

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

August 5, 2025

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

July 29, 2025

Board of Supervisors
Stonegate Community Development District

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on August 5, 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Discussion/Consideration: Pool Furniture Quotes/Proposals
 - A. Absolute Powder Coating Quote #13831
 - B. Beach & Patio Outdoor Living Quote MB-Maui
 - C. Dr. Strap Repair Service Proposal 10825
 - D. Roberts Aluminum Furniture Quote #10204
 - E. Seiden & Co Proposal
 - F. True Blue Pools Contracting, Inc., Proposal 22691-1
4. Discussion/Consideration: Proposals for Malibu Bay Clubhouse Pool Area Pool Tile Replacement
 - A. Blue Power Pool, LLC Tile Proposal
 - B. True Blue Pools Contracting, Inc.
 - I. Proposal 22686-1 [Swimming Pool]
 - II. Proposal 22687-1 [Wading Pool]
5. Discussion/Consideration: Clubhouse Flooring Proposals/Quotes/Estimates
 - A. Architectura Group Miami (AGM) Proposal
 - B. E & A Marble and Tile LLC Estimate Proposal
 - C. Empire Today Est #1-8233604633
 - D. MCB Flooring and Painting INC Estimate #1027

- E. Penate Alfa & Omega Corp Estimate #20250731
- F. Rodriguez Flooring and Services, LLC Estimates
 - I. #0366
 - II. #0367
 - III. #0368
- G. Soma Construction Group INC Proposal #20250731-02
- 6. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of June 30, 2025
 - B. Approval of June 3, 2025 Regular Meeting Minutes
- 7. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
- 8. Staff Reports
 - A. Operations Manager: *UNUS Property Management*
 - B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - 2025 Legislative Update
 - Form 1 Submission and Ethics Training
 - C. District Engineer: *Alvarez Engineers, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 2, 2025 at 6:30 PM [Adoption of FY2026 Budget]
 - QUORUM CHECK

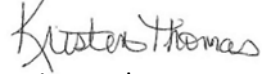
SEAT 1	ALBERTO EIRAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOE MCGUINNESS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	LUIS BECERRA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ART GOESSEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARIELA FIGUEROA	☐ IN PERSON	☐ PHONE	☐ NO

- 9. Supervisors' Requests

10. Adjournment

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

Sincerely,



Kristen Thomas
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

PARTICIPANT PASSCODE: 8664977

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3A

Date	Quote #
7/9/2025	13831

Name / Address
Malibu Bay Clubhouse Unus Property Management LLC 1020 NE 34TH Avenue Homestead, FL 33033

Ship To

Terms	Rep	FOB	Due Date Requested
		Coral Springs	7/9/2025

Item	Description	Qty	U/M	Cost	Total
SA00505201	SA 00505-South Beach-Welded Sling Lounge w/ Aluminum Adjustment Brackets Finish: TBD Sling: TBD	40	ea	805.00	32,200.00T
SA00509319	SA 00509-South Beach-Welded Powder Coated Dining Sling Chair Finish: TBD Sling: TBD	64	ea	231.00	14,784.00T
SA00509319	SA00509B-Welded Powder Coated Bar Height Sling Chair Finish: TBD Sling: TBD	20	ea	237.00	4,740.00T
0054646457	00546464-South Beach-Welded Powder Coat 46" Square Aluminum Table No Hole Finish: TBD	16	ea	724.00	11,584.00T
SA00509319	0081818-South Beach-Welded Powder Coated Dining Sling Chair - Frame Finish: TBD	20	ea	249.00	4,980.00T
FL-7UMB-SQ-...	Mandarin - 7 1/2' Square Fiberglass Frame Umbrella - Push-Up Market Style w/ Wind Vent - Sunbrella Cover & Tie Downs-Grade A Fabric Finish: TBD Fabric: TBD	20	ea	323.00	6,460.00T
FL-PV 90W-UB...	Round 20" Aluminum Base, Concrete Filled - 90 lbs. w/ Wheels - Finish: TBD	20	ea	355.00	7,100.00T

	Subtotal
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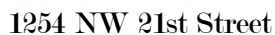
	Sales Tax (7.0%)
--	-------------------------

	Total
--	--------------



Signature

www.absolutepatiofurniture.com



Date	Quote #
7/9/2025	13831

Name / Address
Malibu Bay Clubhouse Unus Property Management LLC 1020 NE 34TH Avenue Homestead, FL 33033

Ship To	

Terms	Rep	FOB	Due Date Requested
		Coral Springs	7/9/2025

[illegible]

Signature _____

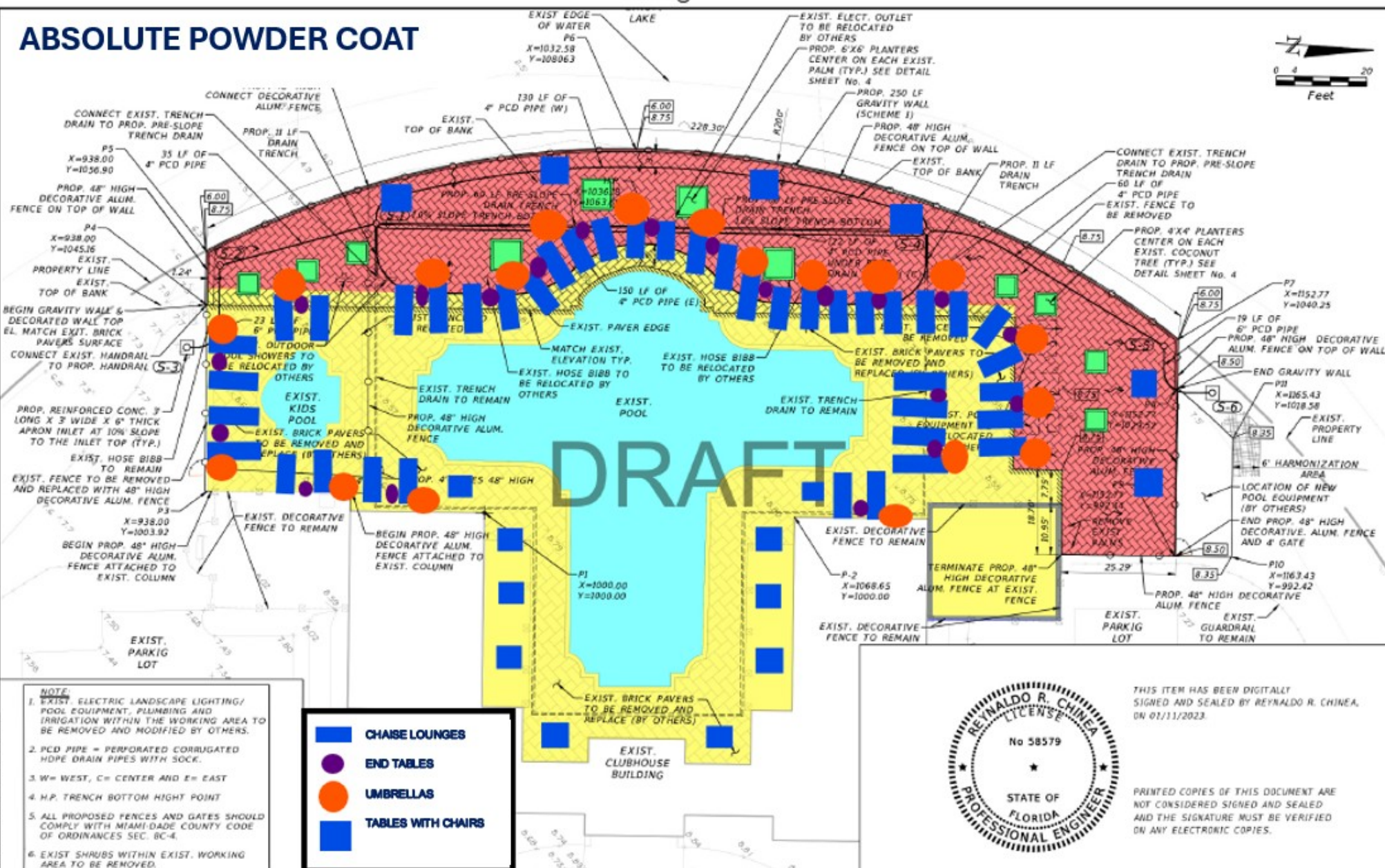
www.absolutepatiofurniture.com

Subtotal	\$81,977.00
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Sales Tax (7.0%)	\$5,729.36
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Total	\$87,706.36
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ABSOLUTE POWDER COAT



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY REYNALDO R. CHINA, ON 01/11/2023.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.













ABSOLUTE PATIO FURNITURE



RESIDENTIAL & COMMERCIAL Outdoor Patio Furniture

MANUFACTURED IN THE USA

A ONE-STOP SHOP FOR ALL YOUR PATIO FURNITURE NEEDS!



Deck & Patio
Umbrellas



Outdoor
Patio Tables



Beach Beds, Day
Beds & Cabanas



Strap
Furniture



Stackable Sling
Patio Chairs &
Chaise Lounges

954.917.2715
ABSOLUTEPAATIOFURNITURE.COM

WHAT WE OFFER

ABSOLUTE PATIO FURNITURE is a one-stop shop for all your patio furniture needs! Absolute manufactures and sells commercial and residential outdoor furniture and provides comprehensive patio furniture restoration services, including powder coating frames and sling / vinyl strap / cushion replacement. Made in the USA!



NEW PATIO FURNITURE

Absolute has manufactured and sold high-quality aluminum furniture at competitive prices since 1984. We service commercial and residential properties including homes, apartment complexes, condominium communities, homeowner associations, hotels, theme parks, and resorts.



PATIO FURNITURE RESTORATION

Absolute has a dedicated patio furniture restoration division, servicing Hotels, Country Clubs, HOA's, Private Homeowners, and are certified warranty refinishers for some of the largest furniture manufacturers in the country. Our process includes sandblasting, chemical pretreatment, and 2-stage powder coating systems for ultimate performance.



REPAIR PARTS & “DO IT YOURSELF” SLING KITS

Absolute offers a broad range of custom slings, vinyl straps, and replacement parts. These products are available for order now and will be shipped out with little to no lead time. Orders for these products are processed directly on our site and we accept all major credit cards.



CUSTOM CUSHIONS

Absolute offers custom made-to-order Sunbrella™ Outdoor Upholstery for all your outdoor needs. We produce cushions for seats, benches, chairs, chaises, deep seating, ottomans, and more. Featuring a wide selection of colors and patterns suitable for everyday use.

OUTDOOR CHAISE LOUNGES

We offer several styles of chaise lounges, providing style, comfort and durability. Our wholesale outdoor lounge chairs are perfect for pools or beachfront.



Palm Beach Sling Chaise Lounge

Palm Beach Collection

77" x 23.5" x 14"



Palm Beach Stackable Sling Chaise Lounge

Palm Beach Collection

77" x 23.5" x 14"



Palm Beach Padded Chaise Lounge

Palm Beach Collection

77" x 23.5" x 14"



Aruba Stackable Sling Chaise Lounge

Aruba Collection

77" x 23.5" x 14"



South Beach Sling Chaise Lounge

South Beach Collection

80" x 28" x 12"



South Beach Stack Sling Lounge

South Beach Collection

80" x 29.5" x 14"



Biscayne Chaise Lounge 3/4 Base Stackable

Biscayne Collection

77" x 23.5" x 14"



Biscayne Chaise Lounge Full Base Stackable

Stackable / Biscayne Collection

77" x 23.5" x 14"



Biscayne Chaise Lounge Sun Stackable

Biscayne Collection

77" x 23.5" x 14"



Marina Chaise Lounge Cross Strap Stackable

Marina Collection

77" x 23.5" x 14"

**VISIT OUR WEBSITE
FOR OUR COMPLETE &
UP-TO-DATE LIST
OF FURNITURE OFFERINGS**

ABSOLUTEPAATOFURNITURE.COM

OUTDOOR POOL & PATIO CHAIRS

Our high quality aluminum products are perfect for your condo building, HOA, resort, hotel or restaurant.



Aruba Stackable Sling Armchair

Aruba Collection
30" x 24" x 30"



Palm Beach Sling Stackable Chair

Palm Beach Collection
28.5" x 22" x 35"



South Beach Sling Armchair

South Beach Collection
22" x 22" x 40"



Biscayne Stackable Wide Arm Chair

Biscayne Collection
28.5" x 22" x 35"



Biscayne Stackable Chair

Biscayne Collection
28.5" x 22" x 35"



Biscayne Stackable High-Back Sand Chair

Biscayne Collection
31" x 22" x 38"



Biscayne Stackable Sand Chair

Biscayne Collection
31" x 22" x 26.5"



Biscayne Bar Stool

Biscayne Collection
24" x 16.5" x 43"



Marina Cross Strap Stackable High-Back Sand Chair

Marina Collection
31" x 22" x 38"



Marina Cross Strap Stackable Chair

Marina Collection
28.5" x 22" x 35"



Marina Cross Strap Stackable Sand Chair

Marina Collection
31" x 22" x 26.5"



Marina Cross Strap Bar Stool

Marina Collection
24" x 16.5" x 43"

OUTDOOR PATIO TABLES

Absolute Patio offers acrylic, aluminum, and fiberglass tables in a multitude of different colors and sizes. Our tables are great additions for resorts, restaurants, backyards, and more.



South Beach Rectangle Dining Table Aluminum

South Beach Collection
74" x 38" x 29"
Custom sizes available



Welded Powder Coat Square Aluminum Table with Umbrella Hole

46" x 46" square
Custom sizes available



Dining Table Fiberglass Top

36" / 42" / 48" round



Straight Leg Fiberglass Table

36" / 42" / 48" round



Table Base Aluminum Table

42" round



South Beach Square Side Table Aluminum

South Beach Collection
18" x 18" square



Stacking Table Aluminum

18" round



Stacking Table Acrylic

18" round



Dining Table Aluminum Top

42" / 48" round



Dining Table Acrylic Top

36" / 42" / 48" round
Bar height available



Cafe Table Fiberglass

30" round

DECK & PATIO UMBRELLAS

Absolute Patio offers a variety of stylish and versatile umbrellas in different sizes and colors. Shop our collection and spice up your restaurant, hotel, condo, or residence today.



Bal Harbor

7.5' octagon
9.0' hexagon
Dome Style Patio Umbrella



Las Olas

7.5' octagon
9.0' hexagon
Market Profile Patio Umbrella



Mandarin Square

7.5' / 9.0' / 11.0' square
10' x 5' rectangular
Square & Rectangular Umbrella



Cantilever

9.0' / 11.0' hexagon
9.0' / 11.0' square
Side Post, Offset Market
Umbrella



Monterey Pulley Lift

7.5' / 9.0' / 11.0' octagon
6.5' / 7.5' square
Fiberglass Pulley Lift Umbrella



Monterey Crank Lift

7.5' / 9.0' / 11.0' octagon
6.5' / 7.5' square
Fiberglass Crank Lift Umbrella



Greenwich Pulley Lift

7.5' / 9.0' / 11.0' octagon
6.5' / 7.5' square
Aluminum Market - Pulley Lift
Umbrella



Eclipse Cantilever

13.0' octagon
10.0' square
Heavy-Duty In-Ground
Cantilever Umbrella

**VISIT OUR WEBSITE FOR OUR COMPLETE &
UP-TO-DATE LIST OF FURNITURE OFFERINGS**

ABSOLUTEPAATIOFURNITURE.COM

BEACH BEDS, DAY BEDS & CABANAS

Our beach beds, outdoor day beds, and cabanas are beautiful pieces of furniture that allow you to truly enjoy the outdoors. Our products come in a variety of different colors and are a great addition for all resorts, beachfront properties, or your poolside.



5x7 Beach & Pool Cabana/Hood
64" x 82" x 59"



Breeze Day Bed
80" x 60" x 20"



South Beach Outdoor Daybed
80" x 60" x 14"

MONSTER CART

From moving stacks of lounge chairs across the beach to hauling decorative plants across stone paths, The Monster Cart makes it easier to move bulky or heavy items on soft sand, pebbly beaches, stone paths, mud, and other difficult surfaces.



Monster Cart
72" x 35" x 19"



Our Monster Cart is designed for easily moving stacks of outdoor furniture and lounge chairs!



PATIO FURNITURE RESTORATION

TRANSFORM YOUR OUTDOORS

REFINISH YOUR OLD PATIO FURNITURE



POWDER COATING • SANDBLASTING • SLINGING • STRAPPING
LARGE SELECTION OF METAL FINISHES • CUSTOM FABRIC CUSHIONS

SAVE TIME & MONEY

KEEP YOUR FURNITURE'S ORIGINAL APPEARANCE OR OPT FOR A NEW LOOK

Choose from a wide variety of colors and textures of powder coatings as well as a large selection of slings, straps and fabrics. Absolute offers custom cushions using Sunbrella® fabrics.

Absolute Powder Coating has a dedicated division for Patio Furniture Restoration. We service Hotels, Country Clubs, HOA's, & Private Homeowners. We offer sandblasting, chemical pretreatment and 2 stage powder coating systems for ultimate performance. We offer Sling Replacement and Strapping. Our services include Custom Cushions/Pillows using Sunbrella™ Fabrics. We are an authorized warranty refinisher for some of the largest furniture manufacturers in the country.

CUSTOMER SERVICE

- Pick up and delivery available.
- Refinishing, repair, rust removal, sandblasting and welding performed by our technicians.
- Powder Coating and Sandblasting services.
- Ability to powder coat and sandblast parts up to 35 ft.
- Free quotes, samples and product assessment.
- Competitive pricing and fast turnaround.
- Experienced staff servicing commercial and private customers.

BENEFITS OF RESTORATION

- Save Money and Save the Environment.
- Ability to transform your furniture completely for a fraction of the cost of replacement.
- Experienced and certified applicators use top grade products to ensure long lasting beauty and performance.

CUSTOM CUSHIONS

Absolute offers custom upholstery for your outdoor cushions. All cushions are custom made to order using Sunbrella™ fabrics. We offer seat cushions, bench cushions, chair cushions, chaise cushions, deep seating, ottoman cushions, throw pillows. Sunbrella™ Outdoor Upholstery offers a wide selection of colors and patterns that are suitable for everyday use. Sunbrella™ fabrics offer a worry free fabric that is meant to last for years of enjoyment. They are easy to clean, weather and water resistant, mold and mildew resistant and fade and uv resistant.



DIY REPLACEMENT SLINGS

Save money by replacing the slings on your existing patio furniture!
Keep your furniture's original appearance or opt for a new look



**Replacement Slings –
Chair 1 piece**



**Replacement Slings –
Chair 2 piece**



**Replacement Slings –
Back only chair**



**Replacement Slings –
Seat only chair**



**Replacement Slings –
Chaise Lounge 1 piece**



**Replacement Slings –
Seat only Chaise Lounge**



**Replacement Slings –
Back only Chaise Lounge**



**Replacement Slings –
Chaise Lounge 2 piece**



**Replacement Slings –
Recliner 1 piece**



**Replacement Slings –
Recliner 2 piece**



**Replacement Slings –
Love Seat 4 piece**



**Replacement Slings –
Love Seat 2 piece**



**Replacement Slings –
Ottoman 1 piece**



CUSTOM PLACEMATS

Absolute offers rectangular placemats that will bring both fashion and function to your table settings. We offer durable fabrics made of vinyl coated polyester fabric, suitable for commercial or residential use. All mats can be spot cleaned easily.

ABSOLUTE
PATIO FURNITURE

954.917.2715
ABSOLUTEPATIOFURNITURE.COM

MADE IN THE USA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3B



Quote

Date

7/10/2025

Quote #

MB-Maui

2750 NE 4th Ave.
Pompano Beach, FL 33064
(954) 933-5666

**Customer
Information:**

Malibu Bay Clubhouse
1020 Malibu Way
Homestead, FL 33033
(PM) Victor: 239-789-7263

Qty	Item	Description	Frame	Material/...	Rate	Amount
50	16" Chaise	M-150.SL.16_16" Maui Sling Chaise Lounge. 2.25"X3/4" Oval Extrusion	TBD	TBD	535.00	26,750.00T
14	EW-42.RND	EW-42.RND***SB LEGS*** Eco-Wood 42" Round Dining Table	TBD	TBD	555.00	7,770.00T
56	Chair	M-50.SL_Maui Sling Dining Chair. 2.25"X3/4" Oval Extrusion	TBD	TBD	275.00	15,400.00T
20	Bar Chair	B-77.SL_Bali Sling Bar Chair. 1.5" X .75" Flat Extrusion	TBD	TBD	255.00	5,100.00T
3	Marella 10x10 Cab...	883-MLA-SQ_10' x 10' Cabana Extruded Aluminum Frame • Commercial Marine Grade Fabric • Stainless Steel Vertex Finial • Direct Surface mounting plate (Set of 4 Included. Mounts to wood or concrete deck)	x	TBD	9,426.00	28,278.00T
3	POLYWOOD-1	EDGE 6-Piece Modular Deep Seating Set	TBD	TBD	3,949.00	11,847.00T
0	2025 Tariff Surchar...	2025 Tariff Surcharge 10% (NOT CHARGING)			9,545.00	0.00T
1	Customer Discount	Preferred Customer Discount (10%)			-9,545.00	-9,545.00T

Thank you so much for choosing Beach & Patio for your custom order. We truly appreciate your business and want to make sure you have the best experience possible. We kindly ask that you keep in mind that any cancellations or changes made during production may result in fees and lead time extensions. Also, please note that delivery charges cover curbside or dockside delivery only. We want to ensure you are completely satisfied with your order, so please don't hesitate to reach out to us with any questions or concerns.
Thank you again for choosing Beach & Patio, and we look forward to serving you!

**Full payment required to process orders under \$2,000.00.
On orders over \$2,000.00, 50% upon acceptance of the order
to start the production, with the balance due upon delivery.**

Print Name:



Quote

Date

7/10/2025

Quote #

MB-Maui

2750 NE 4th Ave.
Pompano Beach, FL 33064
(954) 933-5666

**Customer
Information:**

Malibu Bay Clubhouse
1020 Malibu Way
Homestead, FL 33033
(PM) Victor: 239-789-7263

Qty	Item	Description	Frame	Material/...	Rate	Amount
1	Homestead	Delivery and White Glove Installation to Homestead Area			2,000.00	2,000.00

Thank you so much for choosing Beach & Patio for your custom order. We truly appreciate your business and want to make sure you have the best experience possible. We kindly ask that you keep in mind that any cancellations or changes made during production may result in fees and lead time extensions. Also, please note that delivery charges cover curbside or dockside delivery only. We want to ensure you are completely satisfied with your order, so please don't hesitate to reach out to us with any questions or concerns.
Thank you again for choosing Beach & Patio, and we look forward to serving you!

Subtotal \$87,600.00

Sales Tax (7.0... \$5,992.00

Total \$93,592.00

**Full payment required to process orders under \$2,000.00.
On orders over \$2,000.00, 50% upon acceptance of the order
to start the production, with the balance due upon delivery.**

Print Name:

Signature:

Maui Sling Chaise and Chair w/ Eco-Wood Dining and Side Table



Maui Sling Chaise and Chair



Eco-Wood 42" Round
Dining Table



Eco-Wood 10"x24"
Side Table

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3C



**Dr. Strap
Repair Service**
1533 NE 48th ST
Pompano Beach, FL. 33064

Proposal: 10825

Phone (954) 298-6223
Email: jhernandez98@yahoo.com
www.drstrap.net

Date: 7/9/2025

Customer: 2139	MALIBU BAY CLUBHOUSE C/O UNUS PROP.	Deposit Required to Place Order
Contact: Victor Castro	1020 NE 34th Avenue	\$28154.49 (65%)
Phone: (305) 247-8859	Homestead, FL 33033	Amount Due Upon Delivery
		\$15160.11 (35%)

Furniture Frame Color	Primary Strap or Sling Color	Accent Strap Color
T263 - SPECKLED OAK	FUSION CHESTNUT	#N/A

SKU	DESCRIPTION	QTY	EACH	TOTAL
1030	NEW MC-150 COMMERCIAL GRADE SLING CHAISE LOUNGE NO ARMS, 16" TALL, MADE FROM 1" X 2" RECTANGULAR EXTRUSION	30	\$ 477.00	\$ 14,310.00
1010	NEW MC-50 COMERCIAL GRADE SLING CHAIR WITH ARMS, MADE FROM 3/4" X 1 1/2" RECTANGULAR EXTRUSION	48	\$ 245.25	\$ 11,772.00
1020	NEW MC-75COMMERCIAL GRADE SLING BAR STOOL WITH ARMS, MADE FROM 3/4" X 1 1/2" RECTANGULAR EXTRUSION	20	\$ 310.50	\$ 6,210.00
372	ECO WOOD 42" SQUARE TABLE NO HOLE	12	\$ 624.00	\$ 7,488.00

MAKE CHECKS PAYABLE TO:
Dr. Strap Repair Service

Subtotal	\$ 39,780.00
Sales Tax (7%)	\$ 2,784.60
Subtotal	\$ 42,564.60
Delivery charge	\$ 750.00
Total	\$ 43,314.60

AUTHORIZATION SIGNATURE _____ **DATE** _____

Comments or Special Instructions:

Lead-time: 10-12 weeks

Table Frame: T263 Speckled Oak. Slats Driftwood



**Dr. Strap
Repair Service**
1533 NE 48th ST
Pompano Beach, FL. 33064

Proposal: 10826

Phone (954) 298-6223
Email: jhernandez98@yahoo.com
www.drstrap.net

Date: 7/9/2025

Customer: 2139	MALIBU BAY CLUBHOUSE C/O UNUS PROP.	Deposit Required to Place Order
Contact: Victor Castro	1020 NE 34th Avenue	\$3484.46 (65%)
Phone: (305) 247-8859	Homestead, FL 33033	Amount Due Upon Delivery
		\$1876.25 (35%)

Furniture Frame Color	Primary Strap or Sling Color	Accent Strap Color
T263 - SPECKLED OAK	#N/A	#N/A

SKU	DESCRIPTION	QTY	EACH	TOTAL
435	NEW 9' X 8 FIBERGLASS RIB DOUBLE VENT MARKET UMBRELLA WITH WHITE ALUMINUM POLE, CRANK, DOUBLE VENT, MARINE GRADE SUNBRELLA FABRIC WITH DOUBLE POCKETS	6	\$ 450.00	\$ 2,700.00
461	U-125CW 125 LB ALUMINUM UMBRELLA BASE CEMENT FILLED, WITH WHEELS POWDER COATED, 24" SQUARE	6	\$ 385.00	\$ 2,310.00

MAKE CHECKS PAYABLE TO:
Dr. Strap Repair Service

Subtotal	\$ 5,010.00
Sales Tax (7%)	\$ 350.70
Total	\$ 5,360.70
Delivery charge	
Total	\$ 5,360.70

AUTHORIZATION SIGNATURE _____ **DATE** _____

Comments or Special Instructions:

Lead-time: 10-12 weeks

Table Frame: T263 Speckled Oak. Slats Driftwood



Dr. Strap
(561)-704-9909
www.drstrap.net
sales@drstrap.net

DR. STRAP GENERAL WARRANTY

PRICES: All unit prices are subject to change without any notice.

ACTS OF NATURE: Dr Strap will not be responsible for acts of nature.

FURNITURE FRAMES: Are made using .065 heavy gauge aluminum tubing or extrusions. They are welded with full circumference welds.

Frames are sandblasted to provide the best adhesion for our Powder Coating Process and is electro statically applied then baked on to give a high luster durable finish.

COMMERCIAL FRAME AND POWDER COATING WARRANTY

FRAME: to the original buyers is for 10 years against defects in craftsmanship and materials.

POWDER COATING: is warranted for 3 years against peeling or blistering only. This is a limited Warranty.

VINYL STRAP WARRANTY: Vinyl straps warranty is against breakage, not staining, for a period of 2-years. This is a limited warranty.

SLING FABRIC WARRANTY: I do not manufacture fabrics for sling style lounges. My commercial warranty against ripping or tearing is for a one-year period for sewing workmanship only. All fabric selections are made by the consumer and are advised that some fabrics are better constructed for commercial use.

TABLE TOP WARRANTY

Fiberglass tabletops carry a three-month warranty against bowing, breaking or warping. Fading colored tops carry no warranty for color. Acrylic table tops carry no warranty for commercial use.



Dr. Strap
(561)-704-9909
www.drstrap.net
sales@drstrap.net

DR. STRAP UMBRELLA FABRICS WARRANTY

Marine grade solution dyed acrylic fabrics are warranted against light fastness for a period of ten (10) years. The fabrics are covered under a limited prorated warranty provided directly from the fabric mill. This warranty covers the fabric becoming un-serviceable because of loss of color or strength from normal exposure conditions including sunlight, mildew, rot and atmospheric chemicals.

Warranty does not cover ripped, torn or frayed fabric or seams. It does not cover labor and installation supplied by us or any other dealer. In the event that your fabric fails, please contact us to inspect fabric, submit a claim and secure replacement fabric. All fabric must be properly maintained and cleaned regularly for the warranty to be effective.



Dr. Strap
(561)-704-9909
www.drstrap.net
sales@drstrap.net

DR. STRAP UMBRELLA WARRANTY

Umbrellas carry a warranty for a period of one year from the date of purchase, to the original purchaser, against defects in materials and workmanship. Additionally, fiberglass support ribs on our umbrellas are warranted for one (1) year from the date of purchase to the original purchaser, against defects in materials and workmanship.

Though our Marine Grade fabric umbrellas have successfully passed wind tests over 50 miles per hour, we do not recommend allowing umbrellas to remain open during storms or strong winds. The customer is responsible for lowering the umbrella when winds reach unsafe conditions. Normal care and maintenance of products is required to insure years of problem free use. This includes using an adequate umbrella base secured to the umbrella pole. Modifications made to the product after production may void warranty.

This warranty does not cover the umbrella pole, crank or tilt, normal fading of fabrics and finishes and chemical stains. Tilt mechanisms are recommended for residential use only. Using a tilt mechanism in a commercial setting voids the warranty. This warranty does not cover any damage due to acts of God, abuse, misuse or vandalism to the umbrella after purchase, nor does it cover customer's own material.

Damaged umbrellas should be immediately taken out of service.







STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3D



5415 NW 72 AVENUE,
MIAMI, FL. 33166

QUOTATION

Date	7/9/2025
Quote #	10204

Name / Address			Ship To		
Stonegate CDD MALIBU CLUB HOUSE 1020 NE 34 AVE HOMESTEAD, FL 33033			MALIBU CLUB HOUSE 1020 NE 34 AVE HOMESTEAD, FL 33033 ATTN: Victor Castro 305-247-8859		
P.O. No.	Terms	Due Date	Rep	FOB	Ship Via
	50% Bal. C.O.D	7/9/2025	ALEX	MIAMI	OUR TRUCK

Qty	Item	Description	Price E...	Total
KIDS POOL				
8	SL FLR150W	Flair Redining Sling Stacking Chaise Lounge with wheels	487.29	3,898.32
4	PW ATL188Q	Penma Wood Coffee Table - 18" x 18"	187.758	751.03
3	MU-854FMC	Frankford Crank Monterey Market Umbrella, 9 ft., Oct top, 8 fiberglass ribs, two piece 1.5" pole, 100% Solution-Dyed Acrylic Fibers, Grade A. Single wind vent and exterior ties. Priced with feature fabric colors	413.25	1,239.75
3	UBA-100-CO...	Premium aluminum umbrella base with roller wheels, 100 lb., concrete filled. 27" Dia.	455.107	1,365.32
1	SL KW99	Litter Receptacle with 30 gallon liner	275.47	275.47
POOL DECK				
32	SL FLR150W	Flair Redining Sling Stacking Chaise Lounge with wheels	487.29	15,593.28
16	PW ATL188Q	Penma Wood Coffee Table - 18" x 18"	187.758	3,004.13
14	MU-854FMC	Frankford Crank Monterey Market Umbrella, 9 ft., Oct top, 8 fiberglass ribs, two piece 1.5" pole, 100% Solution-Dyed Acrylic Fibers, Grade A. Single wind vent and exterior ties. Priced with feature fabric colors	413.25	5,785.50
14	UBA-100-CO...	Premium aluminum umbrella base with roller wheels, 100 lb., concrete filled. 27" Dia.	455.107	6,371.50
6	SL ATL195W	Atlantis Sling Double Chaise Lounge with Wheels	1,204.00	7,224.00
12	PW ATL188Q	Penma Wood Coffee Table - 18" x 18"	187.758	2,253.10
8	PW ATL368Q	Penma Wood Dining Table - 36" x 36"	498.07	3,984.56
32	PW 50	Penma Wood Stacking Dining Arm Chair	301.77	9,656.64
4	MU-854FMC	Frankford Crank Monterey Market Umbrella, 9 ft., Oct top, 8 fiberglass ribs, two piece 1.5" pole, 100% Solution-Dyed Acrylic Fibers, Grade A. Single wind vent and exterior ties. Priced with feature fabric colors	413.25	1,653.00
4	UBA-858Q	Premium under table aluminum umbrella base, 85lb., concrete filled, 19" X 19"	168.00	672.00
8	PW ATL368Q	Penma Wood Bar Height Table - 36" x 36"	708.00	5,664.00
32	PW 77	Penma Wood Armless Barstool	403.00	12,896.00
8	SL KW99	Litter Receptacle with 30 gallon liner	275.47	2,203.76
BAR AREA				
20	PW 77	Penma Wood Armless Barstool	403.00	8,060.00
2	SL KW99	Litter Receptacle with 30 gallon liner	275.47	550.94

FURNITURE NEED TO BE DELIVERED WITH IN TWO WEEKS OF COMPLETION OR A STORAGE FEE OF \$20.00 PER DAY WILL APPLY. EXCEPTIONS MUST BE PRE APPROVED BY OUR OFFICE ON QUOTE

Subtotal

Sales Tax (7.0%)

Total

MADE IN THE USA	Phone #	E-mail	Web Site
	305-885-3406	robertsalum@aol.com	www.robertsaluminum.com



5415 NW 72 AVENUE,
MIAMI, FL. 33166

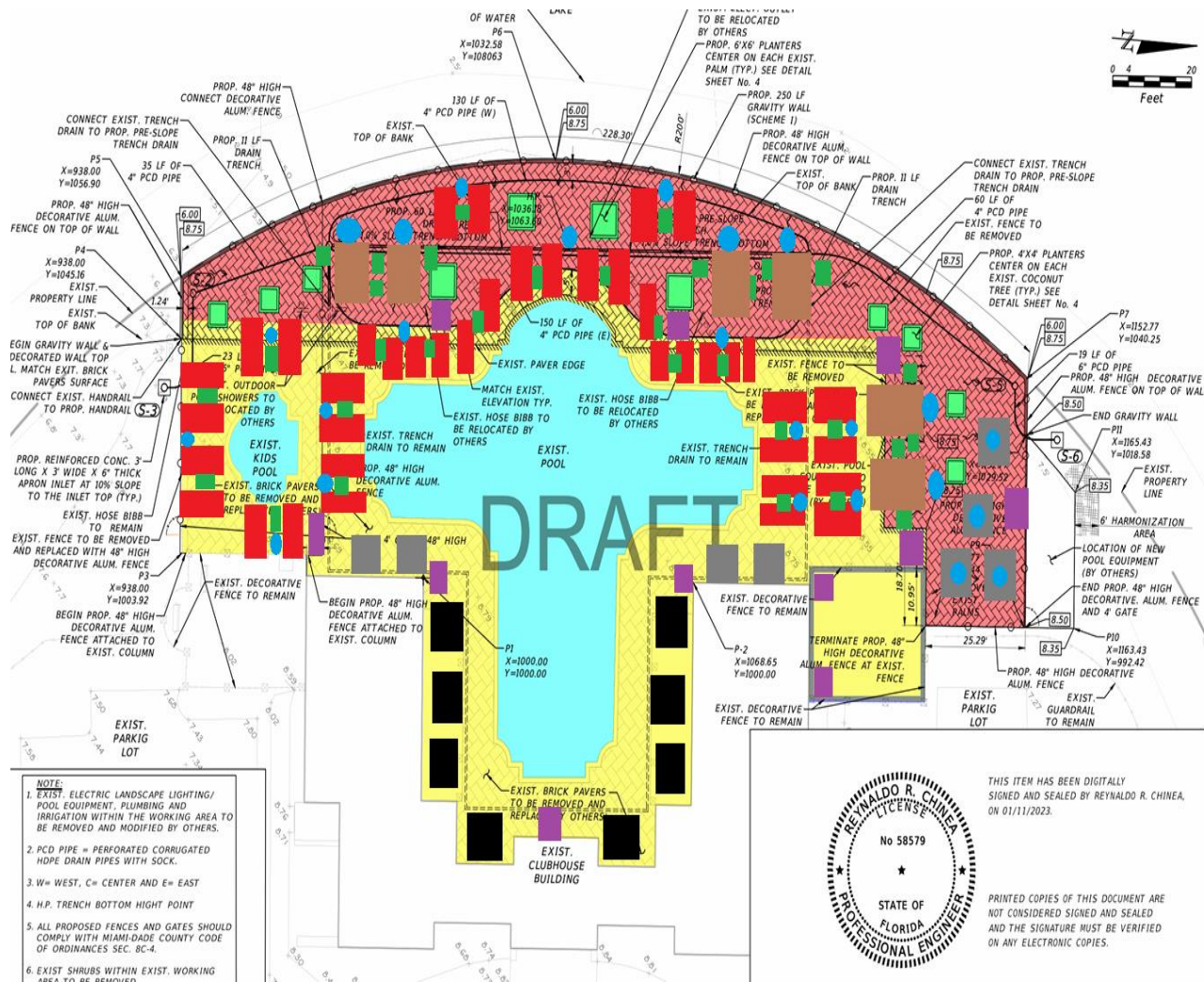
QUOTATION

Date	7/9/2025
Quote #	10204

Name / Address		Ship To			
Stonegate CDD MALIBU CLUB HOUSE 1020 NE 34 AVE HOMESTEAD, FL 33033		MALIBU CLUB HOUSE 1020 NE 34 AVE HOMESTEAD, FL 33033 ATTN: Victor Castro 305-247-8859			
P.O. No.	Terms	Due Date	Rep	FOB	Ship Via
	50% Bal. C.O.D	7/9/2025	ALEX	MIAMI	OUR TRUCK

Qty	Item	Description	Price E...	Total
1	FREIGHT X	TURN KEY DELIVERY SERVICE GROUND LEVEL: INCLUDES UNLOADING, UNPACKING, PLACEMENT OF THE FURNITURE AND CLEAN AREA.	3,900.00	3,900.00
	COLORS NE...	Powder coated aluminum frames: Frame Finish: /Sling Fabric /Permawood: Umbrella Fabric: Marine Acrylic: Color: Product Number: Umbrella Frame:	0.00	0.00
	* Approval N...	By signing this quote, the customer acknowledges Terms, Prices, Quantities, Description, Design and Colors. Selections and availability of materials may add to lead times. Approximate lead times is 8-10 weeks, from the receipt of signed proposal and 50% deposit. Please be advised this quote is valid for 30 days, the same price cannot be guaranteed after 30 day period. Balance due portion of the payment will be required for delivery. Please sign, date below and email back. APPROVE BY: _____ PRINTED NAME: _____ DATED: _____ THANK YOU.	0.00	0.00

FURNITURE NEED TO BE DELIVERED WITHIN TWO WEEKS OF COMPLETION OR A STORAGE FEE OF \$20.00 PER DAY WILL APPLY. EXCEPTIONS MUST BE PRE APPROVED BY OUR OFFICE ON QUOTE				Subtotal	\$97,002.30								
<table border="1"> <tr> <td>MADE IN THE USA</td> <td>Phone #</td> <td>E-mail</td> <td>Web Site</td> </tr> <tr> <td></td> <td>305-885-3406</td> <td>robertsalum@aol.com</td> <td>www.robertsaluminum.com</td> </tr> </table>				MADE IN THE USA	Phone #	E-mail	Web Site		305-885-3406	robertsalum@aol.com	www.robertsaluminum.com	Sales Tax (7.0%)	\$0.00
				MADE IN THE USA	Phone #	E-mail	Web Site						
	305-885-3406	robertsalum@aol.com	www.robertsaluminum.com										
				Total	\$97,002.30								



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY REYNALDO R. CHINEA,
ON 01/11/2023.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

SL FLR150W



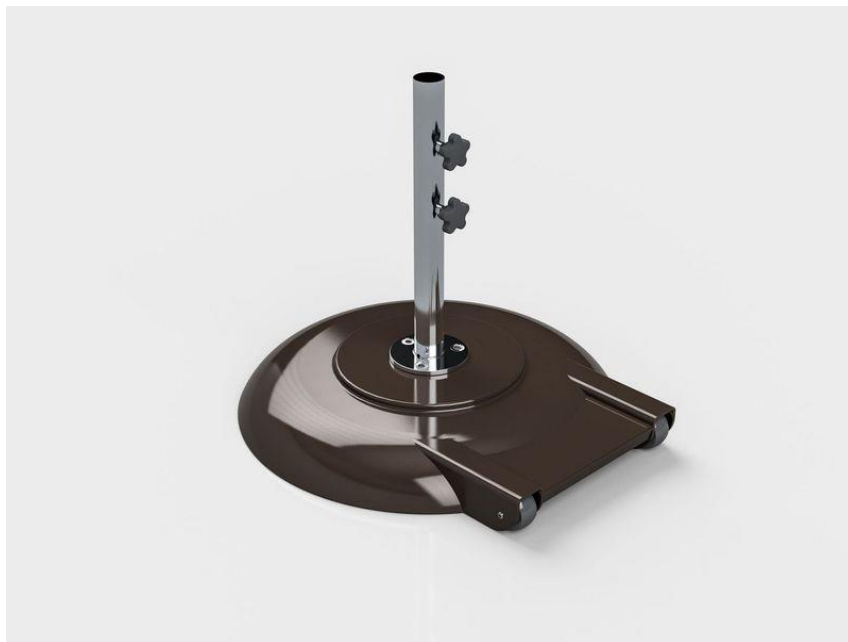
PW ATL18SQ



MU 854FMC



UBA-100 Color



SL KW99



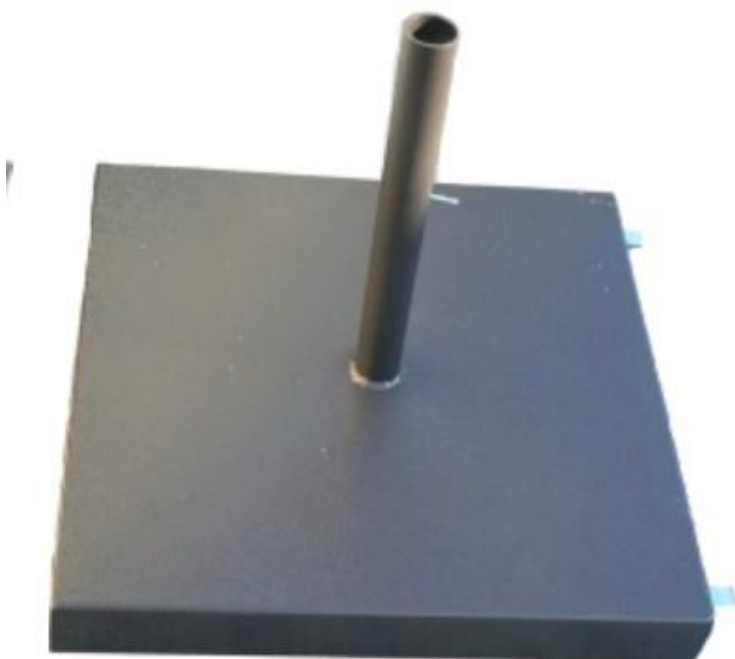
SL ATL195W



PW ATL36SQ & PW50



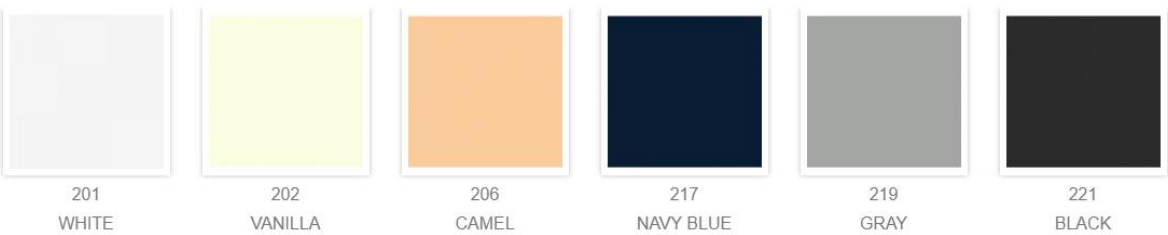
UBA-85SQ



PW ATLB36SQ & PW77



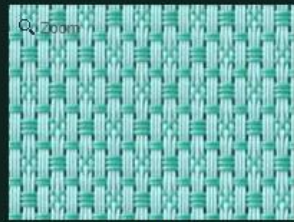
Frame Finish



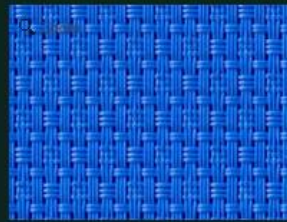
Sling fabrics



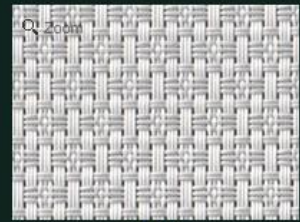
FX-401
White



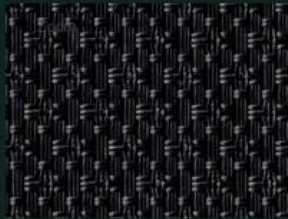
FX-414
Turquoise



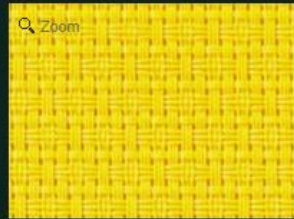
FX-416
Royal Blue



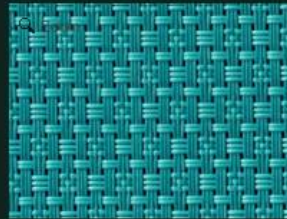
FX-419
Grey



FX-421
Black



FX-422
Buttercup



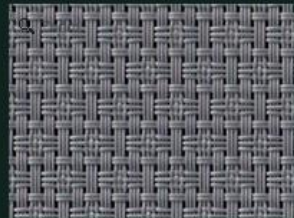
FX-427
Jade



FX-429
Cappuccino



FX-432
Adobe



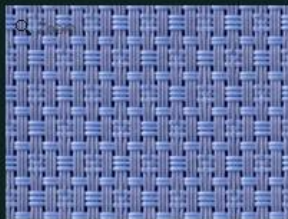
FX-450
Charcoal



FX-460
Dark Blue



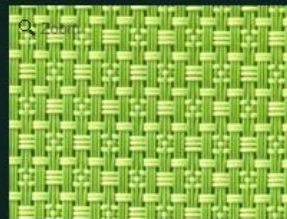
FX-462
Crimson



FX-463
Periwinkle



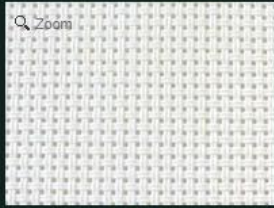
FX-464
Sand



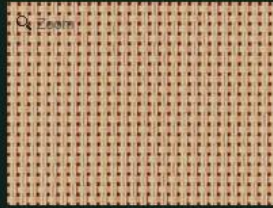
FX-465
Key Lime



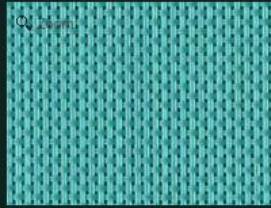
FX-466
Pimento



F2-201
White 2x2



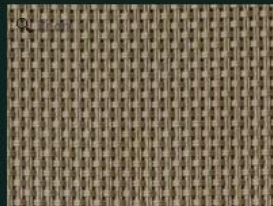
F2-206
Camel 2x2



F2-214
Turquoise 2x2



F2-224
Off White 2x2



F2-232
Adobe 2x2



F8-201
White



F8-217
Navy



F8-219
Grey



F8-221
Black



F8-231
Leisure Brown



F8-237
Putty



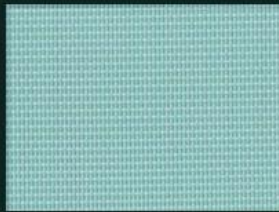
FM-301
Aluminum



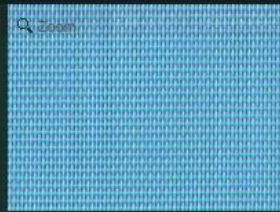
FM-302
Brass



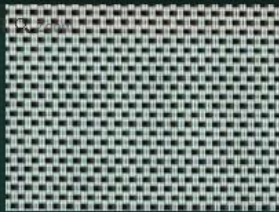
FM-310
Titanium



FM-312
Aquamarine



FM-311
Blue Sky



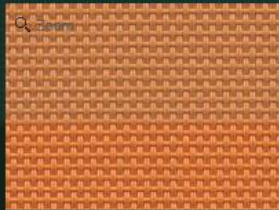
FT-140
Dense Titanium



KCA-3039243
Orchid



FS-072
Black



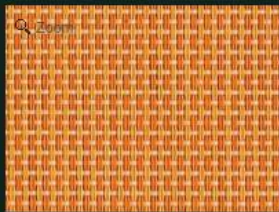
FS-023
Snappy



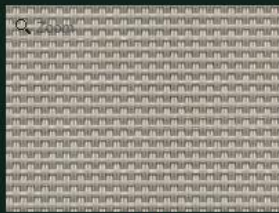
FS-251
Forest Green / Holly Green



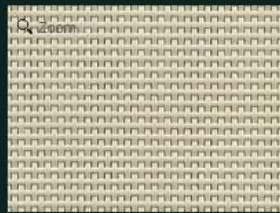
G00-3007156
Royal Blue



KBZ-3039241
Straw Mat Mellon



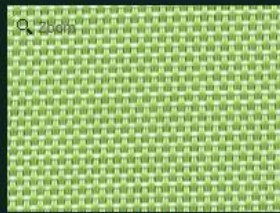
FS-071
Stucco



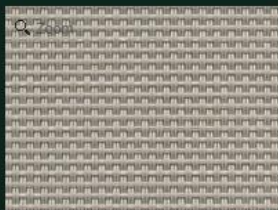
FS-090
Grey Sand



FS-031
Sea Isle Blue



FS-091
Citron



FS-071
Stucco



FS-090
Grey Sand



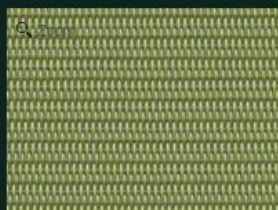
FS-031
Sea Isle Blue



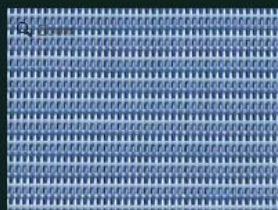
FS-091
Citron



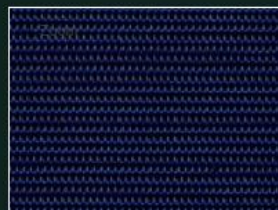
FS-077
Pacific



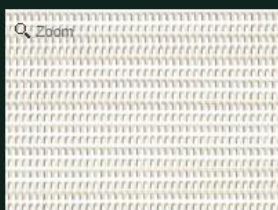
FS-010
Dupioni Kiwi



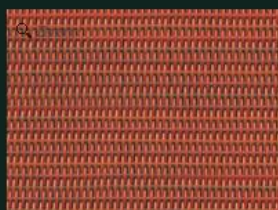
FS-007
Dupioni-Poolside



FS-021
Dupioni Sapphire



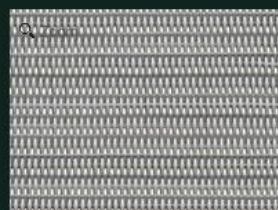
FS-030
Metallica White



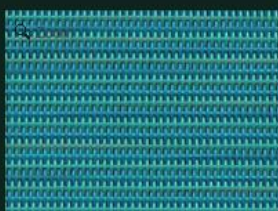
FS-057
Metallica Salsa



FS-094
Metallica Smoke



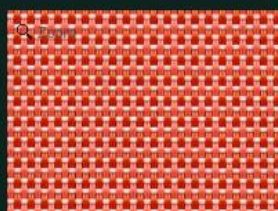
FS-049
Metallica Platinum



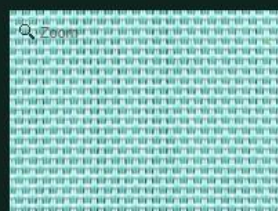
FS-074
Metallica Lagoon



FT-139
Indention



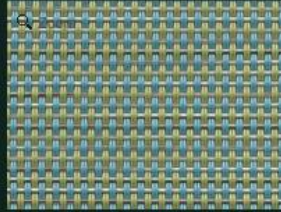
FS-087
Straw Mat Coral



FS-092
Breeze



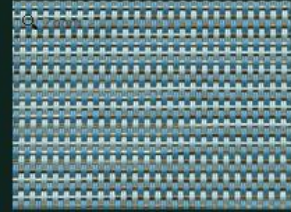
FS-029
Burlap



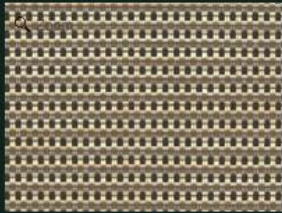
FP-044
Straw Mat Blue



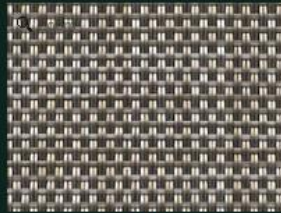
FS-073
Tweed Indigo



FP-064
Madras Tweed Surf



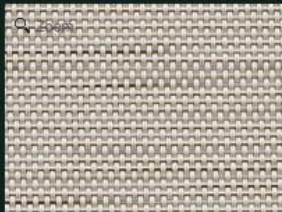
FP-014
Straw Mat Cognac



FS-095
Mica Pearl



FS-096
Copperlite



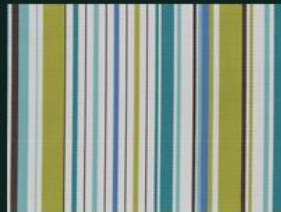
FS-097
Madras Tweed Putty



FS-001
Sierra Sands



FS-006
Delray Stripe Poolside



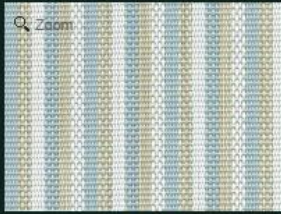
FS-098
Coastline Peacock



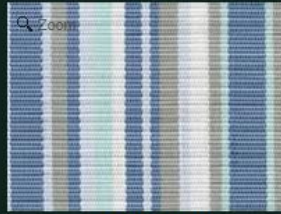
FS-089
Navy Pier



Z.JZ-3047252
Nova Millstone



FS-048
Aquafino



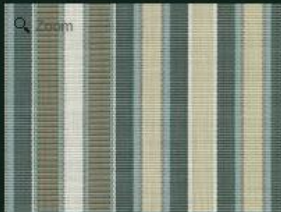
LLR-3042900
Cole Stripe Riviera



FS-051
Raleigh Stripe



FS-070
Tempo Stone



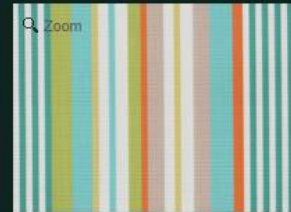
FS-075
Windsor Stripe Spa



FS-076
Elise Stripe Chesapeake



FS-099
Kona Sunset



FS-102
Kona Playa



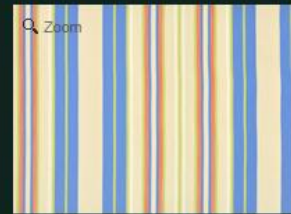
FS-105
Trixie Stripe Myrtle



FS-101
Coco High Tide



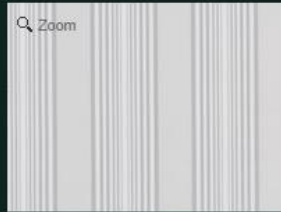
FS-104
Maui Royal



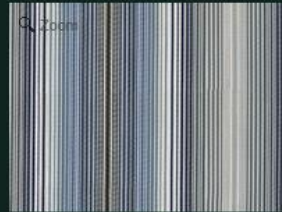
FS-103
Winsted Stripe Beach



NW7-3036896
Vineyard Stripe Copper



FS-106
Gradient Cabana Silvermist



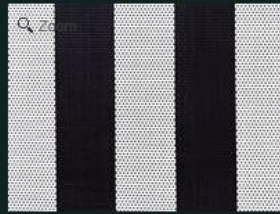
FS-100
Daytripper Denim



DCR-3039250
Coco Confetti



FS-005
Forest Cafe



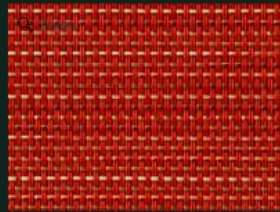
FS-044
Black White Cafe



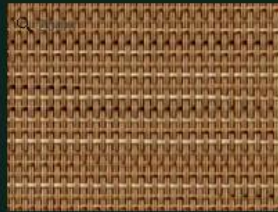
FS-016
Elizabeth



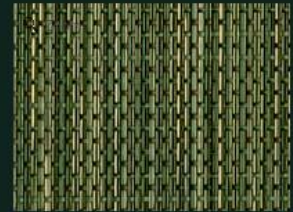
FS-046
Forest



FS-026
Meridian



FS-027
Honey



FS-018
Autumn Fern



FS-014
Linen



FS-019
Birch Forest



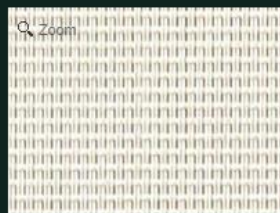
FS-028
Winter Wheat



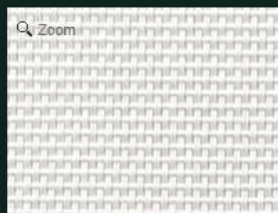
FS-015
Dark Blue



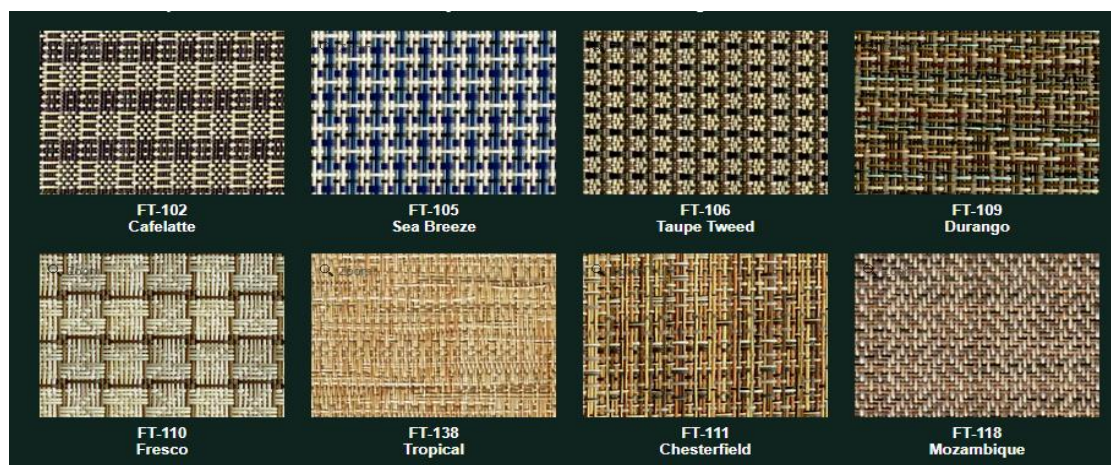
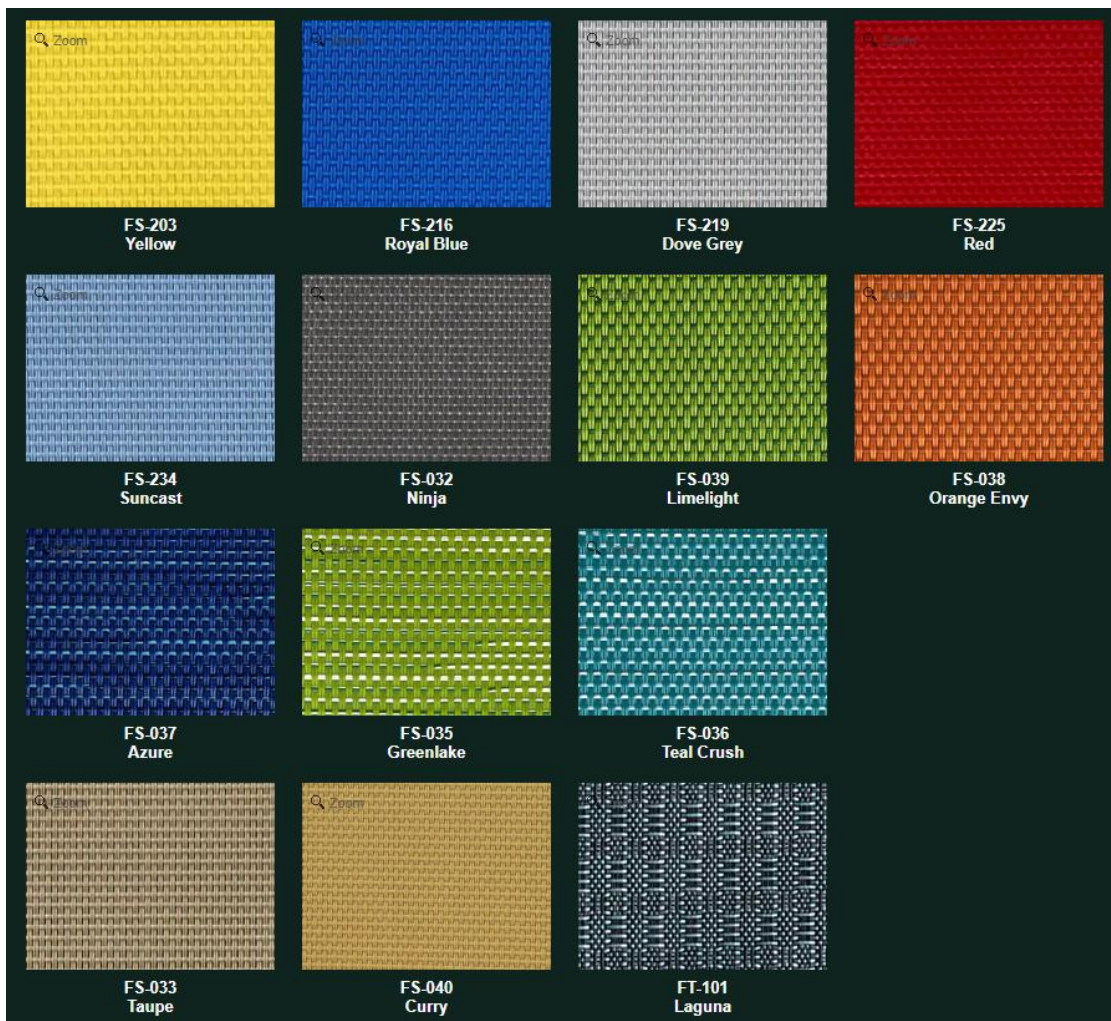
FS-017
Mayan Teal

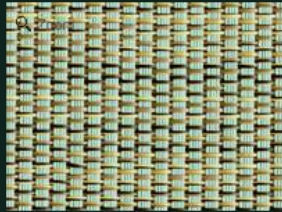


FS-020
Porcelain / Alabaster

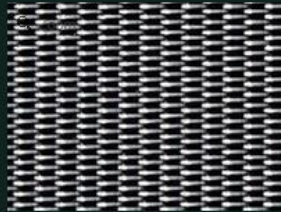


FS-201
White





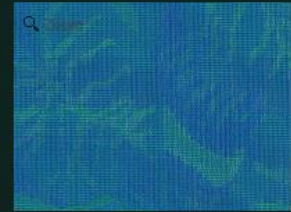
FT-112
Atlantic Drift



T91N5W118
Nickel



FT-115
Graphite



FJ-007
Antigua



FT-119
Chinchilla



FT-144
Lumina



FT-143
Driftwood



FT-157
Low Tide



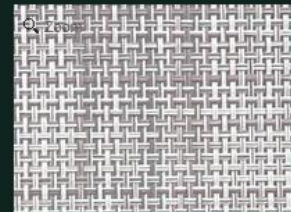
FT-141
Jaunt Smoke



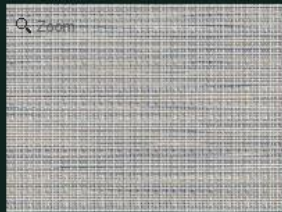
FT-145
Blue Lagoon



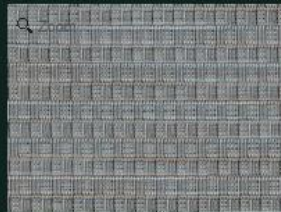
FT-147
Motley Weave



FT-146
Blush



FT-121
Martinique



FT-123
Blue Bronze Weave



FT-125
Surfside



FT-129
Raw Linen II



FT-130
Montego Bay



FT-131
Huffman



FT-132
Natura Natural



FT-133
Green Bamboo



FT-134
Brown Bamboo



FT-135
Sienna Tea Leaves



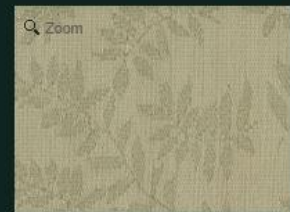
FT-136
Olive Tea Leaves



FT-137
Amelia



FP-008
Tropic Foliage



FP-013
Nottingham



FP-015
White Jungle



FP-086
Sumba Mocha



FP-106
Caribbean Palms



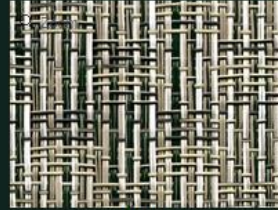
FP-107
Island Palms Sadat



FP-109
Wild Orchid Black



FP-059
Cleo Harbor



FP-067
Grasscloth Natural



FP-065
Grasscloth Bronze



LDF-3034323
Pompass Grass Indigo



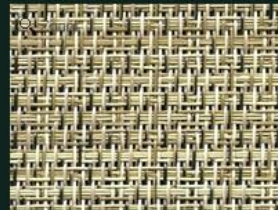
ZGF-3042891
Streamline Pewter



FP-062
Terrace Malachite



FP-010
Montera



FP-094
Echo Valley Sadat



OMI-3044376
Marion Milestone



FP-066
Valencia Blue



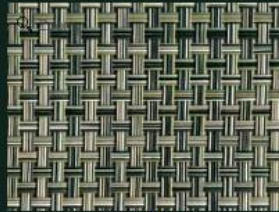
FP-058
Echo Opal



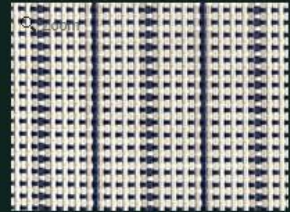
FP-001
Desert



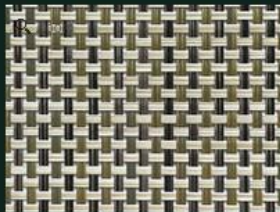
FP-002
Amber



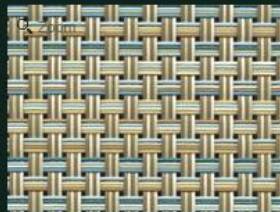
FP-003
Grass



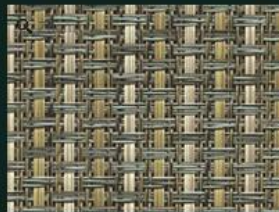
FP-005
Stripe-Navy/Dove



FP-012
Balsa



FP-061
Cane Weave Pacific



FP-016
Turquesa



FP-017
Natural



FP-019
Plata



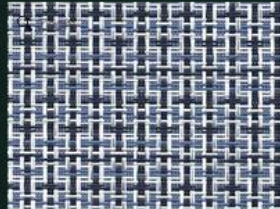
FP-110
Broadway Wave



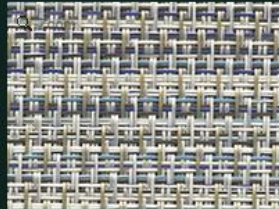
LIM-3038982
Shatter Blue



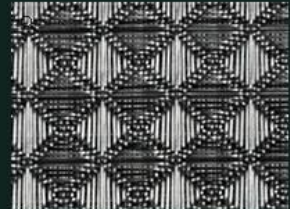
FP-080
Jazzy Raven



FP-099
Jazzy Twilight



FP-095
Caribbean Cane



FP-101
Braque Graphite



FP-093
Kozo Jewel



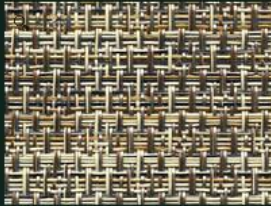
FP-092
Kozo Abalone



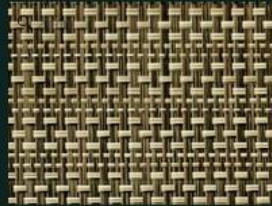
FP-052
Double Dipper



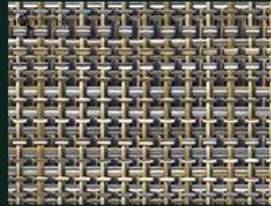
FP-116
Cane Matte Navy



FP-096
Napa Brindle



FP-091
Montego



FP-105
Shelby Cadet Blue



FP-098
Tungsten



FP-089
Interlock Linen



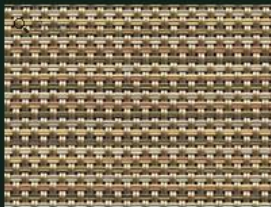
FP-090
Interlock Calypso



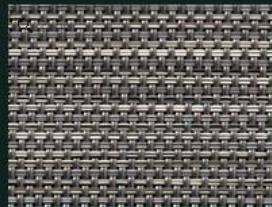
FP-100
Cane Oyster



FP-103
Blazer Surf



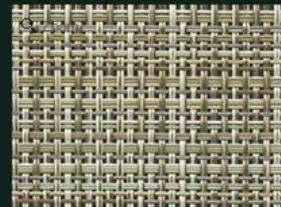
FP-053
Watercolor Tweed Glow



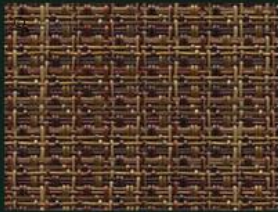
FP-054
Watercolor Tweed Pearly



FP-024
Veranda Nutmeg



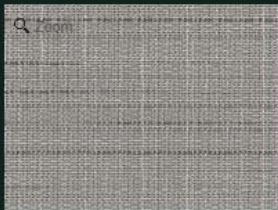
FP-087
Tiki Glow



FP-025
Terrace Sienna



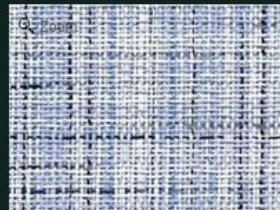
FP-082
Free Spirit Denim



FP-088
Charm Platinum



LED-3035583
Charm Blue Haven



LLQ-3042905
Charm Ice Blue



LMP-3044357
Blazer Confetti



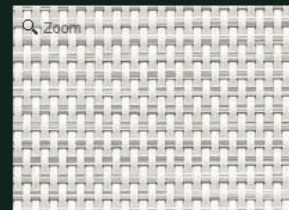
FP-030
Watercolor Tweed Oyster



FP-031
Kamali Limestone



FP-078
Sisal Aluminum



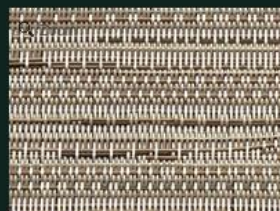
OND-3047310
Cane Matte Bone



FP-081
Watercolor Tweed Mocha



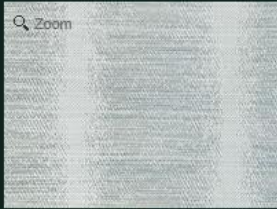
FP-115
Gannon Birch



FP-111
Fusion Maple



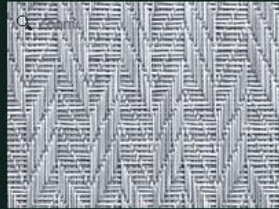
FJ-006
Fern Dance



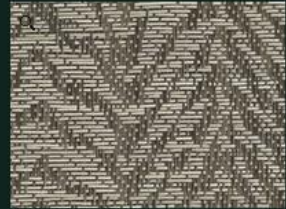
FT-148
Reflection



FT-149
Whisper



FT-150
Silver Lining



FT-151
Amari



FP-032
Forest Pebble



FP-033
Forest Abbey



FP-113
Raffia Natural



FP-114
Weston Charcoal



FW-201
White



FW-237
Putty

Umbrella Canopy

More colors available upon request **Price will change**



Sunbrella® Shade: Solids / Textures

100% Sunbrella Acrylic



Midnight
6036-0000 / 60" (152cm)



Marine Blue
4678-0000 / 46" (117cm)
6078-0000 / 60" (152cm)



Captain Navy
4646-0000 / 46" (117cm)
6046-0000 / 60" (152cm)
80046-0000 / 80" (203cm)



Navy
4628-0000 / 46" (117cm)
6028-0000 / 60" (152cm)



Sapphire Blue
4641-0000 / 46" (117cm)
6041-0000 / 60" (152cm)



Storm
4636-0000 / 46" (117cm)



Capri
4675-0000 / 46" (117cm)
6075-0000 / 60" (152cm)



Pacific Blue
4601-0000 / 46" (117cm)
6001-0000 / 60" (152cm)
80001-0000 / 80" (203cm)



Ocean Blue
4679-0000 / 46" (117cm)
6079-0000 / 60" (152cm)



Mediterranean Blue
4652-0000 / 46" (117cm)
6052-0000 / 60" (152cm)



Sky Blue
4624-0000 / 46" (117cm)
6024-0000 / 60" (152cm)



Smoke
4615-0000 / 46" (117cm)
6015-0000 / 60" (152cm)



Aruba
4612-0000 / 46" (117cm)
6012-0000 / 60" (152cm)



Turquoise
4610-0000 / 46" (117cm)
6010-0000 / 60" (152cm)



Aquamarine
6023-0000 / 60" (152cm)



Sea
4664-0000 / 46" (117cm)



Basil
4688-0000 / 46" (117cm)



Charcoal Grey
4644-0000 / 46" (117cm)
6044-0000 / 60" (152cm)



Erin Green
4600-0000 / 46" (117cm)
6000-0000 / 60" (152cm)



Persian Green
6043-0000 / 60" (152cm)



Forest Green
4637-0000 / 46" (117cm)
6037-0000 / 60" (152cm)



Ivy
4632-0000 / 46" (117cm)
6032-0000 / 60" (152cm)



Fern
4671-0000 / 46" (117cm)
6071-0000 / 60" (152cm)



Cadet Grey
4630-0000 / 46" (117cm)
6030-0000 / 60" (152cm)
80030-0000 / 80" (203cm)



White
4634-0000 / 46" (117cm)
6034-0000 / 60" (152cm)



Natural
4604-0000 / 46" (117cm)
6004-0000 / 60" (152cm)



Oyster
4642-0000 / 46" (117cm)
6042-0000 / 60" (152cm)



Silver
4651-0000 / 46" (117cm)
6051-0000 / 60" (152cm)



Cloud
14609-0000 / 46" (117cm)
6064-0000 / 60" (152cm)



Taupe
4648-0000 / 46" (117cm)
6048-0000 / 60" (152cm)



Parchment
4683-0000 / 46" (117cm)
6083-0000 / 60" (152cm)



Linen
4633-0000 / 46" (117cm)
6033-0000 / 60" (152cm)



Heather Beige
4672-0000 / 46" (117cm)
6072-0000 / 60" (152cm)



Toast
4628-0000 / 46" (117cm)
6028-0000 / 60" (152cm)
80028-0000 / 80" (203cm)



Beige
4620-0000 / 46" (117cm)
6020-0000 / 60" (152cm)



Cocoa
4676-0000 / 46" (117cm)
6076-0000 / 60" (152cm)



PermaWood



BLACK



GRAY



WHITE



BROWN



CEDAR



DRIFTWOOD

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3E

WE ARE

GOOD
ALONE
BETTER
TOGETHER

PAVILION

SEIDEN CO.
HOTEL SUPPLIERS 

2865 SW 69th Court, Miami, FL 33155. Tel: 305-438-9997
www.seidencompany.com

PAVILION®



WELL - POSITIONED IN OUTDOOR MARKET

Contract-grade value with cross-over appeal to residential

Handcrafted quality with attention-to-detail

Best-in-class Aluminum frames, powder coat finishes and slings

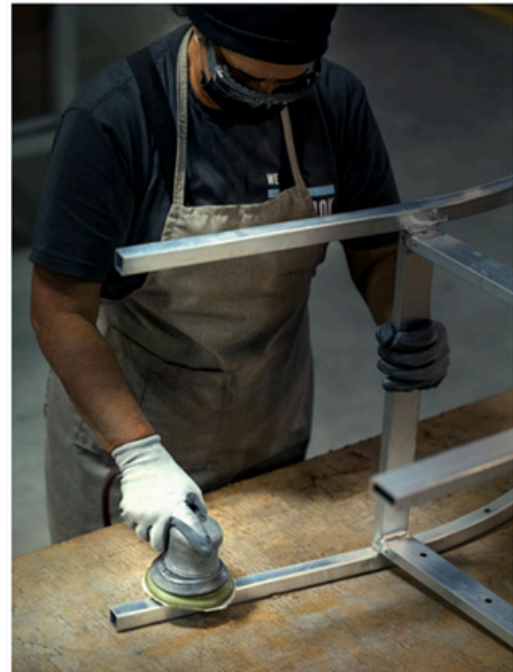
New Product Lines that extend material, process and capabilities to compete in today's outdoor market

Agility of U.S. manufacturing, exceptional customer service and sales support

SEIDEN CO.
HOTEL SUPPLIERS 

2865 SW 69th Court, Miami, FL 33155. Tel: 305-438-9997
www.seidencompany.com

PAVILION ®



US MADE ADVANTAGES

- **Made to Order:** Finish Selections from Powder coat top options & Fabrics
- **Made in the USA:** FOB Miami, FL
- **Lifetime Warranty** on structural integrity of the frames
- Lifetime of Serviceability
- Expedited Lead Time Available
- Delivery in 5-7 Days within the US
- Standard Lead Times for all products is 4-6 Weeks

SEIDEN 
HOTEL SUPPLIERS 

2865 SW 69th Court, Miami, FL 33155. Tel: 305-438-9997
www.seidencompany.com


PAVILION®

WE ARE
CURIOUS
COLORFUL
VIBRANT

MATERIALS

Our color Palettes allow the furniture to seamlessly balance architectural and natural elements or provide an infusion of color

POWDER COAT PAINT

Applied in our Miami headquarters - after our best-in-class Marine Primer coat. Our Architectural grade powder coat paint delivers a beautiful, protective finish to our metal frame. Our durable formation of the rich, dimensional color and texture in a range of warm and cool neutrals and metallics.





Dining Chairs

Frame & Seat Construction

- Powder-coated frame.
- Marine primer included

Lead Times:
4-8 weeks



Additional Seating Options



SEIDEN & CO.
HOTEL SUPPLIERS

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PAVILION

PT 2000-4040E



Tables

Frame & Seat Construction

- Powder-coated frame.
- Marine primer included
- Commercial grade furniture
- USA Made
- Lifetime warranty; frames
- Replacement parts program



NV 2000-44E

Lead Times:
4-6 weeks



PT 38115E

SEIDEN & CO.
HOTEL SUPPLIERS
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Additional Table Options



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HOTEL SUPPLIERS 

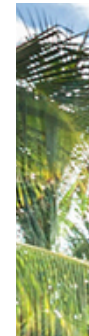
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www.seidencompany.com

PAVILION ®

Chaise Lounges



CY 7190



NV 7190S



Margaritaville- Jacksonville



BL2 7175



OMNI- Arizona



BL 7190

SEIDEN & CO.
HOTEL SUPPLIERS

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PAVILION



Additional Chaise Lounge Options

Frame & Seat Construction

-Powder-coated aluminum frame.
Marine primer included

-Sling fabric seat & back.
- Commercial Grade Sling Fabric

- Stackable: up to 6

- Replacement slings, glides & end caps available upon request



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PAVILION

WARRANTY

WHAT IS COVERED

Pavilion Furniture, Inc. warrants its aluminum frames and welds from breaking forever on Pavilion made products to the original purchaser. Proof of purchase is required showing customers original sales order with name of original purchaser, date with product model numbers and descriptions. If a frame or weld fails, Pavilion Furniture will, at its discretion repair or replace any frame that has structurally failed during normal use and that has received regular care and maintenance. This is a limited warranty. Finishes that are properly maintained are guaranteed for five years.

Frame Finishes: To maintain, wash with a mild natural soap and warm water solution. Prepare a solution of 1/4 cup of mild soap per gallon of water. Use a soft sponge or cleaning rag to clean aluminum frames. Rinse with clean water. It is recommended that furniture inland away from salt air environments be cleaned quarterly or as needed. Furniture near coastal areas, *salt spray must be cleaned from frames on a regular basis (Bi-monthly) or finish may oxidize, discolor and/or blister. *Salt spray build up over time without proper cleaning will deteriorate the frame's finish. Finish failure due to improper cleaning will void Pavilion's warranty. CAUTION!!! When using floor cleaning chemicals such as chlorine or muriatic acid, furniture MUST be removed from area. Floors MUST be thoroughly rinsed with clean water prior to replacing furniture. Residue from cleaning chemicals may deteriorate the frame's finish. See "Care and Maintenance" on our website www.pavilion-furniture.com. For verification purposes, it is required that a maintenance cleaning log be maintained. All cleaning logs must be kept to insure proper cleaning schedules. A cleaning log sheet must have date of cleaning and printed name and signature of person who performed the cleaning. This will help insure furniture and Aluminum umbrellas are properly maintained. As a result of proper cleaning, this will prevent frame painted finish in a salt environment from blistering and/or oxidizing. To maintain an attractive paint finish, apply a coat of car wax (use as instructed) every 4-6 months. Cushion and sling workmanship is warranted for one year. The fabric manufacturer may offer additional warranty. Read carefully the "Care and Maintenance" page and see the helpful cleaning chart for stains on our website. www.pavilion-furniture.com Vinyl straps are guaranteed for five years against breakage from normal usage.

WHAT IS NOT COVERED

The following is NOT covered under our warranty. Failure of furniture frames or welds arising from unreasonable, abusive or improper use is not covered by this warranty.

- Failure of furniture or parts caused by neglect of reasonable and necessary care and maintenance.
- Normal fading, discoloration or scratching resulting from normal wear
- Stretching of fabric or upholstery materials resulting from normal wear.
- Stains due to contact with tanning lotions or other chemicals including but not limited to cleaning solutions and/or pool chemicals. See care and maintenance and chart on our website.
- Acts of nature, including fire, wind, flood and freeze damage.
- Non-proprietary items such as glass, other table top surfaces or umbrellas. These items may be warranted by their manufacturers.
- Freight damage. All sales are made FOB factory. Title to the merchandise passes to the freight carrier and to the purchaser at time of shipment.
- Return freight after one year from date of purchase.
- Cost of field repairs NOT authorized in writing by Pavilion Furniture, Inc

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3F

**PREPARED BY****Alyce Guerra**

True Blue Pools Contracting, Inc.

(305) 908-5032

alyce.guerra25@gmail.com

18495 S Dixie Hwy, #378 Miami, FL 33157, USA

PREPARED FOR**Victor Castro**

Malibu Bay Clubhouse Pool Area

(305) 247-8859

manager@unusmgmt.com

1020 NE 34th Ave, Homestead, FL 33033, USA

PROPOSAL DETAILS**Malibu Bay Clubhouse**

1020 NE 34th Ave, Homestead, FL 33033, USA

Ledge lounge pool side furniture quote

DESCRIPTION	QTY	UNIT PRICE	TOTAL
LL Mainstay Lounger WH Lounger table 63" rectangular dining table white	5 Each	\$1,476.75	\$7,383.75
LL Mainstay dining chair WH Lounger dining side chair white	20 Each	\$336.75	\$6,735.00
LL Umbrella LLUESS 75 SQ LL Square Umbrella 7.5 ' crank tilt matte white	8 Each	\$569.25	\$4,554.00
LL Umbrella base with wheels LL Umbrella base with wheels silver	8 Each	\$275.00	\$2,200.00
LL Cantilever 10 ' umbrella LL Umbrella cantilever 10' SQ White	6 Each	\$4,739.97	\$28,439.85
LL Umbrella base with wheels LL Umbrella base with wheels silver	6 Each	\$960.00	\$5,760.00
LL Lounger Mainstay Chaise - WH LL Mainstay Chaise Lounger White	20 Each	\$774.23	\$15,484.50
LL Lounger Chaise Cushion WH LL Mainstay Chaise Cushion White	20 Each	\$328.84	\$6,576.71
LL Signature Sectional Ottoman LL Signature Sectional Ottoman Seat base White	20 Each	\$509.34	\$10,186.84
LL Affinity 66" Square Sunbed Cushion WH LL Affinity 66" Square Sunbed Back Cushion White	5 Each	\$2,513.75	\$12,568.73
LL Mainstay Sectional Corner Seat WH LL Mainstay Sectional Corner Seat - WH Base	2 Each	\$627.06	\$1,254.13
LL Mainstay Sectional Corner Cushion WH LL Mainstay Sectional Corner Seat Cushion - WH Base	2 Each	\$784.81	\$1,569.62
LL Mainstay Sectional Middle Seat WH LL Mainstay Sectional Middle Seat WH Base	1 Each	\$470.10	\$470.10
LL Mainstay Sectional Middle Seat WH Cushion LL Mainstay Sectional Middle Seat WH Cushion	1 Each	\$784.81	\$784.81

	SUBTOTAL	\$103,968.04
	TAX	\$0.00
	TOTAL	\$103,968.04

The above specifications, costs, and terms are hereby accepted.

CUSTOMER'S SIGNATURE

DATE

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4A

Blue Power Pool, LLC
9751 Marlin Rd
Cutler Bay, Fl 33157
Phone: (786)389-4855

PROPOSAL

To: Malibu Bay
1020 NE 34TH AVENUE
HOMESTEAD FL 33033

Date: 07.09.25

Description of job to be performed	Amount
*Remove all existing tiles *Prepare surface for new waterline installation *Install new depth markers *Install new bullnose * All debris will be removed by the contractor All the work done by the contractor has one year of warranty and 10 years of warranty with the manufacturer of the diamond brite. Payment- 50% is required to start the project-\$28,000 25% after preparing pool for installation-\$14,000 25% when project is finished- \$14,000	\$ 56,000.00
	Total: \$ 56,000.00

Thank you for your business!

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4BI



Proposal 22686-1

Issue Date May 6, 2025

Expires June 5, 2025

PREPARED BY

Daniel Vigil

True Blue Pools Contracting, Inc.

Truebluepoolsbuilders@gmail.com

18495 S Dixie Hwy, #378 Miami, FL 33157, USA

PREPARED FOR

Victor Castro

Malibu Bay Clubhouse Pool Area

(305) 247-8859

manager@unusmgmt.com

1020 NE 34th Ave, Homestead, FL 33033, USA

PROPOSAL DETAILS

Malibu Bay Clubhouse

1020 NE 34th Ave, Homestead, FL 33033, USA

Interior pool tile removal and installation

DESCRIPTION

TOTAL

Tile removal and installation

\$51,914.29

Remove existing aged tile and install new standard tiles. Leveled with a laser to line up tiles. Prepare area on the perimeter once tiles are removed. There are 4 layers of tiles to place in and around the gutter. On the outer edge we would place wood to keep tile line and make corrections to the area where tile will be installed. Finally install tiles. Then grout the tile to seal. (Grout and tile included and to be selected by client.) (If gutter grates need to be replaced this would be additional.)

Tile

\$5,066.67

As per state regulations each entry step will have a boarder of non-skid tile on the edge of the steps. (200 lf of step markings were included.)

Tile removal and installation

\$3,850.00

Remove existing faded number tiles interior and exterior. Install new number tile as per Health Dept regulations require. Line up tiles, prepare area on the perimeter where tile will be installed. Finally install tile. Then grout the tile to seal.

SUBTOTAL

\$60,830.96

TAX

\$0.00

TOTAL

\$60,830.96

If you have any questions, please do not hesitate to contact us.

The above specifications, costs, and terms are hereby accepted.

VICTOR

DATE

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4BII

DRAFT

PREPARED BY

Alyce Guerra

True Blue Pools Contracting, Inc.

(305) 908-5032

alyce.guerra25@gmail.com

18495 S Dixie Hwy, #378 Miami, FL 33157, USA

PREPARED FOR

Victor Castro

Malibu Bay Clubhouse Pool Area

(305) 247-8859

manager@unusmgmt.com

1020 NE 34th Ave, Homestead, FL 33033, USA

PROPOSAL DETAILS

Malibu Bay Clubhouse

1020 NE 34th Ave, Homestead, FL 33033, USA

Wading pool perimeter tile removal and installation

DESCRIPTION	TOTAL
Tile As per state regulations each entry step will have a boarder of non-skid tile on the edge of the steps.	\$571.43
Tile removal and installation Remove existing damaged tile and install new standard tiles. Laser beam to line up tiles, prepare area on the perimeter where tile will be installed. Finally install tile. Then grout the tile to seal.	\$4,730.00
tile No diving and depth tiles. Remove and install the	\$492.31
SUBTOTAL	\$5,793.74
TAX	\$0.00
TOTAL	\$5,793.74

The above specifications, costs, and terms are hereby accepted.

CUSTOMER'S SIGNATURE

DATE _____

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5A



USA – Corporate Office
1920 E Hallandale Blvd, PH 11
HALLANDALE, FLORIDA 33009, USA
Phone: 954 558 3024 [e-mail: argroupinc@aol.com](mailto:argroupinc@aol.com)

www.architecturagroup.com

ARCHITECTURE + INTERIOR DESIGN – USA LICENSES: AA-26001885 / ID-3873 EUROPEAN ARCHITECT LIC.- OAR 5850

July 30, 2025

To: Mr. Victor CASTRO / UNUS PROPERTY MGMNT – Operations Manger (**UNU**)

From: Enrico Popescu / President – Architectura Group Miami (**AGM**)

Project: Proposal for Porcelain Tiles Materials Purchasing and Installation for the MALIBU BAY CLUBHOUSE – as per the plans ATTACHED

Located at: 1020 NE 34th AVE, HOMESTEAD FL 33033

1. Scope of Contract for MATERIALS and INSTALLATION Services

- 1.1. Purchase and deliver to job site 2,800 Sq.F of the Owner selected Porcelain tile: “FLORIM” – Italy, porcelain tile, 48” x 48” x 1/4” – “COTTON” color, matte Finish / A.D.A non slippery – as per sample provided.
 - 1.2. Demolish existing floor ceramic tiles from the area marked in the plans, and remove debris to dumpster located outside the MALIBU CLUBHOUSE property.
 - 1.3. Remove the existing wood baseboard from the perimeter of the area affected by tiles removal, and carefully store them, for reuse upon finalizing the installation of the new porcelain tiles.
 - 1.4. Remove the old cementitious thin set and prepare the slab for the installation of the new tiles
 - 1.5. Install the new porcelain tiles closest possible to the zero grout spaces between tiles
 - 1.6. Re-install the existing wood bases, and touch up with Owner existing paint color the corners or other areas affected by removal / reinstallation.
 - 1.7. Final clean up, and touch-ups, with Owner’s representative at completion
-

All work to be executed by AGM experienced installers, that have completed multiple medical and commercial spaces, carrying all the proper insurances.

Timeframe of Completion from the time of the Contract signed, and First Deposit for Materials purchase:

- **4-5 Weeks** from payment for DELIVERY to site of the Porcelain Tiles
 - **Once the demolition started, from demo to final cleanup after installation – 12-14 days** (Our Crew can work in the Night time, also – timing and hours to be finalized with Owner at the time of Order)
-

2. NOTE: Included and Excluded Items

- **ALL FURNITURE, COMPUTERS, ELECTRICAL / ELECTRONIC DEVICES TO BE UNPLUGGED AND REMOVED FROM THE AFFECTED AREAS, TO PREVENT ANY DAMAGES.**

- THE NEW FLOORING IN THE KITCHEN AREAS OR AROUND EXISTING FIXED CABINETS TO BE INSTALLED UP TO THE LINE OF THE TOE-KICK OF THE BASE CABINETS.
- WHEN ABUTTING EXISTING RESTROOMS OR DOORS THRESHOLDS, THE NEW FLOORING TO BE ADJACENT WITH THE MAX. ½" APPROVED BY A.D.A. CODES - IF A FLUSH INSTALLATION IS NOT POSSIBLE.

TOTAL FOR THE ABOVE SCOPE:

FLORIM PORCELAIN TILES, thin set and grout.....\$ 18,060
 LABOR FOR DEMO, INSTALLATION OF TILES AND WOOD BASE.....\$ 32,880

TOTAL CONTRACT.....\$ 50,940

SALES TAX WAS NOT INCLUDED. SALES TAX CERTIFICATE TO BE PROVIDED BY OWNER

This Agreement entered into as of

Mr. VICTOR CASTRO

STONEGATE CDD Operations Mgr.

Architectura Group Miami

Enrico Popescu

ARCHITECTURA MIAMI, HERBERT RESNÉ'S LAW COPYRIGHTS AND OTHER PROPRIETARY RIGHTS IN THESE PLANS, IDEAS, AND DESIGN, THESE PLANS, IDEAS, AND DESIGNS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR MANNER, WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION, CONSENT, AND APPROPRIATE COMPENSATION TO ARCHITECTURA GROUP INC. AND HERBERT RESNÉ. ANY VIOLATION OF THIS PRECEDENCE OVER SCALE DIMENSIONS, CONTRACTOR SHALL VIOLATE AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND ARCHITECTURA GROUP INC. AND HERBERT RESNÉ'S RIGHTS OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS (C) 2025.

[illegible]

Client

Project Name

MALIBU BAY CLUBHOUSE

1020 MALIBU WAY, Homestead, FL 33033

SIGN & SEAL

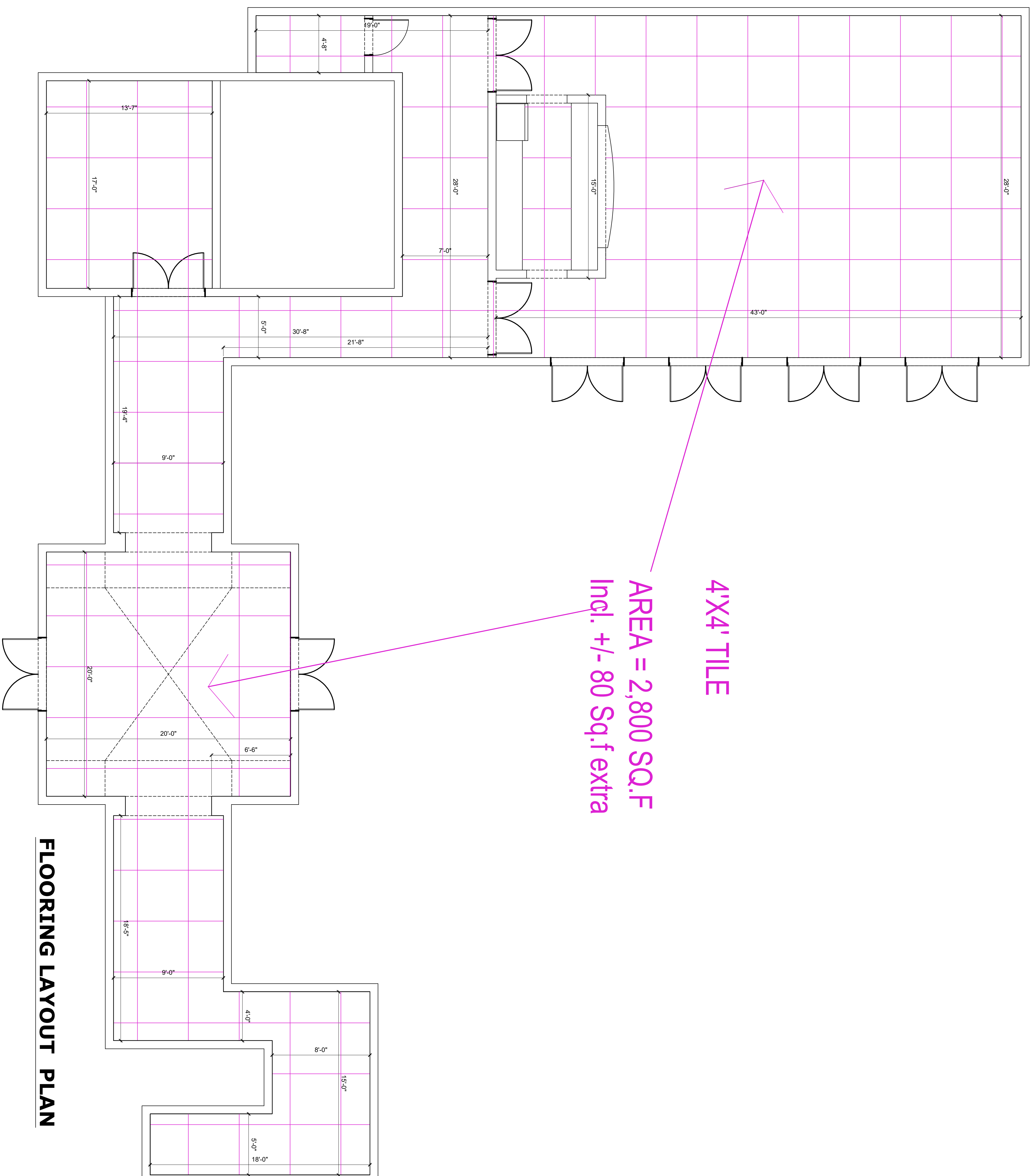
Sheet title

FLOORING PLAN

Drawn by	N.P.
Checked by	E.P.
Project Number	143.19
Issued for	

07.30.25

A1.01



FLOORING LAYOUT PLAN

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5B

E&A Marble and Tile LLC

(305) 798-3979 | Eamarble@outlook.com

Estimate Proposal

Prepared For:

Address: 1020 Malibu Way

City, State, Zip: Homestead, FL 33033

Email: info@malibubayclubhouse.com

Date: 07/28/2025

Estimate #: 01

Scope of Work:

- Demolition and junk removal of existing tile flooring.
- Installation of new 24"x48" Porcelain tiles.
- Supply of materials (Porcelain tiles, Thinset, Mortar Mix, Grout).
- Removal and reinstallation of existing baseboard.
- Cleanup and debris removal post-installation.

Description of Services:

Complete Project Cost: \$36,553.00

Payment Schedule:

Payments will be divided into three equal installments:

- Initial payment (upon agreement): \$12,184.33
- Second payment (at 50% project completion): \$12,184.33
- Final payment (upon project completion): \$12,184.34

Terms and Conditions:

- Estimate valid for 30 days from the date above.
- Any additional work requested will incur extra charges and require prior approval.
- E&A Marble and Tile LLC is not responsible for broken or imperfect tiles after job completion.
- E&A Marble and Tile LLC is not responsible for delays caused by unforeseen circumstances beyond our control.

Acceptance of Estimate:

Signature: _____

Date: _____

Thank you for choosing E&A Marble and Tile LLC. We are committed to excellence and look forward to delivering a high-quality result.

Sincerely,

E&A Marble and Tile LLC

E14
1705
Sample

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5C

Quote D

Price: \$27,890.95

Tax: \$0.00

Total: \$27,890.95



Ceramics

2782.80 sq/ft

Preeminent II - White

\$27,890.95

Ceramics

Closet

48.95 sq/ft

\$559.44

1/4 Round-White 1/4 Round 3/4"

Angled Wall-No

Embossing Leveler-No

Grout Color-Alabaster Sanded Grout with Polymer

Haul Away-Yes

Install Diagonal-No

Installation Method-Medium Set (Ceramics 15 in+)

Labor-1/4 Round Fixed Length (Molding)

Labor-Wall Base Fixed Length (Molding)

Take Up-Take Up Ceramic

Thinset-Mapei Keraflex White Polymer Thinset

Underlayment-No

Wall Base-5.25in White Wall Base

Ceramics

Foyer

429.63 sq/ft

\$4,360.63

1/4 Round-White 1/4 Round 3/4"

Angled Wall-No

Embossing Leveler-No

Grout Color-Alabaster Sanded Grout with Polymer

Haul Away-Yes

Install Diagonal-No

Installation Method-Medium Set (Ceramics 15 in+)

Labor-1/4 Round Fixed Length (Molding)

Labor-Wall Base Fixed Length (Molding)

Take Up-Take Up Ceramic

Thinset-Mapei Keraflex White Polymer Thinset

Transportation-Standard Trip Charge

Underlayment-No

Wall Base-5.25in White Wall Base

Ceramics

Hallway

200.13 sq/ft

\$2,107.48

1/4 Round-White 1/4 Round 3/4"

Angled Wall-No

Embossing Leveler-No

Grout Color-Alabaster Sanded Grout with Polymer

Haul Away-Yes

Install Diagonal-No

Installation Method-Medium Set (Ceramics 15 in+)

Labor-Wall Base Fixed Length (Molding)

Labor-1/4 Round Fixed Length (Molding)
Take Up-Take Up Ceramic
Thinset-Mapei Keraflex White Polymer Thinset
Underlayment-No
Wall Base-5.25in White Wall Base

Ceramics	Hallway 2
175.66 sq/ft	\$1,807.76
1/4 Round-White 1/4 Round 3/4"	
Angled Wall-No	
Embossing Leveler-No	
Grout Color-Alabaster Sanded Grout with Polymer	
Haul Away-Yes	
Install Diagonal-No	
Installation Method-Medium Set (Ceramics 15 in+)	
Labor-1/4 Round Fixed Length (Molding)	
Labor-Wall Base Fixed Length (Molding)	
Take Up-Take Up Ceramic	
Thinset-Mapei Keraflex White Polymer Thinset	
Underlayment-No	
Wall Base-5.25in White Wall Base	

Ceramics	Hallway 3
199.04 sq/ft	\$2,036.30
1/4 Round-White 1/4 Round 3/4"	
Angled Wall-No	
Embossing Leveler-No	
Grout Color-Alabaster Sanded Grout with Polymer	
Haul Away-Yes	
Install Diagonal-No	
Installation Method-Medium Set (Ceramics 15 in+)	
Labor-1/4 Round Fixed Length (Molding)	
Labor-Wall Base Fixed Length (Molding)	
Take Up-Take Up Ceramic	
Thinset-Mapei Keraflex White Polymer Thinset	
Underlayment-No	
Wall Base-5.25in White Wall Base	

Ceramics	Hallway 4
266.48 sq/ft	\$2,738.33
1/4 Round-White 1/4 Round 3/4"	
Angled Wall-No	
Embossing Leveler-No	
Grout Color-Alabaster Sanded Grout with Polymer	
Haul Away-Yes	
Install Diagonal-No	
Installation Method-Medium Set (Ceramics 15 in+)	
Labor-1/4 Round Fixed Length (Molding)	

Labor-Wall Base Fixed Length (Molding)
Take Up-Take Up Ceramic
Thinset-Mapei Keraflex White Polymer Thinset
Underlayment-No
Wall Base-5.25in White Wall Base

Ceramics	Office
244.18 sq/ft	\$2,512.23
1/4 Round-White 1/4 Round 3/4"	
Angled Wall-No	
Embossing Leveler-No	
Grout Color-Alabaster Sanded Grout with Polymer	
Haul Away-Yes	
Install Diagonal-No	
Installation Method-Medium Set (Ceramics 15 in+)	
Labor-1/4 Round Fixed Length (Molding)	
Labor-Wall Base Fixed Length (Molding)	
Take Up-Take Up Ceramic	
Thinset-Mapei Keraflex White Polymer Thinset	
Underlayment-No	
Wall Base-5.25in White Wall Base	

Ceramics	Social Room
1218.73 sq/ft	\$11,768.77
1/4 Round-White 1/4 Round 3/4"	
Angled Wall-No	
Embossing Leveler-No	
Grout Color-Alabaster Sanded Grout with Polymer	
Haul Away-Yes	
Install Diagonal-No	
Installation Method-Medium Set (Ceramics 15 in+)	
Labor-1/4 Round Fixed Length (Molding)	
Labor-Wall Base Fixed Length (Molding)	
Take Up-Take Up Ceramic	
Thinset-Mapei Keraflex White Polymer Thinset	
Underlayment-No	
Wall Base-5.25in White Wall Base	

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5D

ESTIMATE



Prepared For

Stonegate CDD Clubhouse In Malibu Bay
1020 Malibu Way
Homestead, Florida 33033

MCB Flooring & Painting INC

3208 SE 7TH ST
HOMESTEAD, FL 33033
Phone: (786) 431-9231
Email: mcbflooring.painting@gmail.com
Web: miamiconstructionbrokers.com

Estimate # 1027
Date 07/30/2025

Description	Total
Floor Purchase	\$7,429.97
Tile Flooring Purchase description: Porcelain tile floors from Gluck collection (tba) SF with 10% waste included is: 2912 **Manufacturer Life Time Warranty from : Gluck floor and wall tile	
cement	\$2,632.50
Purchased of mortar and tin set mix (mud set installation) 6 pallets of cement 45 bags of tinset	
Floor Delivery	\$153.90
Floor removal	\$5,362.20
Removal of flooring and dispose. 2648 of existing tile	
Installation services	\$13,405.50
Installation of porcelain tile Flooring Total SF 2648 Limited Warranty: MCB flooring & painting only warranties the installation of the flooring a 1 year period, commencing at the termination of the installation and final payment. New floors will be installed according to floor plan given by office gym and bathrooms not included.	

Baseboards new	\$1,350.00
----------------	------------

Purchase new baseboards with installation, demo and dispose of old baseboard's.

Transitions	\$87.75
-------------	---------

Marble transitions for doors

Moving Furniture	\$0.00
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All furniture must be removed prior to demolition of floors.

Subtotal	\$30,421.82
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Total	\$30,421.82
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Deposit Due	\$15,210.91
--------------------	--------------------

Notes:

Attached are pictures once you pick one I can bring by a sample.

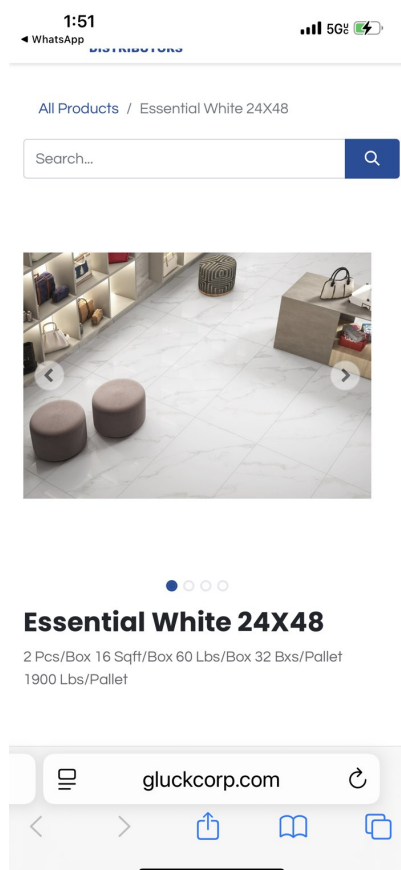
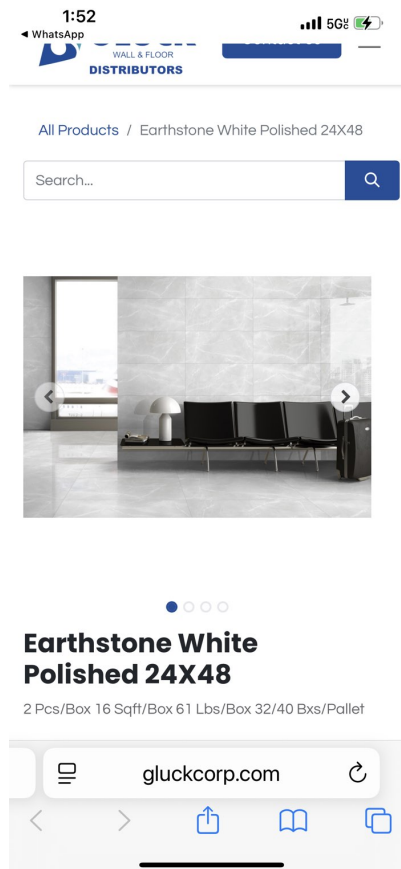
If you accept the quote sign electronically and contact Mike to make arrangements @786-431-9231

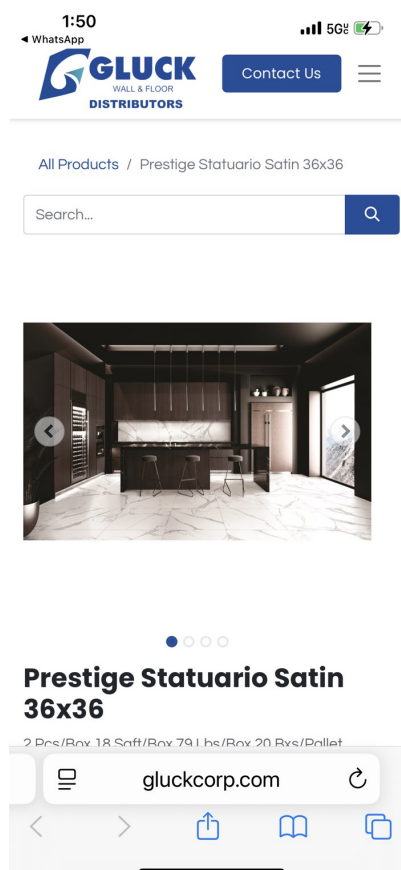
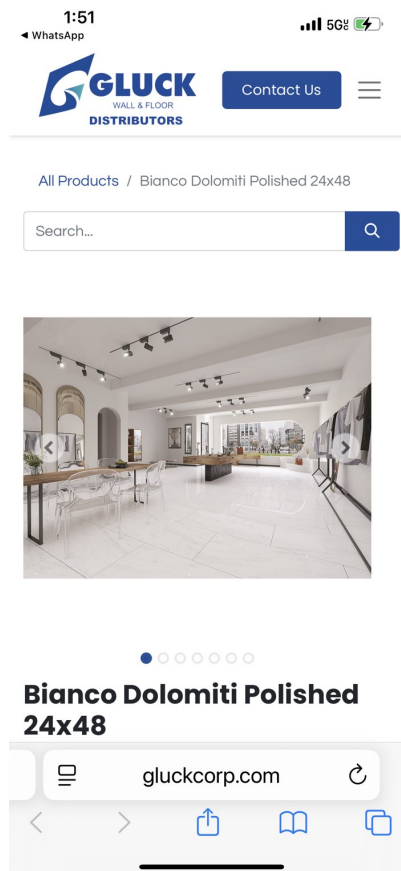
Final payments are due upon completion of work.

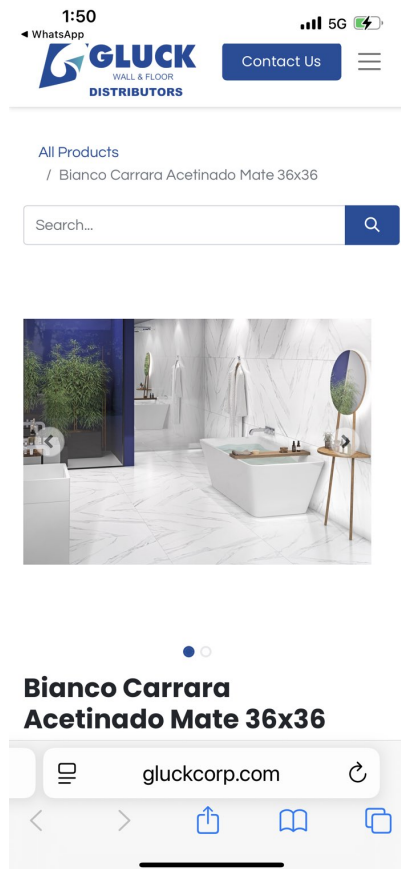


I like this one for your job 24x48









Payment terms:

50 % Deposit prior to start date , addition deposits will be discussed prior to signing contract if necessary.

Project Specific requirements:

1. Construction Anticipated start date TBA
2. Installation duration- TBA
3. Standard daily working hours are Monday-Saturday
8:00am to 5:00pm

Contract and Insurance

Base price includes all labor , insurance, tools and equipment
Insurance will be provided 3-days after acceptance of proposal.

Installation limited warranty duration is for 1-year set from the final payment.

Please contact us for any comments or questions. We are at your service.
The proposal is subject to acceptance within (60) days of this date.

We accept checks, wire transfers and credit cards are subject to a 3.5% fee

Stonegate CDD Clubhouse In Malibu Bay

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5E

PENATE ALFA Y OMEGA CORPORATION

786-379-2515

MARIAEUGENIAPENATE@GMAIL.COM



TILE FLOORING ESTIMATE#20250731

• INCLUDES:

Slab demolition

Trash disposal

Remove baseboards

Paint baseboards

Install baseboards

Remove crown molding from the door Install crown molding on the door

Grout, paint, and cement

Tile installation

Labor and materials included

All completed

Total: \$48,985.00

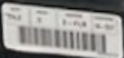
MAXIMO

View may be limited. For more information or installation instructions visit flooranddecor.com

FLOOR & DECOR LOW EVER

\$ 3.49

Product Name:
Luzerne Blanco Polished Porcelain Tile
Size: 24 x 48
Material: Porcelain



STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5FI

Rodriguez Flooring and Services, LLC

ESTIMATE
EST0366

DATE
07/28/2025

TOTAL
USD \$31,116.80



Eric Rodriguez
Business Number (305) 815-3174
244 SE 32 Avenue
Homestead, Florida 33033
☎ (305) 815-3174
☎ (786) 426-1239
rodriguezflooringandservices@gmail.com

TO

Battlefield Investmen Group William Vilchez

1020 Malibu Way Homestead, FI 33033
☎ 13059103491

DESCRIPTION	RATE	QTY	AMOUNT
demolition The demolition includes covering areas that will not be worked on with plastic, kitchen doors, air conditioning vents, covering the entire area in front of the driveway. It also includes removing all trash. 2708x\$2.35	\$6,363.80	1	\$6,363.80
remove baseboards It includes removing and preserving all the baseboards since they will be reinstalled. In the process, the baseboards can be damaged and the wall can deteriorate. We are not responsible since the construction is many years old. We do not know if there is humidity that can destroy the existing cardboard. Any repairs or changes will be charged separately.	\$650.00	1	\$650.00
tile installation Installation of tile size 32x32 or larger the price does not change, we are talking about porcelain or ceramic tile 1/2 inch thick if marble is installed the price will only change if the piece is 1 inch thick (here we refer to that this work is quoted with mortar mix, cement and tinsel due to this process the height may not match the height of the two main entrance and exit doors it is very possible that a fence will be set above) In this project we include all the material, be it tinsel, mortar mix, grout, clips and labor, we do NOT include tile, we give a 6 month warranty sqf 2708x\$8	\$21,664.00	1	\$21,664.00

DESCRIPTION	RATE	QTY	AMOUNT
installation of baseboards In this installation we cover all labor costs, including paint, coalquin, and sandpaper. We deliver sanded and painted baseboards. 813 linear sqf x \$3.	\$2,439.00	1	\$2,439.00
TOTAL			USD \$31,116.80

Payment method will be explained if the estimate is approved. We will be in touch. Please read carefully each detail of the work and if you have any questions, you can call me at 305) 910-3491

1000-4000-4000

1000-4000-4000 AGATE ONYX BL



1000-4000-4000

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5 FII

Rodriguez Flooring and Services, LLC

ESTIMATE
EST0367

DATE
07/31/2025

TOTAL
USD \$7,243.90



Eric Rodriguez
Business Number (305) 815-3174
244 SE 32 Avenue
Homestead, Florida 33033
☎ (305) 815-3174
☎ (786) 426-1239
rodriguezflooringandservices@gmail.com

TO

Battlefield Investmen Group William Vilchez

1020 Malibu Way Homestead, FI 33033
☎ 13059103491

DESCRIPTION	RATE	QTY	AMOUNT
venus white matt zize 24x48 inch \$2.50x2708sqf	\$6,770.00	1	\$6,770.00
SUBTOTAL			\$6,770.00
TAXES (7%)			\$473.90
TOTAL			USD \$7,243.90

Delivery of the material in a total of \$500 a total of approximately 4,500 pounds of net weight



24x48 Venus white matt

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5FIII

Rodriguez Flooring and
Services, LLC

ESTIMATE
EST0368

DATE
08/01/2025

TOTAL
USD \$7,968.29



Eric Rodriguez
Business Number (305) 815-3174
244 SE 32 Avenue
Homestead, Florida 33033
☎ (305) 815-3174
☎ (786) 426-1239
rodriguezflooringandservices@gmail.com

TO

Battlefield Investmen Group William Vilchez

1020 Malibu Way Homestead, FI 33033
☎ 13059103491

DESCRIPTION	RATE	QTY	AMOUNT
venus white matt zize 24x48 inch \$ 2.75 x 2708 sqf	\$7,447.00	1	\$7,447.00
SUBTOTAL			\$7,447.00
TAXES (7%)			\$521.29
TOTAL			USD \$7,968.29

Delivery of the material in a total of \$500 a total of approximately 4,500 pounds of net weight



24 x48 size

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5G

SOMA

Construction Group INC
Laurentina Montana
Project Manager



Client: Addy

Project site: Stonegate CDD Clubhouse in Malibu Bay
1020 Malibu Way. Homestead, FL 33033

PROPOSAL #20250731-02

Scope of work:	
Demolition	
-Remove existing tile flooring (2,890 SF)	\$ 5,780.00
-Remove existing baseboards (500 linear feet)	\$ 1,000.00
Total Demolition Estimate:	\$ 6,780.00
Disposal	
-Dumpster rental, haul away debris, disposal fees	\$1,200.00
New Tile Installation	
-Material (tile) (3,179 SF)	\$19,074.00
-Labor	\$23,120.00
Total Tile Installation Estimate:	\$42,194.00
Use Baseboards Installation	\$2,000.00
City fees and GC permits and labor	\$2,000.00
TOTAL SCOPE:	\$54,174.00
Estimate Timeline	
2½ – 3 weeks, depending on drying/curing times and scheduling.	

Note: Dispose offsite in accordance with local regulations

Proposal Agreement

This agreement, together with the Subcontract Agreement Terms and Conditions outlines the terms and conditions under which Soma Construction Group Inc. will perform the Scope of Work for the above referenced project and owner. Soma Construction Group Inc, agrees to work with the project in accordance to the terms and conditions, and payment schedule hereto.

Any changes in the drawings, revisions and or approved plans will be required by a Change Order which shall be governed by the terms and conditions. Also is the client responsible for processing any permit from the City if necessary. The terms and conditions together with the Payment Schedule are incorporated herein.

This agreement will require a fifty percent (50%) upfront deposit.

This represents the entire agreement between the parties for the project

Approved this ____ day of _____, 2025

Contractor Subcontractor / Owner

By: _____ By: _____

Print Name _____ Print Name _____

Title _____ Title _____

Date _____ Date _____

GRES PORCELLANATO FEINSTEINZEUG
PORCELAIN TILE GRES CERAME



100x100



GRES PORCELLANATO FEINSTEINZEUG
PORCELAIN TILE GRES CERAME

100x100

100x100



GRES PORCELLANATO FEINSTEINZEUG
PORCELAIN TILE GRES CERAME

1	2	3	4
5	6	7	8

CELESTINO



ARTIK SILVER GRIP
ITALIA 24X48 16 S/F

100% POLYURETHANE
100% POLYURETHANE
100% POLYURETHANE
100% POLYURETHANE

100% POLYURETHANE
100% POLYURETHANE
100% POLYURETHANE
100% POLYURETHANE



ARAN
LIGHT
GREY
48"x48"
made in
Spain

 **HALCON**
CERAMICAS

G98323 LIGHT BEIGE
TRAVERTINO MATE
36X36
18 S/F PER BOX
2 PCS PER BOX
MADE IN VIETNAM

56 Bys

PULPIS PRIME LIGHT
GREY MATT
24X48 24 S/F PER BOX
3 PCS PER BOX
MADE IN TURKEY

G12821J LIGHT GRAY
MARBLE MATE
24X48 16 S/F PER BOX
2 PCS PER BOX
MADE IN VIETNAM

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

TAB 6
CONSENT
AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

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

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America*	\$ 305,023	\$ -	\$ -	\$ -	\$ 305,023
FineMark Bank - money mkt	1,102,928	-	-	-	1,102,928
Investments					
State Board of Administration	13	-	-	-	13
Revenue 2013	-	111,929	-	-	111,929
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	392	-	-	392
Sinking fund 2013	-	41	-	-	41
Prepayment 2013	-	60,264	-	-	60,264
Revenue 2020	-	-	254,978	-	254,978
Reserve 2020	-	-	159,500	-	159,500
Prepayment 2020	-	-	2,514	-	2,514
Construction 2020	-	-	-	269,238	269,238
Undeposited funds	670	-	-	-	670
Due from other	141	-	-	-	141
Due from other funds					
Debt service - series 2013	3,500	-	-	-	3,500
General fund	-	20,068	10,840	-	30,908
Total assets	<u>\$ 1,412,275</u>	<u>\$ 217,694</u>	<u>\$427,832</u>	<u>\$ 269,238</u>	<u>\$ 2,327,039</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable - clubhouse	\$ 2,766	\$ -	\$ -	\$ -	\$ 2,766
FICA payable	336	-	-	-	336
Due to other funds					
General fund	-	3,500	-	-	3,500
Debt service - series 2013	20,068	-	-	-	20,068
Debt service - series 2020	10,840	-	-	-	10,840
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>35,010</u>	<u>3,500</u>	<u>-</u>	<u>-</u>	<u>38,510</u>
Fund Balance					
Restricted					
Debt service	-	214,194	427,832	-	642,026
Construction	-	-	-	269,238	269,238
Assigned					
3 months working capital	372,532	-	-	-	372,532
Disaster	225,000	-	-	-	225,000
Unassigned	779,733	-	-	-	779,733
Total fund balance	<u>1,377,265</u>	<u>214,194</u>	<u>427,832</u>	<u>269,238</u>	<u>2,288,529</u>
Total liabilities & fund balances	<u>\$ 1,412,275</u>	<u>\$ 217,694</u>	<u>\$427,832</u>	<u>\$ 269,238</u>	<u>\$ 2,327,039</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 JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 53,780	\$ 1,103,910	\$ 1,093,057	101%
Interest	3,620	31,353	1,000	3135%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	-	3,380	5,000	68%
Total revenues	<u>57,400</u>	<u>1,138,643</u>	<u>1,101,057</u>	103%
EXPENDITURES				
Administrative				
Supervisors	800	3,200	6,000	53%
Payroll taxes	-	-	459	0%
Management/recording/accounting	3,711	33,396	44,528	75%
Legal	4,163	18,653	20,000	93%
Engineering	1,210	14,870	10,000	149%
Audit	-	7,100	7,100	100%
Assessment roll preparation	444	3,999	5,332	75%
Arbitrage rebate calculation	-	700	1,250	56%
Dissemination agent	88	788	1,051	75%
Trustee	-	4,031	6,500	62%
ADA website compliance	-	-	210	0%
Website and E-blast communications	-	-	1,220	0%
Postage	-	776	2,000	39%
Legal advertising	-	672	3,600	19%
Office supplies	-	385	300	128%
Other current charges	-	826	1,500	55%
Annual special district fee	-	175	175	100%
Insurance	-	8,495	8,733	97%
Property taxes	-	110	-	0%
Total administrative expenses	<u>10,416</u>	<u>98,176</u>	<u>119,958</u>	82%
Field Operations				
Landscape maintenance	34,233	98,334	101,613	97%
Landscape replacement	-	-	10,000	0%
Lake Plant Maintenance	-	16,300	24,450	67%
Playground maintenance	-	-	1,500	0%
Clubhouse irrigation	-	-	3,000	0%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	-	1,000	0%
Lake maintenance	1,954	18,324	28,015	65%
Lake bank degradation	-	337,387	392,000	86%
Aeration maintenance	-	-	3,000	0%
Aeration utilities	-	6,998	1,500	467%
Contingency	-	-	5,000	0%
Holiday decorations	-	24,525	16,350	150%
Animal control	135	1,080	1,500	72%
Roof replacement	-	83,930	-	N/A
Total field operations	<u>36,322</u>	<u>586,878</u>	<u>593,428</u>	99%

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

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	654	6,988	6,678	105%
Utilities	-	26,179	54,000	48%
Insurance	-	23,325	25,653	91%
Flood insurance	-	-	6,922	0%
Alarm monitoring	17	562	720	78%
Fire monitoring	-	473	540	88%
Pool maintenance	2,300	20,700	15,000	138%
Pool health inspections	-	751	750	100%
Air conditioning R&M	-	-	1,000	0%
Clubhouse operation and management				
Clubhouse management	-	151,950	260,486	58%
Clubhouse management - Victor	21,707	43,414	-	N/A
Special events	-	26,798	35,000	77%
Gym maintenance	-	-	1,500	0%
Gym equipment lease	7,228	31,422	43,000	73%
FICA expense	61	245	-	N/A
Pool attendant	-	-	7,906	0%
Office supplies	400	1,975	4,000	49%
Repairs and maintenance	624	3,575	15,000	24%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	-	1,775	10,000	18%
Storage shed and landscape	-	-	-	0%
Pool system upgrade	-	-	242,500	0%
Pressure cleaning	-	-	1,000	0%
Janitorial supplies	620	3,296	15,700	21%
Stormdrain cleanout	-	-	7,000	0%
Contingencies	-	13,428	9,000	149%
Total clubhouse	<u>33,611</u>	<u>356,856</u>	<u>765,355</u>	47%
Other fees and charges				
Property appraiser & tax collector	538	11,040	11,386	97%
Total other fees and charges	<u>538</u>	<u>11,040</u>	<u>11,386</u>	97%
Total expenditures	<u>80,887</u>	<u>1,052,950</u>	<u>1,511,627</u>	70%
Net increase/(decrease) of fund balance	(23,487)	85,693	(410,570)	
Fund balances - beginning	1,400,752	1,291,572	1,189,427	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	(25,202)	-	-	
Assigned				
3 months working capital	372,532	372,532	372,532	
Disaster	225,000	225,000	225,000	
Unassigned	804,935	779,733	181,325	
Fund balance - ending	<u>\$ 1,377,265</u>	<u>\$ 1,377,265</u>	<u>\$ 778,857</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 29,308	\$ 601,581	\$ 596,868	101%
Interest	594	10,809	-	N/A
Total revenues	<u>29,902</u>	<u>612,390</u>	<u>596,868</u>	103%
EXPENDITURES				
Debt service				
Principal	-	360,000	360,000	100%
Interest 11/1	-	115,325	115,325	100%
Interest 5/1	-	115,325	115,325	100%
Property appraiser & tax collector	293	6,016	6,218	97%
Total expenditures	<u>293</u>	<u>596,666</u>	<u>596,868</u>	100%
Net increase/(decrease) of fund balance	29,609	15,724	-	
Fund balances - beginning	184,585	198,470	189,660	
Fund balances - ending	<u>\$ 214,194</u>	<u>\$ 214,194</u>	<u>\$ 189,660</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 15,831	\$ 324,944	\$ 322,360	101%
Interest	1,341	15,260	-	N/A
Total revenues	<u>17,172</u>	<u>340,204</u>	<u>322,360</u>	106%
EXPENDITURES				
Debt service				
Principal	-	205,000	205,000	100%
Principal prepayment	-	-	10,000	0%
Interest 11/1	-	57,150	57,300	100%
Interest 5/1	-	57,150	57,150	100%
Property appraiser & tax collector	158	3,249	3,358	97%
Total debt service	<u>158</u>	<u>322,549</u>	<u>332,808</u>	97%
Net increase/(decrease) of fund balance	17,014	17,655	(10,448)	
Fund balances - beginning	410,818	410,177	404,999	
Fund balances - ending	<u>\$ 427,832</u>	<u>\$ 427,832</u>	<u>\$ 394,551</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 894	\$ 9,189
Total revenues	<u>894</u>	<u>9,189</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>36,353</u>
Total expenditures	<u>-</u>	<u>36,353</u>
Excess/(deficiency) of revenues over/(under) expenditures	894	(27,164)
Fund balances - beginning	268,344	296,402
Fund balances - ending	<u><u>\$ 269,238</u></u>	<u><u>\$ 269,238</u></u>

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

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07/29/25

Stonegate CDD

Check Detail

June 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	06/04/2025	IMAGENET CONSULTING		101.000 · Bank of America - Checking		-82.35
Bill	1273518	06/04/2025			536.007 · Office Supplies	-16.87	16.87
Bill	1245755	06/04/2025			536.007 · Office Supplies	-65.48	65.48
TOTAL						-82.35	82.35
Bill Pmt -Check	CBI	06/20/2025	NAVITAS CREDIT CORP		101.000 · Bank of America - Checking		-3,614.12
Bill	41305856 051025	06/18/2025			536.006 · Fitness Equipment Maint	-3,614.12	3,614.12
TOTAL						-3,614.12	3,614.12
Bill Pmt -Check	CBI	06/25/2025	COMCAST CORPORATION		101.000 · Bank of America - Checking		-654.26
Bill	0760104 062425	06/25/2025			536.411 · Clubhouse Telephone	-654.26	654.26
TOTAL						-654.26	654.26
Bill Pmt -Check	14841	06/04/2025	UNUS PROPERTY MANAGEMENT		101.000 · Bank of America - Checking		-21,707.17
Bill	1259	06/04/2025			536.022 · Clubhouse Manager - Victor	-21,707.17	21,707.17
TOTAL						-21,707.17	21,707.17
Bill Pmt -Check	14842	06/04/2025	AL-FLEX EXTERMINATORS, INC.		101.000 · Bank of America - Checking		-135.00
Bill	15011	06/04/2025			537.500 · Animal Control	-135.00	135.00
TOTAL						-135.00	135.00
Bill Pmt -Check	14843	06/04/2025	ALLSTATE RESOURCE MANAGEM...		101.000 · Bank of America - Checking		-1,564.00
Bill	19211	06/04/2025			537.003 · Lake Maintenance	-1,564.00	1,564.00
TOTAL						-1,564.00	1,564.00
Bill Pmt -Check	14844	06/04/2025	ARMANDO GARCIA LAND SERVIC...		101.000 · Bank of America - Checking		-29,237.95
Bill	764001	06/04/2025			537.430 · Plant Annuals	-1,378.00	1,378.00
Bill	764005	06/04/2025			537.420 · Pest Control	-1,975.00	1,975.00
Bill	764000	06/04/2025			537.430 · Plant Annuals	-1,274.00	1,274.00
					537.430 · Plant Annuals	-4,550.00	4,550.00
					537.430 · Plant Annuals	-1,040.00	1,040.00
Bill	764006	06/04/2025			537.410 · Fertilize	-3,025.00	3,025.00
Bill	764010	06/04/2025			537.440 · Mulch	-8,375.95	8,375.95
Bill	764011	06/04/2025			537.460 · Trimming	-4,970.00	4,970.00
Bill	764014	06/04/2025			537.460 · Trimming	-2,650.00	2,650.00
TOTAL						-29,237.95	29,237.95

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Stonegate CDD

Check Detail

June 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	14845	06/04/2025	M&M POOL & SPA SERVICES, CORP		101.000 · Bank of America - Checking		-2,300.00
Bill	9971	06/04/2025			536.004 · Pool Maintenance	-2,300.00	2,300.00
TOTAL						-2,300.00	2,300.00
Check	14846	06/04/2025	STONEGATE CDD		101.000 · Bank of America - Checking		-8,624.11
					207.203 · Due to DSF Series 2013	-8,624.11	8,624.11
TOTAL						-8,624.11	8,624.11
Check	14847	06/04/2025	STONEGATE CDD		101.000 · Bank of America - Checking		-4,658.30
					207.204 · Due to DSF series 2020	-4,658.30	4,658.30
TOTAL						-4,658.30	4,658.30
Paycheck	14848	06/06/2025	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	14849	06/06/2025	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	14850	06/06/2025	Luis J Becerra		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

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Stonegate CDD

Check Detail

June 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL						-184.70	184.70
Paycheck	14851	06/06/2025	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	14852	06/11/2025	WRATHELL, HUNT & ASSOCIATES,...		101.000 · Bank of America - Checking		-4,242.58
Bill	2025-3515	06/11/2025		512.311 · Management Fees		-3,710.67	3,710.67
				513.310 · Assessment Roll Preparation		-444.33	444.33
				513.315 · Dissemination Fees		-87.58	87.58
TOTAL						-4,242.58	4,242.58
Bill Pmt -Check	14853	06/11/2025	ALLSTATE RESOURCE MANAGEM...		101.000 · Bank of America - Checking		-390.00
Bill	0066	06/11/2025		537.003 · Lake Maintenance		-390.00	390.00
TOTAL						-390.00	390.00
Bill Pmt -Check	14854	06/11/2025	IMAGENET CONSULTING		101.000 · Bank of America - Checking		-281.47
Bill	590475703	06/11/2025		536.007 · Office Supplies		-281.47	281.47
TOTAL						-281.47	281.47
Bill Pmt -Check	14855	06/20/2025	ALVAREZ ENGINEERS, INC.		101.000 · Bank of America - Checking		-2,542.50
Bill	457	06/18/2025		519.320 · Engineering		-2,542.50	2,542.50
TOTAL						-2,542.50	2,542.50
Bill Pmt -Check	14856	06/20/2025	BILLING, COCHRAN, MAURO & RA...		101.000 · Bank of America - Checking		-4,162.50
Bill	193479	06/18/2025		514.310 · Legal Fees		-4,162.50	4,162.50
TOTAL						-4,162.50	4,162.50
Bill Pmt -Check	14857	06/20/2025	COMPUTERSHARE TRUST COMPA...		101.000 · Bank of America - Checking		-3,500.00
Bill	2450209	06/18/2025		513.325 · Trustee Fees		-3,500.00	3,500.00
TOTAL						-3,500.00	3,500.00

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Stonegate CDD

Check Detail

June 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	14858	06/20/2025	STONEGATE CDD		101.000 · Bank of America - Checking		-8,947.32
					207.203 · Due to DSF Series 2013	-8,947.32	8,947.32
TOTAL						-8,947.32	8,947.32
Check	14859	06/20/2025	STONEGATE CDD		101.000 · Bank of America - Checking		-4,832.90
					207.204 · Due to DSF series 2020	-4,832.90	4,832.90
TOTAL						-4,832.90	4,832.90
Bill Pmt -Check	14860	06/25/2025	ADT SECURITY SERVICES INC.		101.000 · Bank of America - Checking		-16.82
Bill	14954058 061325	06/25/2025			536.001 · Alarm Monitoring	-16.82	16.82
TOTAL						-16.82	16.82
Bill Pmt -Check	14861	06/25/2025	ARMANDO GARCIA LAND SERVIC...		101.000 · Bank of America - Checking		-4,995.00
Bill	764028	06/25/2025			537.400 · Lawn Cutting	-4,020.00	4,020.00
					537.470 · Tract C	-600.00	600.00
					537.450 · Irrigation Repairs	-375.00	375.00
TOTAL						-4,995.00	4,995.00
Bill Pmt -Check	14862	06/25/2025	GALLOWAY OFFICE SUPPLIES & F...		101.000 · Bank of America - Checking		-619.66
Bill	344730-0	06/25/2025			536.011 · Janitorial Supplies	-619.66	619.66
TOTAL						-619.66	619.66
Bill Pmt -Check	14863	06/25/2025	IMAGENET CONSULTING		101.000 · Bank of America - Checking		-36.42
Bill	1300614	06/25/2025			536.007 · Office Supplies	-36.42	36.42
TOTAL						-36.42	36.42
Bill Pmt -Check	14864	06/25/2025	LUXE CONTROL LLC		101.000 · Bank of America - Checking		-250.00
Bill	521	06/25/2025			536.003 · Repairs & Maintenance	-250.00	250.00
TOTAL						-250.00	250.00
Bill Pmt -Check	14865	06/25/2025	NAVITAS CREDIT CORP		101.000 · Bank of America - Checking		-3,614.12
Bill	41305856 071025	06/25/2025			536.006 · Fitness Equipment Maint	-3,614.12	3,614.12
TOTAL						-3,614.12	3,614.12

Stonegate CDD
Check Detail
June 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	14866	06/25/2025	UNUS PROPERTY MANAGEMENT		101.000 · Bank of America - Checking		-374.36
Bill	1262	06/25/2025			536.003 · Repairs & Maintenance	-374.36	374.36
TOTAL						-374.36	374.36

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

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

Invoice

537.500



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15011	06/01/2025	\$135.00	07/01/2025	Net 30	

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

SUBTOTAL	135.00
TAX	0.00
TOTAL	135.00
BALANCE DUE	\$135.00

INVOICE



Allstate Resource Management
6900 Southwest 21st Court
Davie FL 33317 US

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

Ship To:

Invoice # 19211
Date 06/01/2025
Due Date 07/01/2025
Terms Net 30
S.O.#

P.O. #	Rep	Ship Date	Via	Account #	Project
	WS	06/01/2025		3782	

Product/Service	Description	Qty	U/M	Rate	Amount
100 Lake	Lake and Canal Management Services Recurring			\$1,339.00	\$1,339.00
600 Mitigation	Aquascaping Maintenance Services Recurring			\$225.00	\$225.00

Subtotal \$1,564.00
Tax (0%) \$0.00
Total \$1,564.00
Payments/Credits \$0.00

BALANCE DUE **\$1,564.00**

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

537.430

Invoice details

Invoice no.: 764001
Invoice date: 05/20/2025
Due date: 06/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/21/2025	Install	260 Pentas Red and Purple (in front of the clubhouse).	260	\$4.55	\$1,183.00
2.		Install	1 1/2 Yards of soil	1.5	\$130.00	\$195.00
Total						\$1,378.00

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.: 764005
Invoice date: 05/20/2025
Due date: 06/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/29/2025	Application	Make an application of Talstar granulated Pest Control against the Chinch bugs to 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.: 764000
Invoice date: 05/20/2025
Due date: 06/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/21/2025	Install.	Install 280 Pentas Red and Purple #537.430	280	\$4.55	\$1,274.00
2.		Install.	Install 1000 Pentas Red and Purple #537.430	1000	\$4.55	\$4,550.00
3.		Install.	8 Yards of soil	8	\$130.00	\$1,040.00

Total \$6,864.00

Note to customer
#537.430

INVOICE

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

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

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

Invoice details
Invoice no.: 764006
Invoice date: 05/20/2025
Due date: 06/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/29/2025	Fertilization	Fertilize Palms, Trees, Hedges, and grass. (Second of Fiscal Year 2025) #537.410	1	\$3,025.00	\$3,025.00

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.: 764010
Invoice date: 05/20/2025
Due date: 06/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/29/2025	Install.	Install Mulch (1350 bags) (Second Fiscal Year 2025) #537.440	1350	\$4.85	\$6,547.50
2.		Install.	Install Mulch to Tract C (377 bags) (Second Fiscal Year 2025)	377	\$4.85	\$1,828.45

Total \$8,375.95

Note to customer
#537.440

Armando Garcia Land Service INC
16650 SW 203 AVE
Miami, FL 33187 US
(786) 298-7104
armando-garcia-landservice@hotmail.com

Invoice

BILL TO
Stonegate CDD 2300 Glades Rd. Ste. 410 W Boca Raton, FL 33431

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
764011	05/20/2025	\$4,970.00	06/19/2025	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Trim. All the Trees located in the CDD. #537.460	1	4,970.00	4,970.00

#537.460	SUBTOTAL	4,970.00
	TAX	0.00
	TOTAL	4,970.00
	BALANCE DUE	\$4,970.00

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.: 764014
Invoice date: 05/20/2025
Due date: 06/19/2025

537.460

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Trim.	6 Royal palms & 5 Bismarkias	15	\$50.00	\$750.00
2.		Trim.	28 Coconut Palms	38	\$50.00	\$1,900.00
Total						\$2,650.00



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 #

INV1273518

Terms

Net 10

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

Customer: UM00-001:
STONEGATE CDD
1020 NE 34TH AVE
HOMESTEAD, FL 33033

Customer #	Contract Number	P.O. Number	Invoice Date	Due Date
UM00	CONT2171-01		5/19/2025	5/29/2025
Invoice Remarks				

Contract Remarks

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 4/20/2025 to 5/19/2025 overage period	\$13.71
Surcharge	\$2.06
	\$15.77

Detail:**Equipment included under this contract****HP/HP E776DNS MFP BASE**

Number	Serial Number	Base Charge		Location				
A85EM	MXBCLC624Y	\$0.00		STONEGATE CDD 1020 NE 34TH AVE HOMESTEAD, FL 33033				
Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
ACCENT	EQU41460 - ACCENT	1,998	2,058	60	0	60	0.013220	\$0.79
BW	EQU41460 - BW	54,926	55,128	202	0	202	0.013220	\$2.67
GENERAL OF	EQU41460 - GENERAL	196	196	0	0	0	0.013220	\$0.00
PROFESSION	EQU41460 - PROFESS	9,843	9,998	155	0	155	0.066120	\$10.25
								\$13.71

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	\$15.77
Tax:	\$1.10
Invoice Total	\$16.87
Balance Due:	\$16.87

M&M Pool&Spa Services, CORP

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

536.004

INVOICE

Invoice Number
9971

Amount Due
\$2,300.00

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

Invoice Date
May 31, 2025

Due Date
June 30, 2025

LOCATION: 1020 MALIBU WAY, HOMESTAD

Item	Description	Qty	Rate	Amount
Pool Service	June Monthly Services	1	2,300....	2,300....

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

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



M&M POOL & SPA SERVICES
Cleaning & Maintenance

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.: 1259
Terms: Due on receipt
Invoice date: 06/02/2025
Due date: 06/02/2025

536.022

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

Total \$21,707.17

Overdue 06/02/2025



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

Invoice #

INV1245755

Terms

Net 10

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

Customer: UM00-001:
STONEGATE CDD
1020 NE 34TH AVE
HOMESTEAD, FL 33033

Customer #	Contract Number	P.O. Number	Invoice Date	Due Date
UM00	CONT2171-01		4/21/2025	5/1/2025
Invoice Remarks				

Contract Remarks

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 3/20/2025 to 4/19/2025 overage period	\$53.22
Surcharge	\$7.98
	\$61.20

Detail:**Equipment included under this contract****HP/HP E776DNS MFP BASE**

Number	Serial Number	Base Charge		Location				
A85EM	MXBCLC624Y	\$0.00		STONEGATE CDD 1020 NE 34TH AVE HOMESTEAD, FL 33033				
Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
ACCENT	EQU41460 - ACCENT	1,887	1,998	111	0	111	0.013220	\$1.47
BW	EQU41460 - BW	54,393	54,926	533	0	533	0.013220	\$7.05
GENERAL OF	EQU41460 - GENERAL	196	196	0	0	0	0.013220	\$0.00
PROFESSION	EQU41460 - PROFESS	9,167	9,843	676	0	676	0.066120	\$44.70
								\$53.22

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	\$61.20
Tax:	\$4.28
Invoice Total	\$65.48
Balance Due:	\$65.48

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

Remittance Section

Invoice Number: 590475703
Due Date: 07/01/2025
Due This Period: \$143.68

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

2100005904757030000143681

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: 590475703
Account Number: 1626036
Site Number: 5608077
Invoice Date: 06/06/2025
Period of Performance: 06/01/2025 - 06/30/2025
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					\$137.79
Total Amount Due					\$281.47

(Please see the following pages for details.)

Payment Remittance

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

Contact Us

www.leasedirect.com

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

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

customersupport@leasedirect.com

Explanation of Charges

It is important to us that you understand the charges on your invoice. Please refer to this guide for assistance.

1. **DOCUMENTATION/ORIGINATION FEE** – A one-time fee assessed on new transactions to cover our expenses for preparing financing statements and other documentation costs.
2. **INTERIM PAYMENT** – A charge to account for the partial month, prior to the first full billing cycle, calculated per the terms and conditions in the contract.
3. **INSURANCE CHARGE** – A charge due each billing period as the result of the equipment being insured by the lessor against theft or damage.
4. **PAYMENT** – Amount due each billing period in accordance with the terms of the contract.
5. **LATE FEE** – Assessed when a payment is not received by its due date, as provided by the contract.
6. **FINANCE CHARGE** – Assessed when a payment is not received and is over thirty (30) days past its due date.
7. **PROPERTY TAX** – The lessor, as the owner of the equipment, is assessed and pays property tax to the appropriate taxing authority on an annual basis. Per the contract, the Lessee has agreed to reimburse the Lessor for all property taxes paid on their behalf plus reasonable administrative costs. For questions about taxes, call the Customer Service number above.
8. **RETURNED CHECK FEE** – Assessed each time a check is returned for any reason.
9. **CUSTOMER SERVICE FEE** – Assessed when a request for an amortization schedule, an invoice copy, a pay history, or additional contract copy is requested.
10. **ACCOUNT SUMMARY** – Overview of prior billed invoices for which a partial or no payment was received at the time the current invoice was printed.
11. **TAX OR LESSOR SURCHARGE** – Taxes due in accordance with the tax laws of the state(s) where the equipment is located. For tax related questions, call the Customer Service number above.

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

Account Summary			
Invoice Number	Due Date	Amount Invoiced	Balance Due
590172974	06/01/2025	\$137.79	\$137.79
BALANCE DUE FOR PRIOR BILLED INVOICES			\$137.79

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
590172974		06/01/2025	\$137.79		\$5.89	

Please return this portion with your payment

INVOICE



Allstate Resource Management
6900 Southwest 21st Court
Davie FL 33317 US

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

Ship To:

Invoice # 0066
Date 06/09/2025
Due Date 07/09/2025
Terms Net 30
S.O.#

P.O. #	Rep	Ship Date	Via	Account #	Project
	WS	06/09/2025		3782	

Product/Service	Description	Qty	U/M	Rate	Amount
400 Fountain	Fountain/Aerator Maintenance Services Recurring Quarterly 3/21/2025			\$195.00	\$195.00
400 Fountain	Fountain/Aerator Maintenance Services Recurring Quarterly 6/6/2025			\$195.00	\$195.00

Subtotal \$390.00
Tax (0%) \$0.00
Total \$390.00
Payments/Credits \$0.00

BALANCE DUE **\$390.00**

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

Remittance Section

Invoice Number: 590475703
Due Date: 07/01/2025
Due This Period: \$143.68

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

2100005904757030000143681

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: 590475703
Account Number: 1626036
Site Number: 5608077
Invoice Date: 06/06/2025
Period of Performance: 06/01/2025 - 06/30/2025
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					\$137.79
Total Amount Due					\$281.47

(Please see the following pages for details.)

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Contact Us

www.leasedirect.com

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

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

customersupport@leasedirect.com

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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

Account Summary			
Invoice Number	Due Date	Amount Invoiced	Balance Due
590172974	06/01/2025	\$137.79	\$137.79
BALANCE DUE FOR PRIOR BILLED INVOICES			\$137.79

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
590172974		06/01/2025	\$137.79		\$5.89	

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

Date	Invoice #
6/1/2025	2025-3515

Stonegate CDD
PO Box 810036
Boca Raton, FL 33481

[illegible]

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



Invoice

Date	Invoice No.
6/1/2025	8457

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

Project Number / Name: 080903-3 Stonegate Operations

DocuSigned by:

 91E21FBBCEDD4E0...
 Juan R. Alvarez, P.E.

Invoice Period: 5/1/25-5/31/25

Description	Qty (hrs)	Rate (\$ / hr)	Amount (\$)
5/5/2025 Electrical Engineer send Raptor VAC affidavit for antihuman trafficking, review and document signed maintenance agreement with Raptor VAC, contact Landshore in regards to Maintenance of Traffic for sidewalk closure	1.50	135.00	202.50
5/6/2025 Electrical Engineer prepare/attend CDD meeting	5.50	135.00	742.50
5/7/2025 Electrical Engineer request resolution from District Manager's office regarding Chairman, forward signed agreement and class V permit to Raptor VAC	0.50	135.00	67.50
5/12/2025 Electrical Engineer contact Landshore in regards to change order #2 and cleaning inlet protection around staging area	0.75	135.00	101.25
5/13/2025 Senior Admin Asst Prepare and submit requisition 56 to district accountant.	0.25	95.00	23.75
5/15/2025 Senior Admin Asst Prepare and submit requisition 56 to district accountant.	0.25	95.00	23.75
5/21/2025 Electrical Engineer prepare change order #2 for shoreline restoration project, respond to True Blue Blues in regards to NTP and marking private utilities	1.50	135.00	202.50
5/22/2025 Senior Admin Asst Prepare and send Shoreline Restoration for Lake 4 and Lake 6 CO 2 for signature of District engineer, District Manager and contractor.	0.50	95.00	47.50
5/22/2025 Electrical Engineer send details to Office manager to prepare Docusign for change order #2	0.50	135.00	67.50
5/23/2025 Principal Review and certify Change Order No. 1 for Landshore Enterprises for the shoreline restoration of Lakes 4 and 6.	0.25	220.00	55.00
5/23/2025 Electrical Engineer request construction schedule from Landshore regarding change order #2	0.25	135.00	33.75
5/30/2025 Engineer Intern Site plan for Storage Shed	7.50	130.00	975.00
Amount due this Invoice			\$2,542.50

Wiring Instructions:

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

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

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

Page: 1
05/31/2025
Account No: 526-030290
Statement No: 193479

Attn: CRAIG WRATHELL

STONEGATE CDD

Fees

		Hours
05/05/2025		
MJP	ASSIST WITH PREPARATIONS FOR 5/6/25 BOARD OF SUPERVISORS MEETING	0.30
05/06/2025		
GFG	RECEIPT AND REVIEW OF FINAL AGENDA PACKAGE FOR 5/6/25 MEETING OF BOARD OF SUPERVISORS	0.30
GFG	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	5.50
05/07/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS WITH ATTACHMENTS	0.30
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM KRISTEN THOMAS WITH ATTACHMENT	0.30
05/08/2025		
GEW	TELEPHONE CONFERENCE WITH SUPERVISOR EIRAS	0.30
GEW	CORRESPONDENCE TO SUPERVISOR EIRAS WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MADISON TAPPA WITH ATTACHMENT	0.50
05/09/2025		
MJP	REVIEW STATEWIDE MUTUAL AID AGREEMENT AS TO LEGAL FORM; CORRESPONDENCE TO MADISON TAPPA WITH ATTACHMENT	0.40
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MADISON TAPPA	0.10
05/12/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS AND REPLY THERETO	0.30
MJP	RECEIPT, REVIEW AND REPLY TO FURTHER CORRESPONDENCE FROM KRISTEN THOMAS	0.20

STONEGATE CDD

		Hours
05/14/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENTS	0.30
05/15/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.20
GFG	PREPARE INITIAL DRAFT OF AQUATIC MAINTENANCE AGREEMENT WITH ECOBLUE	1.00
GFG	CORRESPONDENCE TO KRISTEN THOMAS WITH ATTACHMENT	0.30
GFG	FURTHER CORRESPONDENCE TO KRISTEN THOMAS	0.20
GFG	PREPARE INITIAL DRAFT OF TERMINATION NOTICE FOR ALLSTATE	0.40
GFG	ADDITIONAL CORRESPONDENCE TO KRISTEN THOMAS WITH ATTACHMENT	0.30
05/16/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MADISON TAPPA WITH ATTACHMENT	0.20
GFG	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM KRISTEN THOMAS	0.10
05/21/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO AND REPLY THERETO	0.20
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM VICTOR CASTRO	0.10
MJP	RECEIPT AND REVIEW OF ADDITIONAL CORRESPONDENCE FROM VICTOR CASTRO WITH MULTIPLE (X3) ATTACHMENTS	0.40
05/22/2025		
MJP	CORRESPONDENCE TO VICTOR CASTRO; REVIEW CITY CORRESPONDENCE RE: STORMWATER UTILITY FEE	0.20
MJP	REVIEW AMENITY MANAGEMENT AGREEMENT AND AMENDMENTS; PREPARE INTIAL DRAFT OF FOURTH AMENDMENT TO AMENITY MANAGEMENT AGREEMENT	0.70
MJP	CORRESPONDENCE TO VICTOR CASTRO AND KRISTEN THOMAS	0.30
05/23/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.20
05/24/2025		
MJP	CORRESPONDENCE TO VICTOR CASTRO AND KRISTEN THOMAS WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS; RECEIPT AND REVIEW OF	

STONEGATE CDD

		Hours		
	CORRESPONDENCE FROM JUAN ALVAREZ	0.20		
05/27/2025				
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS AND REPLY THERETO	0.30		
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM KRISTEN THOMAS WITH ATTACHMENT	0.20		
05/28/2025				
GFG	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 6/3/25 MEETING OF BOARD OF SUPERVISORS	0.50		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ANGEL CAMACHO WITH ATTACHMENT	0.20		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.10		
05/29/2025				
MJP	CORRESPONDENCE TO KRISTEN THOMAS AND VICTOR CASTRO	0.20		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ALYCE GUERRA WITH MULTIPLE (X3) ATTACHMENTS RE: POOL PROPOSALS	0.30		
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM KRISTEN THOMAS AND REPLY THERETO; RECEIPT AND REVIEW OF CORRESPONDENCE FROM ANGEL CAMACHO; RECEIPT AND REVIEW OF ADDITIONAL CORRESPONDENCE FROM KRISTEN THOMAS AND REPLY THERETO	0.20		
05/30/2025				
MJP	TELEPHONE CONFERENCE WITH KRISTEN THOMAS	0.20		
	For Current Services Rendered	16.70		4,162.50

Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GINGER E. WALD	PARTNERS	0.50	\$275.00	\$137.50
MICHAEL J. PAWELCZYK	PARTNERS	7.60	275.00	2,090.00
GREGORY F. GEORGE	ASSOCIATES	8.60	225.00	1,935.00

Previous Balance	\$3,020.00
Total Current Work	4,162.50

Payments

05/19/2025	PAYMENT RECEIVED - THANK YOU	-3,020.00
	Balance Due	<u>\$4,162.50</u>

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

STONEGATE CDD

Page: 4
05/31/2025
Account No: 526-030290
Statement No: 193479

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

Fee Invoice

Corporate Trust



Invoice Number 2450209	Billing Date 06/10/2025	Due Date 07/10/2025	Amount Due \$3,500.00 <i>Please mail or wire payment to:</i> Mailing Address: Computershare Trust Company, N.A. WF 8113 P.O. Box 1450 Minneapolis, MN 55485-8113 Wire Instructions: ABA #: 121000248 DDA #: 1000031565 Swift Code: WFBIUS6S Reference: Invoice #, Account Name, Attn Name ACH Instructions: ABA #: 091000019 DDA #: 1000031565 Memo: Invoice #, Account Name, Attn Name
----------------------------------	-----------------------------------	-------------------------------	--

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

Please return this portion of the statement with your payment in the envelope provided:

Please retain this portion for your records

Account Number: 46518700

Stonegate CDD Sp Assess Rev Bds 2013

Administration Charges

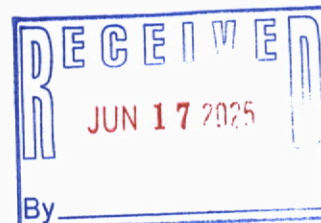
For the Period 06/27/2025 through 06/26/2026

Trustee Fee

\$3,500.00

Total Amount Due:

\$3,500.00



This document is provided by Computershare Trust Company, NA, or one or more of its affiliates (collectively, "Computershare"), in its named capacity or as agent of or successor to Wells Fargo Bank, NA, or one or more of its affiliates ("Wells Fargo"), by virtue of the acquisition by Computershare of substantially all the assets of the corporate trust services business of Wells Fargo.

Billings past due are subject to an 18% annual finance charge of the balance due.



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

Return Service Requested

Invoice Date: 05/19/2025

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

Remittance Section

Contract Number: 41305856
Due Date: 5/10/2025
Amount Due: **\$4,001.98**

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



000413058562025051900004001984

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
5/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE #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 is now a simple click away.

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

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



PO#0906241002

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41305856-1	Contract Payment	05/10/2025	\$221.07			\$133.63		\$354.70
	Late Fee For 05/10/25 Payment	06/10/2025			\$33.16			\$33.16
	Contract Payment	06/10/2025	\$3,480.49			\$133.63		\$3,614.12
SUBTOTALS:			\$3,701.56		\$33.16	\$267.26		\$4,001.98

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

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

Your Opinion Matters

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

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

Thank you for your business!

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



PH: 888-978-6353

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

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

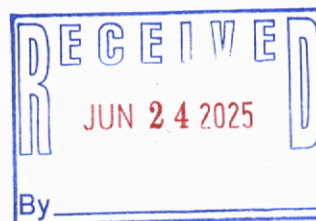
For 24/7 online support, visit us @ <http://my.navitascredit.com>

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

Page 1/2



Invoice date: **Jun 13, 2025** Service period: **Jul 1 - Jul 31, 2025**



Your total due is: **\$16.82** Due by: **Jul 3, 2025**

**Visit our Support Center
for quick and easy help**

Your Bill at-a-glance

Previous Balance	-\$43.17
Payments and Adjustments	\$0.00
Current Charges	\$59.99
Taxes and Fees	\$0.00

Total Due \$16.82

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

Message from ADT

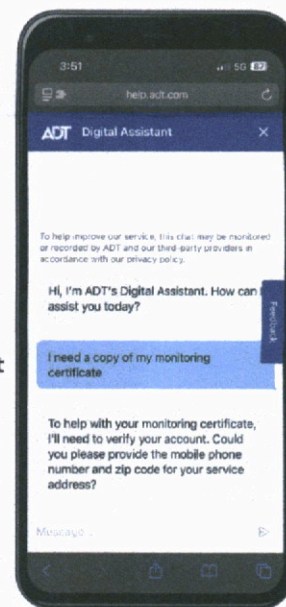
Stay safe from a common scam – remember to Identify, Verify and Notify.

Watch out for unexpected telephone calls, text messages, or door-to-door agents offering to "check" or "upgrade" your security system. They could be competitors misleading you into believing they are performing a service for ADT rather than a sale by another company. Identify who is contacting you and verify who they work for. A false sense of urgency is often employed with deceptive sales to confuse or distract you.

If you think you may be a victim of this scam and your ADT system has been replaced, conduct a test at the keypad to confirm it is connected to our monitoring center.

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

6230 0020 DY RP 13 06132025 NNNNNNNY 01 009517 0029

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



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

Account Number	14954058
Due Date	Jul 3, 2025
Amount Due	\$16.82

Amount Enclosed \$ _____

Please send payment to:

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



000149540580000000000000061225000000000000016828

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

Page 2/2

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

Your Account Activity

Previous Balance	- \$43.17
Payments and Adjustments	\$0.00
Current Charges	
RECURRING CHARGES	
Services	
Invoice Number 1146546944	Jul 1 - Jul 31, 2025 \$59.99
Total Non-taxable Charges	\$59.99
Total Due to be paid by Jul 3, 2025	\$16.82

* 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](https://myadtl.com).

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



Thinking of moving?

Life changes, but your security provider doesn't have to. Scan the barcode below or visit i.adt.com/safemove to learn how we can help you have a new home with no worries.



Protect yourself against FRAUD

- ADT representatives and ADT Authorized Dealers will always carry proper, company-issued identification.
- If their ID is not visible, be cautious and ask to see it. If they're with us, they'll gladly show you.
- When in doubt, verify their credentials. Visit ADT.com/verify for ADT representatives, or ADT.com/dealer for ADT Authorized Dealers.
- If they refuse to give you their ID, or you are still unsure, call ADT at (800)238-2727.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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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.: 764028
Invoice date: 06/03/2025
Due date: 07/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/02/2025	Cut the Grass	Cut the Grass 06/02, 06/09, 06/16 #537.400	3	\$1,340.00	\$4,020.00
2.	06/02/2025	Cut the Grass	Tract C. Maintenance #537.470	3	\$200.00	\$600.00
3.	06/02/2025	Irrigation System	Eight payment of Maintenance of the Irrigation System/ Fiscal Year 2025 #537.450	1	\$375.00	\$375.00

Total \$4,995.00

Note to customer
#537.400
#537.470
#537.450

From: [Comcast Business](#)
To: [StonegateCDD](#)
Subject: Your Comcast Business billing statement is ready
Date: Tuesday, June 24, 2025 5:57:54 PM

Important information about your Comcast Business account



[Get support](#)

Your monthly bill is available in My Account.

Account number ending in: ****0104

Service address: 1020 MALIBU WAY HOMESTEAD,FL,33033-5350

Sign in to My Account to view your statement and make a payment. If your account is enrolled in Auto Pay, your amount due will automatically be deducted from your preferred payment method on the due date listed below.

Bill Overview

Amount due: \$654.26

Payment due date: 07/13/2025

[VIEW STATEMENT](#)

If you're not enrolled in Auto Pay and choose to pay by check, you can mail your payment to:

Comcast Business
PO BOX 70219
Philadelphia, PA 19176-0219

If you have questions regarding your bill, visit us [online](#) or [contact us](#).
Customer support is available 24/7.

Thank you for being a valued Comcast Business customer.

Sincerely,
Comcast Business



[MY ACCOUNT](#)

[COMCAST BUSINESS APP](#)

[MAKE A PAYMENT](#)

[SUPPORT](#)

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

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Comcast respects your privacy. For a complete description of our privacy policy, [click here](#).

Comcast
One Comcast Center
1701 JFK Blvd., Philadelphia, PA 19103-2838

S T A T E M E N T A S O F 06/13/25

536.011

GALLOWAY OFFICE SUPPLIES

10201 NW 21ST STREET
 MIAMI FL 33172
 305-591-1616

STONEGATE CMMTY CDD	#	10380 (SLSM)	169
MALIBU BAY CLUBHOUSE			
1020 N.E. 34 AVENUE		PHONE 305-247-8859	
HOMESTEAD	FL 33033	PAGE	1

INVOICE #	DATE	REMARKS	CHECK/PO	AMOUNT	RUN. BALANCE
1344730-0	05/20/25	LAST PAYMENT APPLIED ON 04/21/25 INVOICE	CHECK #14813	FOR \$ 619.66	1299.10 619.66
CURRENT ACCOUNTS: INVOICES ARE DUE AND PAYABLE 1 TO 30 31 TO 60 61 TO 90 OVER 90 TOTAL DUE ===== ===== ===== ===== ===== 619.66 .00 .00 .00 619.66					



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 #
INV1300614

Terms
Net 10

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

Customer: UM00-001:
STONEGATE CDD
1020 NE 34TH AVE
HOMESTEAD, FL 33033

Customer #	Contract Number	P.O. Number	Invoice Date	Due Date
UM00	CONT2171-01		6/18/2025	6/28/2025
Invoice Remarks				

Contract Remarks

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 5/20/2025 to 6/19/2025 overage period	\$31.67
Surcharge	\$4.75
	\$36.42

Detail:

Equipment included under this contract

HP/HP E776DNS MFP BASE

Number	Serial Number	Base Charge		Location				
A85EM	MXBCLC624Y	\$0.00		STONEGATE CDD 1020 NE 34TH AVE HOMESTEAD, FL 33033				
Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
ACCENT	EQU41460 - ACCENT	2,058	2,098	40	0	40	0.015200	\$0.61
BW	EQU41460 - BW	55,128	55,446	318	0	318	0.015200	\$4.83
GENERAL OF	EQU41460 - GENERAL	196	196	0	0	0	0.015200	\$0.00
PROFESSION	EQU41460 - PROFESS	9,998	10,343	345	0	345	0.076040	\$26.23
								\$31.67

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	\$36.42
Tax:	\$2.56
Invoice Total	\$38.98
Balance Due:	\$38.98

536.003

LUXE CONTROL LLC

Invoice No: 521
Date: 06/11/2025
Bill To: Stonegate CDD. / Service
manager@unusmgmt.com
1020 Malibu Way
Homestead, FL, 33033

Invoice

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

Description	Quantity	Rate	Amount
06/9 - Serviced Network and Camera system due to system update. Resolved image issue to Office TV and Network connection issue to office PC.	2	\$125.00	\$250.00*
Labor Subtotal			\$250.00

*Indicates non-taxable item

Payment Details

Parts\$ Deposit to start -

Labor\$ At Completion.-

Zelle payments via cell phone number. 7862099331

Subtotal	\$250.00
Total	\$250.00
PAID	\$0.00

 Pay Now



Balance Due \$250.00



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

Return Service Requested

Invoice Date: 06/19/2025

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

Remittance Section

Contract Number: 41305856

Due Date: DUE IMMEDIATELY

Amount Due: \$7,763.43

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



000413058562025061900007763430

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
DUE NOW	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

You are hereby notified that your payment is now **past due**.

Please send your payment immediately or log onto

<https://my.navitascredit.com> to make your payment. If you

have already paid the past due portion of this invoice, please

only remit the payment for your current charges.



PO#0906241002

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41305856-1	Insurance Program	05/10/2025				\$133.63		\$133.63
	Late Fee For 05/10/25 Payment	06/10/2025			\$33.16			\$33.16
	Contract Payment	06/10/2025	\$3,346.86			\$133.63		\$3,480.49
	Late Fee For 06/10/25 Payment	07/10/2025			\$502.03			\$502.03
	Contract Payment	07/10/2025	\$3,480.49			\$133.63		\$3,614.12
SUBTOTALS:			\$6,827.35		\$535.19	\$400.89		\$7,763.43

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
DUE NOW	41305856	FITNESS EQUIPMENT PER INVOICE
CUSTOMER NAME		#BAKNQ2011
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

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

INVOICE

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

manager@unusmgmt.com
+7897263



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

Invoice details
Invoice no.: 1262
Terms: Due on receipt
Invoice date: 06/24/2025
Due date: 06/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Supplies / Repairs - Receipts	BOOKING 536.003 REPAIRS & MAINTENANCE	1	\$374.36	\$374.36
					Total	\$374.36



9840 NW 77th Avenue
Hialeah Gardens FL 33016
United States
(305) 823-2803
www.ledareus.com

536.003

Invoice

Date	Order #
6/9/2025	INV7269

Bill To

STONEGATE COMMUNITY DEVELOPMENT
DISTRICT
2300 GLADES RD STE 410W
Boca Raton FL 33431-8556
United States

Ship To

STONEGATE COMMUNITY DEVELOPMENT
DISTRICT
2300 GLADES RD STE 410W
Boca Raton FL 33431-8556
United States

Terms		Customer PO	Sales Rep	Ship Via		Ship Date	Sales Order #	
			Francisco J Diaz			6/9/2025	Sales Order #SO5921	
Type	Item No.	Description		Ordered	Quantity Shipped	BackOrd	Rate	Amount
	4592349394	LED HID 54W 50K EX39 EXTENDED MOGUL BASE TYPE B LED HID 54W 50K EX39 EXTENDED MOGUL BASE TYPE B		3	3		\$60.54	\$181.62
						Subtotal		\$181.62
						Tax Total (%)		\$0.00
						Shipping Cost		
						Total		\$181.62
						Amount Paid		\$181.62
						Amount Due		\$0.00

PAID

CLICK TO PAY NOW



WWW.LEDAREUS.COM
NO REFUNDS
3 DAY EXCHANGE ONLY
WITH RECEIPT



INV7269

536.003



How doers
get more done.

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

0207 00063 82279 04/13/25 12:45 PM
SALE SELF CHECKOUT

070183000210 DUAL ACT CON <A> 32.47
32 OZ DUAL ACTION W&G KILLER CONC
038902074560 DIVA TREEBRD <A>
#68 DIVA TREEBIRD 13.94
206.97 5.97
736511411713 #66 LEOPARD <A>
WACKY #66-LEOPARD 6.97
008236776508 66KEY LT RED <A>
#66 KEYLIGHT - RED
038902090102 66OWLKEY <A>
#66 OWL KEY 11.94
205.97 6.97
736511430462 68DIVAPRINCS <A>
#68 DIVA-PRINCESS PINK

SUBTOTAL 78.26
SALES TAX 5.48
TOTAL \$83.74

XXXXXXXXXXXX0812 DEBIT USD\$ 83.74

AUTH CODE 000835
Contactless Verified By PIN
AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7263 SUMMARY
THIS RECEIPT PO/JOB NAME: copies of keys

2025 PRO XTRA SPEND 04/12: \$2,373.35

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POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/12/2025

536.003



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get more done.

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

0429 00051 27337 05/28/25 09:21 PM
SALE SELF CHECKOUT

015812780071 RED FLAG <A>
EMPIRE RED STAKE FLAGS 100PK
209.97 19.94

SUBTOTAL 19.94
SALES TAX 1.40
TOTAL \$21.34

XXXXXXXXXXXX3019 DEBIT USD\$ 21.34

AUTH CODE 001928
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

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

2025 PRO XTRA SPEND 05/27: \$2,451.61

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RaceTrac 2520
3310 NE 8th Street

Term: XXXXXXXXXXX2006
Appr: 023991
Seq#: 000270
PUMP No. 14
Grade: Unl-93
Gallons: 25.343 G
Price: \$3.459/Gal
TOTAL SALE \$87.66
Capture

Visa
XXXXXXXXXXXXXXXX9406
Contactless

USD\$ 87.66

US DEBIT
Mode: Issuer
AID: A00000000980840
TVR: 0000000000
IAD: XXXXXXXXXXXXXXXX
TSI: 0000
ARC: 00
ARQC:
FC5C6C8C42910DE6

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STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on June 3, 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present:

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

Also present:

Kristen Thomas	District Manager
Gregory George	District Counsel
Gabriella Fernandez	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Angel Camacho (via telephone)	District Engineer
Victor Castro	Field Operations
Luis Becerra	Resident/Supervisor Candidate
Sy Wilkerson	Resident/Supervisor Candidate

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 6:30 p.m. Supervisors McGuinness, Goessel and Figueroa were present. Supervisor Eiras was absent. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 3; Term Expires November 2026 – candidates each have 5 minutes to present to the board (5 minutes Q&A after)

Ms. Thomas explained the protocols for the Supervisor appointment process.

A. Resume of Sy Wilkerson (will be provided under separate cover)

Mr. Wilkerson introduced himself and discussed his background and his professional experience as a project manager for a Health Care Company. He is an active member of the Stonegate community and currently serves as President of the Sonora Board of Directors, where he addresses neighborhood concerns and works to improve community communications between residents and management and build strong relationships within the subdivision. He is running for Seat 3 because he deeply cares about the well-being and progress of the community and recognizes the importance of having representation that is informed and responsive to the needs of the community. He noted the District's current challenges, from infrastructure concerns to poor communications about maintenance or landscaping decisions, and stated that, if elected, he will work to improve transparency and access to information so residents always know what decisions are being made and why.

B. Resume of Luis Becerra (will be provided under separate cover)

Mr. Becerra thanked the Board for the opportunity to address them. He has lived in the community since 2017 and he and his family enjoy the amenities, the clubhouse and walking trails. He discussed his professional background as an Internal Revenue Service (IRS) Agent/Accountant and being a small business owner and his strong understanding of financial records, budgeting and the fine points of running a business.

Mr. Wilkerson and Mr. Becerra responded to questions regarding how long they have lived in the CDD; how often they use the clubhouse; what they feel is the biggest need in the CDD and how can they improve on it; whether they think there are any issues with transparency; and their opinions about the CDD website, such as what is good about it and how it is beneficial to the residents.

The applicants exited the meeting room.

The Board and Staff discussed both candidates being well-qualified to serve on the Board, their similarities and differences and which candidate to appoint.

Mr. McGuinness nominated Mr. Becerra to fill Seat 3.

Ms. Figueroa nominated Mr. Wilkerson to fill Seat 3.

No other nominations were made.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with Mr. McGuinness and Mr. Goessel in favor, and Ms. Figueroa dissenting, the appointment of Luis Becerra to Seat 3, was approved (Motion passed 2-1).

The applicants re-entered the meeting room.

Ms. Thomas stated that Mr. Luis Becerra was appointed to Seat 3 and noted that in November of 2026, Seats 2, 3 and 4 will be up for election.

FOURTH ORDER OF BUSINESS

Administration of Oath of Office to Appointed Qualified Elector (the following to be provided under separate cover)

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Luis Becerra. She provided and explained the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Office

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-03. Ms. Figueroa nominated the following slate:

Joe McGuiness	Chair
Mariela Figueroa	Vice Chair
Alberto Eiras	Assistant Secretary
Arthur "Art" Goessel	Assistant Secretary
Luis Becerra	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Yoniel Boza	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary

110 Craig Wrathell Treasurer
111 Jeff Pinder Assistant Treasurer
112

113 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor,**
114 **Resolution 2025-03, Electing, as nominated, and Removing Officers of the**
115 **District, as nominated, and Providing for an Effective Date, was adopted.**

116
117
118 **SIXTH ORDER OF BUSINESS**

Update: Pool Project

119
120 Mr. Camacho stated a notice to proceed was issued to the contractor on May 28, 2025
121 and excavation has commenced.

122 Mr. Castro stated that, on May 29, 2025, Staff conducted a private utility location tour
123 and assisted the contractor in finding all the utilities on site and disconnected the electricity to
124 the fountain. A cable might have to be relocated and a pull box added to it to facilitate the
125 connection. The contractor has not been able to work in the past two days, due to the rain. They
126 will return as soon as the cable work is completed and the rain ceases.

127 Ms. Thomas stated Staff started receiving furniture and tile proposals and recently
128 requested proposals with pictures, which will be forwarded to the Board.

129 Mr. Goessel suggested sending a monthly resident newsletter with a pool progress report.

130 Discussion ensued regarding chatter on social media about the pool, how much detail to
131 publicize, posting pool updates on the CDD website, e-blasting updates and resident complaints.
132

133 **SEVENTH ORDER OF BUSINESS**

Consent Agenda Items

- 134
135 **A. Acceptance of Unaudited Financial Statements as of April 30, 2025**
136 **B. Approval of May 6, 2025 Regular Meeting Minutes**

137 **On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the**
138 **Unaudited Financial Statements as of April 30, 2025, were accepted, and the**
139 **May 6, 2025 Regular Meeting Minutes, as presented, were approved.**

140
141
142 **EIGHTH ORDER OF BUSINESS**

Staff Reports

- 143
144 **▪ District Engineer: Alvarez Engineers, Inc.**

145 **This item, previously Item 8C, was presented out of order.**

Mr. Camacho stated the two change orders that were previously approved are scheduled for June 16, 2025; after which, the lake work will be completed.

A. Operations Manager: UNUS Property Management

Mr. Castro reported the following:

➤ The contract for the new lake vendor was executed and work will commence on June 16, 2025. Allstate, the previous vendor, will be finished by June 15, 2025. Staff will meet on Thursday with the new team; they have outlined a plan to treat the algae in the lakes.

➤ Full approval from the Master HOA was received for the storage facility, who previously submitted a 50% deposit for the fence contractor. Once the lake project is completed, the fencing will be installed. Once the fence is installed, plants will be installed along the perimeter and the storage shed will be installed in September.

➤ Armando capped off the irrigation in the construction areas. Going forward, irrigation will be capped off and rerouted to come from the pump instead of from the meter. Staff anticipates a 70% cost savings on the water bill.

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

Mr. George stated his last day is June 15, 2025. He introduced Ms. Gabriella Fernandez, a new attorney, who might replace him as District Counsel.

C. District Engineer: Alvarez Engineers, Inc.

This item was presented before Item 8A.

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

- **NEXT MEETING DATE: August 5, 2025 at 6:30 PM**

- **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisor requests.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the meeting adjourned at 7:40 p.m.
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Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
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 ☐

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: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent 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 and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS B

MEMORANDUM

TO: District Manager

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

DATE: June 30, 2025

RE: 2025 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2025 – 195, Laws of Florida (SB 268). The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

2. Chapter 2025 – 174, Laws of Florida (HB 669). The legislation prohibits a local government’s¹ investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

3. Chapter 2025 – 189, Laws of Florida (SB 108). The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

New Timelines and Notice Requirements:

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

4. Chapter 2025 – 85, Laws of Florida (SB 348). The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

¹ A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

5. Chapter 2025 – 164, Laws of Florida (SB 784). The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

6. Chapter 2025 – 140, Laws of Florida (HB 683). The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS D

STONEGATE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2024 CANCELED	Regular Meeting	6:30 PM
November 18, 2024 CANCELED	Regular Meeting	6:30 PM
December 3, 2024 CANCELED	Regular Meeting	6:30 PM
January 7, 2025	Regular Meeting	6:30 PM
February 4, 2025 CANCELED	Regular Meeting	6:30 PM
March 4, 2025	Regular Meeting	6:30 PM
April 1, 2025	Regular Meeting	6:30 PM
May 6, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	6:30 PM
June 3, 2025	Regular Meeting	6:30 PM
July 1, 2025 CANCELED	Regular Meeting	6:30 PM
August 5, 2025	Regular Meeting	6:30 PM
September 2, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Budget</i>	6:30 PM