



Rizzetta & Company

Stonegate Preserve Community Development District

Board of Supervisors' Meeting September 25, 2025

**District Office:
5020 W. Linebaugh Avenue Suite 200
Tampa, Florida 33624
813.933-55721**

Stonegatepreserveccd.net

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219

www.stonegatepreserveccd.net

Board of Supervisors	Kelly Evans Lori Campagna Charlie Peterson Chris Hall Ben Gainer	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company
District Counsel	John Vericker	Straley, Robin, & Vericker, P.A.
Interim Engineer	Strickland T. Smith, PE	Heidt Design

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based.

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.stonegatepreserveccd.net

**Board of Supervisors
Stonegate Preserve Community
Development District**

September 17, 2025

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Stonegate Preserve Community Development District will be held on **Thursday, September 25, 2025, at 11:00 a.m.**, or immediately following the Prosperity Lakes CDD meeting, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held July 24, 2025 Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for July & August 2025 Tab 2
- 4. BUSINESS ITEMS**
 - A. Discussion of Landscape Inspection Services
 - B. Consideration of Revised Grau Audit Services Engagement Letter Tab 3
 - C. Consideration of Arbitrage Engagement Letters (Series 2023 & 2025) Tab 4
 - D. Ratification of GIG Addendum Tab 5
 - E. Consideration of District Management Contract Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report Tab 7
 - D. District Manager (under separate cover)
 - i. Presentation of Website Compliance Report Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Scott Brizendine

Scott Brizendine
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of Stonegate Preserve Community Development District was held on **Thursday, July 24, 2025, at 11:33 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Kelly Evans	Chairman
Lori Campagna	Vice Chairman
Chris Hall	Assistant Secretary
Ben Gainer	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Angela Savinon	District Manager, Rizzetta & Company, Inc.
KC Hopkinson	District Counsel, Straley, Robin & Vericker

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Brizendine called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Regular Meeting Held on May 22, 2025

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on May 22, 2025, as presented, for Stonegate Preserve Community Development District.

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

July 24, 2025 - Minutes of Meeting

Page 2

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Audit
Committee Meeting Held on May 22,
2025**

On a motion by Ms. Campagna, seconded by Mr. Gainer, with all in favor, the Board approved the Minutes of the Audit Committee Meeting held on May 22, 2025, as presented, for Stonegate Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for May &
June 2025**

On a motion by Ms. Evans, seconded by Mr. Hall, with all in favor, the Board ratified the Operations & Maintenance Expenditures of the District for May 2025 (\$66,048.05) and June (\$60,309.43), for Stonegate Preserve Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Construction
Requisitions**

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board ratified the Construction Requisitions, for Stonegate Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06;
Replacing an Assistant Secretary**

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved Resolution 2025-06; Replacing an Assistant Secretary, for Stonegate Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07;
Adopting Final Terms of Series 2025B
Bonds**

Ms. Hopkinson reviewed the resolution with the Board.

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved Resolution 2025-07; Adopting Final Terms of Series 2025B Bonds, for Stonegate Preserve Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of Irrigation Clock
Proposal**

On a motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board ratified Steadfast Irrigation Clock proposal in the amount of \$4,452.95, for Stonegate Preserve Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of GIG Fiber Solar Street
Light Addendum Regarding Insurance
Terms (under separate cover)**

Ms. Hopkinson stated we do not have an updated addendum. The new counsel for GIG is reviewing the agreement.

ELEVENTH ORDER OF BUSINESS

Ratification of 2024 Financial Audit

On a motion by Mr. Gainer, seconded by Ms. Evans, with all in favor, the Board ratified 2024 Financial Audit, for Stonegate Preserve Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Grau Engagement
Letter for Audit Services**

Ms. Hopkinson added addendum for human trafficking.

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved the Grau Engagement Letter with addendum for human trafficking, for Stonegate Preserve Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Public Hearing on Final Budget for
Fiscal Year 2025-2026**

On a motion by Ms. Campagna, seconded by Mr. Gainer, the Board unanimously opened the public hearing, for Stonegate Preserve Community Development District.

No audience present.

On a motion by Ms. Campagna, seconded by Mr. Gainer, the Board unanimously closed the public hearing, for Stonegate Preserve Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-08;
Adopting Final Budget for Fiscal Year
2025-2026**

No changes to the budget.

On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously approved Resolution 2025-08; Adopting Final Budget for Fiscal Year 2025-2026, for Stonegate Preserve Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2025-
2026 Assessments**

On a motion by Ms. Campagna, seconded by Mr. Hall, the Board unanimously opened the public hearing, for Stonegate Preserve Community Development District.

No audience present.

On a motion by Ms. Campagna, seconded by Mr. Hall, the Board unanimously closed the public hearing, for Stonegate Preserve Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-09;
Levying O&M Assessments for Fiscal
Year 2025-2026**

On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously approved Resolution 2025-09; Levying O&M Assessments for Fiscal Year 2025-2026, for Stonegate Preserve Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-10;
Approving Fiscal Year 2025-2026
Meeting Schedule**

On a motion by Ms. Compagna, seconded by Mr. Gainer, the Board unanimously approved Resolution 2025-10; Approving Fiscal Year 2025-2026 meeting schedule, for Stonegate Preserve Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of 2024-2025 Goals &
Objectives Report**

The 2024-2025 Goals & Objectives report needs to be completed and posted on the website by December 1, 2025. The Board Discussed and agreed that all goals have been achieved once the adopted budget has been posted on the website.

On a motion by Ms. Compagna, seconded by Mr. Hall, the Board unanimously approved 2024-2025 Goals & Objectives report, for Stonegate Preserve Community Development District.

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present.

C. Aquatic Reports

There were no questions on the report.

D. District Manager

Mr. Brizendine advised that the next meeting date is August 28, 2025, at 11:00 a.m.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

Ms. Evans would like to consider Field Services but wants to discuss a start date. She would like for whomever would be assigned to the account to attend next month's meeting along with John Toborg.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

Ms. Wallace stated that if there was no further business to come before the Board, then a motion to adjourn would be in order.

On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously adjourned the meeting at 11:47 p.m. for Stonegate Preserve Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 2

Stonegate Preserve Community Development District

District Office · Ashlyn Park, Florida · (813) 933-5571

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Operation and Maintenance Expenditures

July 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$50,242.77**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Drilling Solutions, LLC	100202	i6958	Monthly Well Inspections - Lakes East & West 07/25	\$ 720.00
Benjamin D Gainer	100203	BG072425 677	Board of Supervisors Meeting 07/24/25	\$ 200.00
Christopher James Hall	100204	CH072425 677	Board of Supervisors Meeting 07/24/25	\$ 200.00
Florida Power & Light Company	100201	08142-18111 06/25	6610 114TH ST E (Irrigation) 06/25	\$ 666.63
Florida Power & Light Company	100201	42417-07225 06/25	7773 114th St E (Irrigation) 06/25	\$ 1,562.23
Gig Fiber, LLC	100196	4849	Solar Equipment Lease 07/25	\$ 10,351.50
Kelly Evans	100205	KE072425 677	Board of Supervisors Meeting 07/24/25	\$ 200.00
Lori Campagna	100206	LC072425 677	Board of Supervisors Meeting 07/24/25	\$ 200.00
Manatee County Utilities Department	100197	Monthly Summary 06/25 677	Water Services 06/25	\$ 1,571.12
Rizzetta & Company, Inc.	100195	INV0000100530	District Management Fees 07/25	\$ 4,919.49
Sitex Aquatics, LLC	100198	9964-b	Monthly Lake Maintenance 07/25	\$ 1,900.00
Steadfast Contractors Alliance, LLC	100199	SA-12940	Landscape Maintenance 07/25	\$ 25,834.67

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Steadfast Contractors Alliance, LLC	100199	SA-13430	Irrigation Repairs 06/25	\$ 412.63
Straley Robin Vericker	100200	26827	Legal Services 06/25	\$ 1,504.50

Report Total				\$ 50,242.77
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Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
**Stonegate Preserve CDD Well
Inspections**
c/o Rizzetta and Company Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Ship to
**Stonegate Preserve CDD Well
Inspections**
c/o Rizzetta and Company Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Work Order #: 15456

Transaction Date: 7/24/2025

Terms: Net 30

Invoice Due Date: 8/23/2025

Invoice #: i6958

Item	Description	Quantity	Price	Amount
Monthly Inspections	Monthly Well Inspections for the Primary and Pilot pumps at Stonegate East and Stonegate West (July 2025)	1	\$720.00	\$720.00

Subtotal: \$720.00

Total: \$720.00

Balance Due: \$720.00

RECEIVED
07-24-2025

Stonegate Preserve
Meeting Date : July 24, 2025

SUPERVISOR PAY REQUEST



Name of Board Supervisor	Check if paid
Kelly Evans	☒
Ben Gainer	☒
Chris Hall	☒
Lori Campagna	☒
Charlie Peterson	☐

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:33
Meeting End Time:	11:47
Total Meeting Time:	:14

Time Over _____ (?) Hours: ☒

Total at \$ _____ per Hour: ☒

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

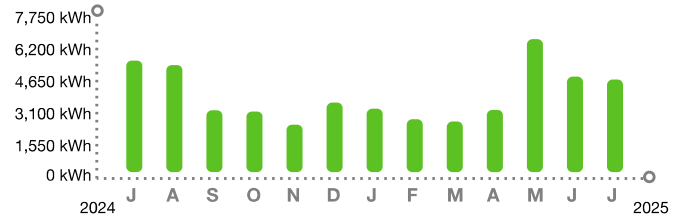
DM Signature: _____

**Electric Bill Statement****For:** Jun 11, 2025 to Jul 11, 2025 (30 days)**Statement Date:** Jul 11, 2025**Account Number:** 08142-18111**Service Address:**6610 114TH ST E # IRRIGATION
PALMETTO, FL 34221**STONE GATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$666.63**

TOTAL AMOUNT YOU OWE

Aug 1, 2025

NEW CHARGES DUE BY

Pay \$514.92 instead
of \$666.63 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	685.14
Payments received	-685.14
Balance before new charges	0.00
Total new charges	666.63
Total amount you owe	\$666.63

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$514.92 by your due date instead of \$666.63. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after October 02, 2025 is considered LATE; a late payment charge of 1% will apply.

RECEIVED
07-14-2025Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

51492 5208081421811153666600000

STONE GATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

08142-18111

ACCOUNT NUMBER

\$ 666.63

TOTAL AMOUNT YOU OWE

Aug 1, 2025

NEW CHARGES DUE BY

\$ **666.63**

AMOUNT ENCLOSED



Customer Name: STONE GATE PRESERVE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 08142-18111

BILL DETAILS

Amount of your last bill	685.14
Payment received - Thank you	-685.14
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$468.89

Fuel: (\$0.027180 per kWh) \$132.61

Electric service amount 614.37

Gross receipts tax (State tax) 15.77

Franchise fee (Reqd local fee) 35.92

Taxes and charges 51.69

Regulatory fee (State fee) 0.57

Total new charges \$666.63

Total amount you owe \$666.63

METER SUMMARY

Meter reading - Meter KL68746. Next meter reading Aug 12, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	71620		66741		4879

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 11, 2025	Jun 11, 2025	Jul 12, 2024
kWh Used	4879	5028	5884
Service days	30	30	30
kWh/day	162	167	196
Amount	\$666.63	\$686.53	\$599.09

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Easy way to reduce costs

Earn bill credits by allowing Business On Call® to cycle off your A/C, only when necessary.

[Claim credits ›](#)

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now ›](#)

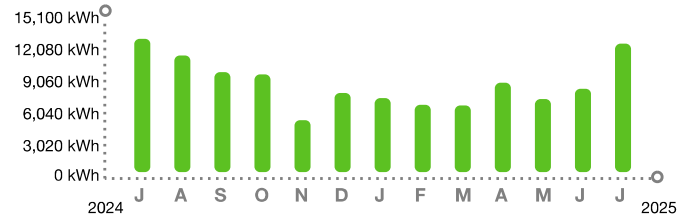
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Jun 11, 2025 to Jul 11, 2025 (30 days)**Statement Date:** Jul 11, 2025**Account Number:** 42417-07225**Service Address:**7773 114TH ST E # IRRIGATION
PALMETTO, FL 34221**STONE GATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,562.23**

TOTAL AMOUNT YOU OWE

Aug 1, 2025

NEW CHARGES DUE BY

Pay \$1,227.86 instead
of \$1,562.23 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,254.04
Payments received	-1,254.04
Balance before new charges	0.00
Total new charges	1,562.23
Total amount you owe	\$1,562.23

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$1,227.86 by your due date instead of \$1,562.23. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after October 02, 2025 is considered LATE; a late payment charge of 1% will apply.

RECEIVED
07-14-2025Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27 122786 5208424170722573226510000

STONE GATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

42417-07225

ACCOUNT NUMBER

\$1,562.23

TOTAL AMOUNT YOU OWE

Aug 1, 2025

NEW CHARGES DUE BY

\$ **1,562.23**

AMOUNT ENCLOSED



Customer Name: STONE GATE PRESERVE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 42417-07225

BILL DETAILS

Amount of your last bill	1,254.04
Payment received - Thank you	-1,254.04
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$447.24
Fuel: (\$0.027180 per kWh)	\$358.69
Demand: (\$13.41 per KW)	\$603.45

Electric service amount 1,439.79

Gross receipts tax (State tax) 36.95

Franchise fee (Reqd local fee) 84.17

Taxes and charges 121.12

Regulatory fee (State fee) 1.32

Total new charges \$1,562.23

Total amount you owe \$1,562.23

METER SUMMARY

Meter reading - Meter KN05428. Next meter reading Aug 12, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	16137		02940		13197
Demand KW	44.85				45

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 11, 2025	Jun 11, 2025	Jul 12, 2024
kWh Used	13197	8567	13708
Service days	30	30	30
kWh/day	439	285	457
Amount	\$1,562.23	\$1,255.43	\$1,611.41

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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[Download now ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 4849
Invoice Date: 07/01/25
Amount Due: \$10,351.50

Bill To:

Stonegate Preserve CDD
4301 W. Boy Scout Boulevard
Suite 600
Tampa, FL 33607
United States

Ship To:

4301 W. Boy Scout Boulevard
Suite 600
Tampa, FL 33607
United States

Due Date
07/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Stonegate Preserve CDD_July 2025	201	\$51.50	\$10,351.50

Subtotal: \$10,351.50
Sales Tax: **\$0.00**
Total: \$10,351.50
Payments: \$0.00
Amount Due: **\$10,351.50**

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



Stonegate Preserve CDD
Manatee County Utilities Department
Month: 06/25 Dated: 06/30/25
Due: 07/21/25

<u>Account</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
100227716	11571 72nd Place East	53600-4301	\$ 70.61
100227721	11564 71st Terrace East	53600-4301	\$ 70.61
100227726	11803 72nd Place East	53600-4301	\$ 538.88
100227728	11916 71st Place East	53600-4301	\$ 106.26
100227732	6919 116th Court East	53600-4301	\$ 378.04
100227734	11590 69th Place East	53600-4301	\$ 336.11
100227738	7004 113th Court East	53600-4301	\$ 70.61
100242489	7919 119th Gln E	53600-4301	\$ -

Summary	
001-53600-4301	\$ 1,571.12

Total	\$ 1,571.12
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MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities
Call: (941) 792-8811



STONEGATE PRESERVE COMMUNITY
11571 72ND PL E

Amount Due	\$70.61
Please Pay By	21-Jul-2025
Account Number	100227716

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$70.61
Total Amount Due	\$70.61

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449668				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/22	15	06/23	15	0 kgal

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

Charge Details		Service Period 05/22 - 06/23 (33 Days)
Auto Flush Permanent (Meter # 70449668) (05/22 - 05/31)		
Auto Flush Base Rate	0.3 month(s) x \$63.79	\$19.33
Auto Flush Base Rate	0.7 month(s) x \$73.58	\$51.28
Total New Charges		\$70.61
Total Amount Due		\$70.61



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **7RXJR6N4** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	11571 72ND PL E
ACCOUNT NUMBER	100227716
BILLING DATE	30-Jun-2025
DUE DATE	21-Jul-2025
TOTAL AMOUNT DUE	\$70.61

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID

\$70.61

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O C/O RIZZETTE & COMPANY, INC
3434 COLWELL AVENUE SUITE 200
TAMPA, FL 33614

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227716Z00000070610000000



MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities
Call: (941) 792-8811



STONEGATE PRESERVE COMMUNITY
11564 71ST TER E

Amount Due	\$70.61
Please Pay By	21-Jul-2025
Account Number	100227721

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$70.61
Total Amount Due	\$70.61

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449651				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/22	0 *	06/23	0	0 kgal
* Indicates an estimated read				

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

Charge Details		Service Period 05/22 - 06/23 (33 Days)	
Auto Flush Permanent (Meter # 70449651) (05/22 - 05/31)			
Auto Flush Base Rate	0.3 month(s) x \$63.79		\$19.33
Auto Flush Base Rate	0.7 month(s) x \$73.58		\$51.28
Total New Charges			\$70.61
Total Amount Due			\$70.61



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **AGPB9Q7A** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	11564 71ST TER E
ACCOUNT NUMBER	100227721
BILLING DATE	30-Jun-2025
DUE DATE	21-Jul-2025
TOTAL AMOUNT DUE	\$70.61

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID **\$70.61**

ADDRESSEE: MAKE CHECKS PAYABLE TO MCUD

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227721200000070610000000



MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities
Call: (941) 792-8811



STONEGATE PRESERVE COMMUNITY
11803 72ND PL E

Amount Due	\$538.88
Please Pay By	23-Jul-2025
Account Number	100227726

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$538.88
Total Amount Due	\$538.88

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449650				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/22	4	06/23	1646	164.2 kgal

Important Information	
The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.	

Charge Details		Service Period 05/22 - 06/23 (33 Days)
Auto Flush Permanent (Meter # 70449650) (05/22 - 05/31)		
Auto Flush Base Rate	0.3 month(s) x \$63.79	\$19.33
Auto Flush Base Rate	0.7 month(s) x \$73.58	\$51.28
Auto Flush Consumption	49.76 kgal x \$2.58	\$128.38
Auto Flush Consumption	114.44 kgal x \$2.97	\$339.89
Total New Charges		\$538.88
Total Amount Due		\$538.88



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **KZVKA9DW** (do not share this code)

 MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010	SERVICE ADDRESS	11803 72ND PL E
	ACCOUNT NUMBER	100227726
	BILLING DATE	02-Jul-2025
	DUE DATE	23-Jul-2025
	TOTAL AMOUNT DUE	\$538.88
☐ CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
		\$538.88
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227726Z000005388800000000



MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities
Call: (941) 792-8811



STONEGATE PRESERVE COMMUNITY
11916 71ST PL E

Amount Due	\$106.26
Please Pay By	21-Jul-2025
Account Number	100227728

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$106.26
Total Amount Due	\$106.26

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449656				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/22	3	06/23	128	12.5 kgal

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

Charge Details		Service Period 05/22 - 06/23 (33 Days)
Auto Flush Permanent (Meter # 70449656) (05/22 - 05/31)		
Auto Flush Base Rate	0.3 month(s) x \$63.79	\$19.33
Auto Flush Base Rate	0.7 month(s) x \$73.58	\$51.28
Auto Flush Consumption	3.79 kgal x \$2.58	\$9.78
Auto Flush Consumption	8.71 kgal x \$2.97	\$25.87
Total New Charges		\$106.26
Total Amount Due		\$106.26



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **HXNHA823** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	11916 71ST PL E
ACCOUNT NUMBER	100227728
BILLING DATE	30-Jun-2025
DUE DATE	21-Jul-2025
TOTAL AMOUNT DUE	\$106.26

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID

\$106.26

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227728Z000001062600000000



MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities
Call: (941) 792-8811



STONEGATE PRESERVE COMMUNITY
6919 116TH CT E

Amount Due	\$378.04
Please Pay By	21-Jul-2025
Account Number	100227732

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$378.04
Total Amount Due	\$378.04

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449654				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/22	3	06/23	1081	107.8 kgal

Important Information	
This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.	

Charge Details		Service Period 05/22 - 06/23 (33 Days)
Auto Flush Permanent (Meter # 70449654) (05/22 - 05/31)		
Auto Flush Base Rate	0.3 month(s) x \$63.79	\$19.33
Auto Flush Base Rate	0.7 month(s) x \$73.58	\$51.28
Auto Flush Consumption	32.67 kgal x \$2.58	\$84.29
Auto Flush Consumption	75.13 kgal x \$2.97	\$223.14
Total New Charges		\$378.04
Total Amount Due		\$378.04



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **3JTFQZGD** (do not share this code)

 MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010		<table><tr><td>SERVICE ADDRESS</td><td>6919 116TH CT E</td></tr><tr><td>ACCOUNT NUMBER</td><td>100227732</td></tr><tr><td>BILLING DATE</td><td>30-Jun-2025</td></tr><tr><td>DUE DATE</td><td>21-Jul-2025</td></tr><tr><td>TOTAL AMOUNT DUE</td><td>\$378.04</td></tr></table>	SERVICE ADDRESS	6919 116TH CT E	ACCOUNT NUMBER	100227732	BILLING DATE	30-Jun-2025	DUE DATE	21-Jul-2025	TOTAL AMOUNT DUE	\$378.04
SERVICE ADDRESS	6919 116TH CT E											
ACCOUNT NUMBER	100227732											
BILLING DATE	30-Jun-2025											
DUE DATE	21-Jul-2025											
TOTAL AMOUNT DUE	\$378.04											
☐ CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID \$378.04										
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD										

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227732Z000003780400000000



MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities
Call: (941) 792-8811



STONEGATE PRESERVE COMMUNITY
11590 69TH PL E

Amount Due	\$336.11
Please Pay By	23-Jul-2025
Account Number	100227734

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$336.11
Total Amount Due	\$336.11

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449657				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/22	5	06/23	936	93.1 kgal

Important Information	
The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.	

Charge Details		Service Period 05/22 - 06/23 (33 Days)
Auto Flush Permanent (Meter # 70449657) (05/22 - 05/31)		
Auto Flush Base Rate	0.3 month(s) x \$63.79	\$19.33
Auto Flush Base Rate	0.7 month(s) x \$73.58	\$51.28
Auto Flush Consumption	28.21 kgal x \$2.58	\$72.78
Auto Flush Consumption	64.89 kgal x \$2.97	\$192.72
Total New Charges		\$336.11
Total Amount Due		\$336.11



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **98WPRH55** (do not share this code)

 MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010	SERVICE ADDRESS	11590 69TH PL E
	ACCOUNT NUMBER	100227734
	BILLING DATE	02-Jul-2025
	DUE DATE	23-Jul-2025
	TOTAL AMOUNT DUE	\$336.11
☐ CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
		\$336.11
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227734200000336110000000



MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities
Call: (941) 792-8811



STONEGATE PRESERVE COMMUNITY
7004 113TH CT E

Amount Due	\$70.61
Please Pay By	21-Jul-2025
Account Number	100227738

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$70.61
Total Amount Due	\$70.61

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449671				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/22	12	06/23	12	0 kgal

Important Information	
This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.	

Charge Details		Service Period 05/22 - 06/23 (33 Days)
Auto Flush Permanent (Meter # 70449671) (05/22 - 05/31)		
Auto Flush Base Rate	0.3 month(s) x \$63.79	\$19.33
Auto Flush Base Rate	0.7 month(s) x \$73.58	\$51.28
Total New Charges		\$70.61
Total Amount Due		\$70.61



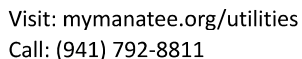
View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **AJPPWAC3** (do not share this code)

 MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010		<table><tr><td>SERVICE ADDRESS</td><td>7004 113TH CT E</td></tr><tr><td>ACCOUNT NUMBER</td><td>100227738</td></tr><tr><td>BILLING DATE</td><td>30-Jun-2025</td></tr><tr><td>DUE DATE</td><td>21-Jul-2025</td></tr><tr><td>TOTAL AMOUNT DUE</td><td>\$70.61</td></tr></table>	SERVICE ADDRESS	7004 113TH CT E	ACCOUNT NUMBER	100227738	BILLING DATE	30-Jun-2025	DUE DATE	21-Jul-2025	TOTAL AMOUNT DUE	\$70.61
SERVICE ADDRESS	7004 113TH CT E											
ACCOUNT NUMBER	100227738											
BILLING DATE	30-Jun-2025											
DUE DATE	21-Jul-2025											
TOTAL AMOUNT DUE	\$70.61											
☐ CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID \$70.61										
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD										

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227738Z000000706100000000



Amount Due	\$0.00
Do Not Pay	Credit Balance
Account Number	100242489

Usage Profile (Consumption x 1000 = GAL)

No usage this period

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

Charge Details	
Total New Charges	\$0.00
Total Amount Due	\$0.00



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **IV1E6TJ2** (do not share this code)



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	7919 119TH GLN E
ACCOUNT NUMBER	100242489
BILLING DATE	30-Jun-2025
DUE DATE	21-Jul-2025
TOTAL AMOUNT DUE	\$0.00

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE

Do Not Pay

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100242489Z000000000000000000

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/2/2025	INV0000100530

Bill To:

Stonegate Preserve CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
July	Upon Receipt	00677

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,600.00	\$1,600.00
Administrative Services	1.00	\$350.00	\$350.00
Dissemination Services	1.00	\$166.66	\$166.66
Financial & Revenue Collections Services	1.00	\$300.00	\$300.00
Management Services	1.00	\$2,333.33	\$2,333.33
Website Compliance & Management	1.00	\$100.00	\$100.00
Dissemination Services 6/6/2025 - 6/30/2025	1.00	\$69.50	\$69.50
		Subtotal	\$4,919.49
		Total	\$4,919.49

RECEIVED
06-27-2025

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
Stonegate Preserve CDD
Rizzetta & Company
3434 Colwell Ave Suite 200
Tampa, FL 33614

Invoice details
Invoice no.: 9964-b
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 22 Waterways: 2x a month	1	\$1,900.00	\$1,900.00
					Total	\$1,900.00

RECEIVED
07-01-2025

Total	\$25,834.67
Payments/Credits	\$0.00
Balance Due	\$25,834.67



INVOICE

DATE	DUE	INVOICE #
6/30/2025	7/30/2025	SA-13430

Please make all Checks payable to:
Steadfast Alliance

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

BILL TO

Stonegate Preserve CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

SHIP TO

Stonegate CDD
6610 114th Street East
Parrish FL 34219

P.O. No.	Account #	Terms	Project
		Net 30	SM1170 Stonegate CDD

DATE	DESCRIPTION	QTY	RATE	AMOUNT
6/16/2025	Water Management Program - Irrigation technician was out to perform monthly wet check and encountered a couple issues. Sprinkler repaired at zone 3, 114th St. E. Zone 58 sprinkler head is also repaired, Bubbler line repaired in zone 8 common area sprinkler head repaired in zone 23, Zone 49, replaced a broken sprinkler, Zone 17, moved a sprinkler from under a fence line and added a sprinkler to water a dry area of St. Augustine.	1.00	0.00	0.00
6/16/2025	Irrigation Parts 1-1/2 coupling fanny Pipe 3-6? pop hunter 1-90 1/2 elbow funny pipe 1- nozzles 1-filters 2- 6? pop hunter 2- elbow fanny Pipe 1/2 1-1/2 tee poly Pipe 12 ft line poly Pipe	1.00	72.63	72.63
6/16/2025	Irrigation Labor	3.00	85.00	255.00



INVOICE

DATE	DUE	INVOICE #
6/30/2025	7/30/2025	SA-13430

Please make all Checks payable to:
Steadfast Alliance

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

BILL TO

Stonegate Preserve CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

SHIP TO

Stonegate CDD
6610 114th Street East
Parrish FL 34219

P.O. No.	Account #	Terms	Project
		Net 30	SM1170 Stonegate CDD

DATE	DESCRIPTION	QTY	RATE	AMOUNT
6/5/2025	Irrigation Service Request -I came out to 11745 and tested the irrigation. All six zones work correctly. There are no breaks or leaks. I did notice that at the clock, the irrigation is set to run every day. This is part of the issue. By watering every day, we're over watering and flooding the lawns. I changed the days to only water three times a week. This will allow the water to dry in-between watering schedule. In addition, I believe that the grading isn't correct in the back lawn area. The lawn area in the back is concaved, which will hold water in the center section. The sides of the house are holding water as well. This again can be a drainage slope issue. I'd recommend homeowner tries watering three days a week to let the water absorb, and this could potentially solve the issue of pooling water.	1.00	85.00	85.00

RECEIVED
07-01-2025

TOTAL	412.63
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	412.63

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Stonegate Preserve CDD
C/O Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

July 09, 2025

Client: 001626

Matter: 000001

Invoice #: 26827

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2025	LC	REVIEW MANTEE COUNTY SUPERVISOR OF ELECTIONS LETTER RE QUALIFIED VOTERS IN THE DISTRICT; UPDATE ELECTION RECORDS FOR 2025 THAT THE DISTRICT HAS ZERO VOTERS.	0.2	\$39.00
6/2/2025	KCH	PREPARE ADDENDUM TO SERVICES AGREEMENT WITH STEADFAST FOR INCLUSION OF POCKET PARKS; PREPARE ONE-TIME SERVICES AGREEMENT WITH STEADFAST FOR WATER TRUCK.	1.9	\$712.50
6/3/2025	KCH	REVIEW MAILED NOTICE LETTER.	0.2	\$75.00
6/9/2025	KCH	EMAILS WITH C. CHAN-PAK REGARDING PROPERTY INSURANCE FOR GIG FIBER SOLAR LIGHTS.	0.2	\$75.00
6/13/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
6/16/2025	KCH	FOLLOW UP EMAILS WITH C. CHAN-PAK REGARDING UPDATES ON GIG FIBER SOLAR LIGHTS ADDENDUM.	0.1	\$37.50
6/19/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
6/26/2025	LC	WORK ON DRAFT RESOLUTION ADOPTING FINAL TERMS OF 2025 BONDS.	0.4	\$78.00
6/30/2025	KCH	PREPARE FOR AND ATTEND TEAMS CALL WITH GIG FIBER ATTORNEY F. BELLI REGARDING INSURANCE SECTION TO AGREEMENT.	0.5	\$187.50
Total Professional Services			4.3	\$1,504.50

July 09, 2025
Client: 001626
Matter: 000001
Invoice #: 26827

Page: 2

Total Services	\$1,504.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,504.50
Previous Balance		\$2,061.50
Less Payments		(\$2,061.50)
PAY THIS AMOUNT		\$1,504.50

RECEIVED
07-09-2025

Please Include Invoice Number on all Correspondence

Stonegate Preserve Community Development District

District Office · Ashlyn Park, Florida · (813) 933-5571

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Operation and Maintenance Expenditures

August 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$51,039.54**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Drilling Solutions, LLC	100213	i6829	Monthly Well Inspections - Lakes East & West 06/25	\$ 720.00
Florida Power & Light Company	100211	08142-18111 07/25	6610 114TH ST E (Irrigation) 07/25	\$ 764.90
Florida Power & Light Company	100211	42417-07225 07/25	7773 114th St E (Irrigation) 07/25	\$ 1,265.26
Gig Fiber, LLC	100212	5025	Solar Equipment Lease 08/25	\$ 10,351.50
Jayman Enterprises, LLC	100210	4157	Straighten Stop Sign 08/25	\$ 250.00
Rizzetta & Company, Inc.	100207	INV0000101258	District Management Fees 08/25	\$ 4,849.99
Sitex Aquatics, LLC	100208	10080-b	Monthly Lake Maintenance 08/25	\$ 2,400.00
Steadfast Contractors Alliance, LLC	100209	SA-14167	Irrigation Repairs 07/25	\$ 2,569.22
Steadfast Contractors Alliance, LLC	100209	SA-14179	Landscape Maintenance 08/25	\$ 25,834.67
Straley Robin Vericker	100214	26987	Legal Services 07/25	<u>\$ 2,034.00</u>
Report Total				<u>\$ 51,039.54</u>



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
**Stonegate Preserve CDD Well
Inspections**
c/o Rizzetta and Company Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Ship to
**Stonegate Preserve CDD Well
Inspections**
c/o Rizzetta and Company Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Work Order #: 15068

Transaction Date: 6/13/2025

Terms: Net 30

Invoice Due Date: 7/13/2025

Invoice #: i6829

Item	Description	Quantity	Price	Amount
Monthly Inspections	Monthly Well Inspections for the Primary and Pilot pumps at Stonegate East and Stonegate West (June 2025)	1	\$720.00	\$720.00

Subtotal: \$720.00

Total: \$720.00

Balance Due: \$720.00

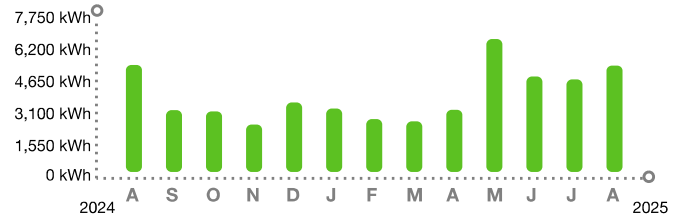
RECEIVED
08-12-2025

**Electric Bill Statement****For:** Jul 11, 2025 to Aug 12, 2025 (32 days)**Statement Date:** Aug 12, 2025**Account Number:** 08142-18111**Service Address:**6610 114TH ST E # IRRIGATION
PALMETTO, FL 34221**STONE GATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$764.90**

TOTAL AMOUNT YOU OWE

Sep 2, 2025

NEW CHARGES DUE BY

Pay \$532.73 instead
of \$764.90 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	666.63
Payments received	-666.63
Balance before new charges	0.00
Total new charges	764.90
Total amount you owe	\$764.90

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$532.73 by your due date instead of \$764.90. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after October 31, 2025 is considered LATE; a late payment charge of 1% will apply.

RECEIVED
08-13-2025Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

53273 5208081421811110946700000

STONE GATE PRESERVE COMMUNITY
DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

08142-18111

ACCOUNT NUMBER

\$ 764.90

TOTAL AMOUNT YOU OWE

Sep 2, 2025

NEW CHARGES DUE BY

\$ **764.90**

AMOUNT ENCLOSED



Customer Name: STONE GATE PRESERVE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 08142-18111

BILL DETAILS

Amount of your last bill	666.63
Payment received - Thank you	-666.63
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$539.49

Fuel: (\$0.027180 per kWh) \$152.59

Electric service amount 704.95

Gross receipts tax (State tax) 18.09

Franchise fee (Reqd local fee) 41.21

Taxes and charges 59.30

Regulatory fee (State fee) 0.65

Total new charges \$764.90

Total amount you owe \$764.90

METER SUMMARY

Meter reading - Meter KL68746. Next meter reading Sep 11, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	77234		71620		5614

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 12, 2025	Jul 11, 2025	Aug 12, 2024
kWh Used	5614	4879	5648
Service days	32	30	31
kWh/day	175	162	182
Amount	\$764.90	\$666.63	\$551.19

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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[Learn more](#)

Make the switch to LEDs

Enjoy rebates and longer-lasting light when you upgrade to qualifying LED fixtures

[Swap to save](#)

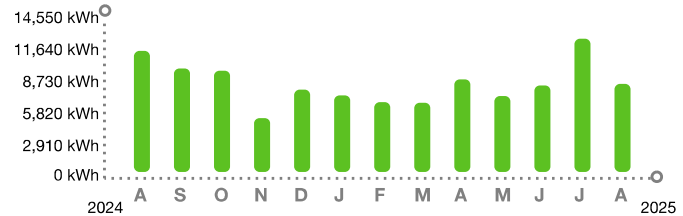
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Jul 11, 2025 to Aug 12, 2025 (32 days)**Statement Date:** Aug 12, 2025**Account Number:** 42417-07225**Service Address:**7773 114TH ST E # IRRIGATION
PALMETTO, FL 34221**STONE GATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,265.26**

TOTAL AMOUNT YOU OWE

Sep 2, 2025

NEW CHARGES DUE BY

Pay \$1,208.88 instead
of \$1,265.26 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,562.23
Payments received	-1,562.23
Balance before new charges	0.00
Total new charges	1,265.26
Total amount you owe	\$1,265.26

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$1,208.88 by your due date instead of \$1,265.26. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after October 31, 2025 is considered LATE; a late payment charge of 1% will apply.

RECEIVED
08-13-2025Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27 120888 5208424170722506256210000

STONE GATE PRESERVE COMMUNITY
DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

42417-07225

ACCOUNT NUMBER

\$1,265.26

TOTAL AMOUNT YOU OWE

Sep 2, 2025

NEW CHARGES DUE BY

\$ 1,265.26

AMOUNT ENCLOSED



Customer Name: STONE GATE PRESERVE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 42417-07225

BILL DETAILS

Amount of your last bill	1,562.23
Payment received - Thank you	-1,562.23
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$295.36
Fuel: (\$0.027180 per kWh)	\$236.87
Demand: (\$13.41 per KW)	\$603.45

Electric service amount 1,166.09

Gross receipts tax (State tax) 29.93

Franchise fee (Reqd local fee) 68.17

Taxes and charges 98.10

Regulatory fee (State fee) 1.07

Total new charges \$1,265.26

Total amount you owe \$1,265.26

METER SUMMARY

Meter reading - Meter KN05428. Next meter reading Sep 11, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	24852		16137		8715
Demand KW	44.70				45

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 12, 2025	Jul 11, 2025	Aug 12, 2024
kWh Used	8715	13197	11986
Service days	32	30	31
kWh/day	272	439	387
Amount	\$1,265.26	\$1,562.23	\$1,493.05

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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[Learn more](#)

Make the switch to LEDs

Enjoy rebates and longer-lasting light when you upgrade to qualifying LED fixtures

[Swap to save](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5025
Invoice Date: 08/01/25
Amount Due: \$10,351.50

Bill To:

Stonegate Preserve CDD
4301 W. Boy Scout Boulevard
Suite 600
Tampa, FL 33607
United States

Ship To:

4301 W. Boy Scout Boulevard
Suite 600
Tampa, FL 33607
United States

Due Date
08/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Stonegate Preserve CDD_August 2025	201	\$51.50	\$10,351.50

RECEIVED
08-07-2025

Subtotal:	\$10,351.50
Sales Tax:	\$0.00
Total:	\$10,351.50
Payments:	\$0.00
Amount Due:	\$10,351.50

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Invoice

Date	Invoice #
8/5/2025	4157

Bill To
Stonegate Preserve C/O Rizzetta & Co. 3434 Colwell Ave Ste 200 Tampa, Fl 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Straighten stop sign at the corner of 115thst East and 119 CT East. Price includes all labor and materials	250.00	250.00
All work is complete!		Total	\$250.00

RECEIVED
08-05-2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/2/2025	INV0000101258

Bill To:

Stonegate Preserve CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00677

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,600.00	\$1,600.00
Administrative Services	1.00	\$350.00	\$350.00
Dissemination Services	1.00	\$166.66	\$166.66
Financial & Revenue Collections Services	1.00	\$300.00	\$300.00
Management Services	1.00	\$2,333.33	\$2,333.33
Website Compliance & Management	1.00	\$100.00	\$100.00
RECEIVED 07-30-2025	Subtotal		\$4,849.99
	Total		\$4,849.99

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
Stonegate Preserve CDD
Rizzetta & Company
3434 Colwell Ave Suite 200
Tampa, FL 33614

Invoice details

Invoice no.: 10080-b
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 22 Waterways: 2x a month	1	\$1,900.00	\$1,900.00
2.		Additional Services	Trash Pick-Up	1	\$500.00	\$500.00
Total						\$2,400.00

RECEIVED
08-01-2025



INVOICE

DATE	DUE	INVOICE #
7/31/2025	8/30/2025	SA-14167

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Please make all Checks payable to:
Steadfast Alliance

BILL TO

Stonegate Preserve CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

SHIP TO

Stonegate CDD
6610 114th Street East
Parrish FL 34219

P.O. No.	Account #	Terms	Project
		Net 30	SM1170 Stonegate CDD

DATE	DESCRIPTION	QTY	RATE	AMOUNT
------	-------------	-----	------	--------

Irrigation Service Request-

Irrigation technician was notified Monday afternoon of a mainline break. The east pump was turned off Monday afternoon at the electrical panel. Tuesday morning irrigation text came out and noticed water was still running from the hole, that was created from the break. Irrigation tech turned the west pump off to get the water to stop running. Tech proceeded to drain the water that was in the large hole that the main line blew out. While the tech was removing water, he and two maintenance persons were shoveling all of the soil that was spread over the street and placing it in mound near the break. This took a few hours to get cleaned up. When the water receded, we noticed our irrigation lateral lines had been damaged. We made the necessary repairs to the lateral line. When we completed the repairs, we turned on the east pump again and immediately noticed water coming from underneath our broken lateral lines. We turned the pump off, drained the hole again.

We spent the next day draining the water and digging to locate where this water was coming from. At the end of Wednesday we did find a pipe buried 4 to 5 feet deep.

Thursday morning Tech reported to supervisors that this is a reclaim mainline and not an irrigation mainline. Irrigation tech, closed, 4 reclaim valves. By closing these four valves we isolated the reclaim line along 114th St., East on the northside.

7/31/2025	Both West and east pumps were turned on. A gate valve between the west line and east line was opened to allow water to the east side of the community (East of 73rd Ave.). There is water to the homes on the east side of the community, but the pressure is poor.	1.00	2,569.22	2,569.22
-----------	---	------	----------	----------

In the attached pictures, the Google pictures with the red dot are where the reclaim valves were closed at.

Parts used - Parts Cost \$189.22
One ? 2 inch 90
One ? 2 inch T
2?2 inch to one and a half inch reducer
One ? 2 inch to half inch reducer
One ? inch and a half tee
Two ? inch and a half couplings
8 feet of inch and a half pipe



INVOICE

DATE	DUE	INVOICE #
7/31/2025	8/30/2025	SA-14167

Please make all Checks payable to:
Steadfast Alliance

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

BILL TO

Stonegate Preserve CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

SHIP TO

Stonegate CDD
6610 114th Street East
Parrish FL 34219

P.O. No.	Account #	Terms	Project
		Net 30	SM1170 Stonegate CDD

DATE	DESCRIPTION	QTY	RATE	AMOUNT
------	-------------	-----	------	--------

Labor -TOTAL Hours 28@\$85=\$2380

Tuesday- 14 total

1 person -8 hours

2 persons - 3 hours each

Wednesday- 8 hours

One person ? eight hours

Thursday - 6 hours

Three persons for two hours

RECEIVED
07-31-2025

TOTAL	2,569.22
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	2,569.22

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Stonegate Preserve CDD
C/O Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

August 15, 2025

Client: 001626

Matter: 000001

Invoice #: 26987

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/1/2025	MS	REVISE RESOLUTION LEVYING O&M ASSESSMENTS ADDING DIRECT COLLECTION LANGUAGE; FINALIZE AND TRANSMIT RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS WITH INSTRUCTIONS TO DISTRICT ADMIN.	0.5	\$97.50
7/2/2025	KCH	REVIEW RESOLUTION ADOPTING A BUDGET; REVIEW RESOLUTION IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS; REVIEW PROPOSED BUDGET.	0.6	\$225.00
7/9/2025	KCH	EMAIL TO GIG FIBER ATTORNEY REGARDING STATUS OF ADDENDUM.	0.1	\$37.50
7/14/2025	KCH	EMAILS WITH ATTORNEY A. COSIO REGARDING STATUS OF GIG FIBER ADDENDUM.	0.1	\$37.50
7/18/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
7/24/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; PREPARE ADDENDUM WITH GRAU.	2.5	\$937.50
7/28/2025	JMV	REVIEW EMAIL FROM L. RYAN; REVIEW STATUS OF STREETLIGHTS.	0.3	\$121.50
7/29/2025	JMV	REVIEW STREETLIGHT ISSUES.	0.2	\$81.00
7/29/2025	KCH	EMAILS WITH L. RYAN REGARDING NEW ATTORNEYS INVOLVED FOR ADDENDUM WITH GIG FIBER AND STREETLEAF.	0.1	\$37.50
7/31/2025	JMV	REVIEW EMAIL FROM EGIS; REVIEW INSURANCE REQUIREMENTS.	0.3	\$121.50

August 15, 2025
Client: 001626
Matter: 000001
Invoice #: 26987

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
7/31/2025	KCH	PHONE CALL WITH T. LENZ REGARDING UPDATES TO ADDENDUM WITH GIG FIBER; EMAILS WITH EGIS ADVISORS REGARDING SAME.	0.5	\$187.50
Total Professional Services			5.6	\$2,034.00
Total Services			\$2,034.00	
Total Disbursements			\$0.00	
Total Current Charges				\$2,034.00
Previous Balance				\$1,504.50
Less Payments				(\$1,504.50)
PAY THIS AMOUNT				\$2,034.00

RECEIVED
08-15-2025

Please Include Invoice Number on all Correspondence

Tab 3



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2025

To Board of Supervisors
Stonegate Preserve Community Development District
3434 Colwell Ave, Suite 200
Tampa FL 33614

We are pleased to confirm our understanding of the services we are to provide Stonegate Preserve Community Development District, Manatee County, Florida ("the District") for the fiscal year ended September 30, 2025, with an option for two (2) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Stonegate Preserve Community Development District as of and for the fiscal year ended September 30, 2025, with an option for two (2) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the

standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also

responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$6,300 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. The fees for the fiscal years, 2026 and 2027 will not exceed \$6,400 and \$6,500 respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. Any changes to the fees specified in this paragraph will be mutually agreed upon by Grau & Associates and the District.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment after such 60-day period, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for reasonable out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a mutually determined new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

Nothing in this agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes, or other applicable legal requirements, and nothing in this agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

In all matters relating to this agreement, Grau & Associates shall be acting as an independent contractor. Neither Grau & Associates nor any of its personnel are employees of the District under the meaning or application of any legal requirement. Grau & Associates shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Grau & Associates shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this agreement.

Amendments to and waivers of the provisions contained in this agreement may be made only by an instrument in writing which is executed by both Grau & Associates and the District.

This agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws.

Grau & Associates understands and agrees that all documents of any kind provided to and by the District in connection with this Agreement may be public records, and, accordingly, Grau & Associates agrees to comply with all applicable legal requirements in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Grau & Associates acknowledges that the designated public records custodian for the District is Scott Brizendine ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall (1) keep and maintain public records required by the District; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by applicable legal requirement for the duration of the term of this agreement and following the term of this agreement if Grau & Associates does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the services contemplated by this agreement, transfer to the District, at no cost to the District, all public records in Grau & Associates' possession or, alternatively, keep, maintain, and meet all applicable legal requirements for retaining public records. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 933-5571, SBRIZENDINE@RIZZETTA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

Grau & Associates agrees to comply with Section 20.055(5), Florida Statutes, and to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to Section 20.055, Florida Statutes.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Stonegate Preserve Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Stonegate Preserve Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Addendum #1 to Engagement Letter Dated July 30, 2025

This Addendum #1 is made as of July 30, 2025 (effective date) by and between **Grau & Associates** ("Contractor") and the **Stonegate Preserve Community Development District** ("District") and amends the Engagement Letter dated July 30, 2025 (the "Agreement"). In the event of a conflict between the provisions of this Addendum #1 and the Agreement, the provisions of this Addendum #1 shall prevail. To the extent any provisions of this Addendum #1 are the same or similar in any respect to any provisions of the Agreement, the same or similar provision in the Agreement is deleted and replaced with the provision in this Addendum #1.

1. **Compliance with Governmental Regulations.** The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to Fla. Stat. 190.007(2) and Fla. Stat. 215.981(1), specifically, that the audit report shall be submitted within 9 months after the end of the fiscal year (no later than June 30 each year). Contractor shall apprise the District of when the annual audit report will be completed. If the annual audit report is not received by June 20, the District shall request a completion date from the Contractor. If the annual audit report is not completed timely, Contractor shall pay liquidated damage amount of \$20 per day for every day after June 30 in which the annual audit report is not completed.
2. **Governing Law and Dispute Resolution.** The agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any actions or claims arising or related to the agreement shall be in the appropriate state or federal court located where the District is located.
3. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33614

4. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
5. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
6. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, (a) Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-verify system to verify the work authorization status of all employees hired on or after January 1, 2021, (b) If the District has a good faith belief that the Contractor has knowingly violated section 448.09(1), Florida Statutes, the District will terminate the Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. (c) If the Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

Stonegate Preserve Community Development District

Grau & Associates

Sign: _____

Name: _____

Title: _____

Date: _____

Sign: David Caplivski

Name: David Caplivski

Title: Vice President

Date: 7/30/2025

STATE OF FLORIDA
COUNTY OF Palm Beach

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared David Caplivski, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Vice President (Title) of Grau & Associates (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the New Port Corners Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

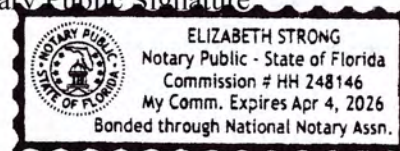


Signature of Affiant

Sworn before me on July 30, 2025

Elizabeth Strong

Notary Public Signature



Notary Stamp

Tab 4

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

August 7, 2025

Stonegate Preserve Community Development District
c/o Ms. Shandra Torres
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Proposal – Annual Arbitrage Calculations – \$9,555,000 Stonegate Preserve CDD –
Special Assessment Bonds, Series 2023 (2023 Project Area) (“Series 2023”)

Dear Stonegate Preserve Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this Proposal to perform annual arbitrage calculations for the above-referenced Series 2023.

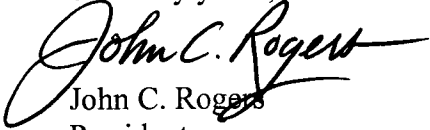
We propose to perform three annual arbitrage calculations: the first, for the period November 28, 2023 to November 28, 2024; the second, for the period November 28, 2024 to November 28, 2025; and the third, for the period November 28, 2025 to November 28, 2026.

We will provide the following services: obtaining and reviewing all relevant records to understand specifics of bond issue; compiling a computerized record of investments, interest earnings and disbursement; calculating arbitrage yield; performing spending exceptions analysis; computing an estimated arbitrage rebate liability (if any); preparing an arbitrage opinion letter; and assisting with payment of any arbitrage due.

To do the annual arbitrage calculations, we will need: (1) trust fund statements, and (2) bond closing documents, including Arbitrage and Tax Certificate, Closing Memorandum, and IRS Form “8038-G”.

Our fee to prepare each annual arbitrage calculation is \$400.00, or a total of \$1,200.00 for all three calculations.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

August 7, 2025

Stonegate Preserve Community Development District
c/o Ms. Shandra Torres
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

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Special Assessment Bonds, Series 2025 (2025 Project Area) (“Series 2025”)

Dear Stonegate Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this Proposal to perform annual arbitrage calculations for the above-referenced Series 2025.

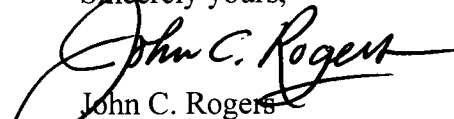
We propose to perform three annual arbitrage calculations: the first, for the period June 6, 2025 to June 6, 2026; the second, for the period June 6, 2026 to June 6, 2027; and the third, for the period June 6, 2027 to June 6, 2028.

We will provide the following services: obtaining and reviewing all relevant records to understand specifics of bond issue; compiling a computerized record of investments, interest earnings and disbursement; calculating arbitrage yield; performing spending exceptions analysis; computing an estimated arbitrage rebate liability (if any); preparing an arbitrage opinion letter; and assisting with payment of any arbitrage due.

To do the annual arbitrage calculations, we will need: (1) trust fund statements, and (2) bond closing documents, including Arbitrage and Tax Certificate, Closing Memorandum, and IRS Form “8038-G”.

Our fee to prepare each annual arbitrage calculation is \$400.00, or a total of \$1,200.00 for all three calculations.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

Tab 5

Addendum No. 1 to the Stonegate Preserve Outdoor Solar Lighting Service Agreement

This Addendum No. 1 to the Stonegate Preserve Outdoor Solar Lighting Service Agreement (this “**Addendum No. 1**”) is made and entered into as of August 14, 2025, by and between the **Stonegate Preserve Community Development District** (the “**Customer**”) and **GIG FIBER, LLC**, a Delaware limited liability company (the “**Company**”).

Background Information:

The Customer and the Company entered into the Stonegate Preserve Outdoor Solar Lighting Service Agreement dated October 18, 2023 (the “**Original Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Original Agreement. The Customer and the Company desire to revise and amend the Original Agreement as set forth in this Addendum No. 1. The Customer and the Company each have the authority to execute this Addendum No. 1 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum No. 1 so that this Addendum No. 1 constitutes a legal and binding obligation of each party hereto. The Original Agreement, as amended by this Addendum No. 1, shall be referred to as the “**Agreement**”.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the Customer and the Company agree as follows:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum No. 1.
2. **Amendment to Section 7 of the Agreement.** Section 7 of the Agreement is hereby revised and replaced in its entirety with the following:

7. **Customer Information and Preparation; Indemnification.** If applicable and requested by Company, and prior to the commencement of any work by Company at the Installation Site, Customer shall provide to Company a map/sketch (“**Underground Facilities Map**”) depicting the location of all underground facilities or equipment, including, but not limited to sanitary and storm water facilities, potable and irrigation water pipes and wells, septic tanks, swimming pool equipment, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, storm drainage systems, and any other buried underground facilities or equipment (collectively, “**Underground Facilities**”) at the Installation Site. Customer shall be responsible for any and all cost or liability for damage to Underground Facilities caused by Company to the extent such Underground Facilities and the location thereof were not identified, or incorrectly identified, on the Underground Facilities Map, except for any costs, liabilities, claims, losses and damages arising out of Company’s own negligence. Except for those claims, losses, and damages arising out of Company’s own negligence, and subject to the limitations under Section 768.28, Florida Statutes, Customer agrees to defend, at its own expense, and indemnify Company for any and all claims, losses and damages, including attorney’s fees and costs, which arise or are alleged to have arisen out of (i) Customer’s failure to properly identify Underground Facilities and the location thereof, including but not limited to damages caused by the incorrect identification or failure to identify such facilities or the location thereof, and (ii) any wrongful conduct by Customer, its employees, contractors, agents, or invitees, whether or not related to Underground Facilities. The term “damages” includes, but is not limited to, damage to the property of Customer, Company, or any third parties. For purposes of this indemnification, and any exculpation from liability provided

under this Agreement, the term “Company” shall mean the collective reference to the Company and all subsidiaries and affiliates thereof, and each of their respective officers, directors, affiliates, insurers, representatives, agents, servants, employees, contractors, or parent, sister, or successor entities.

3. **Amendment to Section 15 of the Agreement.** Section 15 of the Agreement is hereby revised and replaced in its entirety with the following:

15. Insurance. Customer shall maintain general liability insurance covering any injury or damage to persons or property (other than the Street Lights), including death of persons, resulting, directly or indirectly, from the negligent conduct of Customer, its employees, contractors, agents, or invitees, with coverages, in amounts and through companies satisfactory to Company. The policy shall name Company as an additional insured. Customer shall periodically provide Company with a certificate showing such insurance to be in effect, including any renewals of such insurance from time to time. Company shall maintain a minimum property insurance policy with coverage limits sufficient to cover the full replacement cost of the Street Lights provided by an insurance carrier with a minimum rating of A or equivalent by A.M. Best or other recognized rating agency. The property insurance policy shall cover losses arising from the following events: fire, theft, vandalism, and high wind events. The policy shall specifically exclude damages caused by a) earth movement, b) governmental action, c) nuclear hazard, d) war and military action, e) flood, surface water, waves, tides, tidal water, overflow of any body of water, or spray from any of these, all whether or not driven by wind (including storm surge), f) fungi, wet rot and dry rot, g) virus, bacterium or other microorganism, or h) third-party vehicles or machinery (including bulldozers or construction equipment), unless otherwise agreed to in writing by the Company. Upon request by Customer, Company shall provide Customer with a certificate showing such insurance to be in effect, including any renewals of such insurance from time to time.

4. **Addition of Section 36 to the Agreement.** Section 36 is hereby added to the Agreement as set forth below:

36. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Company represents that in entering into this Agreement, the Company does not use coercion for labor or services as defined in the statute. The Company is required to provide an affidavit, signed by an officer or a representative of the Company with this representation, addressed to the Customer, as required by Section 787.06(13), Florida Statutes.

5. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions of the Agreement are hereby ratified and confirmed.

IF THE COMPANY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE COMPANY’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 933-5571, BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33614.

IN WITNESS WHEREOF the undersigned have executed this Addendum No. 1 effective as of the date written above.

GIG FIBER, LLC, a Delaware
limited liability company

By: _____
Title: _____

Stonegate Preserve
Community Development District

Kelly Evans
[Kelly Evans \(Aug 14, 2025 12:12:23 EDT\)](#)

By: Kelly Evans
Title: Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL
AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly
sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Stonegate Preserve Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

Stonegate Preserve - Addendum to Outdoor Solar Lighting Service Agreement Aug. 2025 4914-7026-4927-2

Final Audit Report

2025-08-14

Created:	2025-08-14
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEC3qu2eWthpfYVLGM_rT_w1wvWPM3lpk

"Stonegate Preserve - Addendum to Outdoor Solar Lighting Service Agreement Aug. 2025 4914-7026-4927-2" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
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-  Document emailed to Kelly Evans (kelly.evans@lennar.com) for signature
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-  Document e-signed by Kelly Evans (kelly.evans@lennar.com)
Signature Date: 2025-08-14 - 4:12:23 PM GMT - Time Source: server
-  Agreement completed.
2025-08-14 - 4:12:23 PM GMT

Tab 6

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

AND: **STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.

A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of twelve (12) three (3) hour board meetings and one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;



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- iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager, shall establish and maintain bank accounts in the name of the District with one of District Manager's preferred banking partners, as approved by the District. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority. District Manager will have no liability or responsibility for the rate of interest earned, if any, on such funds. District Manager will be under no liability or responsibility for any loss resulting from the insolvency of such depository. Within 60 days following the termination of the contractual relationship between the District and District Manager accounts established and maintained by District Manager will be closed and their balances will be transferred to a new bank or new accounts as designated by District.
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments
- v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment



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- allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

III. LITIGATION SUPPORT SERVICES. Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.

IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.

V. TERM. The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

VI. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.



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- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.



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B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.
- X. **RESPONSIBILITIES.**

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District



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Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. TERMINATION. This Contract may be terminated as follows:

- A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.
- B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Manatee County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.



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- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

- A. **DISTRICT INDEMNIFICATION.** To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. **SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses,



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attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. WAIVER OF DAMAGES. The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

- A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B. The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a



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reputable insurance carrier, licensed to conduct business in the State of Florida.

- D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.
- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XVI. ASSIGNMENT. Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.

XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS. District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING
THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES,
TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC**



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RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Stonegate Preserve Community
Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

With a copy to: Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Attn: District Counsel

If to the District Manager: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE.** This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between



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the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.

- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

- XXVII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,



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- A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- B. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.
- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

XXIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period



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of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVV. DISCLOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)



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Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: Aug 11, 2025

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

- Exhibit A – Scope of Services
- Exhibit B – Schedule of Fees
- Exhibit C – Municipal Advisor Disclaimer
- Exhibit D – Public Records Request Policy
- Exhibit E – Human Trafficking Affidavit



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EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



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15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



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- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.



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- c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals



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- d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement
 - (3) Project Construction and Completion Agreement
 - 3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
 - 4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
 - 5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- E. Purchasing
- 1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
 - 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
 - 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.
- F. Risk Management
- 1. Prepare and follow risk management policies and procedures.
 - 2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
 - 3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
 - 4. Review insurance policies and coverage amounts of District vendors.
 - 5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
 - 6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

- 1. Provide payoff information and pre-payment amounts as requested by property owners.
- 2. Monitor, collect and maintain records of prepayment of assessments.



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3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.
- B. Administer Assessment Roll Process:**
1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
 3. Verify assessments on platted lots, commercial properties or other assessable lands.
 4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:**
1. Maintain and update current list of owners of property not assessed via the tax roll.
 2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.
- D. True-Up Analysis:**
1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

WEBSITE MANAGEMENT:

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.



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- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

ADDITIONAL SERVICES:

A. Meetings

- 1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

- 1. Modifications and Certification of Special Assessment Allocation Report;



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2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
 - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;
- C. Bond Issuance Services
 1. Special Assessment Allocation Report;
 - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
 2. Bond Validation;
 - a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
 - b) Provide expert testimony at bond validation hearing in circuit court.
 3. Certifications and Closing Documents;
 - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- D. Electronic communications/e-blasts;
- E. Special requests;
- F. Amendment to District boundary;
- G. Grant Applications;
- H. Escrow Agent;
- I. Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:



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Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

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EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,403.33	\$28,840
Administrative:	\$360.50	\$4,326
Accounting:	\$1,648.00	\$19,776
Financial & Revenue Collections:	\$309.00	\$3,708
Assessment Roll ⁽¹⁾		\$5,150
Continuing Disclosure:	\$166.67	\$2,000
Website Management:	\$110.00	\$1,320
Total Standard On-Going Services:	\$4,997.50	\$65,120

(1) Assessment Roll is to paid in one lump-sum upon completion.



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ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 250
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



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LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



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EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



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EXHIBIT D
Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the



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Agreement.

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.

7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



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EXHIBIT E

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

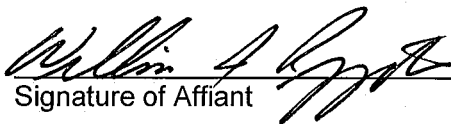
THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared William J. Rizzetta, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the President (Title) of Rizzetta & Company, Incorporated (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Stonegate Preserve Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

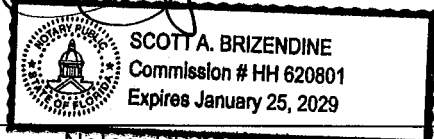
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.


Signature of Affiant

Sworn before me on August 15, 2025


Notary Public Signature


Notary Stamp



Rizzetta & Company

MJJ 051424

Tab 7

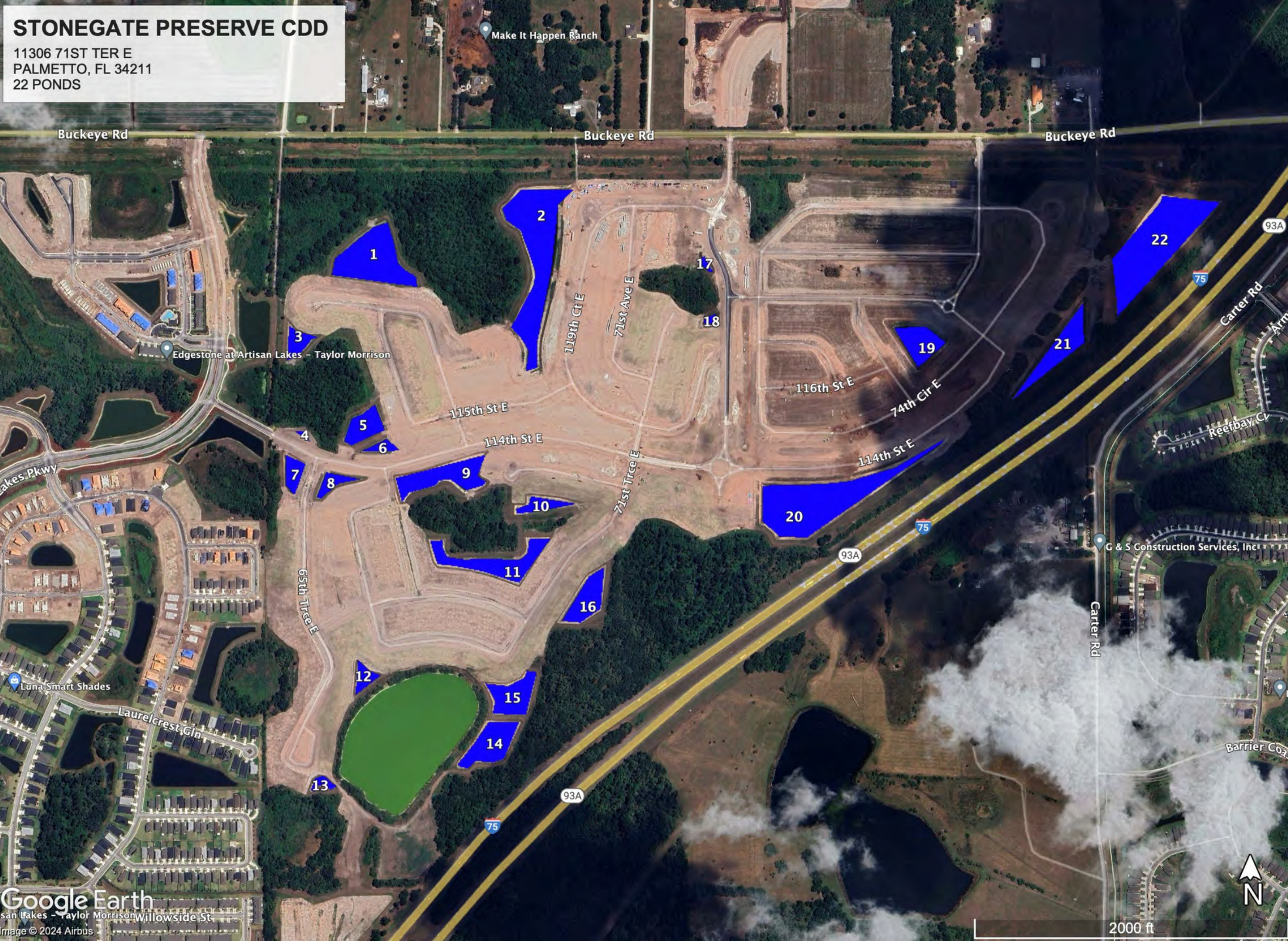


MONTHLY REPORT

SEPTEMBER, 2025



STONEGATE PRESERVE CDD
11306 71ST TER E
PALMETTO, FL 34211
22 PONDS



Prepared for:

Prepared By: Devon Craig

SUMMARY:

Hopefully cooler air temps are just around the corner. But right now we are still experiencing high temps and this is keeping water temps high as well. With the large amount of rainfall pond turn over is possible which could result in fish loss. Our applications are being conducted in a way to prevent dissolved oxygen loss. However with this hot water dissolved oxygen is low and algae growth is high. So applications are being done strategically in places to prevent fish loss as well. Fingers crossed September brings us a little cooler air temps.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Southern Naiad and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.

Tab 8



Quarterly Compliance Audit Report

Stonegate Preserve of Manatee County

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

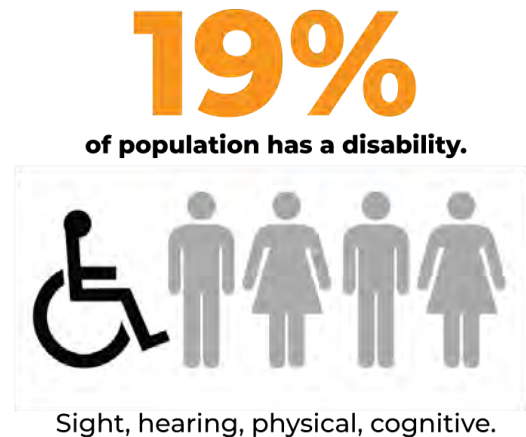
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web