

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

December 2, 2025

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

November 25, 2025

Board of Supervisors
Stonegate Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on December 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. Discussion/Consideration of Fill and Level Concrete Pad at Storage Shed Area
 - Armando Garcia Land Service, Inc. Invoices
 - A. No. 764249 [Malibu Walkway Tree Removal and Stump Grinding]
 - B. No. 764250 [Storage House Grass Removal]
4. Update: Pool Furniture Vendor Visits
 - Beach & Patio Outdoor Living Proposal/Estimate
5. Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
6. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of October 31, 2025
 - B. Approval of September 2, 2025 Public Hearing and Regular Meeting Minutes
7. Staff Reports
 - A. Operations Manager: *UNUS Property Management*

- B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
- C. District Engineer: *Alvarez Engineers, Inc.*
- Update: Malibu Bay Clubhouse Pool Project Schedule
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: January 6, 2026 at 6:30 PM

○ QUORUM CHECK

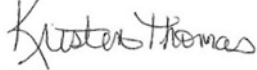
SEAT 1	ALBERTO EIRAS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOE MCGUINNESS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LUIS BECERRA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/>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

8. Supervisors' Requests

9. Adjournment

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

Sincerely,



Kristen Thomas
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

PARTICIPANT PASSCODE: 866 4977

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3A

INVOICE

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

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

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

Invoice details
Invoice no.: 764249
Invoice date: 11/20/2025
Due date: 12/20/2025

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

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3B

INVOICE

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

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

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

Invoice details
Invoice no.: 764250
Invoice date: 11/20/2025
Due date: 12/20/2025

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

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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11/6/2025

Showroom/ Warehouse:
2750 NE 4th Ave
Pompano Beach FL 33064

Client/ Shipping
Address

Attn: Victor
Malibu Bay Clubhouse
1020 Malibu Way
Homestead, FL 33033

Client/ Billing Address

Attn: Victor
Malibu Bay Clubhouse
1020 Malibu Way
Homestead, FL 330334

Client Phone:

239-789-7263

Client Email:

victor@unusmgmt.com

Salesperson:

Keith Lasota

Contact ph:

561-239-1917

Contact em:

sales@beachandpatio.com

QTY	ITEM		DESCRIPTION: Fiji / Eco-Wood Lines		UNIT PRICE	AMOUNT
40		F-150.SL.16	16" Fiji Sling Chaise Lounge. Powdercoated Aluminum Frame.		\$ 555.00	\$ 22,200.00
64		F-50.SL	Fiji Stacking Sling Dining Chair. Powdercoated Aluminum Frame.		\$ 225.00	\$ 14,400.00
20		B-77.SL	Bali Armless Sling Bar Chair. Powdercoated Aluminum Frame.		\$ 195.00	\$ 3,900.00
10		EW-42.SQ	Eco-Wood 42" Square Dining Table. Reinforced 2.5" Square Leg Extrusion. Powdercoated Aluminum Frame. Eco-Wood Slats. ***WITH HOLE***		\$ 445.00	\$ 4,450.00
6		EW-42.SQ	Eco-Wood 42" Square Dining Table. Reinforced 2.5" Square Leg Extrusion. Powdercoated Aluminum Frame. Eco-Wood Slats. ***NO HOLE***		\$ 445.00	\$ 2,670.00
20		EW-20.SQ	Eco-Wood 20" Square Side Table. Powdercoated Aluminum Frame. Eco-Wood Slats		\$ 185.00	\$ 3,700.00
30		FF-9.0 OCT.C	Monterey 7.5' Square Umbrella. Crank Lift. 1/2" Fiberglass Ribs. 1.5" Mast (1/8"). 9oz. Marine Grade Fabric. Single Vent.		\$ 445.00	\$ 13,350.00
20		FB-175.W	Freestanding: 175 # Umbrella Base w/ Wheels 30" Round, Powder Coated Aluminum Shell, 12" Receiver Post for 1.5" or 2" Mast.		\$ 545.00	\$ 10,900.00
10		FB-110	Freestanding: 110 # Umbrella Base 23" Round, Powder Coated Aluminum Shell, 12" Receiver Post for 1.5" or 2" Mast. NO WHEELS		\$ 295.00	\$ 2,950.00
LEADTIME: 9-11 Weeks form receipt of the deposit payment					SUBTOTAL	\$ 78,520.00
					10% Tariff	\$ 0.00
SPECIAL INTRUCTIONS:					TAX	\$ 0.00
Warranty: Frame-10 Years; Frame Finish/ Powder Coating-5 Years; Sling-2 Years					ESTIMATED Delivery & Set Up	\$ 1,000.00
White Glove Delivery and Installation					TOTAL	\$ 79,520.00



Double Chaise - Daybeds



Fiji 2x Chaise lounge
\$1,110



Fiji Daybed: W:66" x D:86"
\$3,295

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE MIAMI-DADE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Stonegate Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Stonegate Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Miami-Dade County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("Election").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Joe McGuinness, Seat 3, currently held by Luis Becerra, and Seat 4, currently held by Arthur Goessel, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

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

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
STONEGATE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Stonegate Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Miami-Dade County Supervisor of Elections located at 2700 NW 87 Avenue, Doral, Florida 33172, (305) 499-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Stonegate Community Development District has three (3) seats up for election, specifically seats 2, 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Miami-Dade County Supervisor of Elections.

District Manager
Stonegate Community Development District

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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CONSENT
AGENDA

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America*	\$ 269,460	\$ -	\$ -	\$ -	\$ 269,460
FineMark Bank - money mkt	816,991	-	-	-	816,991
Investments					
State Board of Administration	13	-	-	-	13
Revenue 2013	-	18,647	-	-	18,647
Reserve 2013	-	25,000	-	-	25,000
Interest 2013	-	108,501	-	-	108,501
Sinking fund 2013	-	42	-	-	42
Prepayment 2013	-	65,000	-	-	65,000
Revenue 2020	-	-	271,384	-	271,384
Reserve 2020	-	-	159,500	-	159,500
Prepayment 2020	-	-	2,547	-	2,547
Construction 2020	-	-	-	60,888	60,888
Undeposited funds	670	-	-	-	670
Due from other	141	-	-	-	141
Total assets	<u>\$ 1,087,275</u>	<u>\$ 217,190</u>	<u>\$433,431</u>	<u>\$ 60,888</u>	<u>\$ 1,798,784</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable - clubhouse	\$ 39,518	\$ -	\$ -	\$ -	\$ 39,518
Retainage payable	-	-	-	23,186	23,186
Contracts payable	-	-	-	273	273
Deposits - rental facility	1,000	-	-	-	1,000
Total liabilities	<u>40,518</u>	<u>-</u>	<u>-</u>	<u>23,459</u>	<u>63,977</u>
Fund Balance					
Restricted					
Debt service	-	217,190	433,431	-	650,621
Construction	-	-	-	37,429	37,429
Assigned					
3 months working capital	332,963	-	-	-	332,963
Disaster	100,000	-	-	-	100,000
Unassigned	613,794	-	-	-	613,794
Total fund balance	<u>1,046,757</u>	<u>217,190</u>	<u>433,431</u>	<u>37,429</u>	<u>1,734,807</u>
Total liabilities & fund balances	<u>\$ 1,087,275</u>	<u>\$ 217,190</u>	<u>\$433,431</u>	<u>\$ 60,888</u>	<u>\$ 1,798,784</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 OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ -	\$ 1,093,052	0%
Interest	2,987	2,987	1,000	299%
Clubhouse rental fees	-	-	2,000	0%
Miscellaneous	-	-	5,000	0%
Total revenues	<u>2,987</u>	<u>2,987</u>	<u>1,101,052</u>	0%
EXPENDITURES				
Administrative				
Supervisors	-	-	6,000	0%
Payroll taxes	444	444	459	97%
Management/recording/accounting	3,785	3,785	45,419	8%
Legal	-	-	15,000	0%
Engineering	-	-	15,000	0%
Audit	-	-	7,200	0%
Assessment roll preparation	-	-	5,332	0%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	88	88	1,051	8%
Trustee	-	-	6,500	0%
ADA website compliance	-	-	210	0%
Website and E-blast communications	-	-	1,220	0%
Postage	-	-	2,000	0%
Legal advertising	-	-	3,600	0%
Office supplies	-	-	425	0%
Other current charges	-	-	1,400	0%
Annual special district fee	175	175	175	100%
Insurance	24,535	24,535	10,057	244%
Property taxes	-	-	110	0%
Total administrative expenses	<u>29,027</u>	<u>29,027</u>	<u>122,408</u>	24%
Field Operations				
Landscape maintenance	600	600	112,923	1%
Landscape replacement	-	-	10,000	0%
Tree maintenance	-	-	10,000	0%
Lake plant maintenance	-	-	24,450	0%
Lawn cutting	4,020	4,020	-	N/A
Irrigation repairs	375	375	3,000	13%
Playground maintenance	-	-	750	0%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	-	500	0%
Lake maintenance	1,200	1,200	21,000	6%
Aeration maintenance	-	-	2,000	0%
Aeration utilities	-	-	2,000	0%
Drainage repairs	-	-	25,000	0%
Contingency	-	-	6,000	0%
Holiday decorations	-	-	17,350	0%
Animal control	135	135	1,285	11%
Storage units	-	-	54,720	0%
Total field operations	<u>6,330</u>	<u>6,330</u>	<u>295,478</u>	2%

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

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	-	-	6,789	0%
Utilities	903	903	35,252	3%
Insurance	-	-	25,191	0%
Flood insurance	-	-	8,162	0%
Alarm monitoring	60	60	720	8%
Fire monitoring	540	540	540	100%
Pool attendant	-	-	13,860	0%
Pool maintenance	-	-	18,560	0%
Air conditioning R&M	-	-	3,000	0%
Clubhouse operation and management				
Clubhouse management	44,318	44,318	265,908	17%
Special events	8,433	8,433	45,000	19%
Gym maintenance	3,614	3,614	260	1390%
Gym equipment lease	-	-	43,000	0%
Office supplies	150	150	3,000	5%
Repairs and maintenance	-	-	14,745	0%
New access yearly fee	-	-	2,000	0%
Wall paint and repairs	-	-	10,000	0%
Pool system upgrade	-	-	354,947	0%
Pressure cleaning	-	-	1,000	0%
Janitorial supplies	-	-	15,250	0%
Stormdrain maintenance plan	-	-	26,395	0%
Contingencies	-	-	9,000	0%
Total clubhouse	<u>58,018</u>	<u>58,018</u>	<u>902,579</u>	6%
Other fees and charges				
Property appraiser & tax collector	-	-	11,386	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>11,386</u>	0%
Total expenditures	<u>93,375</u>	<u>93,375</u>	<u>1,331,851</u>	7%
Net increase/(decrease) of fund balance	(90,388)	(90,388)	(230,799)	
Fund balances - beginning	1,137,145	1,137,145	818,162	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	(25,202)	-	-	
Assigned				
3 months working capital	332,963	332,963	332,963	
Disaster	100,000	100,000	100,000	
Unassigned	638,996	613,794	154,400	
Fund balance - ending	<u>\$ 1,046,757</u>	<u>\$ 1,046,757</u>	<u>\$ 587,363</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2013 (REFUNDED SERIES 2004)
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ -	\$ 596,868	0%
Interest	733	733	-	N/A
Total revenues	<u>733</u>	<u>733</u>	<u>596,868</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	390,000	0%
Interest 11/1	-	-	108,125	0%
Interest 5/1	-	-	108,125	0%
Property appraiser & tax collector	-	-	6,218	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>612,468</u>	0%
Net increase/(decrease) of fund balance	733	733	(15,600)	
Fund balances - beginning	216,457	216,457	204,550	
Fund balances - ending	<u>\$ 217,190</u>	<u>\$ 217,190</u>	<u>\$ 188,950</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ -	\$ 322,360	0%
Interest	1,365	1,365	-	N/A
Total revenues	<u>1,365</u>	<u>1,365</u>	<u>322,360</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	210,000	0%
Interest 11/1	-	-	54,075	0%
Interest 5/1	-	-	54,075	0%
Property appraiser & tax collector	-	-	3,358	0%
Total debt service	<u>-</u>	<u>-</u>	<u>321,508</u>	0%
Net increase/(decrease) of fund balance	1,365	1,365	852	
Fund balances - beginning	432,066	432,066	408,249	
Fund balances - ending	<u>\$ 433,431</u>	<u>\$ 433,431</u>	<u>\$ 409,101</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 193	\$ 193
Total revenues	<u>193</u>	<u>193</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	193	193
Fund balances - beginning	37,236	37,236
Fund balances - ending	<u>\$ 37,429</u>	<u>\$ 37,429</u>

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

10:57 AM

11/25/25

Stonegate CDD

Check Detail

October 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	14937	10/06/2025	SAFEGUARD BUSINESS SYSTEMS	101.000 · Bank of America - Checking		-232.07
Bill	9008...	09/30/2025		519.510 · Office Supplies	-232.07	232.07
TOTAL					-232.07	232.07
Bill Pmt -Check	14938	10/06/2025	WRATHELL, HUNT & ASSOCIATES, LLC	101.000 · Bank of America - Checking		-32.07
Bill	2025-...	09/30/2025		519.410 · Postage	-23.36	23.36
Bill	2025-...	09/30/2025		519.410 · Postage	-8.71	8.71
TOTAL					-32.07	32.07
Bill Pmt -Check	14939	10/15/2025	ALVAREZ ENGINEERS, INC.	101.000 · Bank of America - Checking		-923.75
Bill	8772	09/30/2025		519.320 · Engineering	-923.75	923.75
TOTAL					-923.75	923.75
Bill Pmt -Check	14940	10/15/2025	BILLING, COCHRAN, MAURO & RAMSEY, P.A.	101.000 · Bank of America - Checking		-1,290.00
Bill	195489	09/30/2025		514.310 · Legal Fees	-1,290.00	1,290.00
TOTAL					-1,290.00	1,290.00
Bill Pmt -Check	14941	10/15/2025	DEPARTMENT OF ECONOMIC OPPORTUNITY	101.000 · Bank of America - Checking		-175.00
Bill	92771	10/15/2025		519.540 · Annual District Filing Fee	-175.00	175.00
TOTAL					-175.00	175.00
Bill Pmt -Check	14942	10/15/2025	UNUS PROPERTY MANAGEMENT	101.000 · Bank of America - Checking		-22,159.00
Bill	1288	10/06/2025		536.022 · Clubhouse Manager - Victor	-22,159.00	22,159.00
TOTAL					-22,159.00	22,159.00
Bill Pmt -Check	14943	10/15/2025	WRATHELL, HUNT & ASSOCIATES, LLC	101.000 · Bank of America - Checking		-4,316.83
Bill	2025-...	10/15/2025		512.311 · Management Fees	-3,784.92	3,784.92
				513.310 · Assessment Roll Preparation	-444.33	444.33
				513.315 · Dissemination Fees	-87.58	87.58

10:57 AM

11/25/25

Stonegate CDD

Check Detail

October 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-4,316.83	4,316.83
Bill Pmt -Check	14944	10/15/2025	ADT SECURITY SERVICES INC.	101.000 · Bank of America - Checking		-59.99
Bill	1495...	10/15/2025		536.001 · Alarm Monitoring	-59.99	59.99
TOTAL					-59.99	59.99
Bill Pmt -Check	14945	10/15/2025	AL-FLEX EXTERMINATORS, INC.	101.000 · Bank of America - Checking		-135.00
Bill	17656	10/15/2025		537.500 · Animal Control	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	14946	10/15/2025	CHI ALARMS, INC.	101.000 · Bank of America - Checking		-540.00
Bill	284781	10/15/2025		536.009 · Fire Monitoring	-135.00	135.00
Bill	284875	10/15/2025		536.009 · Fire Monitoring	-405.00	405.00
TOTAL					-540.00	540.00
Bill Pmt -Check	14947	10/15/2025	ECO BLUE AQUATIC SERVICES, INC	101.000 · Bank of America - Checking		-1,200.00
Bill	5709	10/15/2025		537.003 · Lake Maintenance	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00
Bill Pmt -Check	14948	10/15/2025	IMAGENET CONSULTING	101.000 · Bank of America - Checking		-137.79
Bill	5925...	10/15/2025		536.007 · Office Supplies	-137.79	137.79
TOTAL					-137.79	137.79
Bill Pmt -Check	14949	10/15/2025	M&M POOL & SPA SERVICES, CORP	101.000 · Bank of America - Checking		-150.00
Bill	11213	09/30/2025		536.004 · Pool Maintenance	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	14950	10/22/2025	NAVITAS CREDIT CORP	101.000 · Bank of America - Checking		-3,614.12
Bill	4130...	10/22/2025		536.006 · Fitness Equipment Maint	-3,614.12	3,614.12
TOTAL					-3,614.12	3,614.12

10:57 AM
11/25/25

Stonegate CDD
Check Detail
October 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Liability Check	14951	10/14/2025	UNITED STATES TREASURY	101.000 · Bank of America - Checking		-275.40
				216.001 · FICA Payable	-26.10	26.10
				216.001 · FICA Payable	-26.10	26.10
				216.001 · FICA Payable	-111.60	111.60
				216.001 · FICA Payable	-111.60	111.60
TOTAL					-275.40	275.40

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

Wrathell, Hunt & Associates, LLC
2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
9/23/2025	2025-5305

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

Description	Amount
Reimburse FedEx - 9-001-75634	23.36
519.410 001	
Building client relationships one step at a time ...	Total \$23.36



FRED SEARL
334 EAST LAKE ROAD #214
PALM HARBOR FL 34685

INVOICE

BILL TO
ATTN: C/O WRATHELL, HUNT & ASSOC
STONEGATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556
USA

SHIP TO
ATTN: C/O WRATHELL, HUNT & ASSOC
STONEGATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

ISSUANCE DATE 9/27/2025
DUE DATE 10/26/2025
CUSTOMER ID 600104074
INVOICE NUMBER 9008915259
PO NUMBER

Advisor No: 00V9-09 Cust No: PYM2KF Order No: CF124G

PRODUCT NUMBER	SHIP DATE	DESCRIPTION	RATE	VOLUME	UOM	DISCOUNT	AMOUNT
SFSL1B1	09/26/2025	LASER L1 CHECK 1PT PBLUE LINEN-3774 Order#:CF124G	0.80144	250	EA	0.00	200.36
EZSPREM	09/26/2025	EZSHIELD PREMIUM SERVICE Order#:CF124G	0.00000	250	EA	0.00	0.00
PRODUCTS & SERVICES SUBTOTAL							200.36
ORDER DISCOUNTS							0.00
SHIPPING & PROCESSING							31.71
TAX EIN 23-1689322							0.00
INVOICE AMOUNT							232.07
PAYMENTS & ADJUSTMENTS							0.00
AMOUNT DUE (USD)							\$ 232.07

Pay online at gosafeguardpayment.com to authorize payment via a debit from your checking account for no fee, or credit card for a nominal fee, where applicable. For questions regarding your invoice contact: FRED SEARL 866-888-0990 fsearl@gosafeguard.com

Net 30. Late payments are subject to 1.5% per month. For W9 requests, send an email to W9RequestsSafeguardUS@gosafeguard.com

PLEASE DETACH AND REMIT WITH YOUR PAYMENT. MAKE CHECKS PAYABLE TO SAFEGUARD BUSINESS SYSTEMS.

>>>>MAIL YOUR CHECK TO THE *NEW* ADDRESS BELOW<<<<

INVOICE NUMBER 9008915259
DUE DATE 10/26/2025
CUSTOMER ID 600104074
AMOUNT DUE (USD) **\$ 232.07**

SAFEGUARD BUSINESS SYSTEMS
LOCKBOX 229
P.O. BOX 7247
PHILADELPHIA, PA 19170-0001

3 9008915259 0600104074 0000023207 5

We guarantee you will be completely satisfied with every Safeguard-brand product you purchase. If you are not completely satisfied once you receive the order, we'll do what it takes to make it right. While Safeguard takes care in the manufacture of such products, it is commercially impossible to detect all errors and imperfections. Therefore, no other warranty is given, and all affirmations, samples or models made or shown are for illustrative purposes only.

THE ABOVE WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES AND REPRESENTATIONS, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. IN NO EVENT WILL SAFEGUARD BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY NATURE OR DESCRIPTION RESULTING FROM ANY USE OR MISUSE OF ANY PRODUCT OR ANY ACT OR OMISSION BY SAFEGUARD, NOR WILL SAFEGUARD BE LIABLE FOR ANY BREACH OF WARRANTY (OR OTHER OBLIGATION BINDING UPON SAFEGUARD) IN AN AMOUNT GREATER THAN THE PURCHASE PRICE OF THE PRODUCT ACTUALLY PAID TO SAFEGUARD.

Title and risk of loss to products shall be deemed to pass to purchaser at point of shipment.

Safeguard conducts business in the state in which the products are shipped and is therefore required to collect appropriate sales and use taxes.

Other terms and conditions may apply. Please visit our website, GoSafeguard.com, for more details.

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INVOICE

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

manager@unusmgmt.com
+7897263



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

Invoice details

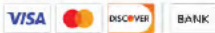
Invoice no.: 1288
Terms: Due on receipt
Invoice date: 09/29/2025
Due date: 09/29/2025

536.022 001

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

Total \$22,159.00

Ways to pay



View and pay

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



Invoice

Date	Invoice No.
9/30/2025	8772

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

Signed by:

91E21F8BCEDD4E0...

Juan R. Alvarez, P.E.

Invoice Period: 9/1/25-9/30/25

Description	Qty (hrs)	Rate (\$ / hr)	Amount (\$)
9/2/2025 Electrical Engineer Prepare/attend Board Meeting	3.50	135.00	472.50
9/3/2025 Senior Admin Asst Track submittals for payments of requisition 59, and Landshore application 6.	0.25	95.00	23.75
9/11/2025 Senior Admin Asst Prepare and submit requisition 60 to district accountant.	0.50	95.00	47.50
9/19/2025 Principal Supervision and briefing on status of engineering-related works in the District.	0.50	220.00	110.00
9/22/2025 Electrical Engineer review revised invoice from A&M survey, review COI documents and Forward to District Manager, review completed Survey	2.00	135.00	270.00
Amount due this Invoice			\$923.75

Wiring Instructions:

Name: Alvarez Engineers, Inc.



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

Remittance Section

Invoice Number: 592534032
Due Date: 11/01/2025
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

2100005925340320000137791

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: 592534032
Account Number: 1626036
Site Number: 5608077
Invoice Date: 10/07/2025
Period of Performance: 10/01/2025 - 10/31/2025
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					\$137.79
Total Amount Due					\$275.58

(Please see the following pages for details.)

Payment Remittance

- ✓ [REDACTED]
- ✓ [REDACTED]
- ✓ [REDACTED]
- ✓ **Remittance advice:** Email to eft@leasedirect.com
- ✓ **Check Payment:** Please be sure to enclose remittance slip and allow sufficient time for postal delivery

Contact Us

www.leasedirect.com

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

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

customersupport@leasedirect.com

Explanation of Charges

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

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

Asset Details

Contract Number	Purchase Order	Make / Model	Asset Number	Serial Number	Install Date	Cost Center	Department	Payment Amount	Tax	Total Amount
500-50396510		HP / PageWide Man Color P77650dns	50396510_1	MXBCLC624Y	08/31/2022			\$110.00	\$7.70	\$117.70

Asset Location: 1020 NE 34TH AVE HOMESTEAD MIAMI-DADE FL 33033 United States

Asset Amount Total: \$117.70

Account Summary

Invoice Number	Due Date	Amount Invoiced	Balance Due
592037094	10/01/2025	\$137.79	\$137.79
BALANCE DUE FOR PRIOR BILLED INVOICES			\$137.79

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: **Oct 13, 2025** Service period: **Nov 1 - Nov 30, 2025**

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

Your Bill at-a-glance

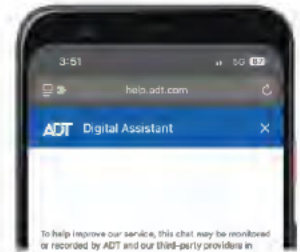
Previous Balance	\$59.99
Payments and Adjustments	-\$59.99
Current Charges	\$59.99
Taxes and Fees	\$0.00
Total Due	\$59.99

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

Message from ADT

Visit our Support Center for quick and easy help

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



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

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

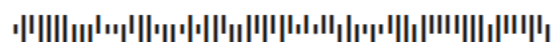
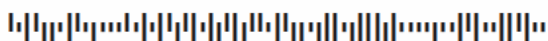
Amount Enclosed \$

6230 0020 DY RP 13 10132025 NNNNNNNY 01 009302 0029

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. Please write your customer Account Number on your check or money order and make payable to ADT. Do not send cash. Do not send correspondence.

0001495405800000000000000101225000000000000059994

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		\$59.99
Payments and Adjustments		
Payment Received - Thank You!	Oct 3, 2025	-\$59.99
Current Charges		
RECURRING CHARGES		
Services		
Invoice Number 1172533006	Nov 1 - Nov 30, 2025	\$59.99
Total Non-taxable Charges		\$59.99
Total Due to be paid by Nov 2, 2025		\$59.99

* Taxable charges

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

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

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



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

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

Connect and stay connected with ADT Wifi Fix

With the ADT WiFi Fix app, you can easily perform a quick network scan to diagnose and resolve network-related issues affecting your security and smart home devices.

Scan the QR code or visit i.adt.com/wifi to learn more.



Keep your contacts up-to-date

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

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



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



Invoice

Date	Invoice #
10/1/2025	5709

Bill To
Stonegate CDD 1020 Malibu Way Homestead, FL 33033

537.003

Quantity	Description	Rate	Amount
1	6 Lakes Maintenance October 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

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

536.009

Invoice

Date	Invoice #
10/1/2025	284781

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

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

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

W.O. No.	FSR No.	P.O. No.	Terms	Due Date	Rep
			Due upon receipt	10/1/2025	ILB

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

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

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**

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

536.009

Invoice

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

Date	Invoice #
10/6/2025	284875

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
	310180		Due upon receipt	10/6/2025	AWC

Item	Description	Qty	Rate	Serviced	Amount
Emergency ...	After hours fire alarm service call to troubleshoot a trouble in the fire alarm system. Technician found the panel clear. The alarm was caused by a fog machine. The FACP was left clear and system normal.	2	202.50	9/27/2025	405.00

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 \$405.00

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

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

Invoice

537.500



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17656	10/01/2025	\$135.00	10/31/2025	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

INVOICE



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

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

Ship To:

Invoice # 3254
Date 11/01/2025
Due Date 12/01/2025
Terms Net 30
S.O.#

P.O. #	Rep	Ship Date	Via	Account #	Project
	WS	11/01/2025		3782	

Product/Service	Description	Qty	U/M	Rate	Amount
700 Water Quality	Water Quality Monitoring			\$1,339.00	\$1,339.00

Subtotal \$1,339.00
Tax (0%) \$0.00
Total \$1,339.00
Payments/Credits \$0.00

BALANCE DUE **\$1,339.00**

M&M Pool&Spa Services, CORP

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

536.004

INVOICE

Invoice Number
11213

Amount Due
\$150.00

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

Invoice Date
September 30, 2025
Due Date
October 15, 2025

LOCATION: 1020 MALIBU WAY, HOMESTAD

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

Subtotal \$150.00

Tax \$0.00

Total \$150.00

Amount Due **\$150.00**

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



M&M POOL & SPA SERVICES
Cleaning & Maintenance

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 92771
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Stonegate Community Development District

Mr. Michael J. Pawelczyk, Esq.

Billing, Cochran, Lyles, Mauro and Ramsey, P.A.

515 East Las Olas Boulevard, Suite 600

Fort Lauderdale, Florida 33301



2. Telephone: 954-764-7150 Ext:
3. Fax: 954-764-0917
4. Email: mpawelczyk@bclmr.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.StonegateCDD.net
8. County(ies): Miami-Dade
9. Special Purpose(s): Community Development
10. Boundary Map on File: 04/03/2003
11. Creation Document on File: 01/05/2015
12. Date Established: 12/13/2002
13. Creation Method: Local Ordinance
14. Local Governing Authority: Miami-Dade County
15. Creation Document(s): County Ordinance 02-258
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/9/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

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
 09/30/2025
 Account No: 526-030290
 Statement No: 195489

Attn: CRAIG WRATHELL

STONEGATE CDD

Fees

		Hours		
09/02/2025				
MJP	ASSIST WITH PREPARATION FOR 9/2/25 BOARD OF SUPERVISORS MEETING	0.30		
GAF	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	3.70		
09/03/2025				
MJP	CORRESPONDENCE TO KRISTEN THOMAS	0.20		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MADISON TAPPA	0.10		
09/04/2025				
GAF	CORRESPONDENCE TO KRISTEN THOMAS AND VICTOR CASTRO WITH ATTACHMENT	0.30		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KRISTEN THOMAS WITH ATTACHMENT	0.30		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ANGEL CAMACHO WITH ATTACHMENT	0.30		
GAF	CORRESPONDENCE TO ANGEL CAMACHO, KRISTEN THOMAS, ET AL.	0.20		
09/29/2025				
GAF	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20		
	For Current Services Rendered	5.60		1,290.00

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GABRIELLA A. FERNANDEZ	ASSOCIATES	5.00	\$225.00	\$1,125.00
MICHAEL J. PAWELCZYK	PARTNERS	0.60	275.00	165.00

Previous Balance \$3,270.00

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

STONEGATE CDD

Page: 2
09/30/2025
Account No: 526-030290
Statement No: 195489

Total Current Work	1,290.00
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Payments

09/16/2025	PAYMENT RECEIVED - THANK YOU	-3,270.00
------------	------------------------------	-----------

Balance Due	<u>\$1,290.00</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

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

Date	Invoice #
10/1/2025	2025-5217

Stonegate CDD
PO Box 810036
Boca Raton, FL 33481

[illegible]



NAVITAS CREDIT CORP.
A UNITED COMMUNITY BANK COMPANY

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

Return Service Requested

Invoice Date: 10/19/2025

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

Remittance Section

Contract Number: 41305856

Due Date: 11/10/2025

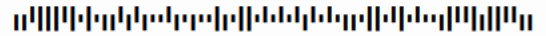
Amount Due: **\$3,614.12**

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



000413058562025101900003614121

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



NAVITAS CREDIT CORP.
A UNITED COMMUNITY BANK COMPANY

PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
11/10/2025	41305856	FITNESS EQUIPMENT PER INVOICE #BAKNQ2011
CUSTOMER NAME		
STONEGATE COMMUNITY DEVELOPMENT DISTRICT		

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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	11/10/2025	\$3,480.49			\$133.63		\$3,614.12
SUBTOTALS:			\$3,480.49			\$133.63		\$3,614.12



NAVITAS CREDIT CORP.

A UNITED COMMUNITY BANK COMPANY

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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!

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PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
11/10/2025	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
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- By e-mail: customerservice@navitascredit.com
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SUITE 100
COLUMBIA, SC 29210

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STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a 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.

Present:

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

Also present:

Kristen Thomas	District Manager
Gabriela Fernandez	District Counsel
Angel Camacho (via telephone)	District Engineer
Victor Castro	Field Operations
One member of the public	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items.

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of District Engineer's Report
for Fiscal Year 2025/2026**

Ms. Thomas presented the District Engineer's Report for Fiscal Year 2025-2026, which is a requirement of the Master Trust Indenture as it relates to the Series 2020 bonds. To produce

the report, the District Engineer(s) inspected, assessed and evaluated the entirety of the CDD's infrastructure to ensure that it is in working condition. Ms. Thomas reviewed the pertinent information, specifically, the estimate of costs for road resurfacing in years and the 5-year cycle estimate of yearly costs for servicing the stormwater management system. She read the following paragraph from the Report into the record:

"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 #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."

Ms. Thomas concluded that the CDD has confirmed that all activity in relation to the CDD infrastructure is in proper working condition or has a plan to ensure that it continues in proper working condition.

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the District Engineer's Report for Fiscal Year 2025/2026, dated August 29, 2025, was approved.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

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

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

Ms. Thomas presented Resolution 2025-08. She reviewed the proposed Fiscal Year 2026 budget. The only change since the last discussion is a slight increase in the "Flood insurance" line item; however, the assessments will remain flat.

In response to a question regarding billing for the system upgrade, Ms. Thomas stated no bills had been received to date. It was noted that a \$217,000 bill was received. Ms. Thomas stated the budget can be approved, as amended, and the actuals will be adjusted after its adoption.

72 **On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor, the**
73 **Public Hearing was opened.**

74
75
76 No affected property owners or members of the public spoke.

77 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor,**
78 **the Public Hearing was closed.**

79
80 **On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor,**
81 **Resolution 2025-08, Relating to the Annual Appropriations and Adopting the**
82 **Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30,**
83 **2026; subject to Staff coordinating to process the payout that will come through**
84 **and ensure it is reflected, Authorizing Budget Amendments; and Providing an**
85 **Effective Date, as amended, was adopted.**

86
87
88 **FIFTH ORDER OF BUSINESS**

89 **Consideration of Resolution 2025-09,**
90 **Making a Determination of Benefit and**
91 **Imposing Special Assessments for Fiscal**
92 **Year 2025/2026; Providing for the**
93 **Collection and Enforcement of Special**
94 **Assessments; Certifying an Assessment**
95 **Roll; Providing for Amendments to the**
96 **Assessment Roll; Providing a Severability**
97 **Clause; and Providing an Effective Date**

98 Ms. Thomas presented Resolution 2025-09 and read the title. This allows Management
99 to prepare and transmit a lien roll to the Tax Collector for placement of the assessments on the
100 property tax bill.

101 **On MOTION by Ms. Figueroa and seconded by Mr. Becerra, with all in favor,**
102 **Resolution 2025-09, Making a Determination of Benefit and Imposing Special**
103 **Assessments for Fiscal Year 2025/2026; Providing for the Collection and**
104 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing**
105 **for Amendments to the Assessment Roll; Providing a Severability Clause; and**
106 **Providing an Effective Date, was adopted.**

107
108
109 **SIXTH ORDER OF BUSINESS**

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

Ms. Thomas recalled that, at the last meeting, the Board agreed to revisit this item and, per the Board's requests, Staff prepared a breakdown of the proposals and e-mailed it to the Board prior to the meeting.

Discussion ensued regarding whether to narrow the proposals to three, desire to create a "wow" factor at the pool area, visiting manufacturers' showrooms, whether to appoint a Liaison to visit showrooms with Mr. Castro, eliminating the TrueBlue proposal from consideration, furniture durability, Staff familiarity with specific furniture, warranties, cabanas and storage.

The Board directed Mr. Castro to obtain references, visit each of the manufacturers, take photographs and videos of the furniture, report his findings at the November meeting, and provide a recommendation.

A. Absolute Powder Coating Quote #13831

Price: \$81,977

B. Beach & Patio Outdoor Living Quote MB-Maui

Price: \$87,600

C. Dr. Strap Repair Service Proposal 10825

Price: \$5,010.00

D. Roberts Aluminum Furniture Quote #10204

Price: \$97,002.30

E. Seiden & Co Proposal

Price: not included

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

Price: \$103,968.04. Item 6F was removed from consideration.

SEVENTH ORDER OF BUSINESS

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**

Ms. Fernandez presented Resolution 2025-10. This is the first step in disposing of the outdoor pool loungers. Once the Resolution is adopted, the Board can choose to either dispose of the furniture completely, donate it, or sell it.

The Board directed Mr. Castro to dispose of the furniture by selling it to the residents.

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

EIGHTH ORDER OF BUSINESS

Consent Agenda Items

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

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted, and the August 5, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager: UNUS Property Management

- Discussion/Consideration: A&M Civil Engineering Solution LLC Proposal for Certified Boundary & Topographic Survey**

Mr. Castro stated the survey needs to be done as soon as possible so that a certain driveway can be permitted and designed for future construction.

Discussion ensued regarding the driveway location, ingress and egress of the facility, additional project costs and a funding source.

177 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor,**
178 **the A&M Civil Engineering Solution LLC Proposal for Certified Boundary &**
179 **Topographic Survey, in the amount of \$1,650, was approved.**

180
181
182 Mr. Castro stated the clubhouse needs new flooring. Staff contacted companies, obtained
183 tile samples and narrowed them down to three. He presented proposals and tile samples from
184 E&A Marble Tile, Architectural Group, and Soma Construction Group.

185 Discussion ensued regarding the tile textures, types and sizes; proposal costs; which
186 vendor to engage; grout in the current clubhouse tile; warranties; if disposal fees are included;
187 completion timeline and whether to table or proceed with the clubhouse tile project.

188 In response to a question, Ms. Thomas stated this is not a budgeted item. The Board has
189 a not-to-exceed limit of \$60,000 but everything is contingent on the pool.

190 **Ms. Figueroa stepped away from the meeting at 7:35 p.m.**

191 **On MOTION by Mr. Goessel and seconded by Mr. Eiras, with all in favor, the**
192 **TrueBlue Pools proposal, in the amount of \$56,398.74 for silver lining midnight**
193 **tiles, and authorizing Staff to create a change order, was approved.**

194
195
196 **Ms. Figueroa returned to the meeting at 7:40 p.m.**

197 The Board and Staff discussed the pavers, paver samples, new roof, if the tiles will be
198 sealed and when a decision must be made.

199 **Ms. Figueroa exited the meeting at 7:44 p.m.**

200 **On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor,**
201 **authorizing Mr. Castro to make the final decision on the pavers based on**
202 **tonight's feedback, was approved.**

203
204
205 **B. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

206 There was no report.

207 Ms. Fernandez is awaiting the fully executed concrete slab and storage shed agreement
208 from Mr. Castro for her records.

209 **C. District Engineer: Alvarez Engineers, Inc.**

Mr. Camacho provided updates regarding the shoreline restoration project and ongoing tile installation by True Blue Pools.

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**

The next meeting will be held on October 7, 2025, unless cancelled. If cancelled, the next meeting will be held on November 4, 2025.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Eiras reported that the landscapers are still mowing the grass instead of cutting it with the weed eater, and the tractor that is being used had a bar. Mr. Castro stated tractors are not supposed to be used on the slopes; he will confer with the vendor. Mr. McGuinness stated the agreement was changed to ensure that the vendor would not use a tractor; therefore, the vendor is violating the contract.

Discussion ensued regarding the agreement that was agreed upon.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor, the meeting adjourned at 7:55 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

237

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239

240 _____
Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS C

Malibu Club House Pool Project Schedule

#	Activity	Duration (days)	Start	Finish	Dependencies	Dependencies
1	Rough plumbing – relocation to new equipment location & pressure testing	6	10/28/2025	11/4/2025	Start	Start
2	Inspection – rough plumbing	2	11/5/2025	11/6/2025	1	2
3	Install separation tanks	3	11/7/2025	11/12/2025	2	3
4	Backfill (equipment area)	3	11/13/2025	11/18/2025	3	4
5	Remove / haul away existing pavers	5	11/19/2025	11/26/2025	4	5
<i>(No work Thanksgiving Nov 27–28)</i>						
6	Backfill new paver area	2	12/1/2025	12/2/2025	5	6
7	Establish equipotential bonding (360 bonding) & inspection	3	12/3/2025	12/5/2025	6	7
8	Install new pavers	14	12/8/2025	12/30/2025	7	8
<i>(No work Christmas Dec 24–26)</i>						
9	Form, inspection, and pour concrete pad for equipment	5	12/31/2025	1/8/2026	8	9
<i>(No work New Year's Jan 1–2)</i>						
10	Rough electric & inspection	7	1/9/2025	1/19/2025	9	10
11	Fence installation	14	1/20/2025	2/6/2025	10 (can overlap with #12)	11 (can overlap with #12)
12	Install plumbing equipment	5	1/20/2025	1/27/2025	10	11
13	Final electrical connections	4	1/28/2025	1/31/2025	12	13
14	Remove existing tile <i>(additional work time requested)</i>	14	2/3/2025	2/21/2025	13	14
15	Install new tile <i>(additional work time requested)</i>	14	2/24/2025	3/13/2025	14	15
16	Safety barrier inspection	3	3/16/2025	3/18/2025	15	16
17	Pool plaster (surface prep, cleanup, application)	10	3/19/2025	4/1/2025	16	17
18	Fill-up and start-up of pool	6	4/2/2025	4/9/2025	17	18
19	Final inspections	14	4/10/2025	4/29/2025	18	19

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS D

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 CANCELED	Regular Meeting	6:30 PM
November 4, 2025 CANCELED	Regular Meeting	6:30 PM
December 2, 2025	Regular Meeting	6:30 PM
January 6, 2026	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