	14966	12/01/2025	ARMANDO GARCIA LAND SERVIC...		101.000 · Bank of America - Checking		-24,645.95
Bill	764248	11/26/2025			537.420 · Pest Control	-1,975.00	1,975.00
Bill	764252	11/26/2025			537.430 · Plant Annuals	-1,970.00	1,970.00
Bill	764253	11/26/2025			537.410 · Fertilize	-3,025.00	3,025.00
Bill	764254	11/26/2025			537.440 · Mulch	-8,375.95	8,375.95
Bill	764255	11/26/2025			537.430 · Plant Annuals	-9,300.00	9,300.00
TOTAL						-24,645.95	24,645.95
Bill Pmt -Check	14967	12/01/2025	GALLOWAY OFFICE SUPPLIES & F...		101.000 · Bank of America - Checking		-1,771.55
Bill	1349760-1	09/30/2025			536.011 · Janitorial Supplies	-37.36	37.36
Bill	1349760-0	09/30/2025			536.011 · Janitorial Supplies	-1,734.19	1,734.19
TOTAL						-1,771.55	1,771.55
Bill Pmt -Check	14968	12/01/2025	IMAGENET CONSULTING OF BOC...		101.000 · Bank of America - Checking		-36.84
Bill	INV1454182	11/26/2025			536.007 · Office Supplies	-36.84	36.84
TOTAL						-36.84	36.84
Bill Pmt -Check	14969	12/01/2025	M&M POOL & SPA SERVICES, CORP		101.000 · Bank of America - Checking		-150.00
Bill	11526	11/26/2025			536.004 · Pool Maintenance	-150.00	150.00
TOTAL						-150.00	150.00
Paycheck	14970	12/04/2025	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

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01/27/26

Stonegate CDD
Check Detail
December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	14971	12/04/2025	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	14972	12/04/2025	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	14973	12/04/2025	Mariela C. Figueroa		101.000 · Bank of America - Checking		-184.70
				511.110 · Supervisor's Fees		-200.00	200.00
				536.018 · FICA Expense		-12.40	12.40
				216.001 · FICA Payable		12.40	-12.40
				216.001 · FICA Payable		12.40	-12.40
				536.018 · FICA Expense		-2.90	2.90
				216.001 · FICA Payable		2.90	-2.90
				216.001 · FICA Payable		2.90	-2.90
TOTAL						-184.70	184.70
Bill Pmt -Check	14974	12/04/2025	ALVAREZ ENGINEERS, INC.		101.000 · Bank of America - Checking		-2,311.50
Bill	8861	12/03/2025			519.320 · Engineering		2,311.50
TOTAL						-2,311.50	2,311.50
Bill Pmt -Check	14975	12/04/2025	AL-FLEX EXTERMINATORS, INC.		101.000 · Bank of America - Checking		-135.00
Bill	18975	12/03/2025			537.500 · Animal Control		135.00
TOTAL						-135.00	135.00
Bill Pmt -Check	14976	12/04/2025	ARMANDO GARCIA LAND SERVIC...		101.000 · Bank of America - Checking		-15,403.00
Bill	764259	12/03/2025			537.400 · Lawn Cutting		2,680.00
					537.470 · Tract C		-400.00
					537.450 · Irrigation Repairs		375.00

**Stonegate CDD
Check Detail
December 2025**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	764249	12/03/2025		536.039 · Storage shed and landscape		-1,500.00	1,500.00
Bill	764250	12/03/2025		536.039 · Storage shed and landscape		-5,500.00	5,500.00
Bill	764257	12/03/2025		536.039 · Storage shed and landscape		-4,948.00	4,948.00
TOTAL						-15,403.00	15,403.00
Bill Pmt -Check	14977	12/04/2025	ECO BLUE AQUATIC SERVICES, INC	101.000 · Bank of America - Checking			-1,200.00
Bill	5792	12/03/2025		537.003 · Lake Maintenance		-1,200.00	1,200.00
TOTAL						-1,200.00	1,200.00
Bill Pmt -Check	14978	12/04/2025	M&M POOL & SPA SERVICES, CORP	101.000 · Bank of America - Checking			-150.00
Bill	11806	12/03/2025		536.004 · Pool Maintenance		-150.00	150.00
TOTAL						-150.00	150.00
Bill Pmt -Check	14979	12/04/2025	UNUS PROPERTY MANAGEMENT	101.000 · Bank of America - Checking			-22,159.00
Bill	1308	12/03/2025		536.022 · Clubhouse Manager - Victor		-22,159.00	22,159.00
TOTAL						-22,159.00	22,159.00
Bill Pmt -Check	14980	12/04/2025	VS SERVICES AND HOLDINGS INC	101.000 · Bank of America - Checking			-8,675.00
Bill	1201251087	12/03/2025		537.300 · Holiday Decorations		-8,675.00	8,675.00
TOTAL						-8,675.00	8,675.00
Bill Pmt -Check	14981	12/11/2025	ALVAREZ ENGINEERS, INC.	101.000 · Bank of America - Checking			-745.00
Bill	8669	08/13/2025		519.320 · Engineering		-745.00	745.00
TOTAL						-745.00	745.00
Bill Pmt -Check	14982	12/11/2025	BILLING, COCHRAN, MAURO & RA...	101.000 · Bank of America - Checking			-185.00
Bill	196297	12/10/2025		514.310 · Legal Fees		-185.00	185.00
TOTAL						-185.00	185.00
Bill Pmt -Check	14983	12/11/2025	WRATHELL, HUNT & ASSOCIATES,...	101.000 · Bank of America - Checking			-4,316.83
Bill	2026-0464	12/10/2025		512.311 · Management Fees 513.310 · Assessment Roll Preparation 513.315 · Dissemination Fees		-3,784.92 -444.33 -87.58	3,784.92 444.33 87.58
TOTAL						-4,316.83	4,316.83
Check	14984	12/16/2025	ECO BLUE AQUATIC SERVICES, INC	101.000 · Bank of America - Checking			-1,200.00

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01/27/26

**Stonegate CDD
Check Detail
December 2025**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
				537.003	· Lake Maintenance	-1,200.00	1,200.00
TOTAL						-1,200.00	1,200.00
Bill Pmt -Check	14985	12/17/2025	ADT SECURITY SERVICES INC.	101.000	· Bank of America - Checking		-64.79
Bill	14954058 12132025	12/17/2025		536.001	· Alarm Monitoring	-64.79	64.79
TOTAL						-64.79	64.79
Bill Pmt -Check	14986	12/17/2025	ARMANDO GARCIA LAND SERVIC...	101.000	· Bank of America - Checking		-8,150.00
Bill	764296	12/17/2025		537.700	· Lake Plant Maintenance	-4,200.00	4,200.00
Bill	764297	12/17/2025		537.700	· Lake Plant Maintenance	-3,950.00	3,950.00
TOTAL						-8,150.00	8,150.00
Bill Pmt -Check	14987	12/17/2025	MEGA PARTY EVENTS, INC.	101.000	· Bank of America - Checking		-3,410.00
Bill	017663	12/17/2025		537.350	· Special Events	-3,410.00	3,410.00
TOTAL						-3,410.00	3,410.00
Bill Pmt -Check	14988	12/26/2025	MAGIC ARTS STUDIOS LLC	101.000	· Bank of America - Checking		-650.00
Bill	2	12/26/2025		537.350	· Special Events	-650.00	650.00
TOTAL						-650.00	650.00
Bill Pmt -Check	14989	12/26/2025	UNUS PROPERTY MANAGEMENT	101.000	· Bank of America - Checking		-5,066.15
Bill	1311	12/26/2025		537.350	· Special Events	-5,066.15	5,066.15
TOTAL						-5,066.15	5,066.15

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

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.: 764248

Invoice date: 11/20/2025

Due date: 12/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Application	Make an application of pest control to eliminate the fungus on the lawn.	1	\$1,975.00	\$1,975.00
					Total	\$1,975.00

Note to customer

#537.420

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.: 764252

Invoice date: 11/20/2025

Due date: 12/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Install	260 Poinciana (in front of the clubhouse).	260	\$6.50	\$1,690.00
2.		Install	2 Yards of soil	2	\$140.00	\$280.00
3.						
537.430				Total		\$1,970.00

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.: 764253

Invoice date: 11/20/2025

Due date: 12/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Fertilization	Fertilize Palms, Trees, Hedges, and grass. (First of Fiscal Year 2026) #537.410	1	\$3,025.00	\$3,025.00
2.					Total	\$3,025.00

Note to customer

#537.410

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.: 764254

Invoice date: 11/20/2025

Due date: 12/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Install.	Install Mulch (1350 bags) (First Fiscal Year 2026) #537.440	1350	\$4.85	\$6,547.50
2.		Install.	Install Mulch to Tract C (377 bags) (First Fiscal Year 2026)	377	\$4.85	\$1,828.45
				Total		\$8,375.95

Note to customer

#537.440

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.: 764255

Invoice date: 11/20/2025

Due date: 12/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Install.	Install 280 Poincianas #537.430	280	\$6.50	\$1,820.00
2.		Install.	Install 1000 Poincianas #537.430	1000	\$6.50	\$6,500.00
3.		Install.	7 Yards of soil	7	\$140.00	\$980.00
			Total	\$9,300.00		

Note to customer

#537.430

Your HPS Utilities Statement

STONEGATE CDD
Service Address:
1020 NE 34 AVE FOUNT
Account #:
001046837-000363973

Rate Class: COMMERCIAL
Service Period:
10/19/2025-11/17/2025
Bill Date: 11/21/2025

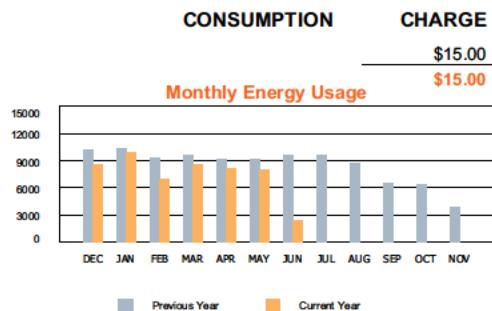
Due Date: 12/16/2025



Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$15.00
Electric Total		\$15.00
CURRENT USAGE Meter 60997545		
Days	29	
Reading	15,832.00	
Multiplier	1	
Consumption	0.00	
Avg / Day	0.00	



NEWS & NOTES

Reminders: As of this bill date, your account is PAST DUE, please disregard if your payment has been submitted.

Support Hurricane Melissa relief! Drop off donations at City sites or visit homesteadfl.gov Monetary gifts: supportjamaica.jm

OTHER CHARGES

Late Fee \$0.23

Other Total \$0.23

TAXES

Dade Co Util Tx Elec \$1.50

Fl Gross Receipts Tx \$0.38

Taxes Total \$1.88

Previous Bill Amount \$33.76

Payments -\$16.88

Adjustments \$0.00

536.044

202.005

001

SUMMARY OF CHARGES

Water Total \$0.00

Energy Total \$15.00

Sanitation Total \$0.00

Other Total \$0.23

Taxes Total \$1.88

Current Charges \$17.11

Past Due Amount \$16.88

Total Amount Due \$33.99

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



156506AD21-Y-1
1318 Y SP 0.641000
STONEGATE CDD
2300 GLADES ROAD #410W
BOCA RATON FL 33431-8556

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	10/19/2025-11/17/2025	12/16/2025	
Homestead C.A.R.E.S. Contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$16.88	\$17.11	\$33.99

AMOUNT NOT PAID BY DUE DATE IS SUBJECT TO 1.5% LATE FEE
MAKE CHECKS PAYABLE TO: CITY OF HOMESTEAD
PLEASE PLACE ACCOUNT NUMBER ON CHECK TO ENSURE PROPER CREDIT.



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

0010468370003639730003399

General Billing Information



ONLINE ACCOUNT ACCESS

For access to your account, bill payment and other features visit homesteadfl.gov/hps



IMPORTANT CONTACT INFORMATION

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:		
Emergency Power/Streetlight Outage or downed power lines:		
Emergency water service line break or sewer backup:		24 Hours

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 meters, including cutting seals, carries a \$500 electric / \$100 water penalty, plus costs of enforcement under Florida law. Only authorized personnel are allowed to remove meters; unpermitted removal may be treated as tampering.

This will also result in increased deposits.

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

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.

Utilities Assistance: Homestead C.A.R.E.S. (Customer Assistance for Reliable Essential Services) Program is the City of Homestead's official utility assistance program—designed to support eligible Homestead Public Services (HPS) utility customers experiencing financial hardship. This program offers temporary relief to help prevent disconnection of service.

To learn more about eligibility criteria, required documentation, and how to apply, please visit: www.homesteadfl.gov/cares

Homestead C.A.R.E.S. Contribution: *Want to help a neighbor in need?*

Contributions to Homestead C.A.R.E.S. helps support local households facing electric utility disconnection.

To make a donation, please visit our website or add it to your payment at homesteadfl.gov, 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 homesteadfl.gov/billpay
- For phone payments, please call us at 305-224-4444
- Utility payments mailing address: PO Box 900430 Homestead, FL 33090. 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 homesteadfl.gov/cs



Community-Owned Services Since 1916

EMAIL ADDRESSES

Customer Service: customerservicequestions@homesteadfl.gov
Solid Waste: solidwaste@homesteadfl.gov

REPORT & TRACK POWER OUTAGES

Visit outage.homesteadfl.gov

REPORT AN ISSUE TO FIX IT! HOMESTEAD

Visit seeclickfix.com/homestead to request assistance with City services or report problems such as potholes, graffiti, broken sidewalks, storm drain issues, etc.

Your HPS Utilities Statement

STONEGATE CDD
Service Address:
1020 NE 34 AVE CLBHS
Account #:
001046837-000351215

Rate Class: INDUSTRIAL
Service Period:
10/19/2025-11/19/2025
Bill Date: 11/21/2025

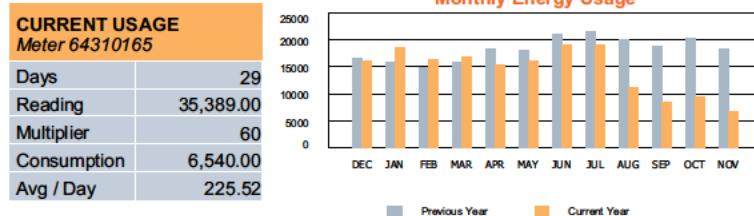
Due Date: 12/16/2025



Community-Owned Services Since 1916

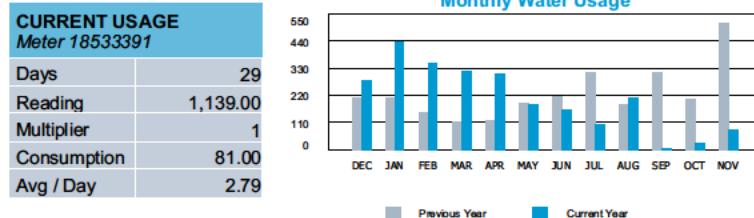
ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$45.00
Electric Consumption @ .0571	6,540.00	\$373.43
Demand Consumption @ 6.37	30.00	\$191.10
Electric Fuel Cost Adj. @ .02400	6,540.00	\$156.96
Electric Total		\$766.49



WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$66.10
Water Gallons Consumed (1,000s)	8.00	\$17.76
Irrigation Service Charge		\$66.10
Irrigation Gallons Consumed (1,000s)	73.00	\$162.06
Water Total		\$312.02



SEWER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$97.04
Gallons Consumed (1,000s)	8.00	\$53.04
Sewer Total		\$150.08
Sewer Total		\$150.08

SANITATION SERVICE CHARGES

Garbage Solid Waste	\$146.31
Recycling Fee (Cans)	\$5.56
Solid Waste Total	\$151.87

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



156506AD21-Y-1
1317 Y SP 0.641000
STONEGATE CDD
2300 GLADES ROAD #410W
BOCA RATON FL 33431-8556

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	10/19/2025-11/19/2025	12/16/2025	
Homestead C.A.R.E.S. Contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$1,520.74	\$1,520.74

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

0010468370003512150152074

General Billing Information



ONLINE ACCOUNT ACCESS

For access to your account, bill payment and other features visit homesteadfl.gov/hps



IMPORTANT CONTACT INFORMATION

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:		
Emergency Power/Streetlight Outage or downed power lines:		
Emergency water service line break or sewer backup:		24 Hours

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 meters, including cutting seals, carries a \$500 electric / \$100 water penalty, plus costs of enforcement under Florida law. Only authorized personnel are allowed to remove meters; unpermitted removal may be treated as tampering.

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 homesteadfl.gov/billpay
- For phone payments, please call us at 305-224-4444
- Utility payments mailing address: PO Box 900430 Homestead, FL 33090. 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 homesteadfl.gov/cs



Community-Owned Services Since 1916

EMAIL ADDRESSES

Customer Service: CustomerServicequestions@homesteadfl.gov
Solid Waste: Solidwaste@homesteadfl.gov

REPORT & TRACK POWER OUTAGES

Visit outage.homesteadfl.gov

REPORT AN ISSUE TO FIX IT! HOMESTEAD

Visit seeclickfix.com/homestead to request assistance with City services or report problems such as potholes, graffiti, broken sidewalks, storm drain issues, etc.

This will also result in increased deposits.

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

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.

Utilities Assistance: Homestead C.A.R.E.S. (Customer Assistance for Reliable Essential Services) Program is the City of Homestead's official utility assistance program—designed to support eligible Homestead Public Services (HPS) utility customers experiencing financial hardship. This program offers temporary relief to help prevent disconnection of service.

To learn more about eligibility criteria, required documentation, and how to apply, please visit: www.homesteadfl.gov/cares

Homestead C.A.R.E.S. Contribution: Want to help a neighbor in need?

Contributions to Homestead C.A.R.E.S. helps support local households facing electric utility disconnection.

To make a donation, please visit our website or add it to your payment at homesteadfl.gov, 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.

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		\$774.90
Payment - thank you	Nov 13	-\$774.90
Balance forward		\$0.00
Regular monthly charges	Page 3	\$772.50
Taxes, fees and other charges	Page 3	\$8.67
New charges		\$781.17

Amount due Dec 13, 2025 **\$781.17**

Your bill explained

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

Need help?

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

536.010

202.005

001

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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST
BUSINESS**

1401 NORTHPONT PKWY W PALM
BCH FL 33407-1937

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

Dec 13, 2025

Please pay

\$781.17

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849560060076010400781179

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you

**Visit us online**

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

**Call us anytime**

800-391-3000

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

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Accessibility:

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

Ways to pay

**No more mailing monthly checks**

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

**Go paperless and say goodbye to clutter**

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

Additional billing information

More ways to pay:**Online**

Visit My Account at business.comcast.com/myaccount

**Comcast Business App**

Download the Comcast Business App

**In-Store**

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

Regular monthly charges **\$772.50**

Comcast Business	\$750.50
Bundled services	\$458.95
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00
Equipment Fee Voice and WiFi Pro Expanded Coverage.	\$29.95
TV services	\$206.65
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	\$27.15
Regional Sports Fee	\$14.75
Internet services	\$39.95
Connection Pro	\$39.95
Voice services	\$44.95
Mobility Voice Line Business Voice.	\$44.95

Service fees	\$22.00
Directory Listing Management Fee	\$11.00
Voice Network Investment	\$11.00

Taxes, fees and other charges **\$8.67**

Other charges	\$8.67
Regulatory Cost Recovery	\$4.58
Federal Universal Service Fund	\$4.09

What's included?

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

Additional information

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we work hard to keep prices stable for our customers, but because of increases in programming fees and other service-related fees, you'll see new pricing on your upcoming billing statement. Effective November 18, 2025, the service charge for your Business Video service will increase to \$149.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

Account Number 8495 60 060 0760104	Billing Date Nov 22, 2025	Services From Dec 02, 2025 to Jan 01, 2026	Page 4 of 4
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UPCOMING CHANGES TO YOUR BROADCAST TV (BTV) FEE AND REGIONAL SPORTS NETWORK (RSN) FEE: At Comcast Business, we're committed to delivering reliable service and work hard to keep prices stable for our customers. To continue to deliver the programming you enjoy, your BTV fee may change up to \$4.80 per month and your RSN fee may change up to \$0.40 per month, effective December 18, 2025, due to increases in programming and service-related costs. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

EQUIPMENT FEE CHANGE NOTICE: At Comcast Business, we work hard to keep prices stable for our customers, but from time to time our pricing structure changes. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. The equipment fee associated with your Business Voice and/or Business Internet services will increase to \$27.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we work hard to keep prices stable for our customers, but from time to time our pricing structure changes. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. The equipment fee associated with your WiFi Pro service will increase to \$10.00 per month for each access point. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPDATE TO YOUR DIRECTORY LISTING MANAGEMENT FEE: At Comcast Business, we're committed to enhancing our services and technology. As a result, we periodically review our pricing structure to meet the evolving needs of our customers. Effective November 18, 2025, the charge for your Business Voice Directory Listing Management fee will change to \$11.00 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPDATE TO YOUR VOICE NETWORK INVESTMENT FEE: At Comcast Business, we continue to invest in our network and technology to ensure we maintain a high-quality network for our Voice customers. As a result, you'll see new pricing reflected on your upcoming billing statement. Effective November 18, 2025, the charge for your Business Voice Network Investment fee will change to \$11.00 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

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.

Comcast Business Update: Starting November 7, 2025, Willow TV will no longer be available for purchase as a standalone channel. If you're already subscribed to Willow TV, your subscription will stay active until you make a change to video service or receive further notice.

We've made updates to our Comcast Business Services Customer Terms and Conditions, including changes to the arbitration provisions. You can review the updated agreement at business.comcast.com/terms-conditions-smb.

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.

CONTRACT INVOICE

Mail Remittance To

ImageNet Consulting of Boca
Raton LLC
Department 960655
Oklahoma City, OK 73196
800.937.2647 Office
405.236.3334 Fax

Boca Raton Division

Fed ID 45-3028912

DUNS # 09-845-9357

536.007

Invoice #
INV1454182

Terms
Net 10

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

Customer: UM00-001:
STONEGATE CDD
1020 MALIBU LN
HOMESTEAD, FL 33033

Customer #	Contract Number	P.O. Number	Invoice Date	Due Date
UM00	CONT2171-01		11/18/2025	11/28/2025

Invoice Remarks

Contract Remarks

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 10/20/2025 to 11/19/2025 overage period	\$29.94
Surcharge	\$4.49
	\$34.43

Detail:

Equipment included under this contract

HP/HP E776DNS MFP BASE

Number	Serial Number	Base Charge	Location					
A85EM	MXBCLC624Y	\$0.00	STONEGATE CDD 1020 MALIBU LN HOMESTEAD, FL 33033					
Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
ACCENT	EQU41460 - ACCENT	2,736	2,903	167	0	167	0.015200	\$2.54
BW	EQU41460 - BW	56,221	57,620	1,399	0	1,399	0.015200	\$21.26
GENERAL OF	EQU41460 - GENERAL	334	398	64	0	64	0.015200	\$0.97
PROFESSION	EQU41460 - PROFESS	11,172	11,240	68	0	68	0.076040	\$5.17
								\$29.94

Important:

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

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

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

Invoice SubTotal	\$34.43
Tax:	\$2.41
Invoice Total	\$36.84
Balance Due:	\$36.84

M&M Pool&Spa Services, CORP

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

INVOICE**536.004**Invoice Number
11526Amount Due
\$150.00

Bill To:

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

Invoice Date

November 3, 2025

Due Date

November 18, 2025

LOCATION: 1020 MALIBU WAY, HOMESTAD

Item	Description	Qty	Rate	Amount
Pool Service	November Monthly Services	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



M&M POOL & SPA SERVICES
Cleaning & Maintenance

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

Return Service Requested

Invoice Date: 11/19/2025

536.006

Use enclosed envelope and make check payable to:

202.005

 NAVITAS CREDIT CORP.
 PO BOX 935204
 ATLANTA, GA 311935204

 STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 ACCOUNTS PAYABLE:
 PO BOX 810036
 BOCA RATON FL 33481-0036

001



000413058562025111900003614120

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

PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
12/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

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	12/10/2025	\$3,480.49			\$133.63		\$3,614.12
	SUBTOTALS:		\$3,480.49			\$133.63		\$3,614.12

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

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

Your Opinion Matters

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

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

Thank you for your business!

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



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
12/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE
		#BAKNQ2011

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

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.: 764259

Invoice date: 12/02/2025

Due date: 01/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/01/2025	Cut the Grass	Cut the Grass 12/01, 12/15 #537.400	2	\$1,340.00	\$2,680.00
2.	12/01/2025	Cut the Grass	Tract C. Maintenance #537.470	2	\$200.00	\$400.00
3.	12/01/2025	Irrigation System	Second payment of Maintenance of the Irrigation System/ Fiscal Year 2026 #537.450	1	\$375.00	\$375.00
			Total	\$3,455.00		

Note to customer

#537.400
#537.470
#537.450

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

Invoice

537.500



AL-FLEX
Exterminators

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	DUUE DATE	TERMS	ENCLOSED
18975	12/01/2025	\$135.00	12/31/2025	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	PEST CONTROL	MONTHLY PEST CONTROL SERVICES @ 1020 MALIBU WAY	1	135.00	135.00
		SUBTOTAL			135.00
		TAX			0.00
		TOTAL			135.00
		BALANCE DUE			
					\$135.00

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



Invoice

Date	Invoice No.
12/1/2025	8861

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

Project Number / Name: 080903-4 Stonegate YER25
2025 Yearly Engineering Report

Signed by:

 91E21FBBCEDD4E0...

Juan R. Alvarez, P.E.

Invoice Period: 2025

Description			Qty (hrs)	Rate (\$ / hr)	Amount (\$)
1/27/2025	Senior Admin Asst	Updated YER documents; requested, downloaded, and updated insurance information, maintenance spreadsheet information	0.10	95.00	9.50
1/29/2025	Senior Admin Asst	Updated YER documents; requested, downloaded, and updated insurance information, maintenance spreadsheet information	0.10	95.00	9.50
2/20/2025	Senior Admin Asst		0.10	95.00	9.50
2/26/2025	Senior Admin Asst		0.10	95.00	9.50
3/14/2025	Senior Admin Asst		0.50	95.00	47.50
3/17/2025	Senior Admin Asst		0.10	95.00	9.50
3/17/2025	Senior Admin Asst		0.25	95.00	23.75
3/17/2025	Engineering Tech.	Preparing Exhibits for yearly report. Transition to Civil3D. (dgn to dwg)	0.25	90.00	22.50
3/17/2025	Engineering Tech.	Preparing Exhibits for yearly report. (Exhibit-Location Map, Exhibit-02 and Exhibit-03. Started working on Exhibit-CDD Plats)	3.50	90.00	315.00
3/28/2025	Senior Engineer	2025 Yearly Report. Field Review.	2.00	185.00	370.00
4/3/2025	Senior Admin Asst		0.05	95.00	4.75
4/7/2025	Engineering Tech.	Correcting references and updating exhibits	0.25	90.00	22.50
4/10/2025	Senior Admin Asst		0.25	95.00	23.75
4/28/2025	Engineering Tech.	Transition to Civil 3D. Working on exhibits	0.25	90.00	22.50
5/8/2025	Senior Admin Asst		0.25	95.00	23.75
5/15/2025	Engineering Tech.	Implementing comments and updating Exhibit for yearly report	0.50	90.00	45.00
5/22/2025	Engineering Tech.	Implementing comments and updating Exhibits for yearly report	0.50	90.00	45.00
5/22/2025	Senior Admin Asst		0.15	95.00	14.25
6/13/2025	Senior Admin Asst	Prepare and send requisition 57 to district accountant.	0.50	95.00	47.50
6/17/2025	Senior Engineer	YER25. Quantity and cost calculations For CDD Budget. Pavement From Plans and Google Map and drainage from Plans.	2.00	185.00	370.00
6/30/2025	Engineering Tech.	Looking for drainage tabulations	0.25	90.00	22.50
6/30/2025	Electrical Engineer	prepare 2025 yearly engineering report	1.75	135.00	236.25

Amount due this Invoice

Wiring Instructions:

Name: Alvarez Engineers, Inc.

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



Invoice

Date	Invoice No.
12/1/2025	8861

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

Project Number / Name: 080903-4 Stonegate YER25
2025 Yearly Engineering Report

Juan R. Alvarez, P.E.

Invoice Period: 2025

Description			Qty (hrs)	Rate (\$ / hr)	Amount (\$)
7/1/2025	Senior Engineer	YER25- Recalculate Drainage Quantities.	1.50	185.00	277.50
8/28/2025	Principal	Preparation and circulation of the 2025 Yearly Engineer's Report.	0.50	220.00	110.00
8/29/2025	Principal	Preparation and circulation of the 2025 Yearly Engineer's Report.	1.00	220.00	220.00
			Amount due this Invoice		\$2,311.50

Wiring Instructions:

Name: Alvarez Engineers, Inc.

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.: 764249

Invoice date: 11/20/2025

Due date: 12/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Service	By Malibu Walkway, in the area where the electric transformers are located, remove 3 Palms, grind the trunks, and lower the ground level by 2 feet	1	\$1,500.00	\$1,500.00
					Total	\$1,500.00

537.490

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.: 764250
Invoice date: 11/20/2025
Due date: 12/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Service	In the area where the storage houses will be installed, remove and dispose of the existing grass, and level the area with land rocks.	1	\$5,500.00	\$5,500.00
					Total	\$5,500.00

537.490

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.: 764257
Invoice date: 12/01/2025
Due date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Service	To be installed by the Malibu walkway, behind the transformers, where the new storage is being built.		\$0.00	\$0.00
2.		Service	Install 92 Podocarpus of 6 1/2 feet's height	92	\$44.00	\$4,048.00
3.		Install	6 yards of fertilized soil	6	\$150.00	\$900.00
					Total	\$4,948.00

537.004

Eco Blue Aquatic Services, Inc.

8724 Sunset Drive, #94

Miami, FL 33173-3512



Invoice

Date	Invoice #
12/1/2025	5792

Bill To
Stonegate CDD 1020 Malibu Way Homestead, FL 33033

537.003

Quantity	Description	Rate	Amount
1	6 Lakes Maintenance December 2025	1,200.00	1,200.00
It's been a pleasure working with you!			Total \$1,200.00
Phone #	E-mail		Payments/Credits \$0.00
(305) 316-1817	ecoblueaquatic@gmail.com		Balance Due \$1,200.00

M&M Pool&Spa Services, CORP

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

INVOICE**536.004**

Invoice Number
 # 11806

Amount Due
\$150.00

Bill To:

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

Invoice Date

December 1, 2025

Due Date

December 16, 2025

LOCATION: 1020 MALIBU WAY, HOMESTAD

Item	Description	Qty	Rate	Amount
Pool Service	December Monthly Services	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



M&M POOL & SPA SERVICES
Cleaning & Maintenance

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

Invoice details

Invoice no.: 1308
Terms: Due on receipt
Invoice date: 12/01/2025
Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Management Service	Monthly - December 2025	1	\$22,159.00	\$22,159.00

Ways to pay



View and pay

VS Services And Holdings Inc.

3560 NE 11th Dr
Homestead, FL 33033 USA
+12397897263
Victor@IRWL.com

**537.300****INVOICE**

BILL TO	SHIP TO	INVOICE	
STONEGATE CDD / MALIBU BAY CLUB HOUSE 1020 MALIBU WAY HOMESTEAD, FL 33033	STONEGATE CDD / MALIBU BAY CLUB HOUSE 1020 MALIBU WAY HOMESTEAD, FL 33033	1201251087	
		DAT	12/01/2025
		TERMS	Due on receipt
		DUE DATE	12/01/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
HOLLIDAY DECORATIONS	CHRISTMAS DECORATIONS 2025 :: BALANCE	1	8,675.00	8,675.00
THANK YOU FOR YOUR BUSINESS	BALANCE DUE			\$8,675.00

Pay invoice

BILLING COCHRAN, 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
11/30/2025
Account No: 526-030290
Statement No: 196297

Attn: CRAIG WRATHELL

STONEGATE CDD

514.310

Fees

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

For Current Services Rendered	400.00
Previous Balance	\$1,075.00
Total Current Work	400.00

Payments

11/26/2025	PAYMENT RECEIVED - THANK YOU	-1,290.00
	Balance Due	<u>\$185.00</u>

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

Remittance Section

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

Invoice Number: 593552555
Due Date: 01/01/2026
Due This Period: \$143.68

Amount Enclosed: \$ _____

536.007

Please make check payable to

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

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

2100005935525550000143681

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: 593552555
Account Number: 1626036
Site Number: 5608077
Invoice Date: 12/08/2025
Period of Performance: 12/01/2025 - 12/31/2025
Due This Period: \$143.68

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
LATE FEE	\$5.89	\$0.00	\$5.89	\$0.00	\$5.89
PAYMENT	\$110.00	\$7.70	\$117.70	\$0.00	\$117.70
Billed this Invoice	\$134.66	\$9.02	\$143.68	\$0.00	\$143.68
Balance Due Previous Invoices					\$0.00
Total Amount Due					\$143.68

(Please see the following pages for details.)

Payment Remittance

- ✓ **Tax Payer ID:** 38-1904500
- ✓ **ACH & Wire Payment Bank Details:** [REDACTED]
- ✓ **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
- ✓ View Invoice and Contract Copies
- ✓ Enroll in Paperless Invoicing
- ✓ Update your insurance
- ✓ Update your Billing and Asset Address
- ✓ 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

Late Fee and Finance Charge Details

Past Due Invoice Number	Past Due Invoice Description	Past Due Invoice Due Date	Past Due Invoice Balance Subject to Late Charges	Past Due Invoice Payment Date	Late Fee	Finance Charge
592983997		12/01/2025	\$137.79		\$5.89	

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
12/1/2025	2026-0464

Bill To:

Stonegate CDD
PO Box 810036
Boca Raton, FL 33481



Invoice date: Service period:
Dec 13, 2025 **Jan 1 - Jan 31, 2026**

Your total due is: Due by:
\$ 64.79 **Jan 2, 2026**

Your Bill at-a-glance

Previous Balance	\$59.99
Payments and Adjustments	-\$59.99
Current Charges	\$64.79
Taxes and Fees	\$0.00
Total Due	\$64.79

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

Message from ADT

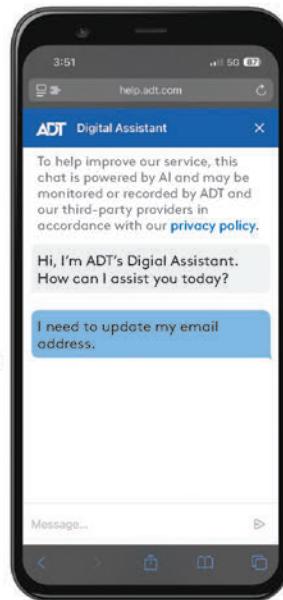
Exciting changes are coming to MyADT soon. Stay tuned!

536.001

Visit our Support Center for quick and easy help

ADT offers support 24/7 using our Digital Assistant chat experience to help with questions about appointments, product details, billing and troubleshooting - no need to call!

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



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

Account Number	14954058
Due Date	Jan 2, 2026
Amount Due	\$64.79

Amount Enclosed \$ _____

6230 0020 DY RP 13 12132025 NNNNNNNY 01 008358 0026

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



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

Please send payment to:

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



00014954058000000000012122500000000000000064792

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

Page 2/2

ⓘ Is your billing information incorrect? You can change it on MyADT.com.

>Your Account Activity

Previous Balance	\$59.99
Payments and Adjustments	
Payment Received - Thank You!	Nov 25, 2025
	-\$59.99
Current Charges	
RECURRING CHARGES	
Services	
Invoice Number 1184458426	Jan 1 - Jan 31, 2026
	\$64.79
Total Non-taxable Charges	\$64.79
Total Due to be paid by Jan 2, 2026	\$64.79

* Taxable charges

ⓘ Any balance left from previous billing periods

ⓘ All payments and adjustments received from you during billing period

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

ⓘ Have questions?
Chat with us at
MyADT.com.

ⓘ Pay your bill online at
MyADT.com.

Moving? Lets make sure your new place is protected.
Scan the QR code for exclusive loyalty offers just for you.



Keep your contacts up-to-date

Your designated contact list is important. ADT will reach out to your contacts as listed when we receive an emergency alarm signal or need to confirm a false alarm.

Scan the QR code below, or go to i.adt.com/mycontacts to log in. Once logged in, go to Account / Emergency Contacts.



REFERRAL REWARDS ARE WAITING



Refer a friend to earn a
\$200 ADT Visa® Reward Card*

Show you care with an ADT referral that gives friends and family customized security savings and earns you a \$200 ADT Visa® Reward Card*. With ADT limitless rewards, it pays to be a good friend.

Scan the QR code or go to
i.adt.com/referral
to start earning now.



*When you make a referral and your referral activates their ADT system. Reward card issued by Pathward, N.A., Member FDIC. Card terms and expiration apply. Full terms at i.adt.com/referral.

INVOICE

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

amando-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.: 764296

537.700

Invoice date: 12/10/2025

Due date: 01/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/10/2025	Services	Clean up, remove weeds and apply herbicide to Section/Project 1, 2 & 3 of Lake 5	3	\$0.00	\$0.00
2.		Trim.	Existing Spartina Grass	3	\$0.00	\$0.00
3.		Total		3	\$1,400.00	\$4,200.00
			Total			\$4,200.00

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.: 764297 **537.700**
Invoice date: 12/10/2025
Due date: 01/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/10/2025	Trim.	All gardens of lake #3 remove all weeds & spray against weeds.	1	\$3,950.00	\$3,950.00
					Total	\$3,950.00

IMAGENET CONSULTING, LLC

PO BOX 825736
PHILADELPHIA, PA 19182-5736

Remittance Section

Invoice Number: 593575998
Due Date: 12/31/2025
Due This Period: \$86.52

Amount Enclosed: \$ _____

Please make check payable to

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

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

2100005935759980000086521

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: 593575998
Account Number: 1626036
Site Number: 5608077
Invoice Date: 12/12/2025
Due This Period: \$86.52

Important Messages

See Reverse For Important Information

Invoice Details

Description	Payment Amount	Tax	Total Amount	Applied Amount	Remaining Amount Due
PROPERTY TAX	\$73.51	\$5.15	\$78.66	\$0.00	\$78.66
PROPERTY TAX ADMIN FEE	\$7.35	\$0.51	\$7.86	\$0.00	\$7.86
Billed this Invoice	\$80.86	\$5.66	\$86.52	\$0.00	\$86.52
Balance Due Previous Invoices					\$0.00
Total Amount Due					\$86.52

(Please see the following pages for details.)

536.007

Payment Remittance

- ✓ **Tax Payer ID:** 38-1904500
- ✓ **ACH & Wire Payment Bank Details:** [REDACTED]
- ✓ **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

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

customersupport@leasedirect.com

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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

Asset Number	Make / Model	Units / Serial Number	PO Number	Property Tax	Admin Fee	Tax	Total Amount
50396510_1	HP / PageWide Man Color P77650dns	MXBCLC624Y		73.51	\$7.35	\$5.66	\$86.52
Asset Location: 1020 NE 34TH AVE HOMESTEAD MIAMI-DADE FL 33033 United States							
							Asset Amount Total: \$86.52

Property Tax Details

Asset Number	Jurisdiction	Lien Date	Assessed Value	Rate	Property Tax
50396510_1	Miami-Dade County	01/01/2025	\$3,511.00	2.09	\$73.51

INVOICE

Bill To: _____

STONEGATE CDD
 Patricia Castro
 Malibu Bay Clubhouse
 1020 Malibu Way
 Homestead, FL 33033

Invoice No: O17663
 Order Date: Dec 15, 2025
 Delivery: Dec 20, 2025
 Event Starts: Dec 20, 2025 03:00 pm
 Event Ends: Dec 20, 2025 07:00 pm
 Pick-up: Dec 20, 2025

Deliver To: _____

Malibu Bay Clubhouse
 1020 Malibu Way
 Homestead, FL 33033

Contact Person _____

Patricia Castro
 Phone:
 Cell Phone: (786)205-3125

537.350

QUANTITY	DESCRIPTION	SIZE	BILLABLE DAYS	PRICE PER ITEM	TOTAL PRICE
1	SUPER SONIC		1	\$1,495.00	\$1,495.00
1	Dumbos	20Ft x 20Ft	1	\$795.00	\$795.00
1	Single Station Euro Bungy #1	' W X 16' L X 24'	1	\$795.00	\$795.00
3	Attendant		1	\$0.00	\$0.00
3	Generators		1	\$75.00	\$225.00
1	Delivery,Setup, & Pickup		1	\$100.00	\$100.00

Order Subtotal: \$3,410.00
TOTAL: \$3,410.00

Amount Paid: \$0.00
Balance Due: \$3,410.00

1. BY ACCEPTING DELIVERY OF RENTED ITEMS, CUSTOMER AGREES TO ALL TERMS AND CONDITIONS SHOWN ON THIS RENTAL CONTRACT. CUSTOMER ACKNOWLEDGES THAT SHE/HE HAS RECEIVED IN GOOD ORDER ALL RENTED ITEMS AND OTHER GOODS LISTED ON THE CONTRACT.
2. CUSTOMER ASSUMES FULL RESPONSIBILITY FOR ALL RENTED ITEMS, INCLUDING THEIR SAFE AND PROPER USE, OPERATION, MAINTENANCE, AND RETURN TO MEGA PARTY EVENTS. CUSTOMER IS RESPONSIBLE FOR ALL LOSS, DAMAGE, OR REPAIR.
3. MEGA PARTY EVENTS MAKES NO WARRANTIES OF MERCHANT ABILITY OR FITNESS FOR PARTICULAR PURPOSE, OR ANY WARRANTIES, EXPRESSED OR IMPLIED.
4. THE FOLLOWING (SECTION 4) ONLY APPLIES TO UNATTENDED UNITS NOT STAFFED OR OPERATED BY A TRAINED MEGA PARTY EVENTS EMPLOYEE. THIS RENTAL CONTRACT FORMS THE SOLE AGREEMENT BETWEEN THE CUSTOMER AND MEGA PARTY EVENTS. THE CUSTOMER AGREES TO INDEMNIFY AND HOLD MEGA PARTY EVENTS HARMLESS FOR ANY CLAIMS FROM CUSTOMERS USE OR MISUSE, INCLUDING ANY THIRD PARTIES FOR LOSS, INJURY, AND DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE CUSTOMER'S NEGLIGENCE OR OPERATION INCLUDING LEGAL COSTS INCURRED IN DEFENSE OF SUCH CLAIMS.
5. OPERATORS SHOULD READ ALL WARNINGS AND INSTRUCTIONS (SAFETY INSTRUCTIONS).
6. RETAKING OF EQUIPMENT: IF CUSTOMER FAILS TO RETURN ALL RETURNED ITEMS UPON AGREED TIME, CUSTOMER AGREES TO PAY FOR ALL ADDITIONAL CHARGES. IF CUSTOMER REFUSES TO RETURN RENTED ITEMS, THE CUSTOMER AGREES THAT MEGA PARTY EVENTS AND ITS AGENTS MAY TAKE ALL REASONABLE ACTIONS NECESSARY TO RECOVER RENTED ITEMS WITHOUT PRIOR NOTICE OR LEGAL PROCESS.
7. CUSTOMER ACKNOWLEDGES THE POSSIBILITY OF INJURY AND WILL PROVIDE ADULT SUPERVISION AT ALL TIMES ACCORDING TO THE RULES GIVEN TO RENTAL PARTY PRIOR TO EVENT, WRITTEN INSTRUCTION, OR VERBAL.
8. ATTORNEY FEES: CUSTOMER AGREES TO PAY ALL REASONABLE ATTORNEY FEES AND COURT COSTS INCURRED BY MEGA PARTY EVENTS IN ENFORCING THESE TERMS AND CONDITIONS

9. CANCELLATION POLICY: ALL CANCELLATIONS MUST BE MADE AT LEAST 24 HOURS PRIOR TO THE STARTING TIME OF YOUR EVENT. AT THE CUSTOMERS OPTION THE NON-REFUNDABLE DEPOSIT MAY BE CREDITED ONCE TOWARDS ANOTHER EVENT WITHIN

THE NEXT SIX MONTHS. ONCE OUR TRUCKS ARE EN-ROUTE TO YOUR EVENT THE FULL AMOUNT IS OWED.

10. ALL RESERVATIONS WITH MEGA PARTY EVENTS REQUIRE A 50% NON-REFUNDABLE DEPOSIT IN ADVANCE OF THE EVENT TO SECURE A RESERVATION. IN THE EVENT OF CANCELLATION THE DEPOSIT AND OR ANY BALANCE PAID TOWARDS THE CUSTOMERS ORDER WILL BE APPLICABLE FOR FUTURE BOOKINGS IN ACCORDANCE TO OUR CANCELLATION POLICY. ONCE A DEPOSIT IS ISSUED IT IS NON-REFUNDABLE.

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

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

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

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

AUTHORIZED SIGNATURE: _____ **DATE:** _____

PRINT NAME

THANK YOU FOR YOUR BUSINESS!

Your HPS Utilities Statement

STONEGATE CDD
Service Address:
1020 NE 34 AVE CLBHS
Account #:
001046837-000351215

Rate Class: INDUSTRIAL
Service Period:
11/17/2025-12/19/2025
Bill Date: 12/23/2025

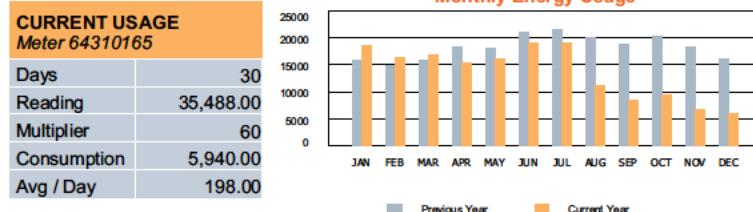
Due Date: 01/19/2026



Community-Owned Services Since 1916

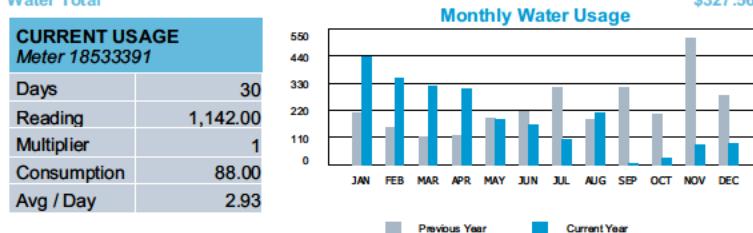
ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$45.00
Electric Consumption @ .0571	5,940.00	\$339.17
Demand Consumption @ 6.37	30.60	\$194.92
Electric Fuel Cost Adj. @ .02400	5,940.00	\$142.56
Electric Total		\$721.65



WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$66.10
Water Gallons Consumed (1,000s)	3.00	\$6.66
Irrigation Service Charge		\$66.10
Irrigation Gallons Consumed (1,000s)	85.00	\$188.70
Water Total		\$327.56



SEWER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$97.04
Gallons Consumed (1,000s)	3.00	\$19.89
Sewer Total		\$116.93
Sewer Total		\$116.93

SANITATION SERVICE CHARGES

Garbage Solid Waste	\$146.31
Recycling Fee (Cans)	\$5.56
Solid Waste Total	\$151.87

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



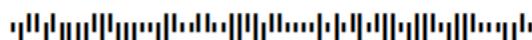
HOMESTEAD PUBLIC SERVICES
100 Civic Court
Homestead, FL 33030



157127AA23-Y-1
1199 Y SP 0.641000
STONEGATE CDD
2300 GLADES ROAD #410W
BOCA RATON FL 33431-8556

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	11/17/2025-12/19/2025	01/19/2026	
Homestead C.A.R.E.S. Contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$1,454.64	\$1,454.64

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

0010468370003512150145464

NEWS & NOTES

Support Hurricane Melissa relief! Drop off donations at City sites or visit homesteadfl.gov Monetary gifts: supportjamaica.jm
Were you a federal employee affected by the recent government shutdown? The City of Homestead may be able to help. Apply at //homesteadfl.gov/CARES

OTHER CHARGES

Hurricane Fee \$1.25

Other Total \$1.25

TAXES

Dade Co Util Tx Elec \$57.91

Fl Gross Receipts Tx \$18.04

Dade Co Util Tx Watr \$32.76

Dade Co Derm (Water & Sewer) \$26.67

Taxes Total \$135.38

Previous Bill Amount \$1,520.74

Payments -\$1,520.74

Adjustments \$0.00

536.044

SUMMARY OF CHARGES

Water Total	\$327.56
Energy Total	\$721.65
Sanitation Total	\$268.80
Other Total	\$1.25
Taxes Total	\$135.38
Current Charges	\$1,454.64
Balance Forward	\$0.00
Total Amount Due	\$1,454.64

General Billing Information



ONLINE ACCOUNT ACCESS

For access to your account, bill payment and other features visit homesteadfl.gov/hps



IMPORTANT CONTACT INFORMATION

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:		
Emergency Power/Streetlight Outage or downed power lines:		
Emergency water service line break or sewer backup:		24 Hours

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 meters, including cutting seals, carries a \$500 electric / \$100 water penalty, plus costs of enforcement under Florida law. Only authorized personnel are allowed to remove meters; unpermitted removal may be treated as tampering.

This will also result in increased deposits.

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

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.

Utilities Assistance: Homestead C.A.R.E.S. (Customer Assistance for Reliable Essential Services) Program is the City of Homestead's official utility assistance program—designed to support eligible Homestead Public Services (HPS) utility customers experiencing financial hardship. This program offers temporary relief to help prevent disconnection of service.

To learn more about eligibility criteria, required documentation, and how to apply, please visit: www.homesteadfl.gov/cares

Homestead C.A.R.E.S. Contribution: *Want to help a neighbor in need?*

Contributions to Homestead C.A.R.E.S. helps support local households facing electric utility disconnection.

To make a donation, please visit our website or add it to your payment at homesteadfl.gov, 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 homesteadfl.gov/billpay
- For phone payments, please call us at 305-224-4444
- Utility payments mailing address: PO Box 900430 Homestead, FL 33090. 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 homesteadfl.gov/cs



Community-Owned Services Since 1916

EMAIL ADDRESSES

Customer Service: customerservicequestions@homesteadfl.gov
Solid Waste: solidwaste@homesteadfl.gov

REPORT & TRACK POWER OUTAGES

Visit outage.homesteadfl.gov

REPORT AN ISSUE TO FIX IT! HOMESTEAD

Visit seeclickfix.com/homestead to request assistance with City services or report problems such as potholes, graffiti, broken sidewalks, storm drain issues, etc.

Your HPS Utilities Statement

STONEGATE CDD
Service Address:
1020 NE 34 AVE FOUNT
Account #:
001046837-000363973

Rate Class: COMMERCIAL
Service Period:
11/17/2025-12/18/2025
Bill Date: 12/23/2025

Due Date: 01/19/2026



Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

SERVICE

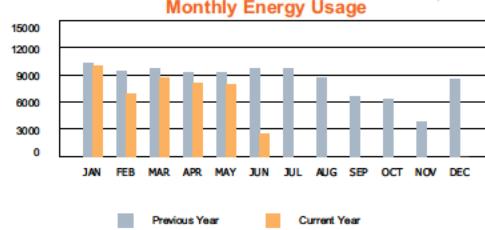
Electric Base Charge
Electric Consumption @ .0797
Electric Fuel Cost Adj. @ .02400

Electric Total

CURRENT USAGE

Meter 60997545

Days	31
Reading	15,835.00
Multiplier	1
Consumption	3.00
Avg / Day	0.10



536.044



HOMESTEAD PUBLIC SERVICES
100 Civic Court
Homestead, FL 33030



157127AA23-Y-1
1200 Y SP 0.641000

STONEGATE CDD
2300 GLADES ROAD #410W
BOCA RATON FL 33431-8556

Rate Class: COMMERCIAL
Service Period:
11/17/2025-12/18/2025
Bill Date: 12/23/2025

Due Date: 01/19/2026

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OTHER CHARGES

Late Fee \$0.23

Other Total \$0.23

TAXES

Dade Co Util Tx Elec \$1.52

Fl Gross Receipts Tx \$0.38

Taxes Total \$1.90

Previous Bill Amount \$33.99

Payments -\$33.99

Adjustments \$0.00

SUMMARY OF CHARGES

Water Total \$0.00

Energy Total \$15.31

Sanitation Total \$0.00

Other Total \$0.23

Taxes Total \$1.90

Current Charges \$17.44

Balance Forward \$0.00

Total Amount Due \$17.44

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

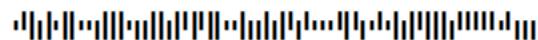
NAME: STONEGATE CDD
SERVICE ADDRESS: 1020 NE 34 AVE FOUNT
CYCLE/ROUTE: 07-06

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001046837-000363973	11/17/2025-12/18/2025	01/19/2026	
Homestead C.A.R.E.S. Contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$17.44	\$17.44

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

0010468370003639730001744

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Community-Owned Services Since 1916

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Solid Waste: solidwaste@homesteadfl.gov

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Visit outage.homesteadfl.gov

REPORT AN ISSUE TO FIX IT! HOMESTEAD

Visit seeclickfix.com/homestead to request assistance with City services or report problems such as potholes, graffiti, broken sidewalks, storm drain issues, etc.

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		\$781.17
One-time EFT Payment - thank you	Dec 01	-\$781.17
Balance forward		\$0.00
Regular monthly charges	Page 3	\$777.70
Taxes, fees and other charges	Page 3	\$8.67
New charges		\$786.37

Amount due Jan 12, 2026 **\$786.37**

Your bill explained

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

Need help?

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

536.010

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**

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number

8495 60 060 0760104

Payment due

Jan 12, 2026

Please pay

\$786.37

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849560060076010400786376

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you

**Visit us online**

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

**Call us anytime**

800-391-3000

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

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Accessibility:

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

Ways to pay

**No more mailing monthly checks**

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

**Go paperless and say goodbye to clutter**

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

Additional billing information

More ways to pay:**Online**

Visit My Account at business.comcast.com/myaccount

**Comcast Business App**

Download the Comcast Business App

**In-Store**

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

Regular monthly charges **\$777.70**

Comcast Business	\$755.70
Bundled services	\$458.95
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00
Equipment Fee Voice and WiFi Pro Expanded Coverage.	\$29.95
TV services	\$211.85
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	\$31.95
Regional Sports Fee	\$15.15
Internet services	\$39.95
Connection Pro	\$39.95
Voice services	\$44.95
Mobility Voice Line Business Voice.	\$44.95

Service fees	\$22.00
Directory Listing Management Fee	\$11.00
Voice Network Investment	\$11.00

Taxes, fees and other charges	\$8.67
Other charges	\$8.67
Regulatory Cost Recovery	\$4.58
Federal Universal Service Fund	\$4.09

What's included?

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

Additional information

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

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

Account Number
8495 60 060 0760104

Billing Date
Dec 22, 2025

Services From
Jan 02, 2026 to Feb 01, 2026

Page
4 of 4

We've made updates to our Comcast Business Services Customer Terms and Conditions, including adding terms for the WiFi Extenders Service. You can review the updated agreement at <https://business.comcast.com/terms-conditions-smb>.

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.

MagicArts Studios LLC

18515 SW 360th St
Homestead, FL 33034-5533 USA
+13057724910
MagicArtsstudiosllc@gmail.com

INVOICE**537.350**

BILL TO
Unusmgmt.com

INVOICE 2
DATE 12/17/2025
DUE DATE 12/17/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Rob Hedges	Santa Claus photo session		500.00	500.00
MagicArts Studios	Booking fee		50.00	50.00
Francisco Navarro	Custom holiday accessories for x2 12 ft skeleton	2	50.00	100.00

Thank you for your business

BALANCE DUE

\$650.00**Pay invoice**

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

Return Service Requested

Invoice Date: 12/19/2025

 STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 ACCOUNTS PAYABLE:
 PO BOX 810036
 BOCA RATON FL 33481-0036

Remittance Section

 Contract Number: 41305856
 Due Date: 1/10/2026
 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



000413058562025121900003614129

536.024

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

NAVITAS CREDIT CORP.
 A UNITED COMMUNITY BANK COMPANY

PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
1/10/2026	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

Important Messages

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

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

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


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

PO#0906241002

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41305856-1	Contract Payment	01/10/2026	\$3,480.49			\$133.63		\$3,614.12
	SUBTOTALS:		\$3,480.49			\$133.63		\$3,614.12

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

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

Your Opinion Matters

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

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

Thank you for your business!

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



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
1/10/2026	41305856	FITNESS EQUIPMENT PER INVOICE
		#BAKNQ2011

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

Invoice details

Invoice no.: 1311

Terms: Due on receipt

Invoice date: 12/23/2025

Due date: 12/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Supplies / Repairs - Receipts	bookings 536.003, 537.350	1	\$852.57	\$852.57
2.		Staff Hours Special Events	CHRISTMAS 2025 MANAGERS BOOKING 537.350	32	\$20.00	\$640.00
3.		Staff Hours Special Events	CHRISTMAS 2025 STAFF BOOKING 537.350	50	\$25.00	\$1,250.00
4.		Christmas Party Decorations	13' Jackskeleton Prop \$200. 13' Grinch Prop \$200. 12' String LED Christmas Tree next to Grinch \$150. 12' String LED Christmas Tree next to Jackskeleton \$150. 10' Multi Color C7 LED Christmas Tree North Driveway \$150. 10' Multi Color C7 LED Christmas Tree South Driveway \$150. 10' Santa With Lantern Prop \$150. 10' Street Lights Prop / Snow Machine Includes Snow Fluid \$300.	1	\$1,450.00	\$1,450.00
5.		Events Receipts	Booking 537.350 Amazon Order, Kids Toys, Bags	1	\$873.58	\$873.58
Total						\$5,066.15

536.003



How doers
get more done.

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

0429 00055 41081 12/18/25 02:57 PM
SALE SELF CHECKOUT

820909914228 15-IN-1 PAIN <A>
HUSKY 15-IN-1 PAINTER'S TOOL SS
2@7.98 15.96
051411204402 FLEX CONN. <A>
F220 FLEX SCREWIN CONN 1/2" PK5
7@3.97 27.79
611942038466 1/2" PLUG <A>
1/2" PVC PLUG MPT
4@1.46 5.84
8997004661134 12'CUBETAPWH <A> 4.98
16/2 12' WHITE CUBE TAP EXT CORD
073257005357 HUSKY 50CT <A> 29.97
HUSKY 42G CONTRACTOR BAGS 50CT
071798780085 HDXMICR024 <A>
HDX 24PK MICROFIBERS CLOTHS
2@9.98 19.96
SUBTOTAL 104.50
SALES TAX 7.32
TOTAL \$111.82
XXXXXXXXXX9285 VISA USD\$ 111.82 TA
AUTH CODE 036849/9555388
Contactless
AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ####-####-7263 SUMMARY
THIS RECEIPT PO/JOB NAME: AVENTURA APPLE C
ROSSWALK

2025 PRO XTRA SPEND 12/17: \$5,582.78
INCLUDES:
Pro Xtra Paint 2025 Savings \$33.59

As of 12/18/2025 your Paint Rewards
level is Bronze; Spend 2596.27 more in
qualifying paint purchases to earn
Silver (15.0% off) on select paint
items.

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

537.350



650 SE 8th Street
Homestead, FL
Club Mgr. Gabriel Gonzalez

Club:170 Reg:40 Trans:6706
Cashier:400 12/20/25 10:37am

*** MEMBERSHIP ID. *****3114 ***
*** MEMBERSHIP EXPIRES ON 08/26 ***

7343004800 ZEPH WATER 119.85 N
15 @ 7.99
20107400000 CHUNK COOKIE 32.97 N
3 @ 10.99
20257600000 CANDY COOKIE 47.94 N
6 @ 7.99
4300008954 KA JAMMERS 104.90 T
10 @ 10.49
**** SUBTOTAL 305.66
FL 7% Tax 7.34
**** TOTAL 313.00

*****4036 ENTRY: H

Purchase 00 APPROVED

AUTH 082023

TERMINAL NUMBER 78073017040
12/20/25 10:39am 170 40 6706 400
US DEBIT
AID: A0000000980840

Visa 313.00
CHANGE 0.00

TOTAL ITEMS= 34

536.003



How doers
get more done.

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

0207 00080 64503 12/13/25 10:52 AM
SALE SELF CHECKOUT

611942066612 PVC40 PEPipe <A>
3/4" X 10' PVC40 PE PIPE 14.53
34.86
761475972987 24' POLE <A> 63.97
UNGER ALUMINUM TELESCOPIC POLE 24FT
049000009774 20 OZ. WATER <A> 2.53N
DASANI WATER 200Z
4715409150138 7"BLKTIEBG <A> 38.51
8" BLK UV RESIST CABLE TIE 1000PK
8997004661721 12'BRWN CORD <A>
16/2 12' BLACK CUBE TAP EXT CORD
24.98 9.96
761475989312 C&C DUSTER <A> 12.97
UNGER COB WEB & CORNER DUSTER
611942038633 3/4 PVC SOEL <A>
3/4" PVC EL 90D SXS
20.67 1.34
761475989237 C&D DUSTER <A> 11.93
UNGER CLICK & DUST MICROFIBER DUSTER
761475981644 14" COMBI <A> 20.97
14" COMBI

SUBTOTAL 176.86
SALES TAX 12.20
TOTAL \$189.06
XXXXXX:XXXXX9285 VISA USD\$ 189.06
AUTH CODE 040264/4802671 TA
Contactless
AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

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

2025 PRO XTRA SPEND 12/12: \$5,405.92

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

0207 12/13/25 10:52 AM



0207 80 64503 12/13/2025 9322
RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 03/13/2026

536.003



How doers
get more done.

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

6355 00061 26403 11/23/25 10:19 AM
SALE CASHIER DARIAN

075967300715 50FT GARDEN <A> 5.98
VELCRO 50FT GARDEN TIE
810105236651 HDXMICR024 <A> 9.98
HDX 24PK MICROFIBERS CLOTHS
032076075767 CBL TACKER <A> 32.47
GARDNER BENDER LOWVOLTAGE STAPLE GUN
020066387396 2X GLSWHT <A>
PAINTERS TOUCH 2X GLOSS WHITE
1006.78 67.80
032076075781 TACKER STAPL <A>
1/4 IN CABLE TACKER STAPLE
2203.28 72.16

SUBTOTAL 188.39
SALES TAX 13.19
TOTAL \$201.58
XXXXXXXXXXXX9285 VISA USD\$ 201.58
AUTH CODE 005477/4616123 TA
Contactless
AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ####-####-7263 SUMMARY
THIS RECEIPT PO/JOB NAME: CHRISTMAS LIGHTS
2025

2025 PRO XTRA SPEND 11/22: \$4,967.20
INCLUDES:
Pro Xtra Paint 2025 Savings \$33.59

As of 11/23/2025 your Paint Rewards
level is Bronze; Spend 2631.99 more in
qualifying paint purchases to earn
Silver (15.0% off) on select paint
items.

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
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6355 11/23/25 10:19 AM



6355 61 26403 11/23/2025 8715
RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 02/21/2026

RaceTrac 2520
3310 NE 8th Street
536.003

Term: XXXXXXXXXX8006
Appr: 01668R
Seq#: 019476
PUMP No. 14
Grade: Unl-93
Gallons: 10.485/G
Price: \$3.539/Gal
TOTAL SALE \$37.11
Capture

Discover
XXXXXXXXXXXX2305
Chip Read

USD\$ 37.11

Discover Credit
Mode: Issuer
AID: A0000001523010
TVR: 0000008000
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
97071DEA6622B619

11/16/2025 12:47:48
HOW ARE WE DOING?
Call 888.636.5589
GUEST@RACETRAC.COM

Order Summary

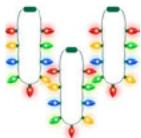
Order placed December 13, 2025

Order # 113-2221166-5481028

Ship to	Payment method	Order Summary
Victor Castro 3560 NE 11TH DR HOMESTEAD, FL 33033-5564 United States	Visa ending in 3019 View related transactions	Item(s) Subtotal: \$816.42 Shipping & Handling: \$0.00 Total before tax: \$816.42 Estimated tax to be collected: \$57.16 Grand Total: \$873.58

Delivered December 16

Your package was left near the front door or porch.



Blowata 24PCS Christmas Light Necklace, 3 Glow Modes Christmas Party Favors, Xmas Lights Necklace, Xmas Accessories with Colorful Bulbs for Xmas Decorations Ugly Sweater Holiday Gathering Decor

Sold by: BLW US

Return or replace items: Eligible through January 31, 2026

\$49.99

Delivered December 16

Your package was left near the front door or porch.



Jenai 200 Pcs Bouncy Balls for Kids, 45 Mm/1.77 Inch Colorful Large Rubber Balls Bulk for Christmas Birthday Party Favors Classroom Carnival Prizes Goodie Gift

Sold by: Chaikui

Return or replace items: Eligible through January 31, 2026

\$84.99

Delivered December 16

Your package was left near the front door or porch.



LEZZIZZ 30Pcs Punch Balloons, Thickened Neon Punching Balloon Heavy Duty Party Favors for Kids with Rubber Band Handle, Bouncy Balls for Birthday Weddings Goodie Bag Stuffer Supply

Sold by: LEEZZIZZ-US

Return or replace items: Eligible through January 31, 2026

\$8.88

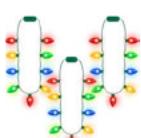


MGparty 24 Pack Christmas Jumping Popper Spring Toys Christmas Party Favors for Kids Birthday Party Carnival Prizes Pinata Filler Classroom Rewards Treat Bags Gifts Poppers Toys Pop Up Critters

Sold by: FitKey

Return or replace items: Eligible through January 31, 2026

\$12.99



Blowata 24PCS Christmas Light Necklace, 3 Glow Modes Christmas Party Favors, Xmas Lights Necklace, Xmas Accessories with Colorful Bulbs for Xmas Decorations Ugly Sweater Holiday Gathering Decor

Sold by: BLW US

Return or replace items: Eligible through January 31, 2026

\$49.99

Delivered December 16

Your package was left near the front door or porch.



Hosuly 100 Pcs Large Christmas Drawstring Bags String Backpack Bulk Christmas Gift Bags Holiday Snowman Santa Goody Wrapping Backpack for Home Birthday Party 16.5 x 13.4 Inch

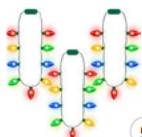
Sold by: Qitaooge

Return or replace items: Eligible through January 31, 2026

\$65.99

Delivered December 15

Your package was left near the front door or porch.



Blowata 24PCS Christmas Light Necklace, 3 Glow Modes Christmas Party Favors, Xmas Lights Necklace, Xmas Accessories with Colorful Bulbs for Xmas Decorations Ugly Sweater Holiday Gathering Decor

Sold by: BLW US

Return or replace items: Eligible through January 31, 2026

\$49.99

Delivered December 16

Your package was left near the front door or porch.



4 Pcs 12 ft Skeleton Christmas Costume Accessories Green Monster Costume Set Furry Fancy Santa Outfit Include Top Pants Hat Fake Beard for Garden Lawn Yard Party Decoration, Skeleton Not Included

Sold by: Homown

Supplied by: Other

Return or replace items: Eligible through January 31, 2026

\$48.99



LIAM&AVA Christmas Squishy Toys, 25 PCS Mochi Squishies Bulk Toy for Girls Boys Kids, Christmas Party Favors, Christmas Fidget Sensory Goodie Bags Filler Gifts Decorations

Sold by: Liam & Ava

Return or replace items: Eligible through January 31, 2026

\$11.99

Delivered December 16

Your package was left near the front door or porch.



MGparty 24 Pack Christmas Jumping Popper Spring Toys Christmas Party Favors for Kids Birthday Party Carnival Prizes Pinata Filler Classroom Rewards Treat Bags Gifts Poppers Toys Pop Up Critters

Sold by: FitKey

Return or replace items: Eligible through January 31, 2026

\$12.99



Hosuly 100 Pcs Large Christmas Drawstring Bags String Backpack Bulk Christmas Gift Bags Holiday Snowman Santa Goody Wrapping Backpack for Home Birthday Party 16.5 x 13.4 Inch

Sold by: Qitaooge

Return or replace items: Eligible through January 31, 2026

\$65.99

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a
Annual Meeting on December 2, 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th
Street, Homestead, Florida 33033.

Present:

Joe McGuinness	Chair
Mariela Figueroa	Vice Chair
Arthur D. Goessel	Assistant Secretary
Alberto Eiras	Assistant Secretary

Also present:

Kristen Thomas (via telephone)	District Manager
Raymond Passaro	Wrathell Hunt and Associates LLC
Gabriela Fernandez	District Counsel
Angel Camacho	District Engineer
Victor Castro	Field Operations

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Passaro called the meeting to order at 6:30 p.m.

Supervisors McGuinness, Figueroa, Goessel and Eiras were present. Supervisor Becerra

was absent.

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items.

No members of the public spoke.

THIRD ORDER OF BUSINESS

Discussion/Consideration of Fill and Level Concrete Pad at Storage Shed Area

Mr. Castro presented the following proposals:

39 • Armando Garcia Land Service, Inc. Invoices

40 A. No. 764249 [Malibu Walkway Tree Removal and Stump Grinding]

41 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**
42 **Armando Garcia Land Service, Inc., Proposal No. 764249 for Malibu Walkway**
43 **Tree Removal and Stump Grinding, in the amount of \$1,500, was approved.**

46 B. No. 764250 [Storage House Grass Removal]

47 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**
48 **Armando Garcia Land Service, Inc., Proposal No. 764250 for Storage House Grass**
49 **Removal, in the amount of \$5,500, was approved.**

52 It was noted that the above projects will be funded from Unassigned Fund Balance.

54 **FOURTH ORDER OF BUSINESS**

Update: Pool Furniture Vendor Visits

56 • Beach & Patio Outdoor Living Proposal/Estimate

57 Mr. Castro presented the Beach & Patio Outdoor Living proposal and stated, per the
58 Board's direction to visit showrooms of the companies that provided pool furniture proposals,
59 he visited all five and narrowed it down to three vendors that are actual manufacturers and based
60 in Florida. The three vendors provided loungers for sampling. After testing the loungers
61 individually, the Board Members unanimously preferred Beach & Patio, which he thinks is the
62 most superior product and most affordable.

63 Discussion ensued regarding vendor price comparisons, the 10-year warranty, the layout,
64 furniture color and fabric, and materials such as Eco-Wood, sling, wheels, etc.

65 **On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, the**
66 **Beach & Patio Outdoor Living Proposal, in the amount of \$79,520, and**
67 **authorizing District Counsel to prepare a Small Project Agreement including the**
68 **warranty, was approved.**

71 Discussion ensued regarding the double-loungers, upgrading the wood for the grill area
72 and a funding source.

73 **FIFTH ORDER OF BUSINESS**

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75
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83 Consideration of Resolution 2026-01,
84 Implementing Section 190.006(3), Florida
85 Statutes, and Requesting that the Miami-
86 Dade County Supervisor of Elections
87 Conduct the District's General Elections;
88 Providing for Compensation; Setting Forth
89 the Terms of Office; Authorizing Notice of
90 the Qualifying Period; and Providing for
91 Severability and an Effective Date

92
93 Mr. Passaro presented Resolution 2026-01. Seats 2, 3 and 4 currently held by Mr.
94 McGuinness, Mr. Becerra and Mr. Goessel respectively will be up for election in November 2026
95 General Election.

96 **On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor,**
97 **Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and**
98 **Requesting that the Miami-Dade County Supervisor of Elections Conduct the**
99 **District's General Elections; Providing for Compensation; Setting Forth the Terms**
100 **of Office; Authorizing Notice of the Qualifying Period; and Providing for**
101 **Severability and an Effective Date, was adopted.**

92
93
94 **SIXTH ORDER OF BUSINESS**

95
96 **Consent Agenda Items**

97 A. **Acceptance of Unaudited Financial Statements as of October 31, 2025**

98 B. **Approval of September 2, 2025 Public Hearing and Regular Meeting Minutes**

99 **On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, the**
100 **Unaudited Financial Statements as of October 31, 2025, were accepted, and the**
101 **September 2, 2025 Public Hearing and Regular Meeting Minutes, as presented,**
102 **were approved.**

103
104 **SEVENTH ORDER OF BUSINESS**

105
106 **Staff Reports**

107 A. **Operations Manager: UNUS Property Management**

108 Mr. Castro reported the following:

109 ➤ Staff recently obtained a proposal to construct a driveway to access the storage shed,
110 wherein permits must be obtained. The contractor, as a general contractor, agreed to pull the
111 permits for the project.

111 ➤ The proposal includes all the work that needs to be done with regard to the driveway and
112 the concrete for the structural work.

113 ▪ **District Engineer: Alvarez Engineers, Inc.**

114 **This item, previously Item 7C, was presented out of order.**

115 Mr. Camacho stated the proposal was received prior to the meeting and includes the
116 construction and permitting of the access for the driveway to the storage facility. This is a design-
117 build firm consisting of engineers as well as contractors. The cost is \$24,000 to produce
118 engineering plans for the storage facility, which must be signed, sealed and submitted for
119 permitting.

120 Discussion ensued regarding the scope of work, contingencies, construction costs, permit
121 fees, total project costs, drainage system, the driveway, pavers, the concrete slab, storage shed,
122 privacy plants, Shed Depot and obtaining additional proposals.

123 Mr. Camacho will obtain two itemized proposals for the driveway project; one with
124 concrete and one with pavers to present to the Board at the next meeting.

125 • **Update: Malibu Bay Clubhouse Pool Project Schedule**

126 Mr. Camacho presented the Malibu Bay Clubhouse Pool Project Schedule and discussed
127 the completion timeframe.

128 Discussion ensued regarding the pool delays, change order adjustments, tile installations,
129 construction and permitting delays, if the vendor can be held liable for the project delays and
130 District Counsel reviewing the Agreement for the project timeline.

131 Mr. Camacho will obtain documentation related to the pool construction delays from the
132 pool vendor and present it at the next meeting.

133 Ms. Fernandez will review the agreements for the pool project to see if there is any
134 information regarding time of completion and any potential damages if the completion date is
135 not met.

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

137 Ms. Fernandez reminded Board Members to complete the required four hours of ethics
138 training by December 31, 2025.

139 Ms. Fernandez stated she will draft the project agreement for the furniture proposal and
140 review the pool contract for provisions on completion and potential liquid damages.

141 C. District Engineer: Alvarez Engineers, Inc.

142 • Update: Malibu Bay Clubhouse Pool Project Schedule

143 This item was presented following Item 7A.

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

145 • NEXT MEETING DATE: January 6, 2026 at 6:30 PM

146 ○ QUORUM CHECK

147 The next meeting will be on January 6, 2026, unless cancelled. If cancelled, the next
148 meeting will be held on February 3, 2026.

149

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

152 Mr. McGuinness noted that the Christmas lights were illuminated one week after
153 neighboring communities.

154 Mr. Castro ensured that, going forward, the holiday decorations will be installed a week
155 prior to Thanksgiving.

156

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, the meeting adjourned at 7:39 p.m.

161

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163

165

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

166
167
168
169

Secretary/Assistant Secretary

Chair/Vice Chair

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2025 CANCELED	Regular Meeting	6:30 PM
November 4, 2025 CANCELED	Regular Meeting	6:30 PM
December 2, 2025	Regular Meeting	6:30 PM
January 6, 2026 CANCELED	Regular Meeting	6:30 PM
February 3, 2026	Regular Meeting	6:30 PM
March 3, 2026	Regular Meeting	6:30 PM
April 7, 2026	Regular Meeting	6:30 PM
May 5, 2026	Regular Meeting	6:30 PM
June 2, 2026	Regular Meeting	6:30 PM
July 7, 2026	Regular Meeting	6:30 PM
August 4, 2026	Regular Meeting	6:30 PM
September 1, 2026	Regular Meeting	6:30 PM