

STONEGATE

**COMMUNITY DEVELOPMENT
DISTRICT**

September 2, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
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

August 26, 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 Public Hearing and Regular Meeting on September 2, 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. Presentation of District Engineer's Report for Fiscal Year 2025/2026
4. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. 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

7. Consideration of Resolution 2025-10, Classifying Certain Tangible Personal Property of the District, Including, but Not Limited to, Several Pieces of Outdoor Pool Furniture, as Surplus and Authorizing the District Manager or Her Designee to Sell or Dispose of Said Equipment as Expeditiously as Possible in Accordance with Chapter 274, Florida Statutes; Providing for Severability; and Providing for an Effective Date

8. Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of July 31, 2025
- B. Approval of August 5, 2025 Regular Meeting Minutes

9. Staff Reports

- A. Operations Manager: *UNUS Property Management*
 - Discussion/Consideration: A&M Civil Engineering Solution LLC Proposal for Certified Boundary & Topographic Survey
- B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
- C. District Engineer: *Alvarez Engineers, Inc.*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1,736 Registered Voters as of April 15, 2025
 - NEXT MEETING DATE: October 7, 2025 at 6:30 PM

○ QUORUM CHECK

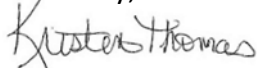
SEAT 1	ALBERTO EIRAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOE MCGUINNESS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	LUIS BECERRA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ART GOESSEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARIELA FIGUEROA	☐ IN PERSON	☐ PHONE	☐ NO

10. Supervisors' Requests

11. Adjournment

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

Sincerely,



Kristen Thomas
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

PARTICIPANT PASSCODE: 866 4977

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3

August 29, 2025

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

**Re: Stonegate Community Development District
District Engineer's Report for Fiscal Year 2025-2026
Pursuant to Section 7.21(b) of the Trust Indenture as it relates to
Special Assessment Refunding and Improvement Bonds, Series 2020.**

Dear Ms. Thomas,

This statement is being made pursuant to Section 7.21(b) of the Trust Indenture between Stonegate Community Development District (the "District" or "CDD") and U.S. Bank National Association as Trustee dated January 1, 2020, as it relates to the Special Assessment Refunding and Improvement Bonds, Series 2020.

Based on review of District documents and periodic visits and inspections of the public infrastructure currently owned by the District, we find that such public infrastructure is maintained in good working order and condition. The land and public infrastructure owned by the District, consisting of stormwater management and drainage, landscaping and streetscape, and clubhouse, are depicted in Exhibit 2 attached to this statement. In addition to the infrastructure depicted on Exhibit 2, and in accordance with the Engineer's Report prepared by Kimley-Horn and Associates in 2003, the District owns and is therefore responsible for maintaining the stormwater drainage system within the residential ponds. See Exhibit 1 for the boundaries of the District.

As of the date of this statement, the District has completed, using Bond Series 2020 proceeds, the transitional vegetation project on the banks of Lake No. 3, and is in the process of constructing the clubhouse pool deck expansion project described in the District Engineer's Report of November 5, 2019 prepared by Alvarez Engineer's Inc.

Estimated Maintenance Costs for District Owned Infrastructure

a. General

We think that for Fiscal Year 2025-2026, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <https://stonegatecdd.net/documents> for the FY 2025-2026 Proposed Budget).

b. Roads

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2007	2037	2025	12	2,133	\$10.00	\$21,330	\$28,686	0.25%	\$2,358
PAVEMENT MARKINGS AND SIGNING									
2020	2030	2025	5	2,133	\$2.50	\$5,333	\$6,034	0.25%	\$1,201

c. Stormwater Management System

We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 209 drainage structures and 19897 Linear Feet of pipes in the District. It is also estimated that 10-11 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Avg. Cost/EA Structure. Assume 2.5% Annual Inflation Rate ⁽¹⁾	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate ⁽²⁾	Total Budget Amount Per Year
		Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)			
209	19897	42					\$230.00	\$6.75	\$36,600
			42				\$236.00	\$6.92	\$37,500
				42			\$242.00	\$7.09	\$38,400
					42		\$248.00	\$7.27	\$39,400
						41	\$254.00	\$7.45	\$40,100

⁽¹⁾ Includes the cost of vacuuming the sump of the drainage structure and the cost of removing and reinstalling the baffle if the baffle is in good condition.

⁽²⁾ Includes the cost of pressure spraying and videoing the pipes and of dewatering with plugs at the end of the pipes when the pipes are submerged.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR BAFFLE REPLACEMENTS							
Estimated Number of Baffles to be Replaced ⁽¹⁾	No. Structures with Pipes Serviced per Year					Estimated Cost Per Baffle For 2.5% Inflation Rate	Total Budget Amount Per Year
	Year 1 (FY 25-26)	Year 2 (FY 26-27)	Year 3 (FY 27-28)	Year 3 (FY 28-29)	Year 2 (FY 29-30)		
52	11					\$600	\$6,600
		11				\$615	\$6,800
			10			\$630	\$6,300
				10		\$646	\$6,500
					10	\$662	\$6,700

⁽¹⁾ The estimate assumes that 25% of the 209 baffles in the District will need replacement in the next five years.

Insurance

Alvarez Engineers has reviewed the District's general liability, property, inland marine, hired non-owned auto, employment practices liability, public officials' liability, and deadly weapon protection insurance policy provided by Florida Insurance Alliance under Agreement No. 100124516 for the period between October 1, 2024 and October 1, 2025. The District has budgeted enough funds to cover the \$33,041 insurance premium.

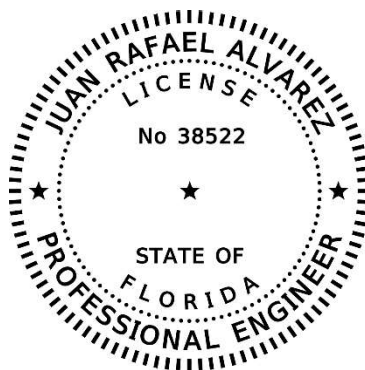
If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

Juan R
Alvarez

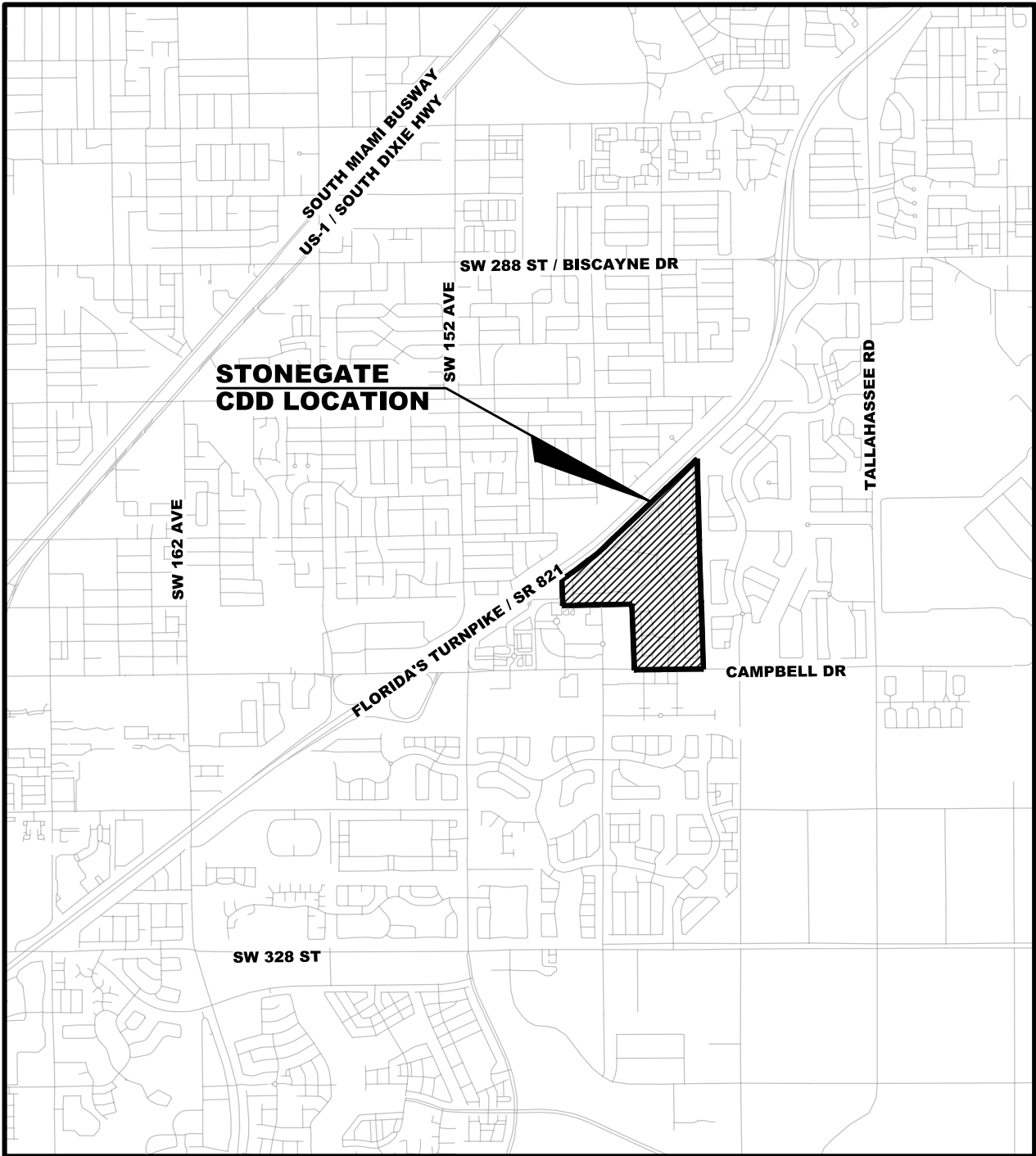
Digitally signed by
Juan R Alvarez
Date: 2025.08.29
09:39:55 -04'00'

Juan R. Alvarez, PE
District Engineer
Date: August 29, 2025



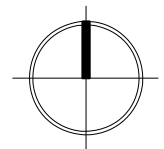
This item has been digitally signed and sealed by
Juan R. Alvarez, PE on August 29, 2025.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

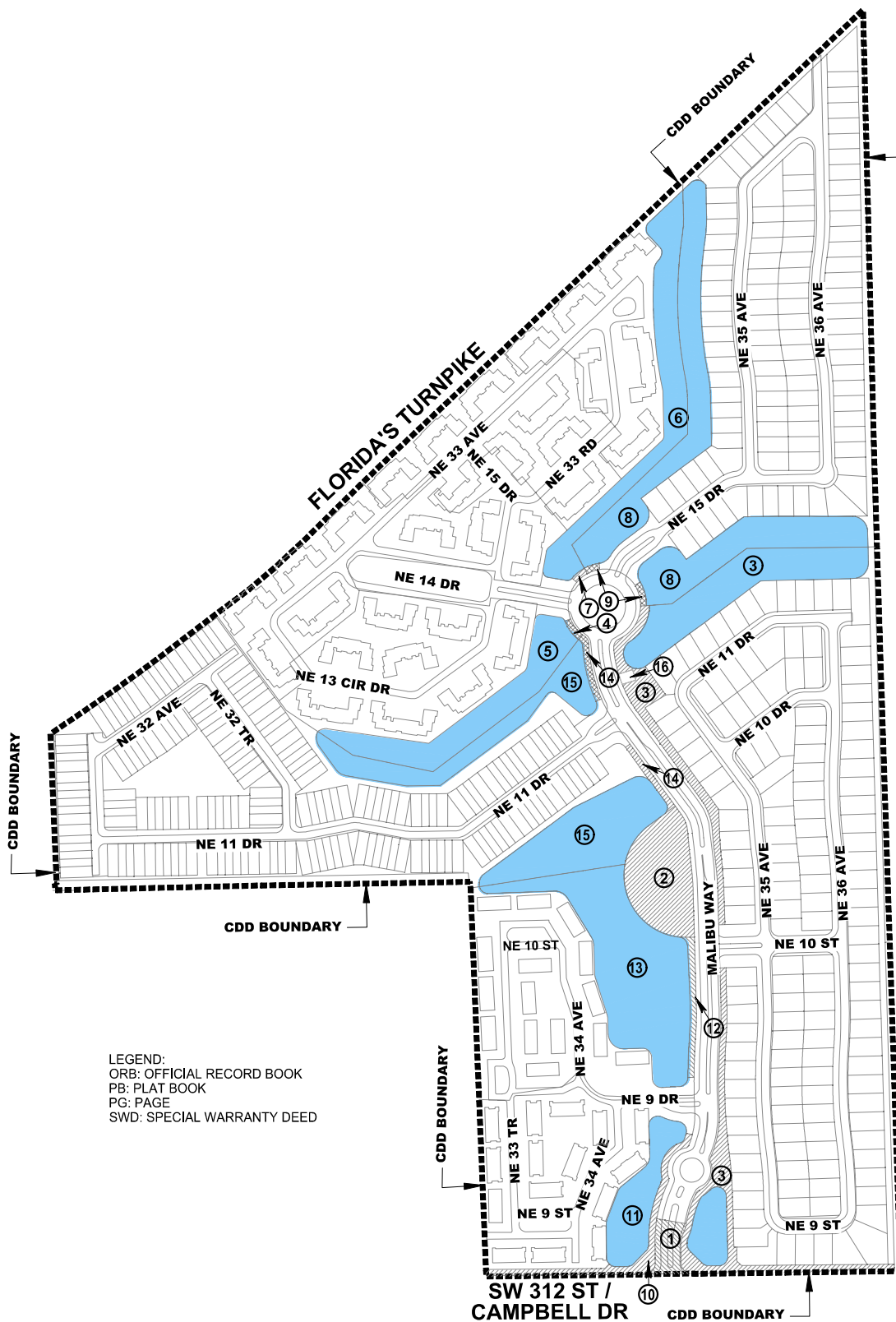


ALVAREZ ENGINEERS, INC.

**STONEGATE CDD
LOCATION MAP**

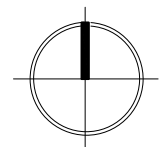


0 500' 1500' 3000'



CDD OWNERSHIP

- ① PORTION OF TRACT A (PB 162, PG 39)
 FOLIO: 10-7910-009-0010
 SWD: ORB 27320, PG 1303
 CATEGORY: INGRESS-EGRESS
- ② TRACT C (PB 162, PG 39)
 FOLIO: 10-7910-009-0030
 SWD: ORB 26684, PG 1581
 CATEGORY: RECREATION SITE
- ③ TRACTS B, C, D AND E (PB 162, PG 45)
 FOLIO: 10-7910-010-1450
 SWD: ORB 23529, PG 3087
 CATEGORY: COMMON AREAS, STORMWATER
- ④ TRACT B (PB 163, PG 24)
 FOLIO: 10-7910-016-0020
 SWD: ORB 26332, PG 4302
 CATEGORY: LANDSCAPE
- ⑤ TRACT C (PB 163, PG 24)
 FOLIO: 10-7910-016-0030
 SWD: ORB 26332, PG 4302
 CATEGORY: STORM WATER
- ⑥ TRACT E (PB 163, PG 24)
 FOLIO: 10-7910-016-0050
 SWD: ORB 26332, PG 4302
 CATEGORY: STORM WATER
- ⑦ TRACT D (PB 163, PG 24)
 FOLIO: 10-7910-016-0040
 SWD: ORB 26332, PG 4302
 CATEGORY: LANDSCAPE
- ⑧ TRACT C AND E (PB 163, PG 71)
 FOLIO: 10-7910-022-1110
 SWD: ORB 26665, PG 3098
 CATEGORY: STORM WATER
- ⑨ TRACT B AND D (PB 163, PG 71)
 FOLIO: 10-7910-022-1100
 SWD: ORB 26665, PG 3098
 CATEGORY: OPEN SPACE
- ⑩ TRACT B (PB 162, PG 96)
 FOLIO: 10-7910-012-0020
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
- ⑪ TRACTS C (PB 162, PG 96)
 FOLIO: 10-7910-012-0030
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA, STORMWATER
- ⑫ TRACT D (PB 162, PG 96)
 FOLIO: 10-7910-012-0040
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA
- ⑬ TRACT E (PB 162, PG 96)
 FOLIO: 10-7910-012-0050
 SWD: ORB 26665, PG 3098
 CATEGORY: COMMON AREA, STORMWATER
- ⑭ TRACTS B AND D (PB 163, PG 28)
 FOLIO: 10-7910-014-1820
 SWD: ORB 26665, PG 3098
 CATEGORY: LANDSCAPE
- ⑮ TRACTS C AND E (PB 163, PG 28)
 FOLIO: 10-7910-014-1830
 SWD: ORB 26665, PG 3098
 CATEGORY: STORM WATER
- ⑯ TRACT P (PB 162, PG 45)
 FOLIO: 10-7910-010-1460
 QCD: ORB 27613, PG 3131
 CATEGORY: LIFT STATION



0 50' 200' 500'

ALVAREZ ENGINEERS, INC.

**STONEGATE CDD
 CDD LAND OWNERSHIP**

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4A

MIAMI TODAY

2000 S. Dixie Highway, Suite 105A, Miami, FL 33133 (305) 358-2663

Published Weekly
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI DADE:

Before the undersigned authority personally appeared:
Steve Rosenberg

Who on oath says that he/she is:

Advertising Sales Consultant
of Miami Today, a weekly newspaper published at
Miami in Miami-Dade County, Florida; that the
attached copy of a notice of publication:

NOTICE OF PUBLIC HEARING RE: STONEGATE COMMUNITY DEVELOPMENT DISTRICT

Was published in said newspaper in the issue(s) of:

8/14, 8/21/25

Affidavit further says that the said Miami Today is a Newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in Miami-Dade County, Florida each week and has been entered as second-class mail matter at the post office in Miami, in the said Miami-Dade County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate or commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Affidant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Steve Rosenberg

Steve Rosenberg, Advertising Sales Consultant

Notary

A. Lee
Sworn to and subscribed before me this

21st day of August 2025

Notice of Public Hearing

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Stonegate Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: September 2, 2025

TIME: 6:30 PM

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours or by visiting the District website, <https://stonegatecdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Publication dates: 8/14 & 8/21/25



CLASSIFIED ADVERTISING

Announcement



MIA – Park 8 Ground Level – Electric Vehicle Charging Stations
MCC-DA142A

MCM is soliciting bids for this project under the MCC-9-18 Program, Miami-Dade Aviation Department:

Scope: The work consists of procurement and installation of six (6) new electrical EV chargers (all level 2) at MIA Park 8 Garage, to include transformers and electrical panels for a complete system.

Estimate Amount: \$106,067.40

Bid Solicitation: Contract Measures Requirement, **SBE/Const Trade Set-Aside: Pkg. “A”** Electrical.

Miami Dade Responsible Wages and Benefits: Building Category

Pre-bid Conference (**Mandatory**): Tuesday, September 9th, 2025 @ 10:00 AM
Location: MIA Building 3030, 4301 NW 22nd Street, 2nd Floor, Conference Room #1, Miami, FL 33166

Sealed Bids Due: Tuesday, September 23rd, 2025 @ 2:00 PM, same location as above.
Bonding required for bids of \$200,000 or greater

For information, please contact MCM's MIA offices (305)869-4563, vmirabal@mcm-us.com, and lgreen@mcm-us.com.

Employment

Product Manager

Citibank, N.A. seeks Product Mgr in Miami, FL to be responsible for strategic dvlpmnt/ liquidity mgmt solutions. A telecommuting/ hybrid work schedule may be permitted w/ in a commutable distance from worksite in accordance w/ Citi policies & protocols. Reqs: Bach, or foreign equiv, in Econ, Bus. Admin, or rel field, & 5 yrs exp in job offered or in rel occupation assessing structured deposit portfolios w/in finc'l svcs industry. 5 yrs of exp must incl: Optimizing global Liquidity Mgmnt products incl Interest-Bearing Demand Deposits Accounts (IBDDA), & Earnings Credit Rate (ECR); Assessing full lifecycle of product dvlpmnt, incl ideation, feasibility analysis, operational readiness, & appropriate product approval for rolling out new solutions; 40 hrs./wk. 30% int'l travel required. Sal range: \$147,200 - \$147,200/yr. Applicants submit resumes at <https://jobs.citi.com/>. Ref. Job ID #25886792. EOE.

Call 305-358-1008 to place your ad

Legal Advertising

Notice to Creditors

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MIAMI-DADE COUNTY FLORIDA
PROBATE DIVISION
File Number: 2025-003160-CP-02
Division: 04

IN RE: ESTATE OF
MARTA R. SANTELICES MALDONADO
Deceased.

The administration of the estate of MARTA R. SANTELICES MALDONADO, deceased, File Number: 2025-003160-CP-02, whose date of death was April 4, 2025, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division, the address of which is 73 W. Flagler Street, Miami, FL 33130. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is August 14, 2025.

Albert Ros, Co-Personal Representative
Eric Ros, Co-Personal Representative
c/o Sean Langton, Esq.
Attorney for Co-Personal Representatives
Florida Bar No. 84414
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd., Ste. 310
Boca Raton, FL 33431
Telephone: 561-343-6861
Email: sean.langton@nelsonmullins.com

Publication dates 8/14 & 8/21/25

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **CUBAMAX 34**, located at 3300 W 84 St, Bay 11, in the County of Miami-Dade, in the City of Hialeah, Florida, 33018 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Miami, Florida, this 13 day of August, 2025.
RIVELOP TRAVEL LLC
Owner

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **CUBAMAX 36**, located at 15411 SW 137 Ave, in the County of Miami-Dade, in the City of Miami, Florida, 33177 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Miami, Florida, this 13 day of August, 2025.
PALOMA TOURS LLC
Owner

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **CUBAMAX 35**, located at 601 Del Prado Blvd North, Suite 7, in the County of Lee, in the City of Cape Coral, Florida, 33909 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Miami, Florida, this 13 day of August, 2025.
TRAVEL A LOT SERVICE, CORP.
Owner

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **PigeonsRock**, located at 7420 SW 107th Ave, in the County of Miami-Dade, in the City of Miami, Florida, 33018 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Miami, Florida, this 16 day of August, 2025
Juan Tadao Hermida Ito
Owner



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Notice of Public Hearing

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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1020 NE 34th Avenue
Homestead, Florida 33033

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The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager Publication dates: 8/14 & 8/21/25

Notice of Administrative Complaint

To: All World Title Services, LLC
Coral Gables, Dade County, Florida
Case Number: 333585-24-AG

An ADMINISTRATIVE COMPLAINT to (suspend or revoke your license(s) and eligibility for licensure) has been filed against you. You have the right to request a hearing pursuant to sections 120.569 and 120.57 (1) and (2), Florida Statutes, by mailing a request for same to the Agency Clerk. Filing with the Agency Clerk may be accomplished via U.S. Mail, express delivery overnight, hand delivery, facsimile transmission, or electronic mail. The address for delivery is DFS Agency Clerk, Department of Financial Services, 612 Larson Building, 200 East Gaines Street, Tallahassee, Florida, 32399-0390. The fax number is (850) 488-0697. The email address is DFSAgencyClerk@myfloridacfo.com. The address for delivery is the Department of Financial Services, Office of the General Counsel, 200 East Gaines Street, Tallahassee, Florida 32399-0333. A copy of the Administrative Complaint and Election of Proceeding can be requested by submitting a request via email at Josh.Shepard@myfloridacfo.com or via telephone at (850) 413-4280. If a request for a hearing is not received by September 19, 2025, the right to a hearing in this matter will be waived and the Chief Financial Officer will dispose of this case in accordance with law.

Publication dates: 8/7, 8/14, 8/21 & 8/28/25

Notice of Trust

In the Circuit Court of the 11th Judicial Circuit in and for Miami Dade County, Florida
RE: The Estate of
LOIS BREAM BATTEN

File No.: 2025-818WD02
Division:

NOTICE OF TRUST

LOIS BREAM BATTEN, a resident of Dade County, Florida, who died on May 27, 2025 was the grantor of a trust entitled Lois Bream Batten Living Trust Agreement dated March 13, 1996 as amended which is the trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code. The name and address of the trustee are set forth below.

The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Signed on June 26, 2025.

CYNTHIA MARIE JOYNER
Successor Co-Trustee
40 Bay Colony Lane
Fort Lauderdale, FL 33308

WILLIAM THOMAS JOYNER, JR.
Successor Co-Trustee
40 Bay Colony Lane
Fort Lauderdale, FL 33308

MANSFIELD BRONSTEIN & STONE LLP
Attorneys for Successor Co-Trustees
200 E. Broward Blvd, Suite 1250
Fort Lauderdale, FL 33301
Telephone: (954) 601 - 5600
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E-Mail: anita@mblawpa.com
Service E-Mail: litigation@mblawpa.com
By: Anita Paoli, Esq.
FBN: 0845744

Publication dates: 8/21 & 8/28/25

Notice to Creditors

IN THE CIRCUIT COURT FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF
VICTORY JEDIDAYA CHIBUEZE OKAFOR,
Deceased

PROBATE DIVISION
File No. 2025-003301-CP-02
DIVISION: PMH-04

NOTICE TO CREDITORS

The administration of the estate of VICTORY JEDIDAYA CHIBUEZE OKAFOR, deceased, whose date of death was August 5, 2023, File Number 2025-003301-CP-02, is pending the Circuit Court for Miami-Dade County, Florida, the address of which is MiamiDade County Courthouse, Probate Division, Room 307, 73 West Flagler Street, Miami, Florida 33310. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes 732.2211.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of publication of this Notice is August 14, 2025.

RUDOLF & HOFFMAN, P.A.
Attorneys for Personal Representative
615 Northeast Third Avenue
Fort Lauderdale, Florida 33304
Telephone: 954 -462-2270
Facsimile: 954-462-2274
By: /s/ DOUGLAS F. HOFFMAN
FL BAR TTY #964980
dhoffman@estateandh-ust.net

/s/ CHINYERE D. OKAFOR
CHINYERE D. OKAFOR
6512 Northwest 2000th Street
Miami Lakes, Florida 33015

Publication dates: 8/14 & 8/21/25

Notice to Creditors

IN THE CIRCUIT COURT FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF
SAMUEL JESHURUM CHIBUEZE OKAFOR,
Deceased

PROBATE DIVISION
File No. 2025-003303-CP-02
DIVISION: PMH-01

NOTICE TO CREDITORS

The administration of the estate of SAMUEL JESHURUM CHIBUEZE OKAFOR, deceased, whose date of death was August 5, 2023, File Number 2025-003303-CP-02, is pending the Circuit Court for Miami-Dade County, Florida, the address of which is MiamiDade County Courthouse, Probate Division, Room 307, 73 West Flagler Street, Miami, Florida 33310. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of publication of this Notice is August 14, 2025.

RUDOLF & HOFFMAN, P.A.
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615 Northeast Third Avenue
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Telephone: 954 -462-2270
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By: /s/ DOUGLAS F. HOFFMAN
FL BAR TTY #964980
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/s/ CHINYERE D. OKAFOR
CHINYERE D. OKAFOR
6512 Northwest 2000th Street
Miami Lakes, Florida 33015

Publication dates: 8/14 & 8/21/25



SUBSCRIBE TO MIAMI TODAY'S E-PAPER ONLY \$60 A YEAR

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2025-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Stonegate Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Stonegate Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$2,266,679 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,331,851
DEBT SERVICE FUND - SERIES 2013 (REFUNDED SERIES 2004)	\$612,468
DEBT SERVICE FUND - SERIES 2020	<u>\$322,360</u>
TOTAL ALL FUNDS	\$2,266,679

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY OF SEPTEMBER, 2025.

ATTEST:

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A: Fiscal Year 2025/2026 Budget

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

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

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 1,138,601				\$ 1,138,595
Allowable discounts	(45,544)				(45,544)
Assessment levy - net	1,093,057	\$ 973,127	\$ 119,930	\$ 1,093,057	1,093,052
Interest	1,000	20,335	-	20,335	1,000
Miscellaneous	5,000	3,380	1,620	5,000	5,000
Clubhouse rental fees	2,000	-	2,000	2,000	2,000
Total revenues	1,101,057	996,842	123,550	1,120,392	1,101,052
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	1,000	5,000	6,000	6,000
Payroll taxes	459	76	383	459	459
Management/recording/accounting	44,528	22,264	22,264	44,528	45,419
Legal	20,000	8,500	11,500	20,000	15,000
Engineering	10,000	3,679	6,321	10,000	15,000
Audit	7,100	-	7,100	7,100	7,200
Assessment roll preparation	5,332	2,666	2,666	5,332	5,332
Arbitrage rebate calculation	1,250	700	550	1,250	1,250
Dissemination agent	1,051	525	526	1,051	1,051
Trustee	6,500	4,031	2,469	6,500	6,500
Website and E-blast Communication	1,220	-	1,220	1,220	1,220
ADA website compliance	210	-	210	210	210
Postage	2,000	322	1,678	2,000	2,000
Legal advertising	3,600	672	2,928	3,600	3,600
Office supplies	300	385	-	385	425
Other current charges- banking	1,500	628	872	1,500	1,400
Annual special district fee	175	175	-	175	175
Insurance	8,733	8,495	-	8,495	10,057
Property taxes	-	110	-	110	110
Total professional & administrative	119,958	54,228	65,687	119,915	122,408

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

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Field Operations					
Landscape maintenance	101,613	52,651	54,512	107,163	112,923
Landscape replacement	10,000	-	10,000	10,000	10,000
Tree maintenance	-	-	-	-	10,000
Lake plant maintenance	24,450	16,300	8,150	24,450	24,450
Irrigation repairs	3,000	-	3,000	3,000	3,000
Playground maintenance	1,500	-	-	-	750
Pump maintenance/repair	4,500	-	-	-	4,500
Electrical repairs	1,000	-	250	250	500
Lake maintenance	28,015	13,467	14,548	28,015	21,000
Aeration maintenance	3,000	-	1,000	1,000	2,000
Aeration utilities	1,500	4,135	-	4,135	2,000
Lake bank degradation	392,000	337,387	79,000	416,387	-
Drainage Repairs	-	-	-	-	25,000
Contingency	5,000	-	1,000	1,000	6,000
Holiday decorations	16,350	16,350	-	16,350	17,350
Animal control	1,500	675	825	1,500	1,285
Storage units	-	-	5,280	5,280	54,720
Roof replacement	-	76,290	29,560	105,850	-
Total field operations	<u>593,428</u>	<u>517,255</u>	<u>207,125</u>	<u>724,380</u>	<u>295,478</u>
Clubhouse					
Telephone	6,678	3,792	2,886	6,678	6,789
Utilities	54,000	17,252	18,000	35,252	35,252
Insurance property	25,653	23,325	-	23,325	25,191
Flood Insurance	6,922	-	6,922	6,922	8,162
Alarm monitoring	720	545	175	720	720
Fire monitoring	540	337	203	540	540
Pool attendant	7,906	-	-	-	13,860
Pool maintenance	15,000	13,800	4,640	18,440	18,560
Pool health inspections	750	375	375	375	-
Air conditioning R&M	1,000	-	1,000	1,000	3,000
Clubhouse operation and management:					
Clubhouse mgmt	260,486	130,244	130,242	260,486	265,908
Special events	35,000	26,798	8,202	35,000	45,000
Gym maintenance	1,500	-	250	250	260
Gym equipment lease	43,000	14,456	28,544	43,000	43,000
Office supplies	4,000	1,299	1,350	2,649	3,000
Repairs and maintenance	15,000	2,351	4,500	6,851	14,745
New access yearly fee	2,000	-	2,000	2,000	2,000
Wall paint and repairs	10,000	1,775	3,500	5,275	10,000
Pool system upgrade	242,500	-	242,500	242,500	354,947
Pressure cleaning	1,000	-	1,000	1,000	1,000
Janitorial supplies	15,700	1,377	4,200	5,577	15,250
Stormdrain Maintenance Plan	7,000	-	7,000	7,000	26,395
Contingencies	9,000	13,429	-	13,429	9,000
Total clubhouse	<u>765,355</u>	<u>251,155</u>	<u>467,489</u>	<u>718,269</u>	<u>902,579</u>

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

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Infrastructure Reinvestment					
Capital Outlay					
General	21,500	-	21,500	21,500	-
Total capital outlay	21,500	-	21,500	21,500	-
Other fees and charges					
Property appraiser & tax collector	11,386	9,738	-	9,738	11,386
Total other fees and charges	11,386	9,738	-	9,738	11,386
Total expenditures	1,511,627	832,376	761,801	1,593,802	1,331,851
Excess/(deficiency) of revenues over/(under) expenditures	(410,570)	164,466	(638,251)	(473,410)	(230,799)
Fund balance - beginning (unaudited)	1,189,427	1,291,572	1,456,038	1,291,572	818,162
Fund balance - ending (projected)					
Assigned					
3 months working capital	372,532	372,532	372,532	372,532	332,963
Disaster Fund	225,000	225,000	225,000	225,000	100,000
Unassigned	181,325	858,506	220,255	220,630	154,400
Fund balance - ending (projected)	<u>\$ 778,857</u>	<u>\$ 1,456,038</u>	<u>\$ 817,787</u>	<u>\$ 818,162</u>	<u>\$ 587,363</u>

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

EXPENDITURES

Professional and Administrative Services

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

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

EXPENDITURES (continued)

Postage		2,000
	Staff agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising		3,600
	The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Office supplies		425
	Accounting and administrative supplies.	
Other current charges- banking		1,400
	Miscellaneous charges including bank fees and automatic AP routing.	
Annual special district fee		175
	Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance		10,057
	The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Property taxes		110
	Parcel #1079100101460 has an assessed value of \$100, which results in an annual tax bill of \$2.44. This relates to the lift station. This amount also includes a city clubhouse tax that the District disputes.	

Field Operations

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

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

EXPENDITURES (continued)

Pump maintenance/repair	4,500
The District uses vendors for irrigation pump preventative maintenance. Additional \$ money has been included in this amount for any repairs needed to	
Electrical repairs	500
Represents electrical repairs on District owned facilities needed from time to	
Lake maintenance	21,000
Ecoblue new vendor contract starting new year. 1750 per month. All testing, cleaning and chemicals included.	
Aeration maintenance	2,000
The aerator units require semiannual maintenance at \$250/unit. There are 16 units in lakes 3-6. An additional \$1,000 included for repairs to aerator units.	
Aeration utilities	2,000
1 Fountain and 4 compressor systems. Using estimate of 15 cents per kWh at 24/7 operation for electric	
Drainage Repairs	25,000
Lake 4 outfall repair	
Contingency	6,000
This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.	
Holiday decorations	17,350
VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year)	
Animal control	1,285
The District anticipates engaging a vendor to remove ducks and rodents.	
Storage units	54,720
Clubhouse	
Telephone	6,789
Telephone, cable and internet is consolidated to this booking.	
Utilities	35,252
The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,	
Insurance property	25,191
Includes property insurance for the District's clubhouse and physical assets.	
Flood Insurance	8,162
Due to FEMA's high hazard flood rating for the clubhouse location, flood insurance was obtained through the National Flood Insurance Program (NFIP). The policy has a \$20,000 deductible and an annual premium of approximately \$3,737, which includes an assumed 10% CPI adjustment.	
Alarm monitoring	720
ADT Security Services provides quarterly alarm monitoring services for the alarms in the clubhouse at a rate of \$176.14/quarter (\$705 annually). Two additional service calls per year have been budgeted at \$40 per occurrence.	

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

EXPENDITURES (continued)

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

Contingencies	9,000
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**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Other fees and charges

Property appraiser & tax collector

11,386

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

Total expenditures

\$ 1,331,851

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

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

Stonegate
Community Development District
Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

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

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

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

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

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

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

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

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

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stonegate Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Miami-Dade County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Stonegate Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 2nd day of September, 2025.

ATTEST:

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6A

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
--	-----------------

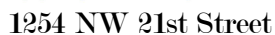
	Sales Tax (7.0%)
--	-------------------------

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



Signature

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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
Del. Charge	Delivery and Setup Charge			129.00	129.00
			Subtotal		
			\$81,977.00		

Sales Tax (7.0%)	\$5,729.36
Total	\$87,706.36



Signature _____

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NOT FOR CONSTRUCTION
PRIMARY AND SUBJECT TO CHANGE



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.

REVISIONS				Alvarez Engineers, Inc. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7030 6835 N.W. 35 Lane, Suite 101 Coral Gables, Florida 33133 Tel. (305) 645-1345 Fax (305) 645-1345	STONEGATE CDD		PAVING, GRADING AND DRAINAGE PLAN	SHEET NO. 3		
DATE	DESCRIPTION		DATE		DESCRIPTION				LOCATION	COUNTY
									POOL DECK	MIAMI-DADE













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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.



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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.



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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"

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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

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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**

ABSOLUTEPATIOFURNITURE.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

6B



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

6C



**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

6D



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

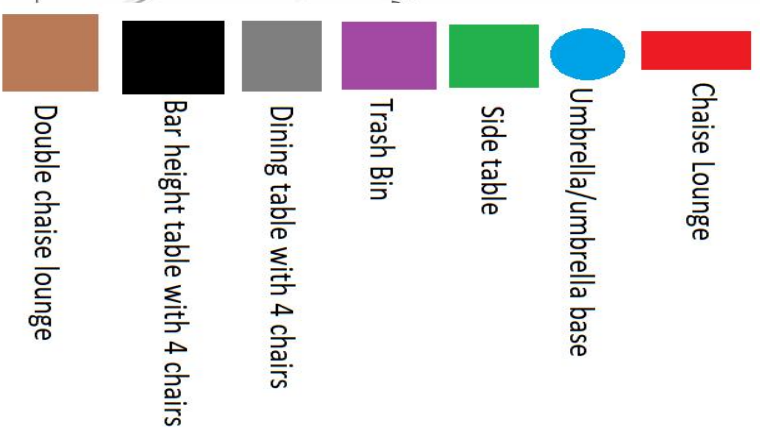
QUOTATION

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
MADE IN THE USA				Sales Tax (7.0%)	\$0.00
Phone # 305-885-3406 E-mail robertsalum@aol.com Web Site www.robertsaluminum.com				Total	\$97,002.30



1. EXIST. ELECTRIC LANDSCAPE LIGHTING/ POOL EQUIPMENT. PLUMBING AND IRRIGATION WITHIN THE WORKING AREA TO BE REMOVED AND REROUTED BY OTHERS.
2. RCD PIPE - FERRUGINATED CORRUGATED HOPE DRAIN PIPES WITH SOX.
3. W. WEST, C= CENTER AND E= EAST
4. H.P. TRENCH BOTTOM RIGHT POINT
5. ALL PROPOSED FENCES AND GATES SHOULD COMPLY WITH MINIMUM DRAIN COUNTY CODE OF ORDINANCES SEC. RC-4.
6. EXIST TREES WITHIN EXIST. WORKING AREA TO BE REMOVED

SL FLR150W



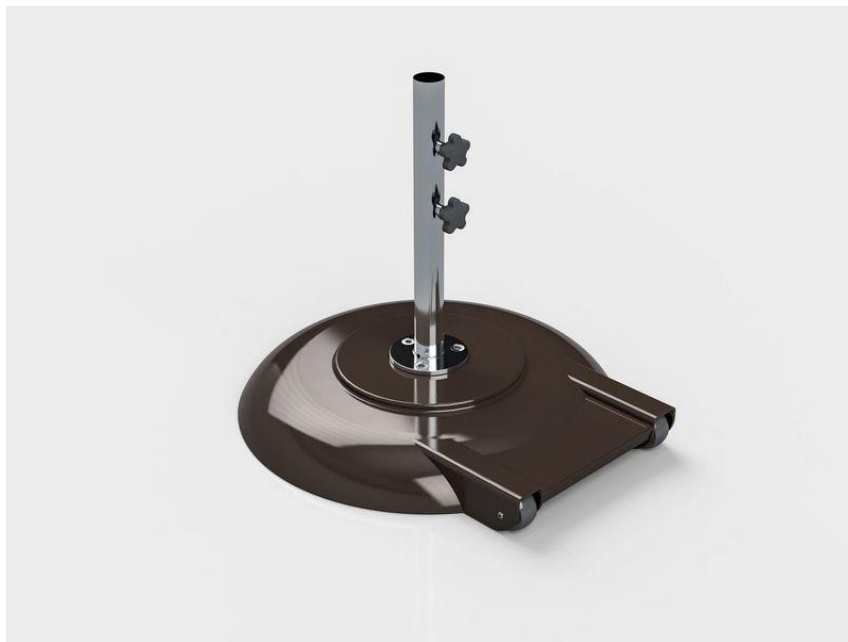
PW ATL18SQ



MU 854FMC



UBA-100 Color



SL KW99



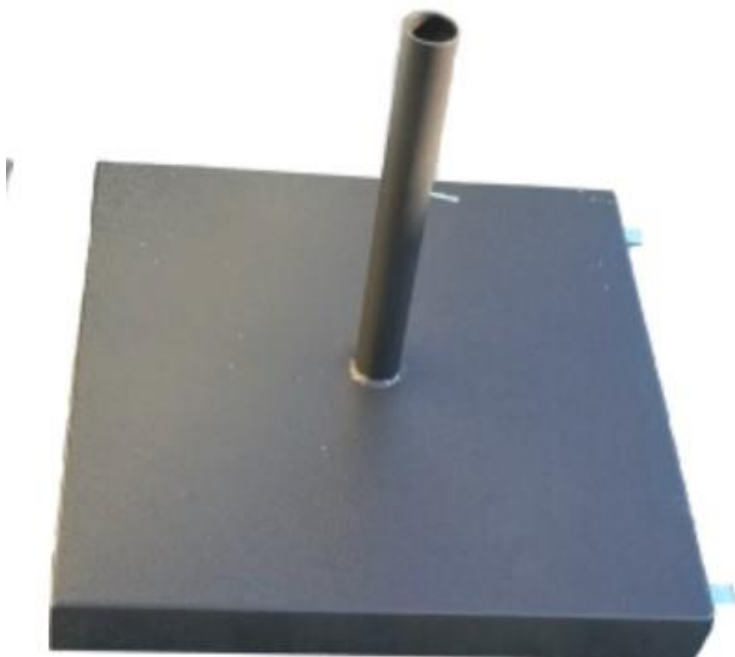
SL ATL195W



PW ATL36SQ & PW50



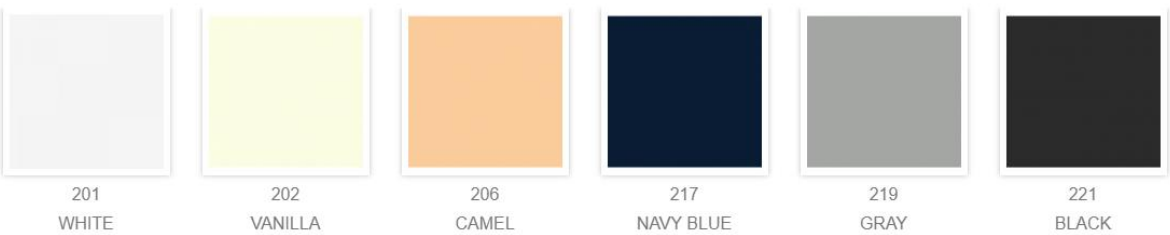
UBA-85SQ



PW ATLB36SQ & PW77



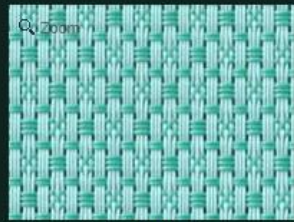
Frame Finish



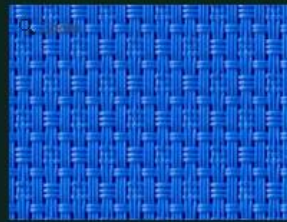
Sling fabrics



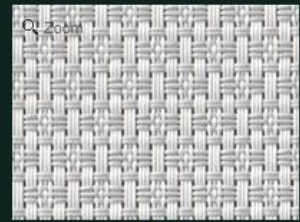
FX-401
White



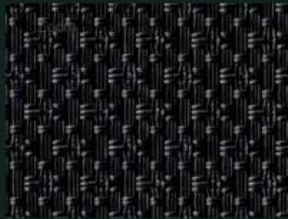
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Turquoise



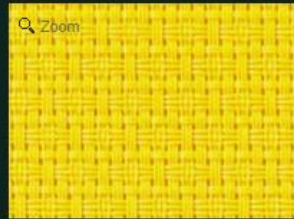
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Royal Blue



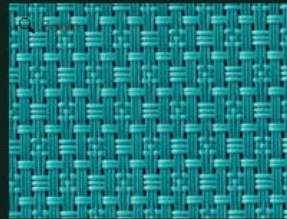
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Grey



FX-421
Black



FX-422
Buttercup



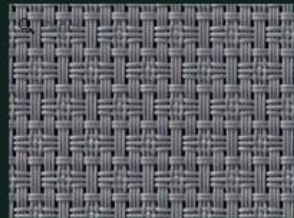
FX-427
Jade



FX-429
Cappuccino



FX-432
Adobe



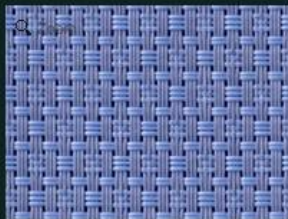
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Charcoal



FX-460
Dark Blue



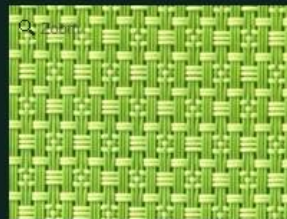
FX-462
Crimson



FX-463
Periwinkle



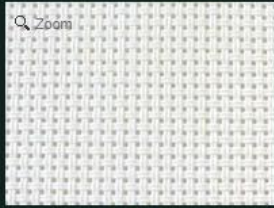
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Sand



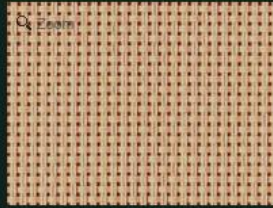
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Key Lime



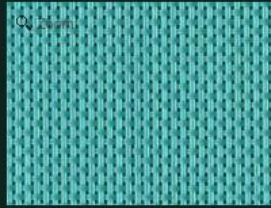
FX-466
Pimento



F2-201
White 2x2



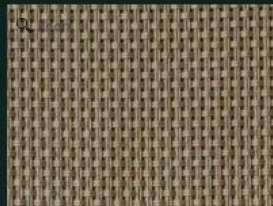
F2-206
Camel 2x2



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



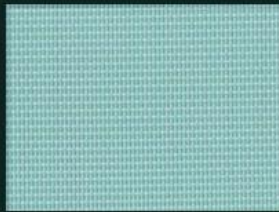
FM-301
Aluminum



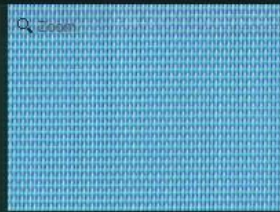
FM-302
Brass



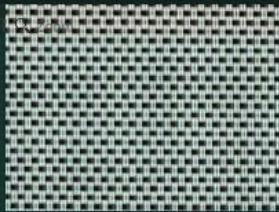
FM-310
Titanium



FM-312
Aquamarine



FM-311
Blue Sky



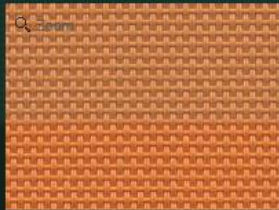
FT-140
Dense Titanium



KCA-3039243
Orchid



FS-072
Black



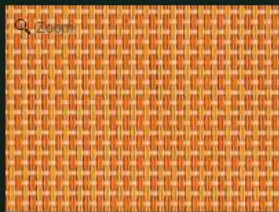
FS-023
Snappy



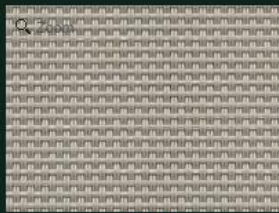
FS-251
Forest Green / Holly Green



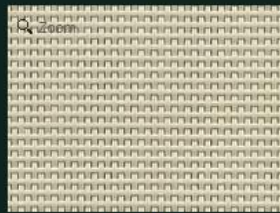
G00-3007156
Royal Blue



KBZ-3039241
Straw Mat Mellon



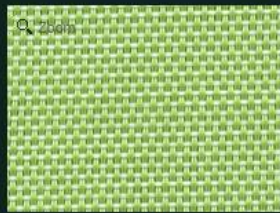
FS-071
Stucco



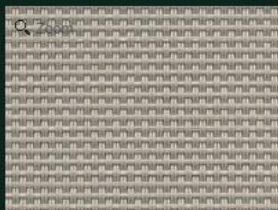
FS-090
Grey Sand



FS-031
Sea Isle Blue



FS-091
Citron



FS-071
Stucco



FS-090
Grey Sand



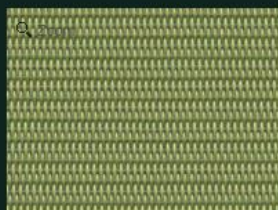
FS-031
Sea Isle Blue



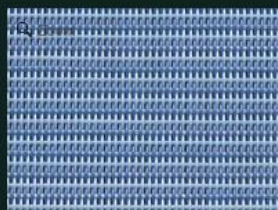
FS-091
Citron



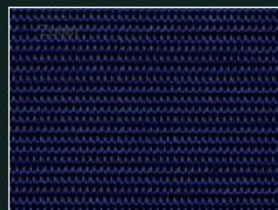
FS-077
Pacific



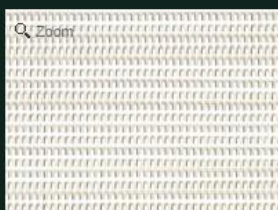
FS-010
Dupioni Kiwi



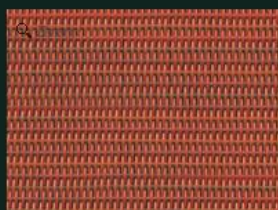
FS-007
Dupioni-Poolside



FS-021
Dupioni Sapphire



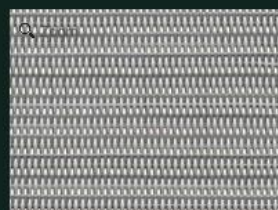
FS-030
Metallica White



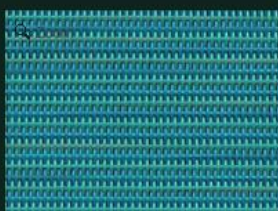
FS-057
Metallica Salsa



FS-094
Metallica Smoke



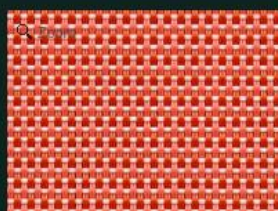
FS-049
Metallica Platinum



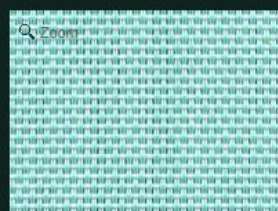
FS-074
Metallica Lagoon



FT-139
Indention



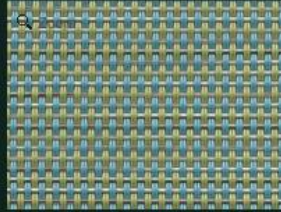
FS-087
Straw Mat Coral



FS-092
Breeze



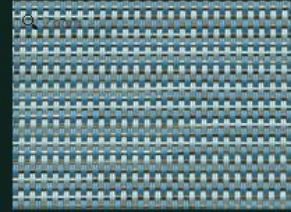
FS-029
Burlap



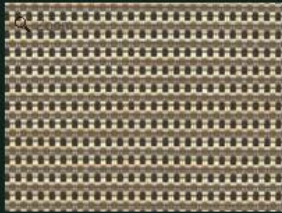
FP-044
Straw Mat Blue



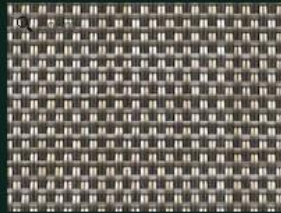
FS-073
Tweed Indigo



FP-064
Madras Tweed Surf



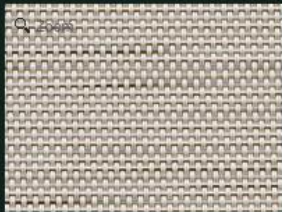
FP-014
Straw Mat Cognac



FS-095
Mica Pearl



FS-096
Copperlite



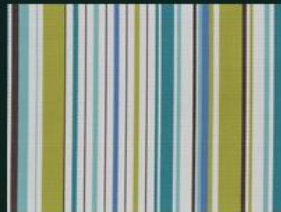
FS-097
Madras Tweed Putty



FS-001
Sierra Sands



FS-006
Delray Stripe Poolside



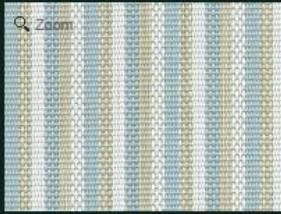
FS-098
Coastline Peacock



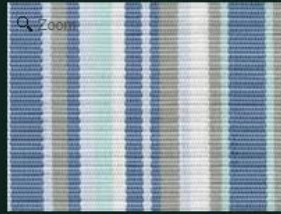
FS-089
Navy Pier



Z.JZ-3047252
Nova Millstone



FS-048
Aquafino



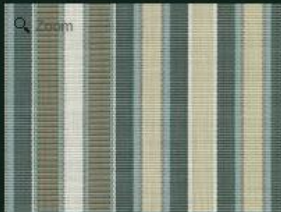
LLR-3042900
Cole Stripe Riviera



FS-051
Raleigh Stripe



FS-070
Tempo Stone



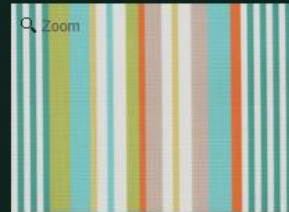
FS-075
Windsor Stripe Spa



FS-076
Elise Stripe Chesapeake



FS-099
Kona Sunset



FS-102
Kona Playa



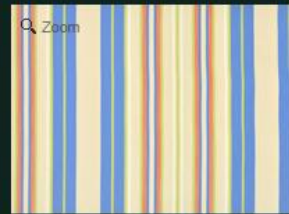
FS-105
Trixie Stripe Myrtle



FS-101
Coco High Tide



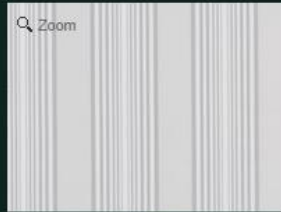
FS-104
Maui Royal



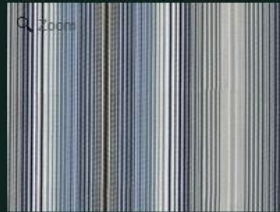
FS-103
Winsted Stripe Beach



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



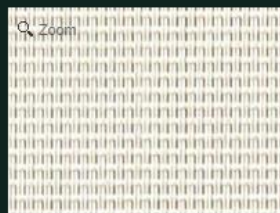
FS-028
Winter Wheat



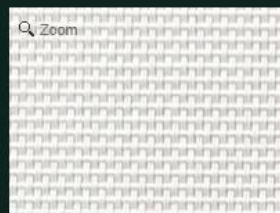
FS-015
Dark Blue



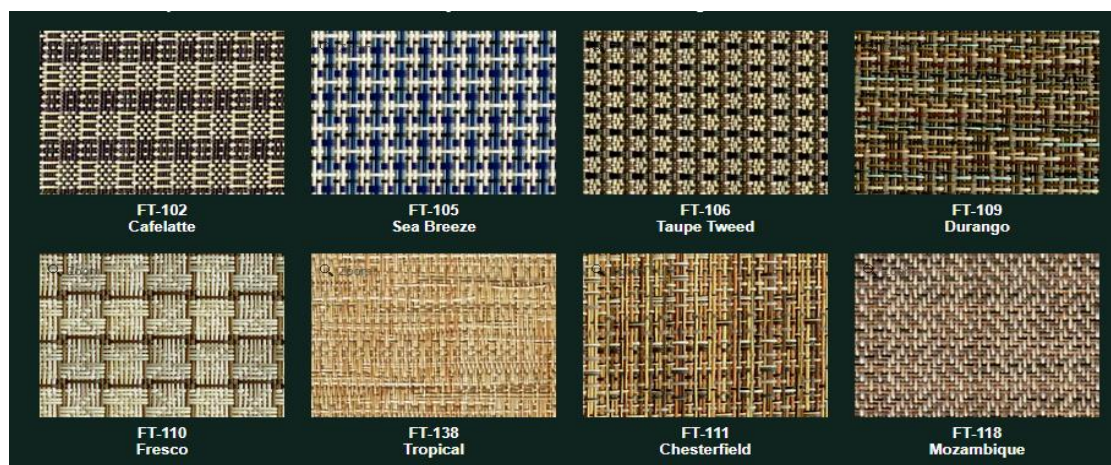
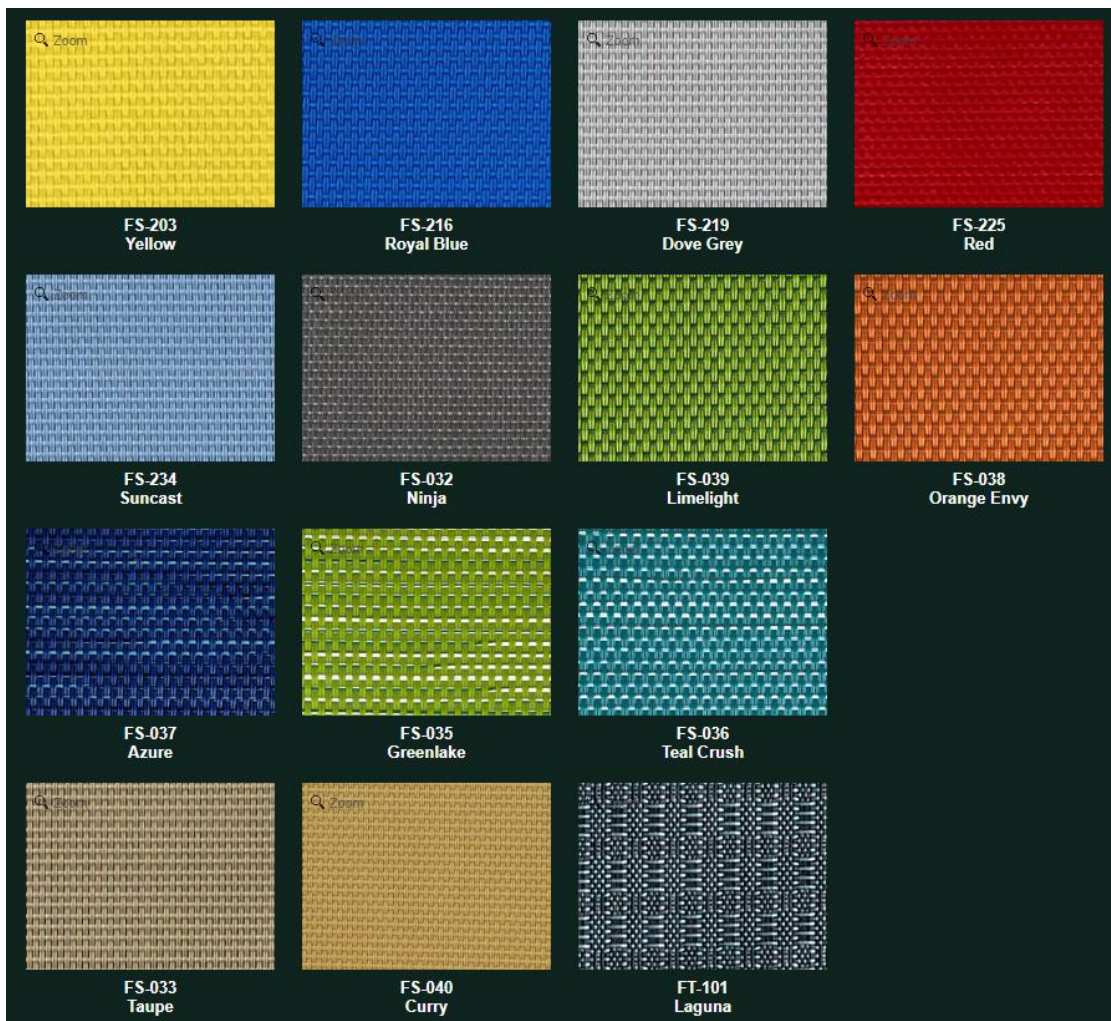
FS-017
Mayan Teal

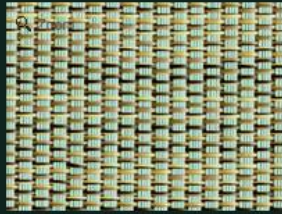


FS-020
Porcelain / Alabaster

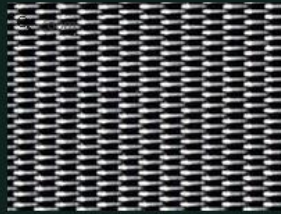


FS-201
White





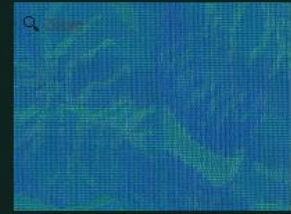
FT-112
Atlantic Drift



T91N5W118
Nickel



FT-115
Graphite



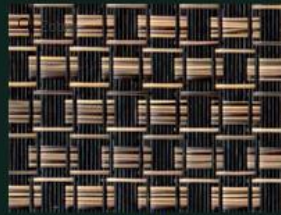
FJ-007
Antigua



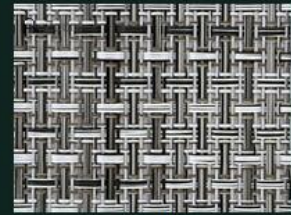
FT-119
Chinchilla



FT-144
Lumina



FT-143
Driftwood



FT-157
Low Tide



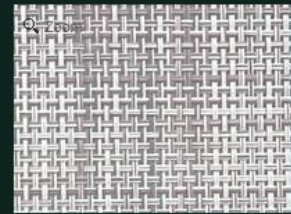
FT-141
Jaunt Smoke



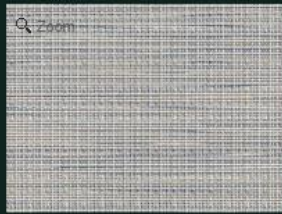
FT-145
Blue Lagoon



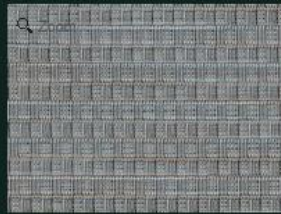
FT-147
Motley Weave



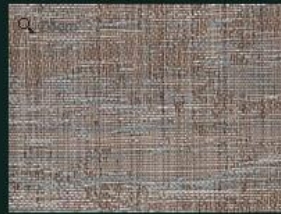
FT-146
Blush



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



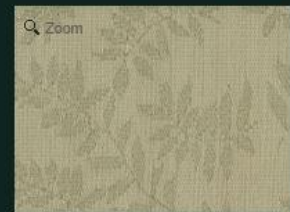
FT-136
Olive Tea Leaves



FT-137
Amelia



FP-008
Tropic Foliage



FP-013
Nottingham



FP-015
White Jungle



FP-086
Sumba Mocha



FP-106
Caribbean Palms



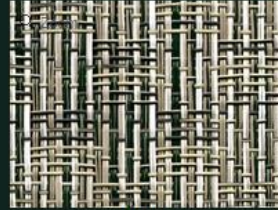
FP-107
Island Palms Sadat



FP-109
Wild Orchid Black



FP-059
Cleo Harbor



FP-067
Grasscloth Natural



FP-065
Grasscloth Bronze



LDF-3034323
Pompass Grass Indigo



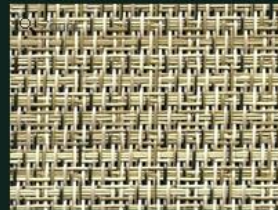
ZGF-3042891
Streamline Pewter



FP-062
Terrace Malachite



FP-010
Montera



FP-094
Echo Valley Sadat



0MI-3044376
Marion Milestone



FP-066
Valencia Blue



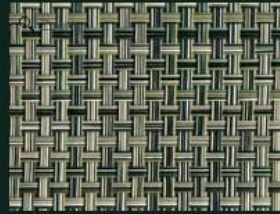
FP-058
Echo Opal



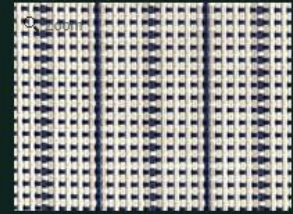
FP-001
Desert



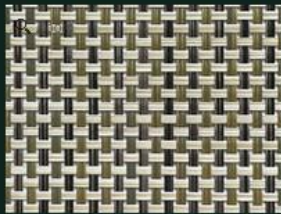
FP-002
Amber



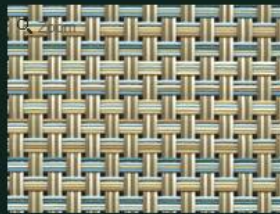
FP-003
Grass



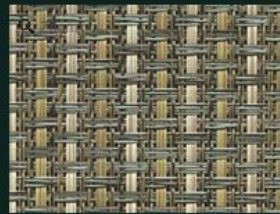
FP-005
Stripe-Navy/Dove



FP-012
Balsa



FP-061
Cane Weave Pacific



FP-016
Turquesa



FP-017
Natural



FP-019
Plata



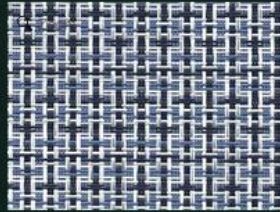
FP-110
Broadway Wave



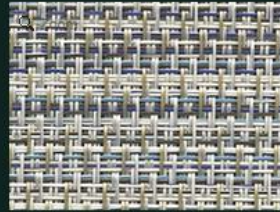
LIM-3038982
Shatter Blue



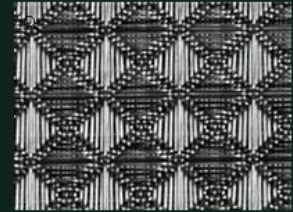
FP-080
Jazzy Raven



FP-099
Jazzy Twilight



FP-095
Caribbean Cane



FP-101
Braque Graphite



FP-093
Kozo Jewel



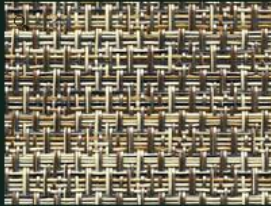
FP-092
Kozo Abalone



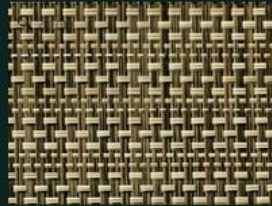
FP-052
Double Dipper



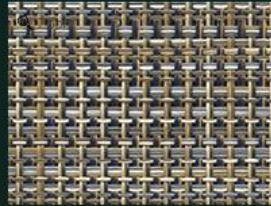
FP-116
Cane Matte Navy



FP-096
Napa Brindle



FP-091
Montego



FP-105
Shelby Cadet Blue



FP-098
Tungsten



FP-089
Interlock Linen



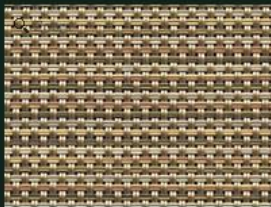
FP-090
Interlock Calypso



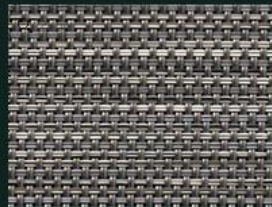
FP-100
Cane Oyster



FP-103
Blazer Surf



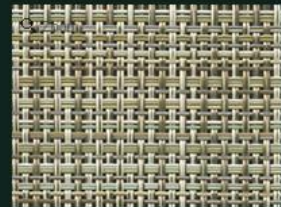
FP-053
Watercolor Tweed Glow



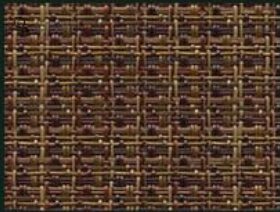
FP-054
Watercolor Tweed Pearly



FP-024
Veranda Nutmeg



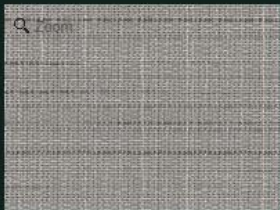
FP-087
Tiki Glow



FP-025
Terrace Sienna



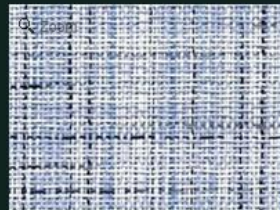
FP-082
Free Spirit Denim



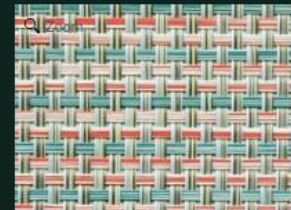
FP-088
Charm Platinum



LED-3035583
Charm Blue Haven



LLQ-3042905
Charm Ice Blue



LMP-3044357
Blazer Confetti



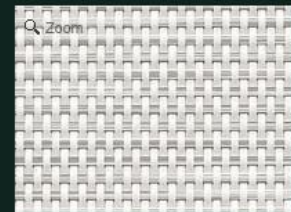
FP-030
Watercolor Tweed Oyster



FP-031
Kamali Limestone



FP-078
Sisal Aluminum



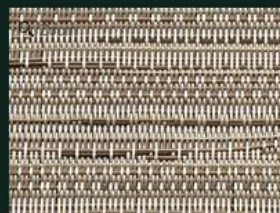
OND-3047310
Cane Matte Bone



FP-081
Watercolor Tweed Mocha



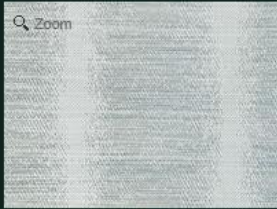
FP-115
Gannon Birch



FP-111
Fusion Maple



FJ-006
Fern Dance



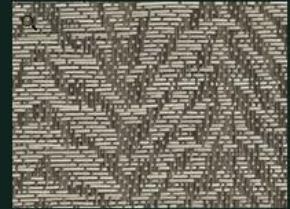
FT-148
Reflection



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

6E

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

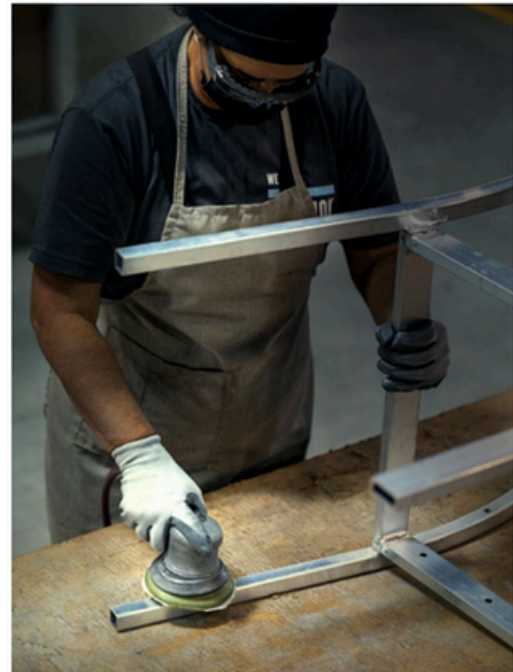
New Product Lines that extend material, process and capabilities to compete in today's outdoor market

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.





CY 7130

Dining Chairs

Frame & Seat Construction

- Powder-coated frame.
- Marine primer included

Lead Times:
4-8 weeks



BL2 7132



NV 7130

Additional Seating Options



SEIDEN & CO.
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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.
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PAVILION®



Additional Table Options



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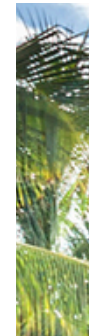
2865 SW 69th Court, Miami, FL 33155. Tel: 305-438-9997
www.seidencompany.com

PAVILION ®

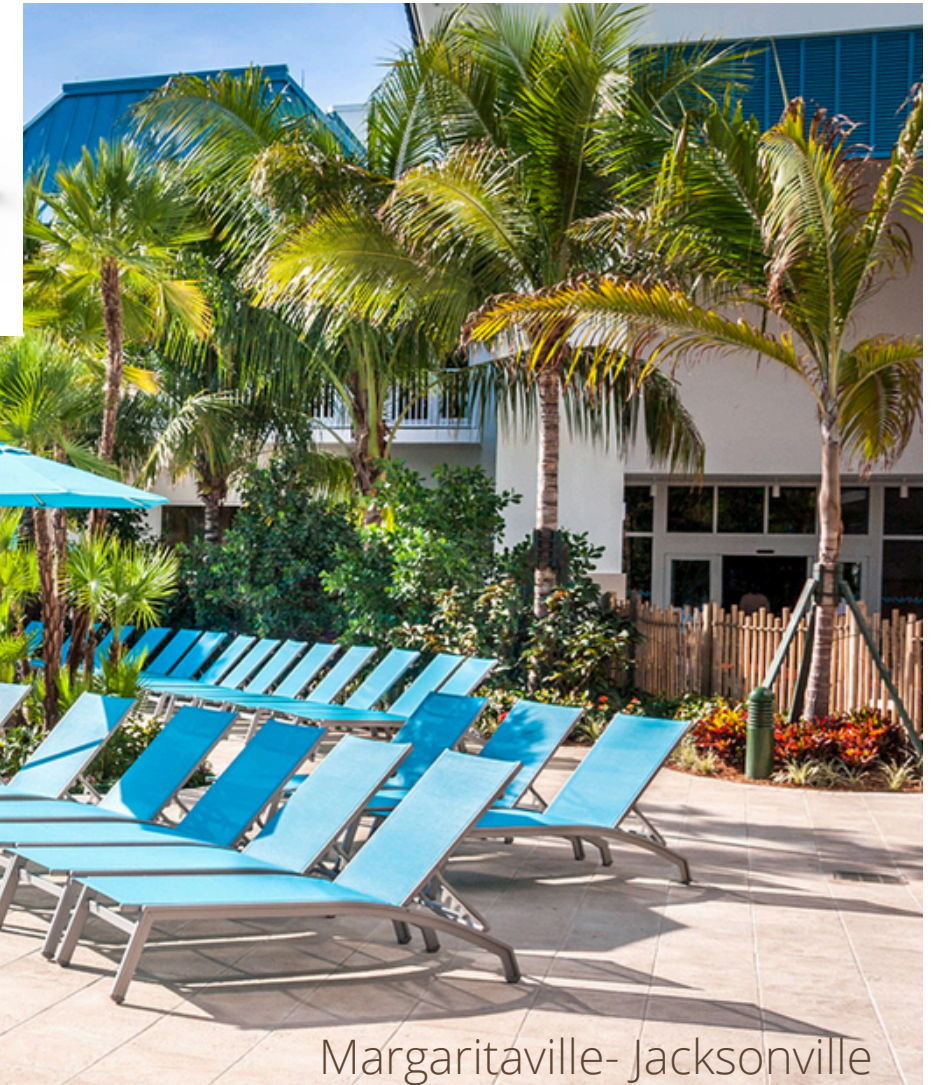
Chaise Lounges



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



SEIDEN CO.
HOTEL SUPPLIERS

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

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

6F

**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

7

RESOLUTION 2025-10

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING CERTAIN TANGIBLE PERSONAL PROPERTY OF THE DISTRICT, INCLUDING, BUT NOT LIMITED TO, SEVERAL PIECES OF OUTDOOR POOL FURNITURE, AS SURPLUS AND AUTHORIZING THE DISTRICT MANAGER OR HER DESIGNEE TO SELL OR DISPOSE OF SAID EQUIPMENT AS EXPEDITIOUSLY AS POSSIBLE IN ACCORDANCE WITH CHAPTER 274, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the Stonegate Community Development District (collectively, the “District”) owns certain tangible personal property as more fully described in Exhibit “A”, attached hereto and made a part hereof (the “Property”), which Property includes, but is not limited to, several pieces of outdoor pool furniture utilized on the pool deck of the Malibu Bay Clubhouse; and

WHEREAS, said Property is no longer useful to the District and the continued use of such Property is no longer economical or efficient, or said Property no longer serves a useful function; and

WHEREAS, the District is in the process of updating the outdoor poolside furniture and no longer requires the Property, much of which is old, outdated, damaged, and of no further use to the District or those utilizing the pool; and

WHEREAS, the District desires to classify and declare said Property on Exhibit “A” as surplus property; and

WHEREAS, the District desires to authorize the District Manager to sell or dispose of said Property as appropriate and in accordance with Chapter 274, Florida Statutes, governing the disposal of surplus tangible personal property by local governments, including special districts.

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

Section 1. The above recitals are true and correct and incorporated herein as if set forth in full herein.

Section 2. The District Manager is hereby authorized to take the necessary and appropriate steps to sell at auction or dispose as appropriate and in accordance with Chapter 274, Florida Statutes, said Property.

Section 3. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 5th day of August, 2025, by the Board of Supervisors of the Stonegate Community Development District, Homestead, Miami-Dade County, Florida.

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair

EXHIBIT “A”

1. Dining Tables Eight (8) Pieces, which are old, outdated, and/or damaged.
2. Forty (40) Chairs, which are old, outdated, and/or damaged.
3. Thirty (30) Loungers, which are old, outdated, and/or damaged.
4. Twelve (12) Bar Stools, which are old, outdated, and/or damaged.
5. Four (4) Small Round Side Tables, which are old, outdated, and/or damaged.
6. Twelve (12) Umbrellas, which are old, outdated, and/or damaged.
7. Twelve (12) Umbrella Stands, which are old, outdated, and/or damaged.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8

CONSENT
AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America*	\$ 157,305	\$ -	\$ -	\$ -	\$ 157,305
FineMark Bank - money mkt	1,106,681	-	-	-	1,106,681
Investments					
State Board of Administration	13	-	-	-	13
Revenue 2013	-	132,420	-	-	132,420
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	394	-	-	394
Sinking fund 2013	-	42	-	-	42
Prepayment 2013	-	60,469	-	-	60,469
Revenue 2020	-	-	267,133	-	267,133
Reserve 2020	-	-	159,500	-	159,500
Prepayment 2020	-	-	2,523	-	2,523
Construction 2020	-	-	-	270,104	270,104
Undeposited funds	1,590	-	-	-	1,590
Due from other	141	-	-	-	141
Due from other funds					
Debt service - series 2013	3,500	-	-	-	3,500
Prepaid expense	20,932	-	-	-	20,932
Total assets	<u>\$ 1,290,162</u>	<u>\$ 218,325</u>	<u>\$429,156</u>	<u>\$ 270,104</u>	<u>\$ 2,207,747</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable - clubhouse	\$ 2,766	\$ -	\$ -	\$ -	\$ 2,766
Due to other funds					
General fund	-	3,500	-	-	3,500
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>3,766</u>	<u>3,500</u>	<u>-</u>	<u>-</u>	<u>7,266</u>
Fund Balance					
Restricted					
Debt service	-	214,825	429,156	-	643,981
Construction	-	-	-	270,104	270,104
Assigned					
3 months working capital	372,532	-	-	-	372,532
Disaster	225,000	-	-	-	225,000
Unassigned	688,864	-	-	-	688,864
Total fund balance	<u>1,286,396</u>	<u>214,825</u>	<u>429,156</u>	<u>270,104</u>	<u>2,200,481</u>
Total liabilities & fund balances	<u>\$ 1,290,162</u>	<u>\$ 218,325</u>	<u>\$429,156</u>	<u>\$ 270,104</u>	<u>\$ 2,207,747</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 1,103,915	\$ 1,093,057	101%
Interest	3,753	35,106	1,000	3511%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	920	4,300	5,000	86%
Total revenues	<u>4,673</u>	<u>1,143,321</u>	<u>1,101,057</u>	104%
EXPENDITURES				
Administrative				
Supervisors	-	3,000	6,000	50%
Payroll taxes	-	200	459	44%
Management/recording/accounting	3,711	37,107	44,528	83%
Legal	1,775	20,428	20,000	102%
Engineering	4,147	19,017	10,000	190%
Audit	-	7,100	7,100	100%
Assessment roll preparation	444	4,443	5,332	83%
Arbitrage rebate calculation	-	700	1,250	56%
Dissemination agent	88	876	1,051	83%
Trustee	-	4,031	6,500	62%
ADA website compliance	-	-	210	0%
Website and E-blast communications	-	-	1,220	0%
Postage	84	860	2,000	43%
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>10,249</u>	<u>108,425</u>	<u>119,958</u>	90%
Field Operations				
Landscape maintenance	-	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	2,400	20,724	28,015	74%
Lake bank degradation	38,371	375,758	392,000	96%
Aeration maintenance	-	-	3,000	0%
Aeration utilities	313	7,311	1,500	487%
Contingency	-	-	5,000	0%
Holiday decorations	-	24,525	16,350	150%
Animal control	135	1,215	1,500	81%
Roof replacement	-	83,930	-	N/A
Total field operations	<u>41,219</u>	<u>628,097</u>	<u>593,428</u>	106%

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

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	774	7,762	6,678	116%
Utilities	5,992	32,171	54,000	60%
Insurance	-	23,325	25,653	91%
Flood insurance	8,162	8,162	6,922	118%
Alarm monitoring	-	562	720	78%
Fire monitoring	135	608	540	113%
Pool maintenance	2,300	23,000	15,000	153%
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	20,872	64,287	-	N/A
Special events	-	26,798	35,000	77%
Gym maintenance	-	-	1,500	0%
Gym equipment lease	3,614	35,036	43,000	81%
FICA expense	-	245	-	N/A
Pool attendant	-	-	7,906	0%
Office supplies	196	2,171	4,000	54%
Repairs and maintenance	-	3,575	15,000	24%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	-	1,775	10,000	18%
Pool system upgrade	-	-	242,500	0%
Pressure cleaning	-	-	1,000	0%
Janitorial supplies	2,029	5,324	15,700	34%
Stormdrain cleanout	-	-	7,000	0%
Contingencies	-	13,428	9,000	149%
Total clubhouse	<u>44,074</u>	<u>400,930</u>	<u>765,355</u>	52%
Other fees and charges				
Property appraiser & tax collector	-	11,045	11,386	97%
Total other fees and charges	<u>-</u>	<u>11,045</u>	<u>11,386</u>	97%
Total expenditures	<u>95,542</u>	<u>1,148,497</u>	<u>1,511,627</u>	76%
Net increase/(decrease) of fund balance	(90,869)	(5,176)	(410,570)	
Fund balances - beginning	1,377,265	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	714,066	688,864	181,325	
Fund balance - ending	<u>\$ 1,286,396</u>	<u>\$ 1,286,396</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 601,583	\$ 596,868	101%
Interest	631	11,440	-	N/A
Total revenues	<u>631</u>	<u>613,023</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		6,018	6,218	97%
Total expenditures	<u>-</u>	<u>596,668</u>	<u>596,868</u>	100%
Net increase/(decrease) of fund balance	631	16,355	-	
Fund balances - beginning	214,194	198,470	189,660	
Fund balances - ending	<u>\$ 214,825</u>	<u>\$ 214,825</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 324,945	\$ 322,360	101%
Interest	1,324	16,585	-	N/A
Total revenues	<u>1,324</u>	<u>341,530</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	-	3,251	3,358	97%
Total debt service	<u>-</u>	<u>322,551</u>	<u>332,808</u>	97%
Net increase/(decrease) of fund balance	1,324	18,979	(10,448)	
Fund balances - beginning	427,832	410,177	404,999	
Fund balances - ending	<u>\$ 429,156</u>	<u>\$ 429,156</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 JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 865	\$ 10,055
Total revenues	<u>865</u>	<u>10,055</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	865	(26,298)
Fund balances - beginning	269,239	296,402
Fund balances - ending	<u><u>\$ 270,104</u></u>	<u><u>\$ 270,104</u></u>

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

3:11 PM

08/26/25

Stonegate CDD

Check Detail

July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	07/02/2025	CITY OF HOMESTEAD		101.000 · Bank of America - Checking		-3,333.42
Bill	000351215 062625	07/02/2025			536.010 · Utilities	-3,042.00	3,042.00
Bill	000363973 062625	07/02/2025			536.044 · Aeration Utilities	-291.42	291.42
TOTAL						-3,333.42	3,333.42
Bill Pmt -Check	CBI	07/30/2025	CITY OF HOMESTEAD		101.000 · Bank of America - Checking		-2,970.27
Bill	000351215 072425	07/30/2025			536.010 · Utilities	-2,949.54	2,949.54
Bill	000363973 072825	07/30/2025			536.044 · Aeration Utilities	-20.73	20.73
TOTAL						-2,970.27	2,970.27
Bill Pmt -Check	CBI	07/30/2025	COMCAST CORPORATION		101.000 · Bank of America - Checking		-774.29
Bill	0760104 072225	07/30/2025			536.411 · Clubhouse Telephone	-774.29	774.29
TOTAL						-774.29	774.29
Bill Pmt -Check	14867	07/02/2025	UNUS PROPERTY MANAGEMENT		101.000 · Bank of America - Checking		-20,872.19
Bill	1264	07/02/2025			536.022 · Clubhouse Manager - Victor	-20,872.19	20,872.19
TOTAL						-20,872.19	20,872.19
Bill Pmt -Check	14868	07/02/2025	AL-FLEX EXTERMINATORS, INC.		101.000 · Bank of America - Checking		-135.00
Bill	15670	07/02/2025			537.500 · Animal Control	-135.00	135.00
TOTAL						-135.00	135.00
Bill Pmt -Check	14869	07/02/2025	CHI ALARMS, INC.		101.000 · Bank of America - Checking		-135.00
Bill	283538	07/02/2025			536.009 · Fire Monitoring	-135.00	135.00
TOTAL						-135.00	135.00
Bill Pmt -Check	14870	07/02/2025	M&M POOL & SPA SERVICES, CORP		101.000 · Bank of America - Checking		-2,300.00
Bill	10263	07/02/2025			536.004 · Pool Maintenance	-2,300.00	2,300.00
TOTAL						-2,300.00	2,300.00
Bill Pmt -Check	14871	07/10/2025	BILLING, COCHRAN, MAURO & RA...		101.000 · Bank of America - Checking		-1,775.00
Bill	193940	07/09/2025			514.310 · Legal Fees	-1,775.00	1,775.00
TOTAL						-1,775.00	1,775.00

3:11 PM

08/26/25

Stonegate CDD

Check Detail

July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	14872	07/10/2025	WRATHELL, HUNT & ASSOCIATES,...		101.000 · Bank of America - Checking		-4,242.58
Bill	2025-3816	07/09/2025			512.311 · Management Fees	-3,710.67	3,710.67
					513.310 · Assessment Roll Preparation	-444.33	444.33
					513.315 · Dissemination Fees	-87.58	87.58
TOTAL						-4,242.58	4,242.58
Bill Pmt -Check	14873	07/10/2025	IMAGENET CONSULTING		101.000 · Bank of America - Checking		-137.79
Bill	591012143	07/09/2025			536.007 · Office Supplies	-137.79	137.79
TOTAL						-137.79	137.79
Bill Pmt -Check	14874	07/16/2025	NATIONAL GENERAL FLOOD INSU...		101.000 · Bank of America - Checking		-8,162.00
Bill	30767059-256436848	07/16/2025			536.008 · Flood Insurance	-8,162.00	8,162.00
TOTAL						-8,162.00	8,162.00
Bill Pmt -Check	14875	07/16/2025	WRATHELL, HUNT & ASSOCIATES,...		101.000 · Bank of America - Checking		-84.09
Bill	2025-3974	07/16/2025			519.410 · Postage	-23.36	23.36
Bill	2025-4001	07/16/2025			519.410 · Postage	-23.36	23.36
Bill	2025-4012	07/16/2025			519.410 · Postage	-15.29	15.29
Bill	2025-4048	07/16/2025			519.410 · Postage	-11.68	11.68
Bill	2025-4070	07/16/2025			519.410 · Postage	-10.40	10.40
TOTAL						-84.09	84.09
Bill Pmt -Check	14876	07/16/2025	ECO BLUE AQUATIC SERVICES, INC		101.000 · Bank of America - Checking		-2,400.00
Bill	5586	07/16/2025			537.003 · Lake Maintenance	-1,200.00	1,200.00
Bill	5551	07/16/2025			537.003 · Lake Maintenance	-1,200.00	1,200.00
TOTAL						-2,400.00	2,400.00
Check	14877	07/16/2025	STONEGATE CDD		101.000 · Bank of America - Checking		-20,067.59
					207.203 · Due to DSF Series 2013	-20,067.59	20,067.59
TOTAL						-20,067.59	20,067.59
Check	14878	07/16/2025	STONEGATE CDD		101.000 · Bank of America - Checking		-10,839.52
					207.204 · Due to DSF series 2020	-10,839.52	10,839.52
TOTAL						-10,839.52	10,839.52
Liability Check	14879	07/09/2025	UNITED STATES TREASURY		101.000 · Bank of America - Checking		-336.60

3:11 PM

08/26/25

Stonegate CDD

Check Detail

July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					216.001 · FICA Payable	-31.90	31.90
					216.001 · FICA Payable	-31.90	31.90
					216.001 · FICA Payable	-136.40	136.40
					216.001 · FICA Payable	-136.40	136.40
TOTAL						-336.60	336.60
Bill Pmt -Check	14880	07/23/2025	ALVAREZ ENGINEERS, INC.		101.000 · Bank of America - Checking		-2,911.25
Bill	8538	07/23/2025			519.320 · Engineering	-2,911.25	2,911.25
TOTAL						-2,911.25	2,911.25
Bill Pmt -Check	14881	07/23/2025	ADT SECURITY SERVICES INC.		101.000 · Bank of America - Checking		-59.99
Bill	14954058 071325	07/23/2025			155.000 · Prepaid Expense	-59.99	59.99
TOTAL						-59.99	59.99
Bill Pmt -Check	14882	07/23/2025	LANDSHORE ENTERPRISES, LLC		101.000 · Bank of America - Checking		-12,136.43
Bill	PAYAPP #4	07/23/2025			537.016 · Lake Bank Degradation	-12,136.43	12,136.43
TOTAL						-12,136.43	12,136.43
Bill Pmt -Check	14883	07/25/2025	ALVAREZ ENGINEERS, INC.		101.000 · Bank of America - Checking		-1,235.74
Bill	8302	07/25/2025			519.320 · Engineering	-1,235.74	1,235.74
TOTAL						-1,235.74	1,235.74
Bill Pmt -Check	14884	07/30/2025	UNUS PROPERTY MANAGEMENT		101.000 · Bank of America - Checking		-20,872.19
Bill	1271	07/30/2025			155.000 · Prepaid Expense	-20,872.19	20,872.19
TOTAL						-20,872.19	20,872.19
Bill Pmt -Check	14885	07/30/2025	GALLOWAY OFFICE SUPPLIES & F...		101.000 · Bank of America - Checking		-2,028.54
Bill	1346542-0	07/30/2025			536.011 · Janitorial Supplies	-1,913.04	1,913.04
Bill	1346542-1	07/30/2025			536.011 · Janitorial Supplies	-115.50	115.50
TOTAL						-2,028.54	2,028.54
Bill Pmt -Check	14886	07/30/2025	IMAGENET CONSULTING		101.000 · Bank of America - Checking		-58.50
Bill	1327138	07/30/2025			536.007 · Office Supplies	-58.50	58.50
TOTAL						-58.50	58.50
Bill Pmt -Check	14887	07/30/2025	LANDSHORE ENTERPRISES, LLC		101.000 · Bank of America - Checking		-26,235.00

Stonegate CDD
Check Detail
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	PAYAPP #5	07/30/2025			537.016 · Lake Bank Degradation	-26,235.00	26,235.00
TOTAL						-26,235.00	26,235.00
Bill Pmt -Check	14888	07/30/2025	NAVITAS CREDIT CORP		101.000 · Bank of America - Checking		-3,614.12
Bill	41305856 081025	07/30/2025			536.006 · Fitness Equipment Maint	-3,614.12	3,614.12
TOTAL						-3,614.12	3,614.12

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

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15670	07/01/2025	\$135.00	07/31/2025	Net 30	

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

SUBTOTAL	135.00
TAX	0.00
TOTAL	135.00
BALANCE DUE	\$135.00

537.500

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

536.009

Invoice

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

Date	Invoice #
7/1/2025	283538

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

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

W.O. No.	FSR No.	P.O. No.	Terms	Due Date	Rep
			Due upon receipt	7/1/2025	ILB

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

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

Sales Tax (7.0%) \$0.00

Balance Due \$135.00

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

Your HPS Utilities Statement

STONEGATE CDD

Service Address:

1020 NE 34 AVE CLBHS

Account #:

001046837-000351215

Rate Class: INDUSTRIAL

Service Period:

05/20/2025-06/19/2025

Bill Date: 06/26/2025

Due Date: 07/21/2025



Community-Owned Services Since 1916

WATER SERVICE CHARGES

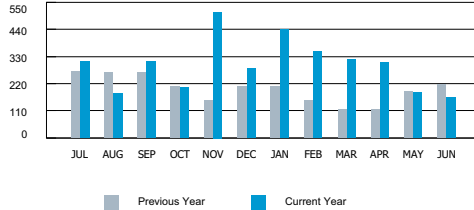
SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$61.20
Water Gallons Consumed (1,000s)	8.00	\$16.00
Irrigation Service Charge		\$61.20
Irrigation Gallons Consumed (1,000s)	156.00	\$312.00
Water Total		\$450.40

CURRENT USAGE

Meter 18533391

Days	31
Reading	1,076.00
Multiplier	1
Consumption	164.00
Avg / Day	5.29

Monthly Water Usage



OTHER CHARGES

Hurricane Fee	\$1.25
Other Total	\$1.25
TAXES	
Dade Co Util Tx Elec	\$144.06
FI Gross Receipts Tx	\$47.43
Dade Co Util Tx Watr	\$45.04
Dade Co Derm (Water & Sewer)	\$35.02
Taxes Total	\$271.55
Previous Bill Amount	\$2,701.37
Payments	-\$2,701.37
Adjustments	\$0.00

ENERGY SERVICE CHARGES

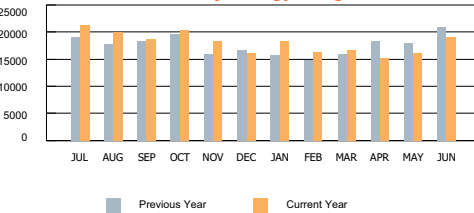
SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$45.00
Electric Consumption @ .0571	19,020.00	\$1,086.04
Demand Consumption @ 6.37	48.60	\$309.58
Electric Fuel Cost Adj. @ .02400	19,020.00	\$456.48
Electric Total		\$1,897.10

CURRENT USAGE

Meter 64310165

Days	30
Reading	34,481.00
Multiplier	60
Consumption	19,020.00
Avg / Day	634.00

Monthly Energy Usage



SUMMARY OF CHARGES

Water Total	\$450.40
Energy Total	\$1,897.10
Sanitation Total	\$417.85
Other Total	\$1.25
Taxes Total	\$271.55
Current Charges	\$3,038.15
Balance Forward	\$0.00
Total Amount Due	\$3,038.15

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$89.85
Gallons Consumed (1,000s)	8.00	\$43.44
Sewer Total		\$133.29
Garbage Solid Waste		\$279.00
Recycling Fee (Cans)		\$5.56
Solid Waste Total		\$284.56
Sanitation Total		\$417.85

Comments:

The Atlantic hurricane season is June 1–Nov 30. Don't wait for a storm. Get ready now. Make a plan, get a kit, and stay informed. Ensure your family and pets can be self-sufficient for 7 days. Visit www.homesteadfl.gov/preparedness for more info.

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

NAME: STONEGATE CDD

SERVICE ADDRESS: 1020 NE 34 AVE CLBHS

CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES

100 Civic Court
Homestead, FL 33030



153431AA26-Y-1
2195 Y SP 0.593000



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

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	05/20/2025-06/19/2025	07/21/2025	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$3,038.15	\$3,038.15

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

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



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

0010468370003512150303815

General Billing Information



ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

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



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224-4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224-4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

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

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

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

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

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

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

This will also result in increased deposits.

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

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

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

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

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

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

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

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

Your HPS Utilities Statement

STONEGATE CDD

Service Address:

1020 NE 34 AVE FOUNT

Account #:

001046837-000363973

Rate Class: COMMERCIAL

Service Period:

05/20/2025-06/19/2025

Bill Date: 06/26/2025

Due Date: 07/21/2025



Community-Owned Services Since 1916



ENERGY SERVICE CHARGES

SERVICE

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

CONSUMPTION

2,369.00
2,369.00

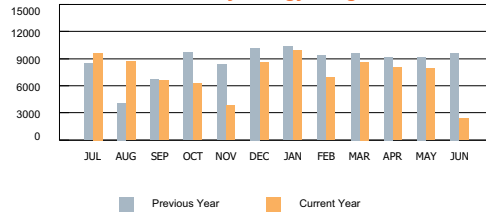
CHARGE

\$15.00
\$188.81
\$56.86
\$260.67

CURRENT USAGE
Meter 60997545

Days	30
Reading	15,832.00
Multiplier	1
Consumption	2,369.00
Avg / Day	78.97

Monthly Energy Usage



OTHER CHARGES

Other Total

\$0.00

TAXES

Dade Co Util Tx Elec
FI Gross Receipts Tx

\$20.38
\$6.52

Taxes Total

\$26.90

Previous Bill Amount

\$918.51

Payments
Adjustments

-\$918.51
\$0.00

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$260.67
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$26.90
Current Charges	\$287.57
Balance Forward	\$0.00
Total Amount Due	\$287.57

Comments:

The Atlantic hurricane season is June 1–Nov 30. Don't wait for a storm. Get ready now. Make a plan, get a kit, and stay informed. Ensure your family and pets can be self-sufficient for 7 days. Visit www.homesteadfl.gov/preparedness for more info.

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NAME: STONEGATE CDD

SERVICE ADDRESS: 1020 NE 34 AVE FOUNT

CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES

100 Civic Court
Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	05/20/2025-06/19/2025	07/21/2025	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$287.57	\$287.57

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

0010468370003639730028757

153431AA26-Y-1
2196 Y SP 0.593000



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

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Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

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

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
10263

Amount Due
\$2,300.00

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

Invoice Date
June 30, 2025

Due Date
July 30, 2025

LOCATION: 1020 MALIBU WAY, HOMESTAD

Item	Description	Qty	Rate	Amount
Pool Service	July 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.: 1264
Terms: Due on receipt
Invoice date: 07/01/2025
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Management Service	Monthly JULY 2025	1	\$20,872.19	\$20,872.19

Total \$20,872.19

Ways to pay



536.022

View and pay

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
06/30/2025
Account No: 526-030290
Statement No: 193940

Attn: CRAIG WRATHELL

STONEGATE CDD

Fees

		Hours
06/02/2025		
MJP	ATTEND MICROSOFT TEAMS MEETING WITH KRISTEN THOMAS, VICTOR CASTRO AND ANGEL CAMACHO	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS WITH ATTACHMENT	0.20
06/03/2025		
GFG	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	3.70
06/09/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DEPARTMENT OF COMMERCE	0.20
06/13/2025		
MJP	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.10
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM KRISTEN THOMAS WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ANGEL CAMACHO WITH MULTIPLE (X3) ATTACHMENTS	0.30
MJP	RECEIPT AND REVIEW OF ADDITIONAL CORRESPONDENCE FROM KRISTEN THOMAS	0.10
06/16/2025		
MJP	CORRESPONDENCE TO KRISTEN THOMAS	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS (X2)	0.20
06/17/2025		
MJP	CORRESPONDENCE TO KRISTEN THOMAS WITH ATTACHMENT	0.30

STONEGATE CDD

			Hours		
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS	0.20		
	MJP	FURTHER CORRESPONDENCE TO KRISTEN THOMAS	0.20		
06/23/2025	MJP	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20		
06/30/2025	GAF	MONITOR AND REVIEW LEGISLATION PRESENTED DURING THE 2025 LEGISLATIVE SESSION PERTAINING TO SPECIAL DISTRICTS, PUBLIC RECORDS, AND OTHER LAWS IMPACTING LOCAL GOVERNMENT; PREPARE MEMORANDUM TO DISTRICT MANAGER; REVISIONS TO MEMORANDUM (CUMULATIVE TIME ENTRY FOR ENTIRE LEGISLATIVE SESSION)	0.40		
	MJP	FINALIZE MEMORANDUM RE: 2025 LEGISLATIVE SESSION; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENTS	0.10		
		For Current Services Rendered	7.20		1,775.00
Recapitulation					
	<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
	GABRIELLA A. FERNANDEZ	ASSOCIATES	0.40	\$225.00	\$90.00
	MICHAEL J. PAWELCZYK	PARTNERS	3.10	275.00	852.50
	GREGORY F. GEORGE	ASSOCIATES	3.70	225.00	832.50
	Previous Balance				\$4,162.50
	Total Current Work				1,775.00
<u>Payments</u>					
06/30/2025		PAYMENT RECEIVED - THANK YOU			-4,162.50
	Balance Due				<u>\$1,775.00</u>

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

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

Remittance Section

Invoice Number: 591012143
Due Date: 08/01/2025
Due This Period: \$137.79

Amount Enclosed: \$ _____

Please make check payable to

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

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

2100005910121430000137796

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: 591012143
Account Number: 1626036
Site Number: 5608077
Invoice Date: 07/08/2025
Period of Performance: 07/01/2025 - 07/31/2025
Due This Period: \$137.79

Important Messages

See Reverse For Important Information

Invoice Details

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

(Please see the following pages for details.)

Payment Remittance

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

Contact Us

www.leasedirect.com

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

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

customersupport@leasedirect.com

Explanation of Charges

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

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

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

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

Date	Invoice #
7/1/2025	2025-3816

Stonegate CDD
PO Box 810036
Boca Raton, FL 33481

[illegible]

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



Invoice

Date	Invoice #
6/1/2025	5551

Bill To
Stonegate CDD 1020 Malibu Way Homestead, FL 33033

537.003

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

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



Invoice

Date	Invoice #
7/1/2025	5586

Bill To
Stonegate CDD 1020 Malibu Way Homestead, FL 33033

537.003

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

an Allstate company

RECEIVED
JUL 11 2025
By _____



0630 2GU9WB2U7S03 B:2 000042 000087 001/003 173-178

Agent : EGIS INSURANCE & RISK ADVISORS
250 INTERNATIONAL PKWY, STE 260
LAKE MARY, FL 32746
(407) 407-7171



Your flood insurance policy will expire 08/29/2025. Renewal premium is required to renew your policy.

IMPORTANT: Your policy currently receives an Annual Increase Cap Discount of \$1,698. If your policy lapses, you will lose the Annual Increase Cap Discount and your premium will be higher.

Policy Number : FLD1009347⁺
Policy Expiration Date : 08/29/2025 12:01 am
Loan Number : N/A
Notice Date : 06/30/2025
Payor : Insured
Insured Property Location :
 1020 NE 34TH AVE
 HOMESTEAD, FL 33033

Coverage Options	Coverage Amounts		Deductibles		Premium
	Building	Contents	Building	Contents	
A. Current coverage	500,000.00	105,000.00	10,000.00	10,000.00	8,112.00
B. Increased coverage ⁵	500,000.00	111,000.00	10,000.00	10,000.00	8,162.00

This renewal offer is being made on behalf of National General Insurance Company

Follow the instructions below to pay your renewal premium online with a credit card or electronic check.

- Visit <https://Nationalgeneral.manageflood.com> and select "Make a Payment".
- Enter your policy information and follow the instructions to select your payment type and available coverage amounts if applicable.
- You will immediately receive a copy of your renewal declarations page.

See reverse of this notice for important additional information

IF PAYING BY CHECK OR MONEY ORDER PLEASE DETACH HERE AND SEND THIS PORTION WITH YOUR PAYMENT.

Insured Name : Stonegate Cdd C/O Wrathell, Hunt & Ass

Renewal Date : 08/29/2025

Policy No : FLD1009347

Bill ID : 30767059-256439848

Select One: ☐ Option A ☐ Option B
\$8,112 \$8,162

To pay by check or money order :

- Make payment for the exact amount of the coverage option you selected.
- Full payment is required for the option selected.
- Write your policy number on your check or money order.
- Return this portion in the attached return envelope.

Amount Enclosed: \$

--	--	--	--	--	--	--

.00

Make check or money order payable to :

National General Insurance Company
PO BOX 209559
DALLAS, TX 75320-9559

000030767059 000256439848 6

MORTGAGEE, ADDITIONAL INTEREST, DISASTER AGENCY INFORMATION**1st Mortgagee:****2nd Mortgagee:****Additional Interest:****Disaster Agency:**

1. Provided your payment is received within 30 days of the expiration of your policy (expiration date + 29 days), it will be renewed without a lapse in coverage. If the last day of the grace period (expiration date plus 29 days) falls on a Saturday, Sunday, or a holiday, the deadline does not extend to the next business day. More renewal information is available at www.floodsmart.gov/how-renew-your-policy.

To ensure that your policy is renewed without a lapse in coverage you may use the electronic payment options (e-check or credit card) available to you. You may also mail your premium via USPS certified mail or other third party delivery services that provides either a proof of mailing, or that provides documentation showing the actual mailing date and the delivery date, to us at the remittance address shown on this form. In these instances the mailing date will be used as the cash receipts date even though the delivery may be after the expiration date.
2. You are encouraged to insure your property for at least 80% of the structures replacement cost to ensure adequate coverage in the event of a loss. Contact your insurance agent/producer for details.
3. If your mortgage lender pays your policy premium from an escrow account, we recommend that you confirm payment has been received.
4. If the mortgagee listed on the bill is not the current mortgagee, please forward the bill to the new financial institution (if they are responsible for premium payment) and have your agent/producer send a General Change Endorsement to correct the policy.
5. Option B is the next-higher coverage combination available and generally increases the current coverage by an inflation factor of 10% for building coverage and 5% for contents coverage. The current deductible may be used. Increases in coverage above the Option B will be subject to a 30-day waiting period.
6. You have coverage options. You can either choose to keep your current coverage or adjust your coverage for additional protection. Please indicate the option you choose on the payment page. If you have questions about your coverage options or your flood policy, contact your insurance agent/producer.

FOR QUESTIONS ON ANY OF THIS INFORMATION, PLEASE CONTACT YOUR INSURANCE AGENT/PRODUCER.

This policy is not subject to cancellation for reasons other than those set forth in the National Flood Insurance Program rules and regulations. In matters involving billing disputes, cancellation is not available other than for billing processing error or fraud.

IMPORTANT NOTICE:

PAYMENT MAILING ADDRESS CHANGE

Effective June 18, 2025, our payment mailing address has changed.
If you pay your premium by mailing a check or use online banking for payments,
please make sure to update the payment mailing address to the address listed on
your renewal or expiration notice.



Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
4/1/2025	2025-3974

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

Description	Amount
Reimburse FedEx - 8-816-83720	23.36
<i>Building client relationships one step at a time ...</i>	Total \$23.36

Invoice Number	Invoice Date	Account Number	Page
8-816-83720	Apr 01, 2025	8195-2454-1	8 of 8

Tracking ID: 880092364216 continued

Rated Weight	N/A		
Delivered	Mar 28, 2025 09:21		
Svc Area	A1	Transportation Charge	10.92
Signed by	S.White	Fuel Surcharge	0.76
FedEx Use	000000000/66828/_	Total Charge	USD \$11.68

Ship Date: Mar 27, 2025	Cust. Ref.: LAKE POWELL CDD -DSF	Ref.#2:
Payor: Shipper	Ref.#3:	

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	880094121070	Stephanie Schackmann	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	US Bank, NA CDD
Package Type	FedEx Envelope	2300 Glades Road	EP-MN-01LB
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	Mar 28, 2025 09:21		
Svc Area	A1	Transportation Charge	10.92
Signed by	S.White	Fuel Surcharge	0.76
FedEx Use	000000000/66828/_	Total Charge	USD \$11.68

Ship Date: Mar 27, 2025	Cust. Ref.: Stonegate CDD	Ref.#2:
Payor: Shipper	Ref.#3:	

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	880115680903	Lucy Lu	Mary Dallatore
Service Type	FedEx Standard Overnight	WHA	Wells Fargo Bank-CTS payment p
Package Type	FedEx Envelope	2300 Glades Road	1801 Parkview Drive, 1st Floor
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55126 US
Packages	1		
Rated Weight	N/A		
Delivered	Mar 28, 2025 09:01		
Svc Area	A1	Transportation Charge	10.92
Signed by	O.HENRY	Fuel Surcharge	0.76
FedEx Use	000000000/66828/_	Total Charge	USD \$11.68

Ship Date: Mar 27, 2025	Cust. Ref.: Stonegate CDD	Ref.#2:
Payor: Shipper	Ref.#3:	

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	880115723391	Lucy Lu	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	WHA	US Bank, NA CDD
Package Type	FedEx Envelope	2300 Glades Road	EP-MN-01LB
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	Mar 28, 2025 09:21		
Svc Area	A1	Transportation Charge	10.92
Signed by	S.White	Fuel Surcharge	0.76
FedEx Use	000000000/66828/_	Total Charge	USD \$11.68

Shipper Subtotal	USD	\$321.30
Total FedEx Express	USD	\$321.30

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
4/22/2025	2025-4001

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

Description	Amount
Reimburse FedEx - 8-838-14710	23.36
Building client relationships one step at a time ...	Total \$23.36



Invoice Number	Invoice Date	Account Number	Page
8-838-14710	Apr 22, 2025	3195-2454-1	5 of 7

Ship Date: Apr 16, 2025

Payor: Shipper

Cust. Ref.: Seals

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Distance Based Pricing, Zone 6

Automation INET
Tracking ID 880482538340
Service Type FedEx Priority Overnight
Package Type Customer Packaging
Zone 06
Packages 1
Rated Weight 2.0 lbs, 0.9 kgs
Delivered Apr 17, 2025 09:25
Svc Area A1
Signed by D.Dalphe
FedEx Use 000000000/377086/_

Sender
Phil Base
A & E Rubber Stamp Corp
215 N. Desplaines Street
CHICAGO IL 60661 US

Recipient
Daphne Gillyard
Wrathell, Hunt & Associates
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge 19.94
Fuel Surcharge 1.40
Total Charge **USD** **\$21.34**

Ship Date: Apr 16, 2025

Payor: Shipper

Cust. Ref.: West Port East CDD

Ref.#3:

Ref.#2:

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

Automation INET
Tracking ID 880592835560
Service Type FedEx Priority Overnight
Package Type Customer Packaging
Zone 02
Packages 1
Rated Weight 20.0 lbs, 9.1 kgs
Delivered Apr 17, 2025 09:25
Svc Area A1
Signed by D.Dalphe
FedEx Use 000000000/377078/_

Sender
Kristen Suit
4515 S Clark Ave
TAMPA FL 33611 US

Recipient
Daphne Gillyard
Wrathell, Hunt & Associates
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge 18.31
Fuel Surcharge 1.28
Courier Pickup Charge 0.00
Total Charge **USD** **\$19.59**

Ship Date: Apr 16, 2025

Payor: Shipper

Cust. Ref.: Beaumont check

Ref.#3:

Ref.#2: Beaumont check

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation INET
Tracking ID 880594825767
Service Type FedEx Priority Overnight
Package Type FedEx Envelope
Zone 03
Packages 1
Rated Weight N/A
Delivered Apr 17, 2025 09:29
Svc Area A2
Signed by M.Meyer
FedEx Use 000000000/90921/_

Sender
Chloe Hiteshe
WHA
2300 Glades Rd
BOCA RATON FL 33431 US

Recipient
Janet Ricardo, VP
Regions Bank
51 W Bay Street
JACKSONVILLE FL 32202 US

Transportation Charge 8.95
Fuel Surcharge 0.63
Total Charge **USD** **\$9.58**

Ship Date: Apr 17, 2025

Payor: Shipper

Cust. Ref.: Stonegate CDD

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Distance Based Pricing, Zone 7

Automation INET
Tracking ID 880621414516
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 07
Packages 1
Rated Weight N/A
Delivered Apr 18, 2025 09:33
Svc Area A1
Signed by C.Schwartz
FedEx Use 000000000/66828/_

Sender
Lucy Lu
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Lockbox Services-12-2657
US Bank, NA CDD
EP-MN-01LB
SAINT PAUL MN 55108 US

Transportation Charge 10.92
Fuel Surcharge 0.76
Total Charge **USD** **\$11.68**

Invoice Number	Invoice Date	Account Number	Page
8-838-14710	Apr 22, 2025	3195-2454-1	6 of 7

Ship Date: Apr 17, 2025

Cust. Ref.: Stonegate CDD

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Distance Based Pricing, Zone 7

Automation INET
Tracking ID 880621438086
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 07
Packages 1
Rated Weight N/A
Delivered Apr 18, 2025 08:55
Svc Area A1
Signed by S.IBE
FedEx Use 000000000/66828/_

Sender
Lucy Lu
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Mary Dallatore
Wells Fargo Bank-CTS payment p
1801 Parkview Drive, 1st Floor
SAINT PAUL MN 55126 US

Transportation Charge	10.92
Fuel Surcharge	0.76
Total Charge	USD \$11.68

Ship Date: Apr 17, 2025

Cust. Ref.: TerraDel bd Cising

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Distance Based Pricing, Zone 4
- Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 880627940607
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 04
Packages 1
Rated Weight N/A
Delivered Apr 18, 2025 14:13
Svc Area A4
Signed by see above
FedEx Use 000000000/66825/02

Sender
Rhalina Fleming
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Pfil Hunt & Luella Hunt
2657 Robin Hood Drive
MOBILE AL 36605 US

Transportation Charge	9.72
Fuel Surcharge	1.11
Residential Delivery	6.15
Total Charge	USD \$16.98

Ship Date: Apr 17, 2025

Cust. Ref.: Gracewater Sarasota CDD

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- We calculated your charges based on a dimensional weight of 5.0 lbs, 18 in x 12 in x 3 in, using a dimensional factor of 139.
- Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 880629728474
Service Type FedEx Priority Overnight
Package Type Customer Packaging
Zone 02
Packages 1
Actual Weight 2.0 lbs, 0.9 kgs
Rated Weight 5.0 lbs, 2.3 kgs
Delivered Apr 18, 2025 10:34
Svc Area A1
Signed by see above
FedEx Use 000000000/377078/02

Sender
Sarah Gouridine
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Kristen Suit
4515 S Clark Avenue
TAMPA FL 33611 US

Transportation Charge	10.99
Fuel Surcharge	1.20
Residential Delivery	6.15
Total Charge	USD \$18.34

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
4/29/2025	2025-4012

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

Description	Amount
Reimburse FedEx - 8-844-79542	15.29
Building client relationships one step at a time ...	Total \$15.29



Invoice Number	Invoice Date	Account Number	Page
8-844-79542	Apr 29, 2025	3195-2454-1	5 of 12

Ship Date: Apr 21, 2025

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33913 zip code
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	880686990037	Shane Willis	Attn: Daphne Gillyard
Service Type	FedEx 2Day	WHA	Wrathell, Hunt & Assoc., LLC
Package Type	Customer Packaging	9220 Bonita Beach Road Southea	2300 Glades Road
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US
Packages	1		
Rated Weight	5.0 lbs, 2.3 kgs		
Delivered	Apr 22, 2025 09:33		
Svc Area	A1	Transportation Charge	7.11
Signed by	D.Daphne	Fuel Surcharge	0.50
FedEx Use	000000000/355921/_	Total Charge	USD \$7.61

Ship Date: Apr 21, 2025

Cust. Ref.: Stonegate CDD

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	880687206538	Lucy Lu	Victor Castro
Service Type	FedEx Standard Overnight	WHA	UNUS Property Management LLC
Package Type	FedEx Envelope	2300 Glades Road	3560 Northeast 11th Drive
Zone	02	BOCA RATON FL 33431 US	HOMESTEAD FL 33033 US
Packages	1		
Rated Weight	N/A		
Delivered	Apr 22, 2025 11:15	Transportation Charge	8.14
Svc Area	A2	Fuel Surcharge	1.00
Signed by	see above	Residential Delivery	6.15
FedEx Use	000000000/66823/02	Total Charge	USD \$15.29

Ship Date: Apr 21, 2025

Cust. Ref.: Waterford landing CDD 04

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	880700821752	Sarah Gourdine	Daniel Rom
Service Type	FedEx Priority Overnight	WHA	6828 Wedgewood Village Ct
Package Type	FedEx Box	2300 Glades Road	LAKE WORTH FL 33463 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Apr 22, 2025 11:14	Transportation Charge	8.95
Svc Area	A2	Fuel Surcharge	1.06
Signed by	see above	Residential Delivery	6.15
FedEx Use	000000000/377078/02	Total Charge	USD \$16.16

Ship Date: Apr 22, 2025

Cust. Ref.: Summerstone

Ref.#2: Summerstone

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.50% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	880692495729	Chloe Hiteshe	U.S Bank, N.A.-CDD
Service Type	FedEx Priority Overnight	WHA	Lockbox Services-12-2657
Package Type	FedEx Envelope	2300 Glades Rd	EP-MN-01LB
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		

Continued on next page

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
5/13/2025	2025-4048

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

Description	Amount
Reimburse FedEx - 8-859-28420	11.68
Building client relationships one step at a time ...	Total \$11.68

Invoice Number	Invoice Date	Account Number	Page
8-859-28420	May 13, 2025	3195-2454-1	2 of 7

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 30, 2025 **Cust. Ref.:** Sorrento Pines DSF **Ref.#2:** 
Payor: Shipper **Ref.#3:** 

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	775808516941	Shweta Wali	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	WHA	EP-MN-01LB
Package Type	FedEx Envelope	2300 Glades Road	SAINT PAUL MN 55108 US
Zone	07	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	N/A		
Delivered	May 01, 2025 10:03		
Svc Area	A1	Transportation Charge	10.92
Signed by	S.White	Fuel Surcharge	0.76
FedEx Use	000000000/66828/_	Total Charge	USD \$11.68

Ship Date: May 02, 2025 **Cust. Ref.:** Stonegate CDD **Ref.#2:** 
Payor: Shipper **Ref.#3:** 

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	880970854079	Lucy Lu	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	WHA	US Bank, NA,CDD
Package Type	FedEx Envelope	2300 Glades Road	EP-MN-01LB
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	May 05, 2025 09:12		
Svc Area	A1	Transportation Charge	10.92
Signed by	S.White	Fuel Surcharge	0.76
FedEx Use	000000000/66828/_	Total Charge	USD \$11.68

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

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
5/20/2025	2025-4070

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

Description	Amount
Reimburse FedEx - 8-867-08346	10.40
<i>Building client relationships one step at a time ...</i>	Total \$10.40



Invoice Number	Invoice Date	Account Number	Page
8-867-08346	May 20, 2025	3195-2454-1	3 of 7

Ship Date: May 09, 2025

Payor: Shipper

Cust. Ref.: GovSouthParkDSF

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
- Distance Based Pricing, Zone 7

Automation INET
Tracking ID 881144237949
Service Type FedEx Priority Overnight
Package Type FedEx Envelope
Zone 07
Packages 1
Rated Weight N/A
Delivered May 12, 2025 09:25
Svc Area A1
Signed by C.Schwartz
FedEx Use 000000000/90925/_

Sender
Rhalina Fleming
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
EP-MN-01LB
US Bank - Checks
1200 Energy Park Drive
SAINT PAUL MN 55108 US

Transportation Charge 12.14
Fuel Surcharge 0.85
Total Charge USD \$12.99

Ship Date: May 09, 2025

Payor: Shipper

Cust. Ref.: Magnolia Island CDD

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET
Tracking ID 881145762424
Service Type FedEx Priority Overnight
Package Type FedEx Box
Zone 02
Packages 1
Rated Weight 10.0 lbs, 4.5 kgs
Delivered May 12, 2025 09:01
Svc Area A1
Signed by D.Daphne
FedEx Use 000000000/377078/_

Sender
Kristen Suit
4515 S Clark Ave
TAMPA FL 33611 US

Recipient
Daphne Gillyard
Wrathell, Hunt & Associates
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge 13.04
Fuel Surcharge 0.91
Courier Pickup Charge 0.00
Total Charge USD \$13.95

Ship Date: May 09, 2025

Payor: Shipper

Cust. Ref.: FY24 Osprey Oaks CDD Aud

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
- Distance Based Pricing, Zone 4

Automation INET
Tracking ID 881147993204
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 04
Packages 1
Rated Weight N/A
Declared Value USD 1.00
Delivered May 12, 2025 09:52
Svc Area A2
Signed by R.Williams
FedEx Use 000000000/66825/_

Sender
Rhalina Fleming
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Auditor General
Local Government Audits/251
Claude Pepper Building, Room 4
TALLAHASSEE FL 32399 US

Transportation Charge 9.72
Fuel Surcharge 0.68
Declared Value Charge 0.00
Total Charge USD \$10.40

Ship Date: May 09, 2025

Payor: Shipper

Cust. Ref.: FY24 Stonegate CDD Audit

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
- Distance Based Pricing, Zone 4

Automation INET
Tracking ID 881148494784
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 04
Packages 1
Rated Weight N/A
Declared Value USD 1.00
Delivered May 12, 2025 09:52
Svc Area A2
Signed by R.Williams
FedEx Use 000000000/66825/_

Sender
Rhalina Fleming
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Auditor General
Local Government Audits/251
Claude Pepper Building, Room 4
TALLAHASSEE FL 32399 US

Transportation Charge 9.72
Fuel Surcharge 0.68
Declared Value Charge 0.00
Total Charge USD \$10.40

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: Jul 13, 2025 Service period: Aug 1 - Aug 31, 2025



Your total due is: \$59.99 Due by: Aug 2, 2025

Visit our Support Center for quick and easy help

Your Bill at-a-glance

Previous Balance \$16.82
Payments and Adjustments -\$16.82
Current Charges \$59.99
Taxes and Fees \$0.00

Total Due \$59.99

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

Message from ADT

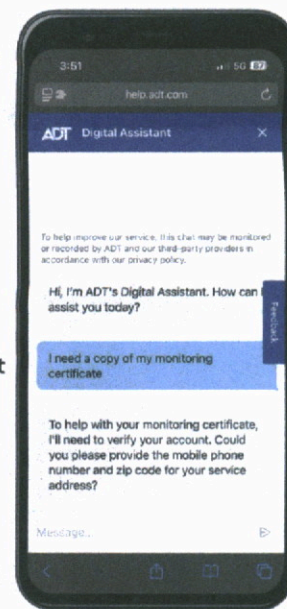
Stay safe from a common scam – remember to Identify, Verify and Notify.

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/helpadp



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

Account Number 14954058
Due Date Aug 2, 2025
Amount Due \$59.99

Amount Enclosed \$

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

Please send payment to:

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

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.



0001495405800000000000007122500000000000059990

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://myadtdotcom.com).

Your Account Activity

Previous Balance **\$16.82**

Any balance left from previous billing periods

Payments and Adjustments
Payment Received - Thank You! Jul 7, 2025 **-\$16.82**

All payments and adjustments received from you during billing period

Current Charges
RECURRING CHARGES
Services
Invoice Number 1152513823 Aug 1 - Aug 31, 2025 **\$59.99**
Total Non-taxable Charges **\$59.99**

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

Total Due to be paid by Aug 2, 2025 **\$59.99**

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

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

* Taxable charges



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Protect yourself against FRAUD

- 1 ADT representatives and ADT Authorized Dealers will always carry proper, company-issued identification.
- 2 If their ID is not visible, be cautious and ask to see it. If they're with us, they'll gladly show you.
- 3 When in doubt, verify their credentials. Visit ADT.com/verify for ADT representatives, or ADT.com/dealer for ADT Authorized Dealers.
- 4 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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8935 NW 35 Lane, Suite 101
Doral, FL 33172
Phone (305) 640-1345
E-mail silvia.alvarez@alvarezeng.com



Invoice

Date	Invoice No.
7/7/2025	8538

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: 6/1/25-6/30/25

Description	Qty (hrs)	Rate (\$ / hr)	Amount (\$)
6/2/2025 Electrical Engineer review/approve Landshore payment application #4 and release of liens	1.00	135.00	135.00
6/2/2025 Senior Admin Asst Review and file Allstate reports.	0.50	95.00	47.50
6/3/2025 Electrical Engineer respond to RFI from True Blue Pools regarding FDOT details on retaining wall, Attend CDD meeting via phone call	1.75	135.00	236.25
6/3/2025 Senior Admin Asst Review and submit application 3 for shoreline restoration project	0.50	95.00	47.50
6/9/2025 Senior Admin Asst Review and file Allstate reports	0.50	95.00	47.50
6/13/2025 Electrical Engineer respond to District Manger regarding Raptor Vac maintenance and Class V permit	0.50	135.00	67.50
6/16/2025 Senior Admin Asst Prepare and send requisition 57 to district accountant	0.25	95.00	23.75
6/16/2025 Engineer Intern Storage Shed Site Plan	2.50	130.00	325.00
6/17/2025 Senior Admin Asst Review and file Allstate report.	0.25	95.00	23.75
6/18/2025 Senior Admin Asst Review and file Allstate report.	0.25	95.00	23.75
6/19/2025 Electrical Engineer Field meeting with Landshore to discuss change order #2, Field meeting with True Blue Pools to discuss project status	4.00	135.00	540.00
6/19/2025 Senior Admin Asst Prepare and send requisition 57 to district accountant	0.25	95.00	23.75
6/24/2025 Engineer Intern Storage Shed Site Plans	4.00	130.00	520.00
6/25/2025 Engineer Intern Storage Shed Site Plans	4.00	130.00	520.00
6/27/2025 Engineer Intern Storage Shed Site Plans	1.50	130.00	195.00
6/27/2025 Electrical Engineer review Site Plan for Storage Shed with E.I. and provide comments, forward to Field Operations Manager for concurrence and review	1.00	135.00	135.00
Amount due this Invoice			\$2,911.25

Wiring Instructions:

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

APPLICATION AND CERTIFICATE FOR PAYMENT G702

TO: **STONEGATE COMMUNITY DEVELOPMENT DISTRICT**
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

FROM: **LANDSHORE ENTERPRISES, LLC**
 118 Shamrock Boulevard
 Venice, FL 34293

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

CONSTRUCTION MANAGER:
 ENGINEER OF RECORD:

APPLICATION NUMBER: **4**

APPLICATION DATE: **5/30/2025**

PERIOD TO: **5/30/2025**

CONTRACT DATE: **9/18/2024**

Distribution to:
☒ OWNER
☒ CONTRACTOR
☒ DISTRICT ENGINEER
☐ OTHER

Michal "Mike" Jerabek
 Landshore Enterprises, LLC

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. **ORIGINAL CONTRACT SUM**..... \$374,100.00
2. **Net Change By Change Orders**..... \$35,096.00
3. **CONTRACT SUM TO DATE**..... \$409,196.00
 (Line 1 + 2)
4. **TOTAL COMPLETED & STORED TO DATE**..... \$380,046.00
 (Column I on G703)
5. **RETAINAGE:**
 - a. 10% of Completed Work..... \$38,004.60
 (Columns E & G on G703)
 - b. 0% of Stored Material..... \$0.00
 (n.a)
 Total Retainage (Line 5a + 5b or
 Total in Column I of G703)..... \$38,004.60
6. **TOTAL EARNED LESS RETAINAGE**..... \$342,041.40
 (Line 4 less Line 5 Total)
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT**
 (Line 6 from prior Certificate)..... \$329,904.97
8. **CURRENT PAYMENT DUE**..... \$12,136.43
9. **BALANCE TO FINISH, INCLUDING RETAINAGE**
 (Line 3 less Line 6)..... \$67,154.60

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 10,946.00	
Total Approved this Month	\$ 24,150.00	
TOTALS	\$35,096.00	\$0.00
NET CHANGES by Change Order		\$35,096.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature] Date: 5-30-2025

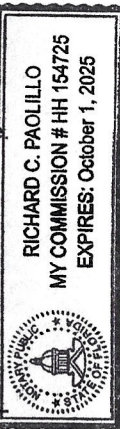
State of: Florida County of: Sarasota

Subscribed and sworn before me this 30th day of MAY 2025

Notary Public:

My Commission Expires:

Richard C. Paolillo
10-1-2025

**CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$12,136.43

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ENGINEER:

By: [Signature] Date: 6/3/2025

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET - AIA DOCUMENT G703													
OWNER: STONEGATE COMMUNITY DEVELOPMENT DISTRICT		\$ (0.00)								APPLICATION NUMBER:		4	
CONTRACTOR: LANDSHORE ENTERPRISES, LLC										APPLICATION DATE:		5/30/2025	
CONTRACT NO.: N/A										PERIOD TO:		5/30/2025	
CONTRACT FOR: SHORELINE RESTORATION FOR LAKE 4 AND LAKE 6 LOCATED IN STONEGATE COMMUNITY DEVELOPMENT DISTRICT													
ITEM NO.	DESCRIPTION OF WORK	A		B	C	D	E	F	G	H	I	J	K
		QTY	UM	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS APPLICATION		THIS PERIOD		TO DATE		% COMPLETE	BALANCE TO FINISH
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
1	CONSTRUCTION												
2	LAKE 4 AND LAKE 6												
3	General Mobilization & Preparation	1.00	EA	\$ 35,000.00	\$ 35,000.00	1.00	\$ 35,000.00	-	\$ -	1.00	\$ 35,000.00	100.00%	\$ -
4	Installation and maintenance of stormwater pollution prevention measures	1.00	EA	\$ 3,176.05	\$ 3,176.05	1.00	\$ 3,176.05	-	\$ -	1.00	\$ 3,176.05	100.00%	\$ -
5	Regular Excavation	159.00	CY	\$ 26.87	\$ 4,272.33	159.00	\$ 4,272.33	-	\$ -	159.00	\$ 4,272.33	100.00%	\$ -
6	Embankment	475.00	TN	\$ 108.68	\$ 51,625.00	475.00	\$ 51,625.00	-	\$ -	475.00	\$ 51,625.00	100.00%	\$ -
7	Grading and Shaping	45,504.00	SF	\$ 1.30	\$ 59,155.20	45,504.00	\$ 59,155.20	-	\$ -	45,504.00	\$ 59,155.20	100.00%	\$ -
8	Installing Eco Filter Tube (submerge)	1,094.00	LF	\$ 32.25	\$ 35,281.50	1,094.00	\$ 35,281.50	-	\$ -	1,094.00	\$ 35,281.50	100.00%	\$ -
9	Installing Eco Filter Tube (base)	2,683.00	LF	\$ 30.65	\$ 82,233.95	2,683.00	\$ 82,233.95	-	\$ -	2,683.00	\$ 82,233.95	100.00%	\$ -
10	Installing Eco Filter Tube (sacrificial)	2,690.00	SY	\$ 21.27	\$ 57,216.30	2,690.00	\$ 57,216.30	-	\$ -	2,690.00	\$ 57,216.30	100.00%	\$ -
11	Sod	4,427.00	SY	\$ 9.29	\$ 41,139.67	3,098.90	\$ 28,797.77	1,328.10	\$ 12,341.90	4,427.00	\$ 41,139.67	100.00%	\$ -
12	Demobilization	1.00	EA	\$ 5,000.00	\$ 5,000.00		\$ -	-	\$ -		\$ -		\$ 5,000.00
13													
14													
	CONTRACT TOTALS				\$ 374,100.00		\$ 356,758.10		\$ 12,341.90		\$ 369,100.00		\$ 5,000.00

CONTINUATION SHEET - AIA DOCUMENT G703													
OWNER: STONEGATE COMMUNITY DEVELOPMENT DISTRICT		\$ (0.00)				APPLICATION NUMBER: 4				5/30/2025			
CONTRACTOR: LANDSHORE ENTERPRISES, LLC						APPLICATION DATE: 5/30/2025							
CONTRACT NO.: N/A						PERIOD TO: 5/30/2025							
CONTRACT FOR: SHORELINE RESTORATION FOR LAKE 4 AND LAKE 6 LOCATED IN STONEGATE COMMUNITY DEVELOPMENT DISTRICT													
ITEM NO.	DESCRIPTION OF WORK	A		B	C	D	E	F	G	H	I	J	K
		QTY	UM	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS APPLICATION		THIS PERIOD		TO DATE		% COMPLETE	BALANCE TO FINISH
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
	Change Order Number 1-LAKE 4												
15	Regular Excavation	31.50	CY	\$ 26.87	\$ 846.41	31.50	\$ 846.41	-	\$ -	31.50	\$ 846.41	100.00%	\$ -
16	Embankment	47.00	TN	\$ 108.68	\$ 5,107.96	47.00	\$ 5,107.96	-	\$ -	47.00	\$ 5,107.96	100.00%	\$ -
17	Grading and Shaping	883.67	SF	\$ 1.30	\$ 1,148.76	883.67	\$ 1,148.76	-	\$ -	883.67	\$ 1,148.76	100.00%	\$ -
18	Installing Eco Filter Tube (base)	52.00	LF	\$ 30.65	\$ 1,593.80	52.00	\$ 1,593.80	-	\$ -	52.00	\$ 1,593.80	100.00%	\$ -
19	Installing Eco Filter Tube (sacrificial)	52.00	LF	\$ 21.27	\$ 1,106.04	52.00	\$ 1,106.04	-	\$ -	52.00	\$ 1,106.04	100.00%	\$ -
20	Sod	123.00	SY	\$ 9.29	\$ 1,143.03		\$ -	123.00	\$ 1,143.03	123.00	\$ 1,143.03	100.00%	\$ -
21	Change Order Number 2												
22	Area 1, Grading and Shaping, coconut mat, sod	1.00	LS	\$ 13,390.00	\$ 13,390.00		\$ -	-	\$ -		\$ -		\$ 13,390.00
23	Area 2, Grading and Shaping, coconut mat, sod	1.00	LS	\$ 10,760.00	\$ 10,760.00		\$ -		\$ -		\$ -		\$ 10,760.00
	UPDATED CONTRACT TOTALS				\$ 409,196.00		\$ 366,561.07		\$ 13,484.93		\$ 380,046.00	92.88%	\$ 29,150.00

WAIVER AND PARTIAL RELEASE OF LIEN UPON PARTIAL PROGRESS PAYMENT

RE: Landshore Enterprises, LLC

INVOICE NUMBER / DATE: **Pay App # 4/MAY30, 2025**

The undersigned lienor, in consideration of the sum of **\$12,136.43** hereby waives and releases its lien and right to claim for labor, services, or materials furnished through the invoice date for the job of *Shoreline Restoration for Lake 4 and Lake 6 located in Stonegate Community Development District* to the following described property:

OWNER: **Stonegate Community Development District**

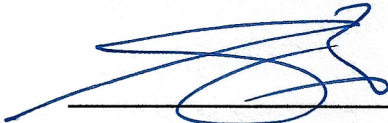
PROJECT TOTAL VALUE: \$409,196.00

All suppliers, sub-contractors and laborers who have furnished labor, services, materials, and/or equipment for the undersigned in connection with the Property and this release have been paid in full. The undersigned has the right and authority to exercise this waiver and release of lien.

This waiver and release of lien does not cover any retention of labor, services, or materials furnished after the specified date.

Dated this: 5-30, 2025

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



Signature

André van den Berg
President

Print Name, Title

5-30-2025

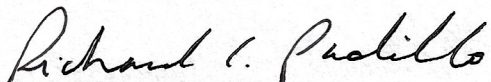
Date

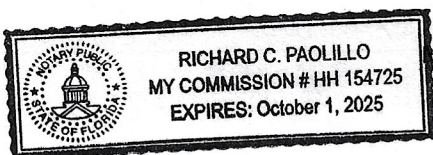
STATE OF FLORIDA

COUNTY OF: Sarasota

Sworn and subscribed before me this: 30th day of May, 2025, by
André van den Berg for Landshore Enterprises, LLC, who is personally known to me OR
provided identification .

SEAL


Signature of Notary Public, State of Florida



My Commission Expires: 10-1-2025

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



Invoice

Date	Invoice No.
3/10/2025	8302

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:

Description	Qty (hrs)	Rate (\$ / hr)	Amount (\$)
2/4/2025 Electrical Engineer review Landshore payment application #2, field review of completed items	2.50	135.00	337.50
2/5/2025 Senior Admin Asst Prepare and send Lakeshore restoration application 2 to district accountant.	0.50	95.00	47.50
2/10/2025 Principal Received request from District Manager to update the costs to date for the CDD 2020 Project.	0.25	220.00	55.00
2/11/2025 Principal Updating costs to date of CDD 2020 Project.	0.25	220.00	55.00
2/13/2025 Senior Admin Asst Prepare and send requisition 53 to district accountant	0.25	95.00	23.75
2/14/2025 Senior Admin Asst Prepare and send requisition 53 to district accountant	0.25	95.00	23.75
2/17/2025 Principal Updating Project 2020 status report.	1.00	220.00	220.00
2/18/2025 Senior Admin Asst Prepare and send requisition 53 to district accountant	0.25	95.00	23.75
2/18/2025 Electrical Engineer coordinate with DERM reviewer on new re-submittal of as-built certification for SWGMP	0.25	135.00	33.75
2/19/2025 Electrical Engineer	0.75	135.00	101.25
2/20/2025 Senior Admin Asst Review and file Allstate report	0.25	95.00	23.75
2/24/2025 Electrical Engineer respond to RFI regarding MDC Stormwater O&M requirements, request updates from Raptor VAC for inspections status to put on upcoming Agenda	1.50	135.00	202.50
2/26/2025 Senior Admin Asst Review and file Allstate report.	0.25	95.00	23.75
2/27/2025 Senior Admin Asst Review and file Allstate report.	0.25	95.00	23.75
2/25/2025 Vehicle Mileage	1.00	40.74	40.74
Amount due this Invoice			\$1,235.74

Wiring Instructions:

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

Date _____

Hello Stonegate Comm Dev Dist,

Thanks for choosing Comcast Business.

Your bill at a glance			
For 1020 MALIBU WAY, HOMESTEAD, FL, 33033-5350			
Previous balance			\$654.26
One-time EFT Payment - thank you	Jun 25		-\$654.26
Balance forward			\$0.00
Regular monthly charges	Page 3		\$766.50
Taxes, fees and other charges	Page 3		\$7.79
New charges			\$774.29
Amount due Aug 12, 2025			\$774.29

Your bill explained

- Taxes, fees & other charges have increased by \$1.03 on your account as a result of changes to your services.
- Any payments received or account activity after Jul 22, 2025 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS
1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number
Payment due
Please pay
Amount enclosed

8495 60 060 0760104
Aug 12, 2025
\$774.29
\$

Make checks payable to Comcast
Do not send cash

Send payment to
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849560060076010400774299

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

800-391-3000

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

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

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



Comcast Business App

Download the Comcast Business App



In-Store

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

Regular monthly charges		\$766.50
Comcast Business		\$750.50
Bundled services		\$458.95
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00	
Equipment Fee Voice and WiFi Pro Expanded Coverage.	\$29.95	
TV services		\$206.65
TV Preferred Business Video.	\$99.95	
Sports and Entertainment Package.	\$34.95	
TV Box + Remote	\$9.95	
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90	
Broadcast TV Fee	\$27.15	
Regional Sports Fee	\$14.75	
Internet services		\$39.95
Connection Pro	\$39.95	
Voice services		\$44.95
Mobility Voice Line Business Voice.	\$44.95	

Service fees		\$16.00
Directory Listing Management Fee	\$8.00	
Voice Network Investment	\$8.00	

Taxes, fees and other charges		\$7.79
Other charges		\$7.79
Regulatory Cost Recovery	\$4.04	
Federal Universal Service Fund	\$3.75	

What's included?

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

Additional information

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

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

TV Update: Effective August 4, 2025, ABC programming will move from WPLG Local 10 to ABC Miami (WSVN) on HD channels 446 and 1018, and in SD on channel 18. As a result, Science Channel HD will move from channel 446 to channel 448. Jewelry TV HD will move from channel 1018 to channel 1019.

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



CONTRACT INVOICE

Mail Remittance To

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

Boca Raton Division
Fed ID 45-3028912
DUNS # 09-845-9357

536.007

Invoice #
INV1327138

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		7/17/2025	7/27/2025
Invoice Remarks				

Contract Remarks

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 6/20/2025 to 7/19/2025 overage period	\$50.87
Surcharge	\$7.63
	\$58.50

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	2,098	2,183	85	0	85	0.015200	\$1.29
BW	EQU41460 - BW	55,446	55,701	255	0	255	0.015200	\$3.88
GENERAL OF	EQU41460 - GENERAL	196	196	0	0	0	0.015200	\$0.00
PROFESSION	EQU41460 - PROFESS	10,343	10,944	601	0	601	0.076040	\$45.70
								\$50.87

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	\$58.50
Tax:	\$4.10
Invoice Total	\$62.60
Balance Due:	\$62.60

GALLOWAY OFFICE SUPPLIES

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

10380 (SLSM) 169

PHONE 305-247-8859

PAGE 1

INVOICE #	DATE	REMARKS	CHECK/PO	AMOUNT	RUN.BALANCE
LAST PAYMENT APPLIED ON 06/30/25			CHECK #14862	FOR \$	619.66
1346542-0	06/26/25	INVOICE		1913.04	1913.04
1346542-1	06/26/25	INVOICE		115.50	2028.54
CURRENT ACCOUNTS: INVOICES ARE DUE AND PAYABLE					
1 TO 30	31 TO 60	61 TO 90	OVER 90	TOTAL DUE	
=====	=====	=====	=====	=====	
2028.54	.00	.00	.00	2028.54	

Your HPS Utilities Statement

STONEGATE CDD

Service Address:

1020 NE 34 AVE CLBHS

Account #:

001046837-000351215

Rate Class: INDUSTRIAL

Service Period:

06/19/2025-07/20/2025

Bill Date: 07/24/2025

Due Date: 08/18/2025



Community-Owned Services Since 1916

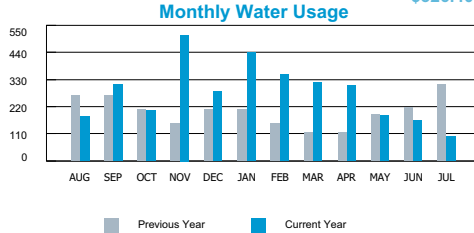
WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$61.20
Water Gallons Consumed (1,000s)	16.00	\$32.00
Irrigation Service Charge		\$61.20
Irrigation Gallons Consumed (1,000s)	86.00	\$172.00
Water Total		\$326.40

CURRENT USAGE

Meter 18533391

Days	31
Reading	1,092.00
Multiplier	1
Consumption	102.00
Avg / Day	3.29



OTHER CHARGES

Hurricane Fee	\$1.25
Other Total	\$1.25
TAXES	
Dade Co Util Tx Elec	\$144.41
FI Gross Receipts Tx	\$47.55
Dade Co Util Tx Watr	\$32.64
Dade Co Derm (Water & Sewer)	\$30.18
Taxes Total	\$254.78
Previous Bill Amount	\$3,038.15
Payments	-\$3,038.15
Adjustments	\$0.00

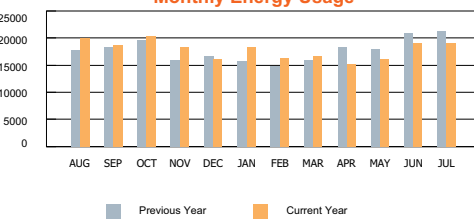
ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$45.00
Electric Consumption @ .0571	19,080.00	\$1,089.47
Demand Consumption @ 6.37	48.60	\$309.58
Electric Fuel Cost Adj. @ .02400	19,080.00	\$457.92
Electric Total		\$1,901.97

CURRENT USAGE

Meter 64310165

Days	31
Reading	34,799.00
Multiplier	60
Consumption	19,080.00
Avg / Day	615.48



SUMMARY OF CHARGES

Water Total	\$326.40
Energy Total	\$1,901.97
Sanitation Total	\$461.29
Other Total	\$1.25
Taxes Total	\$254.78
Current Charges	\$2,945.69
Balance Forward	\$0.00
Total Amount Due	\$2,945.69

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$89.85
Gallons Consumed (1,000s)	16.00	\$86.88
Sewer Total		\$176.73
Garbage Solid Waste		\$279.00
Recycling Fee (Cans)		\$5.56
Solid Waste Total		\$284.56
Sanitation Total		\$461.29

Comments:

July 1, 2025, the City of Homestead's annual drinking Water Quality Report is available to view online at homesteadfl.gov/waterquality. The Atlantic hurricane season is June 1–Nov 30. Don't wait for a storm. Visit homesteadfl.gov/preparedness.

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

NAME: STONEGATE CDD

SERVICE ADDRESS: 1020 NE 34 AVE CLBHS

CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES

100 Civic Court
Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	06/19/2025-07/20/2025	08/18/2025	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$2,945.69	\$2,945.69

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

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



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

0010468370003512150294569

154043AA24-Y-1
1065 Y SP 0.641000



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

General Billing Information



ONLINE ACCOUNT ACCESS

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



IMPORTANT TELEPHONE NUMBERS

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



Community-Owned Services Since 1916

HPS Customer Service Department

Phone: (305) 224-4800

Email:

CustomerServiceQuestions@cityofhomestead.com

www.cityofhomestead.com

Para información en español

llame al: (305) 224-4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

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

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

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

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

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

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

This will also result in increased deposits.

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

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

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

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

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

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

Bill Pay fast, easy, & convenient

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

PAYMENT METHODS

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

Your HPS Utilities Statement

STONEGATE CDD

Service Address:

1020 NE 34 AVE FOUNT

Account #:

001046837-000363973

Rate Class: COMMERCIAL

Service Period:

06/19/2025-07/20/2025

Bill Date: 07/28/2025

Due Date: 08/22/2025



Community-Owned Services Since 1916



ENERGY SERVICE CHARGES

SERVICE

Electric Base Charge

\$15.00

Electric Total

\$15.00

CURRENT USAGE

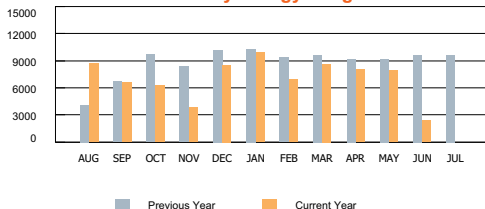
Meter 60997545

Days	31
Reading	15,832.00
Multiplier	1
Consumption	0.00
Avg / Day	0.00

CONSUMPTION

CHARGE

Monthly Energy Usage



OTHER CHARGES

Other Total

\$0.00

TAXES

Dade Co Util Tx Elec

\$1.50

FI Gross Receipts Tx

\$0.38

Taxes Total

\$1.88

Previous Bill Amount

\$287.57

Payments

-\$287.57

Adjustments

\$0.00

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$15.00
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$1.88
Current Charges	\$16.88
Balance Forward	\$0.00
Total Amount Due	\$16.88

Comments:

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HOMESTEAD PUBLIC SERVICES

100 Civic Court
Homestead, FL 33030



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	\$0.00	\$16.88	\$16.88

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

0010468370003639730001688

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llame al: (305) 224-4800

Pou enfòmasyon an kreyòl

kontakte: (305) 224-4800

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

APPLICATION AND CERTIFICATE FOR PAYMENT G702

TO: **STONEGATE COMMUNITY DEVELOPMENT DISTRICT**
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

FROM: **LANDSHORE ENTERPRISES, LLC**
 118 Shamrock Boulevard
 Venice, FL 34293

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

CONSTRUCTION MANAGER:
 ENGINEER OF RECORD:

APPLICATION NUMBER: **5**
 APPLICATION DATE: **7/21/2025**
 PERIOD TO: **7/21/2025**
 CONTRACT DATE: **9/18/2024**

Michal "Mike" Jerabek
 Landshore Enterprises, LLC

Distribution to:
☒ OWNER
☒ CONTRACTOR
☒ DISTRICT ENGINEER
☐ OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM.....	\$374,100.00
2. Net Change By Change Orders.....	\$35,096.00
3. CONTRACT SUM TO DATE..... (Line 1 + 2)	\$409,196.00
4. TOTAL COMPLETED & STORED TO DATE..... (Column I on G703)	\$409,196.00
5. RETAINAGE:	
a. 10% of Completed Work (Columns E & G on G703)	\$40,919.60
b. 0% of Stored Material (n.a)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703).....	\$40,919.60
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 less Line 5 Total)	\$368,276.40
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$342,041.40
8. CURRENT PAYMENT DUE..... <i>AC</i>	\$26,235.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$40,919.60

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: *[Signature]* Date: **7-21-2025**

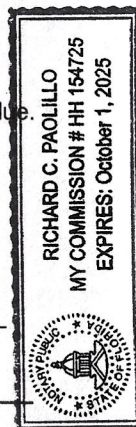
State of: Florida County of: Sarasota

Subscribed and sworn before me this 21st day of JULY, 2025

Notary Public:

My Commission Expires:

Richard C. Paolillo
 10-1-2025

**CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... **\$26,235.00**

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ENGINEER:

By: *[Signature]* Date: **7/24/2025**

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 10,946.00	
Total Approved this Month	\$ 24,150.00	
TOTALS	\$35,096.00	\$0.00
NET CHANGES by Change Order		\$35,096.00

CONTINUATION SHEET - AIA DOCUMENT G703													
OWNER: STONEGATE COMMUNITY DEVELOPMENT DISTRICT		\$ (0.00)								APPLICATION NUMBER: 5			
CONTRACTOR: LANDSHORE ENTERPRISES, LLC										APPLICATION DATE: 7/21/2025			
CONTRACT NO.: N/A										PERIOD TO: 7/21/2025			
CONTRACT FOR: SHORELINE RESTORATION FOR LAKE 4 AND LAKE 6 LOCATED IN STONEGATE COMMUNITY DEVELOPMENT DISTRICT													
ITEM NO.	DESCRIPTION OF WORK	A		B	C	D	E	F	G	H	I	J	K
		QTY	UM	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS APPLICATION		THIS PERIOD		TO DATE		% COMPLETE	BALANCE TO FINISH
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
1	CONSTRUCTION												
2	LAKE 4 AND LAKE 6												
3	General Mobilization & Preparation	1.00	EA	\$ 35,000.00	\$ 35,000.00	1.00	\$ 35,000.00	-	\$ -	1.00	\$ 35,000.00	100.00%	\$ -
4	Installation and maintenance of stormwater pollution prevention measures	1.00	EA	\$ 3,176.05	\$ 3,176.05	1.00	\$ 3,176.05	-	\$ -	1.00	\$ 3,176.05	100.00%	\$ -
5	Regular Excavation	159.00	CY	\$ 26.87	\$ 4,272.33	159.00	\$ 4,272.33	-	\$ -	159.00	\$ 4,272.33	100.00%	\$ -
6	Embankment	475.00	TN	\$ 108.68	\$ 51,625.00	475.00	\$ 51,625.00	-	\$ -	475.00	\$ 51,625.00	100.00%	\$ -
7	Grading and Shaping	45,504.00	SF	\$ 1.30	\$ 59,155.20	45,504.00	\$ 59,155.20	-	\$ -	45,504.00	\$ 59,155.20	100.00%	\$ -
8	Installing Eco Filter Tube (submerge)	1,094.00	LF	\$ 32.25	\$ 35,281.50	1,094.00	\$ 35,281.50	-	\$ -	1,094.00	\$ 35,281.50	100.00%	\$ -
9	Installing Eco Filter Tube (base)	2,683.00	LF	\$ 30.65	\$ 82,233.95	2,683.00	\$ 82,233.95	-	\$ -	2,683.00	\$ 82,233.95	100.00%	\$ -
10	Installing Eco Filter Tube (sacrificial)	2,690.00	SY	\$ 21.27	\$ 57,216.30	2,690.00	\$ 57,216.30	-	\$ -	2,690.00	\$ 57,216.30	100.00%	\$ -
11	Sod	4,427.00	SY	\$ 9.29	\$ 41,139.67	4,427.00	\$ 41,139.67	-	\$ -	4,427.00	\$ 41,139.67	100.00%	\$ -
12	Demobilization	1.00	EA	\$ 5,000.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00	100.00%	\$ -
13													
14													
	CONTRACT TOTALS				\$ 374,100.00		\$ 369,100.00		\$ 5,000.00		\$ 374,100.00		\$ -

CONTINUATION SHEET - AIA DOCUMENT G703													
OWNER: STONEGATE COMMUNITY DEVELOPMENT DISTRICT				\$ (0.00)						APPLICATION NUMBER: 5			
CONTRACTOR: LANDSHORE ENTERPRISES, LLC										APPLICATION DATE: 7/21/2025			
CONTRACT NO.: N/A										PERIOD TO: 7/21/2025			
CONTRACT FOR: SHORELINE RESTORATION FOR LAKE 4 AND LAKE 6 LOCATED IN STONEGATE COMMUNITY DEVELOPMENT DISTRICT													
ITEM NO.	DESCRIPTION OF WORK	A		B	C	D	E	F	G	H	I	J	K
		QTY	UM	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS APPLICATION		THIS PERIOD		TO DATE		% COMPLETE	BALANCE TO FINISH
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
	Change Order Number 1-LAKE 4												
15	Regular Excavation	31.50	CY	\$ 26.87	\$ 846.41	31.50	\$ 846.41	-	\$ -	31.50	\$ 846.41	100.00%	\$ -
16	Embankment	47.00	TN	\$ 108.68	\$ 5,107.96	47.00	\$ 5,107.96	-	\$ -	47.00	\$ 5,107.96	100.00%	\$ -
17	Grading and Shaping	883.67	SF	\$ 1.30	\$ 1,148.76	883.67	\$ 1,148.76	-	\$ -	883.67	\$ 1,148.76	100.00%	\$ -
18	Installing Eco Filter Tube (base)	52.00	LF	\$ 30.65	\$ 1,593.80	52.00	\$ 1,593.80	-	\$ -	52.00	\$ 1,593.80	100.00%	\$ -
19	Installing Eco Filter Tube (sacrificial)	52.00	LF	\$ 21.27	\$ 1,106.04	52.00	\$ 1,106.04	-	\$ -	52.00	\$ 1,106.04	100.00%	\$ -
20	Sod	123.00	SY	\$ 9.29	\$ 1,143.03	123.00	\$ 1,143.03	-	\$ -	123.00	\$ 1,143.03	100.00%	\$ -
21	Change Order Number 2												
22	Area 1, Grading and Shaping, coconut mat, sod	1.00	LS	\$ 13,390.00	\$ 13,390.00		\$ -	1.00	\$ 13,390.00	1.00	\$ 13,390.00	100.00%	\$ -
23	Area 2, Grading and Shaping, coconut mat, sod	1.00	LS	\$ 10,760.00	\$ 10,760.00		\$ -		\$ 10,760.00	1.00	\$ 10,760.00	100.00%	\$ -
	UPDATED CONTRACT TOTALS				\$ 409,196.00		\$ 380,046.00		\$ 29,150.00		\$ 409,196.00	100.00%	\$ -

WAIVER AND PARTIAL RELEASE OF LIEN UPON PARTIAL PROGRESS PAYMENT

RE: Landshore Enterprises, LLC

INVOICE NUMBER / DATE: **Pay App # 5/JUNE30,2025**

The undersigned lienor, in consideration of the sum of **\$26,235.00** hereby waives and releases its lien and right to claim for labor, services, or materials furnished through the invoice date for the job of *Shoreline Restoration for Lake 4 and Lake 6 located in Stonegate Community Development District* to the following described property:

OWNER: **Stonegate Community Development District**

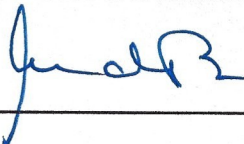
PROJECT TOTAL VALUE: \$409,196.00

All suppliers, sub-contractors and laborers who have furnished labor, services, materials, and/or equipment for the undersigned in connection with the Property and this release have been paid in full. The undersigned has the right and authority to exercise this waiver and release of lien.

This waiver and release of lien does not cover any retention of labor, services, or materials furnished after the specified date.

Dated this: July, 21, 2025

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

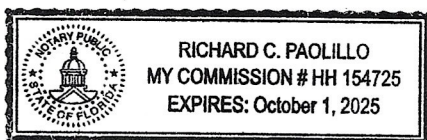
 _____ Signature	<u>Arelis van den Berg</u> _____ Print Name, Title	<u>7-21-2025</u> _____ Date
---	--	-----------------------------------

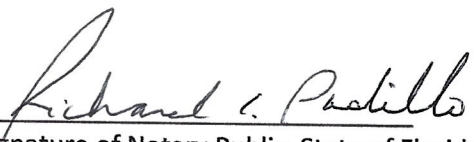
STATE OF FLORIDA

COUNTY OF: Sarasota

Sworn and subscribed before me this: 21st day of July, 2025, by Arelis van den Berg Landshore Enterprises, LLC, who is personally known to me OR provided identification _____.

SEAL





 Signature of Notary Public, State of Florida

My Commission Expires: 10-1-2025



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

Return Service Requested

Invoice Date: 07/19/2025

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

Remittance Section

Contract Number: 41305856
Due Date: 8/10/2025
Amount Due: **\$3,614.12**

Amount Enclosed:

\$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204



000413058562025071900003614126

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
8/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

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Register Today at: <http://my.navitascredit.com>
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PO#0906241002

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41305856-1	Contract Payment	08/10/2025	\$3,480.49			\$133.63		\$3,614.12
SUBTOTALS:			\$3,480.49			\$133.63		\$3,614.12

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

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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
8/10/2025	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>

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.: 1271
Terms: Due on receipt
Invoice date: 07/30/2025
Due date: 07/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Management Service	Monthly AUGUST 2025	1	\$20,872.19	\$20,872.19

Total **\$20,872.19**

Ways to pay



[View and pay](#)

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 August 5, 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present:

Joe McGuinness (via telephone)	Chair
Mariela Figueroa	Vice Chair
Arthur D. Goessel	Assistant Secretary
Luis Becerra	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Michael Pawelczyk	District Counsel
Angel Camacho (via telephone)	District Engineer
Victor Castro	Field Operations
Gabriela Fernandez	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 6:30 p.m.

Supervisors Figueroa, Goessel and Becerra were present in person. Supervisor McGuinness attended via telephone. Supervisor Eiras was absent.

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Discussion/Consideration: Pool Furniture
Quotes/Proposals**

Mr. Castro stated he asked every vendor listed to visit to see the pool layout and the current furniture, He provided them with a plan and with Staff's vision for the pool. The vendors

39 followed the site plan and proposed the type of furniture that they visualized would enhance
40 the area.

41 Mr. Castro presented the following proposals:

42 **A. Absolute Powder Coating Quote #13831**

43 Total cost \$81,977.

44 **B. Beach & Patio Outdoor Living Quote MB-Maui**

45 Total cost: \$878,600

46 **C. Dr. Strap Repair Service Proposal 10825**

47 Total cost: \$43,314

48 **D. Roberts Aluminum Furniture Quote #10204**

49 Total cost: \$97,002.30

50 **E. Seiden & Co Proposal**

51 Total cost: \$256,000

52 **F. True Blue Pools Contracting, Inc., Proposal 22691-1**

53 Total cost: \$103,968.04

54 Mr. Castro responded to questions regarding if he personally saw any of the furniture in
55 the proposals, if the material used is aluminum, if the furniture is stackable, if all the proposals
56 are within the CDD's budgeted amount, if the vendors are offering warranties on the furniture, if
57 all the furniture is manufactured in the United States and the delivery timeframe.

58 Discussion ensued regarding proposal markups, furniture durability, umbrellas, color
59 scheme, price, warranty details, pool renovation project, the Seiden proposal being overbudget,
60 if any of the vendors would offer a discount and a possible showroom visit.

61 Ms. Thomas stated the Board should not feel rushed to make a decision; it will take two
62 to three meetings to complete the furniture project. She summarized that Mr. Castro will
63 produce an excel spreadsheet with the name of the company, overall costs, total number of
64 pieces, the warranty and notations, such as if the chairs have slings, etc. Management will
65 coordinate with Mr. Castro to fine-tune and disseminate the spreadsheet. Supervisors will
66 narrow down their top two or three choices, and note their preferences in colors, fabric, textures
67 and vendor preference and forward all questions and feedback to Staff. Staff will then compile

the information, contact the preferred companies and invite them to give a presentation at a future meeting.

FOURTH ORDER OF BUSINESS

**Discussion/Consideration: Proposals for
Malibu Bay Clubhouse Pool Area Pool Tile
Replacement**

Mr. Castro presented the following:

A. Blue Power Pool, LLC Tile Proposal

Total cost: \$56,000

B. True Blue Pools Contracting, Inc.

I. Proposal 22686-1 [Swimming Pool]

Total cost: \$60,830.96

II. Proposal 22687-1 [Wading Pool]

Total cost: \$5,793.74

Discussion ensued regarding which proposal to approve, the pool budget, a 10% contingency buffer, M&M Pool and Spa Services (M&M) being the most affordable vendor, changing the tile color, Diamond Bright™, type of tile that will be used, re-grouting, which proposal to approve and establishing a not-to-exceed (NTE) amount.

Mr. McGuinness suggested Staff negotiate with True Blue, the current contractor, and report their findings at the September meeting.

Ms. Thomas voiced her preference for M&M and reminded Mr. Castro to talk to the vendor about replacing the gutter grates, permitting, ensuring inclusivity and disposal.

Mr. Castro will negotiate with True Blue and bring tile samples to the next meeting for review and approval.

Mr. McGuinness left the call at 7:19 p.m.

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, authorizing Mr. Castro to negotiate with True Blue for a reduced not-to-exceed proposal amount of \$55,000 and, if accomplished, authorizing Staff to enter into an agreement/contract with True Blue, was approved.

100

101 **Mr. McGuinness returned to the meeting, via telephone, at 7:23 p.m.**

102

103 **FIFTH ORDER OF BUSINESS**

Discussion/Consideration: **Clubhouse
Flooring Proposals/Quotes/Estimates**

104

105

106 Mr. Castro presented the following along with tile samples:

107 **A. Architectura Group Miami (AGM) Proposal**

108 Price: \$50,940

109 **B. E & A Marble and Tile LLC Estimate Proposal**

110 Price: \$36,553.00

111 **C. Empire Today Est #1-8233604633**

112 Price: \$27,890.95

113 **D. MCB Flooring and Painting INC Estimate #1027**

114 Price: \$30,421.82

115 Items C and D were deemed too shiny and unacceptable.

116 **E. Penate Alfa & Omega Corp Estimate #20250731**

117 Price: \$48,985

118 **F. Rodriguez Flooring and Services, LLC Estimates**

119 **I. #0366**

120 Price: \$31,116.80

121 **II. #0367**

122 Price: \$7,243.90

123 **III. #0368**

124 Price: \$7,968.29

125 **G. Soma Construction Group INC Proposal #20250731-02**

126 Price: \$54,174

127 The Board and Staff discussed the flooring budget, exact area to be re-tiled, tile samples,
128 whether to replace the baseboards, total costs, potential discounts and which proposal to
129 approve.

Ms. Thomas summarized that Staff will obtain samples from Architectura Group Miami (AGM), E & A Marble and Tile LLC and Soma Construction Group INC to present at the next meeting. The pricing goal is a NTE amount of \$60,000 for the flooring.

SIXTH ORDER OF BUSINESS**Consent Agenda Items**

- A. Acceptance of Unaudited Financial Statements as of June 30, 2025**
- B. Approval of June 3, 2025 Regular Meeting Minutes**

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted, and the June 3, 2025 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS**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**

Mr. Pawelczyk stated this is an annual process and gave an overview of the requirement.

Ms. Thomas presented the Fiscal Year 2026 Goals and Objectives Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains the Goals and Objectives and how the CDD will meet the goals.

On MOTION by Ms. Figueroa and seconded by Mr. Becerra, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

Ms. Thomas stated the Board can add or remove items from the Annual Performance Measures and Standards Reporting.

The Board's consensus was that the current form being used for Fiscal Year 2026 is fine as it is.

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 and Performance Measures/Standards & Annual Reporting Form, was approved.

▪ **Staff Reports - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

This item, previously Item 8B, was presented out of order.

- **2025 Legislative Update**
- **Form 1 Submission and Ethics Training**

Mr. Pawelczyk introduced Ms. Fernandez, the District's new Associate District Counsel, and stated it will help reduce the District's legal expenses. He will continue to be actively involved.

Ms. Fernandez stated there are six pieces of legislative that do not directly impact the CDD but have an overlay that needs to be reported. She discussed the public records exemption, bond ratings, extended time requirement for publishing notices of rule development, enforcing penalties for not filing financial disclosures, the change order provision, and a bill encouraging local governments to obtain synthetic turf to conserve irrigation.

Ms. Thomas stated Form 1 was due by July 1, 2025. She urged the Board Members to complete the required four hours of ethics training by December 31, 2025. If needed, Staff can email links to online training to the Board.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager: UNUS Property Management

Mr. Castro reported the following:

- A final walk-through was conducted with the lake vendor and Staff pointed out a few issues that needed to be corrected. The punch list items were subsequently corrected. The lake project is complete.
- The new lake maintenance vendor is doing a great job.
- Mr. Camacho is preparing a site plan for a fence to be installed near the shed area and will need to obtain a survey.

Ms. Thomas stated the direction would be for Mr. Camacho to obtain the cost for a survey and apprise the Board at the next meeting.

➤ The retaining wall project is complete and recently passed inspection.

Mr. Castro asked the Board's permission to dispose of the current pool furniture.

Discussion ensued regarding how best to dispose of the unwanted pool furniture.

On MOTION by Ms. Figueroa and seconded by Mr. Becerra, with all in favor, authorizing Staff to prepare a Surplus Property Resolution deeming the old pool furniture as surplus property, was approved.

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

- 2025 Legislative Update
- Form 1 Submission and Ethics Training

These items were discussed following the Seventh Order of Business.

C. District Engineer: Alvarez Engineers, Inc.

There was no report.

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

- NEXT MEETING DATE: September 2, 2025 at 6:30 PM [Adoption of FY2026 Budget]
- QUORUM CHECK

All Supervisors confirmed their attendance at the September 2, 2025 meeting.

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. McGuinness, with all in favor, the meeting adjourned at 8:19 p.m.

226

227

228

229 _____
Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
A



A&M Civil Engineering Solution LLC

Boundary & Topographic survey | Stormwater Design and inspection/ Layout and staking out.

📍 South Florida | Miami | Kissimmee | Orlando

✉ a.mcivilsolution@gmail.com | 📞 (786) 329-2773.

Proposal for Certified Boundary & Topographic Survey.

Prepared for: Stonegate CDD

Project Location: 1020 Malibu Way, Homestead, FL 33033

Date: August 27, 2025

Prepared by: Jose Pereira, Project Engineer.

1. Project Description

A&M Civil Engineering Solution LLC proposes to conduct a **Certified Boundary & Topographic Survey** for the above-referenced property. This survey will establish and document the legal boundaries in accordance with the Florida Administrative Code and local permitting requirements.

2. Scope of Services

Our team will perform the following:

- **Site Reconnaissance:** Identify existing boundary markers, visible encroachments, and topographic features.
- **Records Research:** Review deeds, plats, and prior surveys from county and municipal archives.
- **Field Surveying:** Utilize GNSS equipment to locate property corners, easements, and improvements.
- **Boundary Certification:** Prepare a signed and sealed survey drawing certified by a Florida-licensed Professional Surveyor and Mapper.
- **Deliverables:**
 - **Certified Boundary & Topographic Survey** (PDF), including the Legal description of the parcel, Elevation mapping across the site, Identification of visible utilities, structures, vegetation, and drainage features, Spot elevations and contours at appropriate intervals, Topographic map with legend, scale, and datum reference.
 - CAD file (upon request).



3. Timeline

Estimated completion: **10 business days** from notice to proceed, subject to weather and site access.

4. Fee Proposal

Total Cost: \$ 1,650.00

Includes all labor, equipment, travel, research, and documentation.

- *Optional services are available upon request, including construction staking.*

5. Terms & Conditions

- Proposal valid for 30 days
- 50% deposit required to initiate work.
- Final payment due upon delivery of Certified Boundary & Topographic Survey
- Client is responsible for providing site access and any prior survey documents (if available)

6. Authorization to Proceed

To authorize this proposal, please sign below and return a scanned copy to a.mcivilsolution@gmail.com | (786) 329-2773.

A&M Civil Engineering solution LLC: _____

Signature: _____

Date: _____

Client Name: _____

Signature: _____

Date: _____

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Stonegate Community Development District**, as described in the attached **MAP**, has **1736** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2025

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

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