

# **STONEGATE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**March 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/>

February 24, 2026

Board of Supervisors  
Stonegate Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on March 3, 2026 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> 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: FY2027 Field Operations Budget

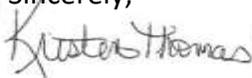
- 8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
- 9. Consent Agenda Items
  - A. Acceptance of Unaudited Financial Statements as of January 31, 2026
  - B. Approval of December 2, 2025 Regular Meeting Minutes
- 10. Staff Reports
  - A. Operations Manager: *UNUS Property Management*
  - B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
    - Consideration of Adjustment to District Counsel Fee Structure
  - C. District Engineer: *Alvarez Engineers, Inc.*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: April 7, 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

- 11. Supervisors' Requests
- 12. Adjournment

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

Sincerely,  
  
 Kristen Thomas  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 866 4977**

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3**

NOTICE OF TENDER OF RESIGNATION

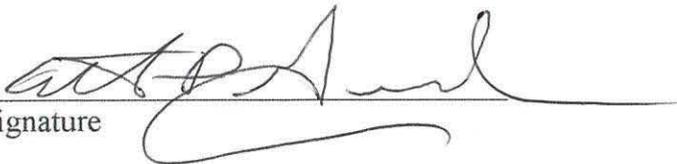
To: Board of Supervisors  
Stonegate Community Development District  
Attn: Kristen Thomas, District Manager  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

From: Arthur Goessel  
Printed Name

Date: 1/1/20

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](mailto: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**

**4**

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

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

\_\_\_\_\_  
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

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

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

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MAILING ADDRESS:  Home  Office County of Residence \_\_\_\_\_

\_\_\_\_\_  
Street Phone Fax

\_\_\_\_\_  
City, State, Zip Email Address

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**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 March 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 March 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 March, 2026.

ATTEST:

**STONEGATE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

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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

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**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8A**

**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

Daniel Rom

Print Name

8/6/2024

Date



Chair/Vice Chair, Board of Supervisors

Joseph McGuinness

Print Name

8/6/24

Date

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8B**

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

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

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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

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Print Name

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Date

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Date

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**CONSENT**  
**AGENDA**

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2026**

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2026**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
<b>ASSETS</b>					
Bank of America*	\$ 973,125	\$ -	\$ -	\$ -	\$ 973,125
FineMark Bank - money mkt	824,071	-	-	-	824,071
Investments					
State Board of Administration	14	-	-	-	14
Revenue 2013	-	490,358	-	-	490,358
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	415	-	-	415
Sinking fund 2013	-	42	-	-	42
Prepayment 2013	-	220	-	-	220
Revenue 2020	-	-	475,271	-	475,271
Reserve 2020	-	-	159,500	-	159,500
Prepayment 2020	-	-	2,570	-	2,570
Construction 2020	-	-	-	59,388	59,388
Undeposited funds	670	-	-	-	670
Due from other	141	-	-	-	141
Due from other funds					
General fund	-	19,038	10,283	-	29,321
Total assets	<u>\$ 1,798,021</u>	<u>\$ 535,073</u>	<u>\$ 647,624</u>	<u>\$ 59,388</u>	<u>\$ 3,040,106</u>
<b>LIABILITIES AND FUND BALANCES</b>					
<b>Liabilities:</b>					
Accounts payable - clubhouse	\$ 2,766	\$ -	\$ -	\$ -	\$ 2,766
Retainage payable	-	-	-	23,186	23,186
Contracts payable	-	-	-	4,196	4,196
Due to other funds					
Debt service - series 2013	19,038	-	-	-	19,038
Debt service - series 2020	10,283	-	-	-	10,283
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>33,087</u>	<u>-</u>	<u>-</u>	<u>27,382</u>	<u>60,469</u>
<b>Fund Balance</b>					
Restricted					
Debt service	-	535,073	647,624	-	1,182,697
Construction	-	-	-	32,006	32,006
Assigned					
3 months working capital	332,963	-	-	-	332,963
Disaster	100,000	-	-	-	100,000
Unassigned	1,331,971	-	-	-	1,331,971
Total fund balance	<u>1,764,934</u>	<u>535,073</u>	<u>647,624</u>	<u>32,006</u>	<u>2,979,637</u>
Total liabilities & fund balances	<u>\$ 1,798,021</u>	<u>\$ 535,073</u>	<u>\$ 647,624</u>	<u>\$ 59,388</u>	<u>\$ 3,040,106</u>

\*Statement not received in time for financial statement distribution.

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments	\$ 35,289	\$ 908,518	\$ 1,093,052	83%
Interest	301	10,723	1,000	1072%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	-	-	5,000	0%
Total revenues	<u>35,590</u>	<u>919,241</u>	<u>1,101,052</u>	83%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	800	6,000	13%
Payroll taxes	-	-	459	0%
Management/recording/accounting	3,785	15,140	45,419	33%
Legal	2,640	4,115	15,000	27%
Engineering	1,229	3,675	15,000	25%
Audit	-	-	7,200	0%
Assessment roll preparation	444	1,777	5,332	33%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	87	350	1,051	33%
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	293	514	1,400	37%
Annual special district fee	-	175	175	100%
Insurance	-	9,005	10,057	90%
Property taxes	-	-	110	0%
Total administrative expenses	<u>8,478</u>	<u>35,551</u>	<u>122,408</u>	29%
<b>Field Operations</b>				
Landscape maintenance	3,455	40,006	112,923	35%
Landscape replacement	-	-	10,000	0%
Tree maintenance	-	-	10,000	0%
Lake plant maintenance	-	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	4,800	21,000	23%
Aeration maintenance	-	-	2,000	0%
Aeration utilities	21	63	2,000	3%
Drainage repairs	-	-	25,000	0%
Contingency	-	-	6,000	0%
Holiday decorations	-	8,675	17,350	50%
Animal control	135	540	1,285	42%
Storage units	-	-	54,720	0%
Total field operations	<u>4,811</u>	<u>62,234</u>	<u>295,478</u>	21%

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
<b>Clubhouse</b>				
Telephone	-	-	6,789	0%
Utilities	2,454	7,916	35,252	22%
Insurance	-	15,530	25,191	62%
Flood insurance	-	-	8,162	0%
Alarm monitoring	65	250	720	35%
Fire monitoring	135	675	540	125%
Pool attendant	-	-	13,860	0%
Pool maintenance	150	450	18,560	2%
Air conditioning R&M	-	-	3,000	0%
Clubhouse operation and management				
Clubhouse management	44,318	110,795	265,908	42%
Special events	-	17,826	45,000	40%
Gym maintenance	-	-	260	0%
Gym equipment lease	3,614	14,456	43,000	34%
FICA expense	-	61	-	N/A
Office supplies	138	696	3,000	23%
Repairs and maintenance	420	420	14,745	3%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	-	-	10,000	0%
Storage shed and landscape	-	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>51,294</u>	<u>181,023</u>	<u>902,579</u>	20%
<b>Other fees and charges</b>				
Property appraiser & tax collector	354	9,443	11,386	83%
Total other fees and charges	<u>354</u>	<u>9,443</u>	<u>11,386</u>	83%
Total expenditures	<u>64,937</u>	<u>288,251</u>	<u>1,331,851</u>	22%
Net increase/(decrease) of fund balance	(29,347)	630,990	(230,799)	
Fund balances - beginning	1,794,281	1,133,944	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	1,357,173	1,331,971	154,400	
Fund balance - ending	<u>\$ 1,764,934</u>	<u>\$ 1,764,934</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 JANUARY 31, 2026**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments	\$ 19,231	\$ 495,101	\$ 596,868	83%
Interest	142	1,786	-	N/A
Total revenues	<u>19,373</u>	<u>496,887</u>	<u>596,868</u>	83%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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	193	5,146	6,218	83%
Total expenditures	<u>193</u>	<u>178,271</u>	<u>612,468</u>	29%
Net increase/(decrease) of fund balance	19,180	318,616	(15,600)	
Fund balances - beginning	<u>515,893</u>	<u>216,457</u>	<u>204,550</u>	
Fund balances - ending	<u>\$ 535,073</u>	<u>\$ 535,073</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 JANUARY 31, 2026**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments	\$ 10,387	\$ 267,429	\$ 322,360	83%
Interest	1,107	4,983	-	N/A
Total revenues	<u>11,494</u>	<u>272,412</u>	<u>322,360</u>	85%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	210,000	0%
Interest 11/1	-	54,075	54,075	100%
Interest 5/1	-	-	54,075	0%
Property appraiser & tax collector	104	2,779	3,358	83%
Total debt service	<u>104</u>	<u>56,854</u>	<u>321,508</u>	18%
Net increase/(decrease) of fund balance	11,390	215,558	852	
Fund balances - beginning	636,234	432,066	408,249	
Fund balances - ending	<u>\$ 647,624</u>	<u>\$ 647,624</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 JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 173	\$ 738
Total revenues	<u>173</u>	<u>738</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>4,196</u>	<u>5,668</u>
Total expenditures	<u>4,196</u>	<u>5,668</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,023)	(4,930)
Fund balances - beginning	36,029	36,936
Fund balances - ending	<u>\$ 32,006</u>	<u>\$ 32,006</u>

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
JANUARY 31, 2026**

9:21 AM

02/25/26

## Stonegate CDD Check Detail January 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>01/21/2026</b>	<b>NAVITAS CREDIT CORP</b>		<b>101.000 · Bank of America - Checking</b>		<b>-3,614.12</b>
Bill	41305856 02/10/2026	01/21/2026		536.024 · Fitness Equipment Lease		-3,614.12	3,614.12
TOTAL						-3,614.12	3,614.12
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>01/28/2026</b>	<b>CITY OF HOMESTEAD</b>		<b>101.000 · Bank of America - Checking</b>		<b>-1,688.87</b>
Bill	000351215 01262026	01/28/2026		536.010 · Utilities		-1,663.96	1,663.96
Bill	000363973 01262026	01/28/2026		536.044 · Aeration Utilities		-17.21	17.21
Bill	000363973 012626 ...	01/28/2026		536.044 · Aeration Utilities		-3.85	3.85
Bill	000351215 012626 ...	01/28/2026		536.010 · Utilities		-3.85	3.85
TOTAL						-1,688.87	1,688.87
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>01/28/2026</b>	<b>COMCAST CORPORATION</b>		<b>101.000 · Bank of America - Checking</b>		<b>-786.23</b>
Bill	0760104 01222026	01/28/2026		536.010 · Utilities		-786.23	786.23
TOTAL						-786.23	786.23
<b>Bill Pmt -Check</b>	<b>14990</b>	<b>01/05/2026</b>	<b>AL-FLEX EXTERMINATORS, INC.</b>		<b>101.000 · Bank of America - Checking</b>		<b>-135.00</b>
Bill	19649	01/05/2026		537.500 · Animal Control		-135.00	135.00
TOTAL						-135.00	135.00
<b>Bill Pmt -Check</b>	<b>14991</b>	<b>01/05/2026</b>	<b>CHI ALARMS, INC.</b>		<b>101.000 · Bank of America - Checking</b>		<b>-135.00</b>
Bill	285706	01/05/2026		536.009 · Fire Monitoring		-135.00	135.00
TOTAL						-135.00	135.00
<b>Bill Pmt -Check</b>	<b>14992</b>	<b>01/05/2026</b>	<b>ECO BLUE AQUATIC SERVICES, INC</b>		<b>101.000 · Bank of America - Checking</b>		<b>-1,200.00</b>
Bill	5831	01/05/2026		537.003 · Lake Maintenance		-1,200.00	1,200.00
TOTAL						-1,200.00	1,200.00
<b>Bill Pmt -Check</b>	<b>14993</b>	<b>01/05/2026</b>	<b>UNUS PROPERTY MANAGEMENT</b>		<b>101.000 · Bank of America - Checking</b>		<b>-22,159.00</b>
Bill	1312	01/05/2026		536.022 · Clubhouse Manager - Victor		-22,159.00	22,159.00
TOTAL						-22,159.00	22,159.00
<b>Bill Pmt -Check</b>	<b>14994</b>	<b>01/14/2026</b>	<b>ALVAREZ ENGINEERS, INC.</b>		<b>101.000 · Bank of America - Checking</b>		<b>-1,228.75</b>
Bill	8933	01/14/2026		519.320 · Engineering		-1,228.75	1,228.75
TOTAL						-1,228.75	1,228.75

## Stonegate CDD Check Detail January 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>14995</b>	<b>01/14/2026</b>	<b>BILLING, COCHRAN, MAURO &amp; RA...</b>		<b>101.000 · Bank of America - Checking</b>		<b>-2,640.00</b>
Bill	1968402	01/14/2026		514.310 · Legal Fees		-2,640.00	2,640.00
TOTAL						-2,640.00	2,640.00
<b>Bill Pmt -Check</b>	<b>14996</b>	<b>01/14/2026</b>	<b>WRATHELL, HUNT &amp; ASSOCIATES,...</b>		<b>101.000 · Bank of America - Checking</b>		<b>-4,316.83</b>
Bill	2026-0739	01/14/2026		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
<b>Bill Pmt -Check</b>	<b>14997</b>	<b>01/14/2026</b>	<b>ADT SECURITY SERVICES INC.</b>		<b>101.000 · Bank of America - Checking</b>		<b>-64.79</b>
Bill	14954058 1132026	01/14/2026		536.001 · Alarm Monitoring		-64.79	64.79
TOTAL						-64.79	64.79
<b>Bill Pmt -Check</b>	<b>14998</b>	<b>01/14/2026</b>	<b>ARMANDO GARCIA LAND SERVIC...</b>		<b>101.000 · Bank of America - Checking</b>		<b>-3,875.00</b>
Bill	764301	01/14/2026		537.400 · Lawn Cutting 537.001 · Landscape Maintenance		-2,680.00 -400.00	2,680.00 400.00
Bill	764310	01/14/2026		537.450 · Irrigation Repairs 536.003 · Repairs & Maintenance		-375.00 -420.00	375.00 420.00
TOTAL						-3,875.00	3,875.00
<b>Bill Pmt -Check</b>	<b>14999</b>	<b>01/14/2026</b>	<b>IMAGENET CONSULTING</b>		<b>101.000 · Bank of America - Checking</b>		<b>-137.69</b>
Bill	594382197	01/14/2026		536.007 · Office Supplies		-137.69	137.69
TOTAL						-137.69	137.69
<b>Bill Pmt -Check</b>	<b>15000</b>	<b>01/14/2026</b>	<b>M&amp;M POOL &amp; SPA SERVICES, CORP</b>		<b>101.000 · Bank of America - Checking</b>		<b>-150.00</b>
Bill	12126	01/14/2026		536.004 · Pool Maintenance		-150.00	150.00
TOTAL						-150.00	150.00
<b>Liability Check</b>	<b>15001</b>	<b>01/08/2026</b>	<b>UNITED STATES TREASURY</b>		<b>101.000 · Bank of America - Checking</b>		<b>-122.40</b>
				216.001 · FICA Payable 216.001 · FICA Payable 216.001 · FICA Payable 216.001 · FICA Payable		-11.60 -11.60 -49.60 -49.60	11.60 11.60 49.60 49.60
TOTAL						-122.40	122.40

9:21 AM

02/25/26

# Stonegate CDD Check Detail January 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>15002</b>	<b>01/28/2026</b>	<b>UNUS PROPERTY MANAGEMENT</b>		<b>101.000 · Bank of America - Checking</b>		<b>-22,159.00</b>
Bill	1319	01/28/2026			536.022 · Clubhouse Manager - Victor	-22,159.00	22,159.00
TOTAL						-22,159.00	22,159.00
<b>Check</b>	<b>15003</b>	<b>01/28/2026</b>	<b>STONEGATE CDD</b>		<b>101.000 · Bank of America - Checking</b>		<b>-470,917.27</b>
					207.203 · Due to DSF Series 2013	-470,917.27	470,917.27
TOTAL						-470,917.27	470,917.27
<b>Check</b>	<b>15004</b>	<b>01/28/2026</b>	<b>STONEGATE CDD</b>		<b>101.000 · Bank of America - Checking</b>		<b>-254,366.17</b>
					207.204 · Due to DSF series 2020	-254,366.17	254,366.17
TOTAL						-254,366.17	254,366.17

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
INVOICES  
JANUARY 31, 2026**

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

# Invoice

**537.500**



**BILL TO**

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

**SHIP TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19649	01/01/2026	\$135.00	01/31/2026	Net 30	

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

SUBTOTAL	135.00
TAX	0.00
TOTAL	135.00
BALANCE DUE	<b>\$135.00</b>

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

536.009

# Invoice

Date	Invoice #
1/1/2026	285706

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

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

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

W.O. No.	FSR No.	P.O. No.	Terms	Due Date	Rep
			Due upon receipt	1/1/2026	ILB

Item	Description	Qty	Rate	Serviced	Amount
UL Service ...	Quarterly UL Central Station Services and response. Paid 30 days in advance.  FEBRUARY - APRIL 2026	1	135.00		135.00

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

<b>Sales Tax (7.0%)</b>	\$0.00
<b>Balance Due</b>	\$135.00

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

Eco Blue Aquatic Services, Inc.  
 8724 Sunset Drive, #94  
 Miami, FL 33173-3512



# Invoice

Date	Invoice #
1/1/2026	5831

<b>Bill To</b>
Stonegate CDD 1020 Malibu Way Homestead, FL 33033

**537.003**

Quantity	Description	Rate	Amount
1	6 Lakes Maintenance January 2026	1,200.00	1,200.00

It's been a pleasure working with you!		<b>Total</b>	\$1,200.00
--	--	--------------	------------

<b>Phone #</b>	<b>E-mail</b>
(305) 316-1817	ecoblueaquatic@gmail.com

<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,200.00

# 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.: 1312  
Terms: Due on receipt  
Invoice date: 01/02/2026  
Due date: 01/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Management Service</b>	Monthly - January 2026	1	\$22,159.00	\$22,159.00

**Total** **\$22,159.00**

## Ways to pay



[View and pay](#)

Your account number: Security provided for: Your ADT system is located at:  
▶ [REDACTED] Stone Gate Cdd 1020 Malibu Way  
Homestead FL 33033-5350



Invoice date: Service period:  
Jan 13, 2026 Feb 1 - Feb 28, 2026

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

Your Bill at-a-glance

Previous Balance	\$64.79
Payments and Adjustments	-\$64.79
<b>Current Charges</b>	<b>\$64.79</b>
<b>Taxes and Fees</b>	<b>\$0.00</b>

**Total Due \$64.79**

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

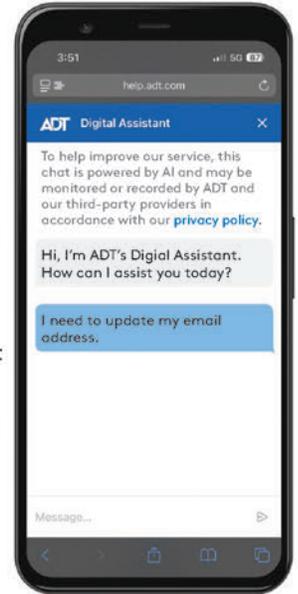
Message from ADT

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](https://i.adt.com/helpadt)



ADT  
452 Sable Blvd Unit G  
Aurora, CO 80011

6230 0020 DY RP 13 01132026 NNNNNNNY 01 009276 0029

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

Account Number [REDACTED]  
Due Date **Feb 2, 2026**  
Amount Due **\$64.79**

Amount Enclosed \$ \_\_\_\_\_

Please send payment to:

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



Please detach and submit this slip with your payment. 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.



000149540580000000000000000000001122600000000000000064793

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

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

## Your Account Activity

<b>Previous Balance</b>	<b>\$64.79</b>
<b>Payments and Adjustments</b>	
Payment Received - Thank You!	Dec 29, 2025 <b>-\$64.79</b>
<b>Current Charges</b>	
<u>RECURRING CHARGES</u>	
<b>Services</b>	
Invoice Number 1190343678	Feb 1 - Feb 28, 2026 <b>\$64.79</b>
<b>Total Non-taxable Charges</b>	<b>\$64.79</b>
<b>Total Due</b> to be paid by Feb 2, 2026	<b>\$64.79</b>

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

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

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

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

\* Taxable charges

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We respond



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



# Invoice

Date	Invoice No.
1/7/2026	8933

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

**Project Number / Name:** 080903-3 Stonegate Operations

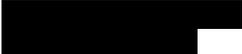
Signed by:  
  
 91E21FBBCEDD4E0...  
 Juan R. Alvarez, P.E.

**Invoice Period:** 12/1/25-12/31/25

Description	Qty (hrs)	Rate (\$ / hr)	Amount (\$)
12/2/2025 Electrical Engineer prepare/attend CDD meeting	5.00	135.00	675.00
12/3/2025 Senior Admin Asst Prepare and submit requisition to district.	0.25	95.00	23.75
12/4/2025 Senior Admin Asst Prepare and submit requisition to district.	0.25	95.00	23.75
12/4/2025 Electrical Engineer Field meeting with electrical contractor to discuss irrigation electrical panel replacement at lake 6	3.00	135.00	405.00
12/5/2025 Electrical Engineer coordinate with electrical contractor on scope for irrigation panel replacement including breaker and conductor sizes and calculations	0.75	135.00	101.25
<b>519.320</b>			
<b>Amount due this Invoice</b>			<b>\$1,228.75</b>

**Wiring Instructions:**

Name: Alvarez Engineers, Inc.  
 Bank: Bank of America



# 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.: 764301  
Invoice date: 01/05/2026  
Due date: 02/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/05/2026	<b>Cut the Grass</b>	Cut the Grass 01/05, 01/19 #537.400	2	\$1,340.00	\$2,680.00
2.	01/05/2026	<b>Cut the Grass</b>	Tract C. Maintenance #537.470	2	\$200.00	\$400.00
3.	01/05/2026	<b>Irrigation System</b>	Third 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

# 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.: 764310  
Invoice date: 01/12/2026  
Due date: 02/11/2026

**536.003**

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/08/2026	Service	In front of the clubhouse, by the concrete columns, repair a 1/4-inch and a 1/3-inch irrigation system pipe.	1	\$420.00	\$420.00
					<b>Total</b>	<b>\$420.00</b>

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

Page: 1  
12/31/2025  
Account No: [REDACTED]  
Statement No: 1968402

Attn: CRAIG WRATHELL

STONEGATE CDD

514.310

Fees

		Hours
12/01/2025		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.20
GAF	CORRESPONDENCE TO KRISTEN THOMAS	0.20
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.20
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DISTRICT MANAGER	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM KRISTEN THOMAS	0.20
MJP	CORRESPONDENCE TO MADISON TAPPA	0.20
MJP	CORRESPONDENCE TO VICTOR CASTRO	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MADISON TAPPA WITH ATTACHMENT	0.20
12/02/2025		
GAF	RECEIPT AND REVIEW OF FINAL AGENDA PACKAGE FOR MEETING OF BOARD OF SUPERVISORS	0.30
GAF	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	3.90
12/03/2025		
GAF	REVIEW DISTRICT FILES; REVIEW AIA AGREEMENT WITH ROCK POWER PAVING CORP, REVIEW NOTICE TO PROCEED	0.70
GAF	CORRESPONDENCE TO KRISTEN THOMAS WITH ATTACHMENTS (X3)	0.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.20
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ANGEL CAMACHO	0.20
GAF	FURTHER CORRESPONDENCE TO KRISTEN THOMAS	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM KRISTEN THOMAS	0.20

STONEGATE CDD

		Hours	
GAF	ADDITIONAL CORRESPONDENCE TO KRISTEN THOMAS	0.20	
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER	0.20	
GAF	CORRESPONDENCE TO DISTRICT MANAGER	0.20	
12/04/2025			
GAF	PREPARE INITIAL DRAFT OF SMALL PROJECT AGREEMENT (OUTDOOR POOL FURNITURE 2025)	1.40	
GAF	CORRESPONDENCE TO KRISTEN THOMAS WITH ATTACHMENT	0.30	
12/12/2025			
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.30	
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.20	
12/15/2025			
GAF	PREPARE REVISIONS TO OUTDOOR POOL FURNITURE SMALL PROJECT AGREEMENT PER UPDATED PROPOSAL	0.30	
GAF	CORRESPONDENCE TO VICTOR CASTRO AND KRISTEN THOMAS WITH ATTACHMENT	0.30	
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.20	
12/30/2025			
GAF	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20	
	For Current Services Rendered	11.60	2,640.00

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GABRIELLA A. FERNANDEZ	ASSOCIATES	11.00	\$225.00	\$2,475.00
MICHAEL J. PAWELCZYK	PARTNERS	0.60	275.00	165.00

Previous Balance \$185.00

Total Current Work 2,640.00

Payments

12/16/2025 PAYMENT RECEIVED - THANK YOU -185.00

Balance Due \$2,640.00

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

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

**Remittance Section**

Invoice Number: 594382197  
Due Date: 02/01/2026  
Due This Period: \$137.69

Amount Enclosed: \$ \_\_\_\_\_

Please make check payable to

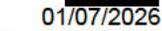
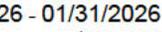
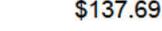
STONEGATE CDD  
ATTN: AP  
2300 GLADES RD STE 410W  
BOCA RATON, FL 33431-8556

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

2100005943821970000137691

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:   
Invoice Number:   
Account Number:   
Site Number:   
Invoice Date: 01/07/2026  
Period of Performance: 01/01/2026 - 01/31/2026  
Due This Period: \$137.69

**Important Messages**

See Reverse For Important Information

**Invoice Details**

Description	Payment Amount	Tax	Total Amount	Applied Amount	Remaining Amount Due
INSURANCE	\$18.77	\$1.22	\$19.99	\$0.00	\$19.99
PAYMENT	\$110.00	\$7.70	\$117.70	\$0.00	\$117.70
<b>Billed this Invoice</b>	<b>\$128.77</b>	<b>\$8.92</b>	<b>\$137.69</b>	<b>\$0.00</b>	<b>\$137.69</b>
<b>Balance Due Previous Invoices</b>					<b>\$0.00</b>
<b>Total Amount Due</b>					<b>\$137.69</b>

(Please see the following pages for details.)

536.007

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## Payment Remittance

- ✓ **Tax Payer ID:** 38-1904500
- ✓ **ACH & Wire Payment Bank Details:** [REDACTED]
- ✓ **Direct Debit:** Company Code/Originator [REDACTED]
- ✓ **Remittance advice:** Email to [eft@leasedirect.com](mailto:eft@leasedirect.com)
- ✓ **Check Payment:** Please be sure to enclose remittance slip and allow sufficient time for postal delivery

---

## Contact Us

[www.leasedirect.com](http://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](mailto:customersupport@leasedirect.com)

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## 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**

**M&M Pool&Spa Services, CORP**

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

**INVOICE**

Invoice Number  
# 12126

Amount Due  
**\$150.00**

**536.004**

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

Invoice Date  
January 8, 2026  
Due Date  
January 23, 2026

LOCATION: 1020 MALIBU WAY, HOMESTAD

Item	Description	Qty	Rate	Amount
Pool Service	January Monthly Services	1	150.00	150.00

**536.004**

Subtotal	\$150.00
Tax	\$0.00
Total	\$150.00
Amount Due	<b>\$150.00</b>

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



**M&M POOL & SPA SERVICES**  
Cleaning & Maintenance

# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
1/1/2026	2026-0739

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

Description	Amount
Management	3,784.92
Assessment Services	444.33
Dissemination Agent	87.58
512.311	
513.310	
513.315	
<i>Building client relationships one step at a time ...</i>	<b>Total</b> \$4,316.83



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

Return Service Requested

Invoice Date: 01/19/2026

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

536.024

## Remittance Section

Contract Number: 41305856  
Due Date: 2/10/2026  
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



000413058562026011900003614121

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
2/10/2026	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

### Important Messages

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

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

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

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



PO#0906241002

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41305856-1	Contract Payment	02/10/2026	\$3,480.49			\$133.63		\$3,614.12
<b>SUBTOTALS:</b>			<b>\$3,480.49</b>			<b>\$133.63</b>		<b>\$3,614.12</b>

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

Please log onto [my.navitascredit.com](http://my.navitascredit.com) or email [customerservice@navitascredit.com](mailto: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
2/10/2026	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

## For Payments

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

### By Check:

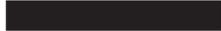
NAVITAS CREDIT CORP.  
PO BOX 935204  
ATLANTA, GA 311935204

## To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: [customerservice@navitascredit.com](mailto: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>



# 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		\$786.37
One-time EFT Payment - thank you	Dec 26	-\$786.37
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$777.70
Taxes, fees and other charges	Page 3	\$8.53
<b>New charges</b>		<b>\$786.23</b>
<b>Amount due Feb 12, 2026</b>		<b>\$786.23</b>

← Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Jan 22, 2026 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).

### Need help?

Visit [business.comcast.com/help](https://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



Payment due

Feb 12, 2026

Please pay

**\$786.23**

Amount enclosed



Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849560060076010400786236

## 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](https://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](https://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](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto: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](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



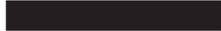
#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you



**Regular monthly charges \$777.70**

<b>Comcast Business</b>	<b>\$755.70</b>
<b>Bundled services</b>	<b>\$458.95</b>
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
<b>TV services</b>	<b>\$211.85</b>
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
<b>Internet services</b>	<b>\$39.95</b>
Connection Pro	\$39.95
<b>Voice services</b>	<b>\$44.95</b>
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 \$8.53**

**Other charges \$8.53**

Regulatory Cost Recovery	\$4.51
Federal Universal Service Fund	\$4.02

What's included?



**Internet:** Fast, reliable internet on our Gig-speed network



**TV:** Keep your employees informed and customers entertained



**Voice Numbers:** (305)247-4094, (305)247-8859

Visit [business.comcast.com/myaccount](https://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](https://business.comcast.com/support/article/tv/x1-parental-controls-safe-browse).



Revisions have been made to the Comcast Business Services Customer Terms and Conditions. To review them, visit Comcast Business Small Business Terms and Conditions: [business.comcast.com/terms-conditions-smb](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/](https://xfinity.com/programmingchanges/) or by calling 866-216-8634.

# Your HPS Utilities Statement

STONEGATE CDD  
 Service Address:  
 1020 NE 34 AVE CLBHS  
 Account #:  
 [REDACTED]

Rate Class: INDUSTRIAL  
 Service Period:  
 12/17/2025-01/22/2026  
 Bill Date: 01/26/2026  
 Due Date: 02/20/2026

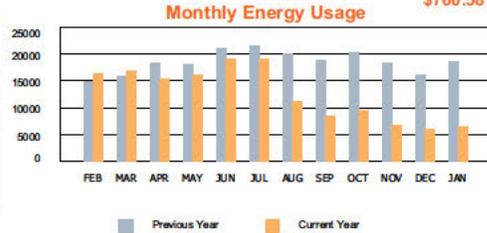


Community-Owned Services Since 1916

## ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$45.00
Electric Consumption @ .0571	6,420.00	\$366.58
Demand Consumption @ 6.37	30.60	\$194.92
Electric Fuel Cost Adj. @ .02400	6,420.00	\$154.08
<b>Electric Total</b>		<b>\$760.58</b>

CURRENT USAGE	
Meter 64310165	
Days	35
Reading	35,595.00
Multiplier	60
Consumption	6,420.00
Avg / Day	183.43



### NEWS & NOTES

Scam Alert: HPS does not accept utility payments through Zelle, gift cards, or peer-to-peer payment apps. Do not make payments to callers requesting these methods.

536.010

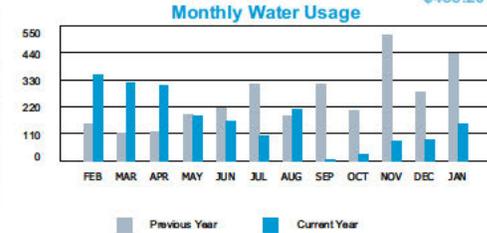
### OTHER CHARGES

Hurricane Fee	\$1.25
<b>Other Total</b>	<b>\$1.25</b>
<b>TAXES</b>	
Dade Co Util Tx Elec	\$60.65
FI Gross Receipts Tx	\$19.01
Dade Co Util Tx Watr	\$46.52
Dade Co Derm (Water & Sewer)	\$35.32
<b>Taxes Total</b>	<b>\$161.50</b>
Previous Bill Amount	\$1,454.64
Payments	-\$1,454.64
Adjustments	\$0.00

## WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$66.10
Water Gallons Consumed (1,000s)	4.00	\$8.88
Irrigation Service Charge		\$66.10
Irrigation Gallons Consumed (1,000s)	146.00	\$324.12
<b>Water Total</b>		<b>\$465.20</b>

CURRENT USAGE	
Meter 18533391	
Days	34
Reading	1,146.00
Multiplier	1
Consumption	150.00
Avg / Day	4.41



## SEWER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$97.04
Gallons Consumed (1,000s)	4.00	\$26.52
<b>Sewer Total</b>		<b>\$123.56</b>
<b>Sewer Total</b>		<b>\$123.56</b>

## SANITATION SERVICE CHARGES

Garbage Solid Waste	\$146.31
Recycling Fee (Cans)	\$5.56
<b>Solid Waste Total</b>	<b>\$151.87</b>

### SUMMARY OF CHARGES

Water Total	\$465.20
Energy Total	\$760.58
Sanitation Total	\$275.43
Other Total	\$1.25
Taxes Total	\$161.50
<b>Current Charges</b>	<b>\$1,663.96</b>
<b>Balance Forward</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$1,663.96</b>

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

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



HOMESTEAD PUBLIC SERVICES  
 100 Civic Court  
 Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
[REDACTED]	12/17/2025-01/22/2026	02/20/2026	
Homestead C.A.R.E.S. Contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$1,663.96	\$1,663.96

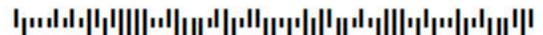
AMOUNT NOT PAID BY DUE DATE IS SUBJECT TO 1.5% LATE FEE.

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

157747AA26-Y-1  
 1264 Y SP 0.641000



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



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

0010468370003512150166396

OEAI11325FTT0250 - 157747AA26.Y:1.1264.1.2.0.000 - www.datalprose.com

## General Billing Information



### ONLINE ACCOUNT ACCESS

For access to your account, bill payment and other features visit [homesteadfl.gov/hps](http://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:		24 Hours
Emergency Power/Streetlight Outage or downed power lines:		
Emergency water service line break or sewer backup:		



Community-Owned Services Since 1916

### EMAIL ADDRESSES

Customer Service: [Customerservicequestions@homesteadfl.gov](mailto:Customerservicequestions@homesteadfl.gov)  
Solid Waste: [Solidwaste@homesteadfl.gov](mailto:Solidwaste@homesteadfl.gov)

**REPORT & TRACK POWER OUTAGES**  
Visit [outage.homesteadfl.gov](http://outage.homesteadfl.gov)

**REPORT AN ISSUE TO FIX IT! HOMESTEAD**

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

**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](http://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](http://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](http://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](http://homesteadfl.gov/cs)

# Your HPS Utilities Statement

STONEGATE CDD  
 Service Address:  
 1020 NE 34 AVE FOUNT  
 Account #:  
 [REDACTED]

Rate Class: COMMERCIAL  
 Service Period:  
 12/18/2025-01/21/2026  
 Bill Date: 01/26/2026  
 Due Date: 02/20/2026

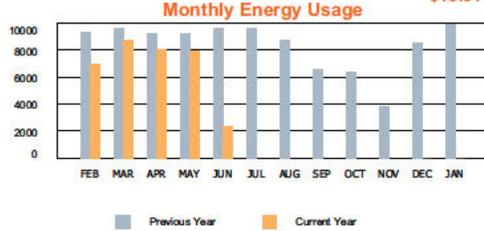


Community-Owned Services Since 1916

## ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$15.00
Electric Consumption @ .0797	3.00	\$0.24
Electric Fuel Cost Adj. @ .02400	3.00	\$0.07
<b>Electric Total</b>		<b>\$15.31</b>

CURRENT USAGE	
Meter 60997545	
Days	34
Reading	15,838.00
Multiplier	1
Consumption	3.00
Avg / Day	0.09



### NEWS & NOTES

Scam Alert: HPS does not accept utility payments through Zelle, gift cards, or peer-to-peer payment apps. Do not make payments to callers requesting these methods.

### OTHER CHARGES

Other Total	\$0.00
<b>TAXES</b>	
Dade Co Util Tx Elec	\$1.52
Fl Gross Receipts Tx	\$0.38
<b>Taxes Total</b>	<b>\$1.90</b>
Previous Bill Amount	\$17.44
Payments	-\$17.44
Adjustments	\$0.00

536.044

### SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$15.31
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$1.90
<b>Current Charges</b>	<b>\$17.21</b>
Balance Forward	\$0.00
<b>Total Amount Due</b>	<b>\$17.21</b>

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

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



**HOMESTEAD PUBLIC SERVICES**  
 100 Civic Court  
 Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
[REDACTED]	12/18/2025-01/21/2026	02/20/2026	
Homestead C.A.R.E.S. Contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$17.21	\$17.21

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.

157747AA26-Y-1  
 1265 Y SP 0.641000



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



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

0010468370003639730001721

## General Billing Information



### ONLINE ACCOUNT ACCESS

For access to your account, bill payment and other features visit [homesteadfl.gov/hps](http://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:		24 Hours
Emergency Power/Streetlight Outage or downed power lines:		
Emergency water service line break or sewer backup:		



Community-Owned Services Since 1916

### EMAIL ADDRESSES

Customer Service: [Customerservicequestions@homesteadfl.gov](mailto:Customerservicequestions@homesteadfl.gov)  
Solid Waste: [Solidwaste@homesteadfl.gov](mailto:Solidwaste@homesteadfl.gov)

**REPORT & TRACK POWER OUTAGES**  
Visit [outage.homesteadfl.gov](http://outage.homesteadfl.gov)

**REPORT AN ISSUE TO FIX IT! HOMESTEAD**

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

**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.

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# 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.: 1319  
Terms: Due on receipt  
Invoice date: 01/27/2026  
Due date: 01/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Management Service</b>	Monthly - February 2026	1	\$22,159.00	\$22,159.00

**Total** **\$22,159.00**

## Ways to pay



[View and pay](#)

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on December 2, 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, 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.**

44  
45

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.**

50  
51

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

53

54 **FOURTH ORDER OF BUSINESS**

**Update: Pool Furniture Vendor Visits**

55

- 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.**

69  
70

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

73 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

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

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

92  
93

94 **SIXTH ORDER OF BUSINESS**

**Consent Agenda Items**

95

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

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

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

102  
103

104 **SEVENTH ORDER OF BUSINESS**

**Staff Reports**

105

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

107 Mr. Castro reported the following:

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

150 **EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

151

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

157 **NINTH ORDER OF BUSINESS**

**Adjournment**

158

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

161

162

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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**

**STAFF**  
**REPORTS B**

LAW OFFICES  
**BILLING**  **COCHRAN**  
ESTABLISHED 1977

KENNETH W. MORGAN, JR.  
MICHAEL J. PAWELCZYK  
MANUEL R. COMRAS  
ANDREW A. RIEF  
JEFFERY R. LAWLEY  
GINGER E. WALD  
SCOTT C. COCHRAN  
ALINE O. MARCANTONIO  
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.  
LAS OLAS SQUARE, SUITE 600  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150  
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER  
300 AVENUE OF THE CHAMPIONS, SUITE 270  
PALM BEACH GARDENS, FLORIDA 33418  
(561) 659-5970  
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM  
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN  
GABRIELLA A. FERNANDEZ PEREZ  
MARLENE E. GONZALEZ  
LORI B. LEWELLEN  
LIZA E. SMOKER  
LUCAS A. WILLIAMS

OF COUNSEL:  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
DENNIS E. LYLES  
BRUCE M. RAMSEY  
RICHARD T. Woulfe

February 5, 2026

VIA E-MAIL ONLY– [thomask@whhassociates.com](mailto:thomask@whhassociates.com)

Ms. Kristen Thomas  
District Manager  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

**Re: Adjustment to District Counsel Fee Structure  
Stonegate Community Development District  
Our File: 526.03029**

Dear Kristen:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

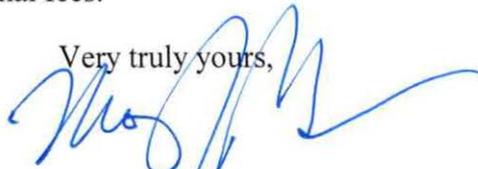
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Kristen Thomas  
February 5, 2026  
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

**STONEGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS D**

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 7, 2025 CANCELED</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>November 4, 2025 CANCELED</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>December 2, 2025</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>January 6, 2026 CANCELED</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>February 3, 2026 CANCELED NO QUORUM</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>March 3, 2026</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>April 7, 2026</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>May 5, 2026</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>June 2, 2026</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>July 7, 2026</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>August 4, 2026</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>
<b>September 1, 2026</b>	<b>Regular Meeting</b>	<b>6:30 PM</b>